



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 18, 2006
Author: Robert Waite
Phone No.: 604.873.7217
RTS No.: RTS06144
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Meeting Date: September 12, 2006

TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: Application for Payment-in-Lieu of Parking at 412 Carrall Street

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of up to \$29,000 by Mark Townsend of Portland Hotel Society for the waiver of up to 2 parking spaces required by Section 4.1.2 of the Parking By-law; and
- B. THAT the Director of Legal Services be requested to bring forward a By-Law to amend Schedule A of the Parking By-Law pursuant to Section 4.12.5 to effect this waiver.

COUNCIL POLICY

Council approves offers of payment-in-lieu for the waiver of parking spaces required by the Parking By-Law. The funds are then held in a reserve account until parking spaces are identified and assigned by Council

PURPOSE

The purpose of this report is to seek Council's approval in principle for the payment-in-lieu of up to 2 parking spaces at 412 Carrall Street.

BACKGROUND

Under the Parking By-Law, developers are required to provide a specific amount of on-site parking. Payment-in-lieu was introduced in 1986 to give developers an additional option if they could not provide the parking required for their development. The payment-in-lieu option is only available for a building, or a portion thereof, used for commercial or industrial purposes, (or any building classification if the site qualifies under heritage retention). It is also only available in portions of the Downtown District and the Central Waterfront District, or in the Historic areas, where the City either has provided or could reasonably provide parking in off-street parking facilities.

If payment-in-lieu is approved in principle by Council, the applicant must then pay a sum of money, currently set at a rate of \$14,500 per parking space waived. Once the funds are paid, the Director of Legal Services would then bring forward an amending By-law to the Parking By-law for Council approval. The funds paid by the applicant are held in trust within the Parking Pay-in-Lieu Reserve and are later assigned to a nearby civic parking facility. The payment-in-lieu rate is set at the net cost to provide and manage the parking spaces, and is augmented by revenues as the applicant must still pay for the use of these spaces. Applicants with approval for payment-in-lieu have first right of refusal to rent parking, up to the number of spaces waived.

DISCUSSION

An application, pursuant to Section 4.12 of the Parking By-law, has been received seeking Council's approval in principle to waive the number of parking spaces required by Section 4.1.2 of the By-law and to make payment-in-lieu. This report seeks Council authority to accept payment-in-lieu for up to 2 spaces, as currently required (but fewer if the parking requirement lessens through project design development). The particulars of the application are as follows:

Address:	412 Carrall Street
Applicant:	Mr. Mark Townsend, Portland Hotel Society
Zoning:	HA-2
DE Number:	406061
Type of Development:	Restore heritage building
Use:	Residential & Commercial
Legal Description:	Lot 1, Blk 13, DL 196, Plan 184
Parking Required:	2
Parking Provided:	0
No. of spaces for Payment-in-lieu	Up to 2
Recommended Amount/Space	\$14,500
Total Payment-in-lieu	\$29,000

A review of this application found that payment-in-lieu is appropriate. This is an existing heritage 'B' listed building (the former Pennsylvania Hotel) built to the property lines with no opportunity to provide on-site parking, and there is a lack of opportunity to provide parking by another means. Parking is available at the Chinatown Parkade and other City-owned parking facilities near the site.

FINANCIAL IMPLICATIONS

The City will receive payment of up to \$29,000 for deposit into the Parking Site Reserve, account number 9300 320047.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of up to 2 required parking spaces at 412 Carrall Street, through the payment of up to \$29,000 as outlined in this report.

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