



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: August 17, 2006  
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Dept File # 134589  
VanRIMS No.: 13-5500-10  
Meeting Date: September 12, 2006

TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: Application for Payment-in-Lieu of Parking at 833 Seymour Street

#### RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of up to \$159,500 by Douglas Nelson, of Howard Bingham Hill Architects for the waiver of up to 11 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 the Pay-in-Lieu of Parking Reserve until Council allocates them to supply the required parking spaces.

#### PURPOSE

The purpose of this report is to seek Council's approval in principle for the payment-in-lieu of up to 11 parking spaces at 833 Seymour 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 option of last resort 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 within the Parking Pay-in-Lieu Reserve until assigned to provide the spaces in 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 11 spaces, as currently required (but fewer if the parking requirement lessens through project design development). The particulars of the application are as follows:

Address:	833 Seymour Street
Applicant:	Douglas Nelson, Howard Bingham Hill Architects
Zoning:	DD
DE Number:	410152
Type of Development:	Mixed use development
Use:	Residential, commercial and public amenity space
Legal Description:	Lots 29-34, Blk 63, DL 541, Plan 210
Parking Required:	286
Parking Provided:	275
No. of spaces for Payment-in-lieu	Up to 11
Recommended Amount/Space	\$14,500
Total Payment-in-lieu	\$159,500

A review of this application found that payment-in-lieu is appropriate for the proposed commercial uses, given the site constraints and the lack of opportunity to provide parking by another means. Parking is available at Pacific Centre and other City owned parking facilities near the site.

## FINANCIAL IMPLICATIONS

The City will receive payment of up to \$159,500 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 11 required parking spaces at 833 Seymour Street, through the payment of up to \$159,000 as outlined in this report.

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