



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: June 18, 2008
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VanRIMS No.: 08-2000-20
Meeting Date: July 8, 2008

TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: Application for Payment-in-Lieu of Parking at 1020 Hamilton Street

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of up to \$101,000 by Darrell J. Epp Architect Ltd. for the waiver of up to five parking spaces required by Section 4.1.2 of the Parking By-law.
- 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 held in the Pay-in-Lieu 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 five parking spaces at 1020 Hamilton 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 \$20,200 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 Pay-in-Lieu Parking Reserve until assigned to provide the spaces from 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 up to 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 five parking spaces, as currently required. The inclusion of the phrase "up to" when describing the number of parking spaces requested for payment-in-lieu allows continued processing of the application and saves Council and staff time in writing and reviewing additional Payment-in-Lieu reports for the same project. Additional reports may become necessary in cases where a project requires a fewer number of parking spaces resulting from additional design development or a decision by the applicant to change the scope of the project. The particulars of the application are as follows:

Address:	1020 Hamilton Street
Applicant:	Darrell J. Epp Architect Ltd.
Zoning:	HA-3 (Yaletown Historic District)
DE Number:	411861
Type of Development:	Commercial
Use:	Restaurant
Legal Description:	Lot 35, Block 76, Plan 3469, District Lot 541, New Westminster
Commercial Parking Required:	5
Commercial Parking Provided:	0
Number of spaces for Payment-in-lieu:	Up to 5
Recommended Amount/Space:	\$20,200
Total Payment-in-lieu:	\$101,000

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 City owned parking facilities near the site.

FINANCIAL IMPLICATIONS

The City will receive payment of up to \$101,000 for deposit into the Pay-in-Lieu Parking Reserve, account number 9300 320047.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of up to five required parking spaces at 1020 Hamilton Street, through the payment of up to \$101,000 as outlined in this report.

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