



ADMINISTRATIVE REPORT

Report Date: January 5, 2010
Contact: Jerry Dobrovolny
Contact No.: 604.873.7331
RTS No.: 08490
VanRIMS No.: 08-2000-20
Meeting Date: January 19, 2010

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Application for Payment-in-Lieu of Parking at 663 Gore Avenue

RECOMMENDATION

THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$60,600 for the waiver of three parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 663 Gore Avenue; and

FURTHER 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

In June 2009, Council approved, changes to the Parking By-Law to allow the provision of payment-in-lieu of parking for residential uses not designated under a heritage designation by-law or placed on a heritage register and located within the HA-1 (Chinatown), HA-2 (Gastown), HA-3 (Yaletown) zones or within the Downtown Official Development Plan Sub-area C2 (Victory Square).

Council approves offers of payment-in-lieu for the waiver of parking spaces required by the Parking By-Law. The funds paid from a residential project remain in a newly created residential Pay-in-Lieu Parking Reserve until allocated to a sustainable transportation infrastructure project(s) that support walking and cycling.

PURPOSE

The purpose of this report is to seek Council's approval in principle for the payment-in-lieu of three parking spaces at 663 Gore Avenue.

BACKGROUND

Property developers are required to provide a specific number of on-site parking spaces under the Parking By-Law. Payment-in-lieu was introduced in 1986 to give property developers an option of last resort if the minimum required parking for their development could not be provided. The payment-in-lieu option is 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.

In June 2009, Council approved changes to the Parking By-Law to allow the provision of payment-in-lieu of parking for residential uses not designated under a heritage designation by-law or placed on a heritage register and located within the HA-1 (Chinatown), HA-2 (Gastown), HA-3 (Yaletown) zones or within the Downtown Official Development Plan Sub-area C2 (Victory Square). Money received through residential payment-in-lieu of parking must be used to provide transportation infrastructure that supports walking and cycling.

If Council approves payment-in-lieu in principal, the applicant is required to pay a sum of money, currently set at a rate of \$20,200 per parking space waived. This enables the Director of Legal Services to amend Schedule A of the Parking By-Law and allow for the issuance of a Development Permit. Once the funds are paid, the Director of Legal Services will bring forward an amending by-law to Schedule A of the Parking By-law for Council approval. The funds paid by the applicant remain within a residential Pay-in-Lieu Parking Reserve account until assigned to a sustainable transportation infrastructure project(s) that support walking and cycling.

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 three spaces, as currently required. The particulars of the application are as follows:

Address:	663 Gore Street
Applicant:	Alan Long, 0810075 BC Ltd.
Zoning:	HA-1A
DE Number:	413228
Type of Development:	Mixed Use - Residential & Commercial
Use:	Multiple Dwelling/Apartment
Legal Description:	Lot H Block 17 District Lot 196 Plan BCP11929
Residential Parking Required:	5
Residential Parking Provided:	2
Number of spaces for Payment-in-lieu:	3
Recommended Amount/Space:	\$20,200
Total Payment-in-lieu:	\$60,600

A review of this application found that payment-in-lieu is appropriate for the proposed residential use given the site constraints and the lack of opportunity to provide parking by another means.

FINANCIAL IMPLICATIONS

The City will receive payment of \$60,600 for deposit into a newly established residential Pay-in-Lieu Parking Reserve account.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of three required residential parking spaces at 663 Gore Avenue.

* * * * *