



ADMINISTRATIVE REPORT

Report Date: Apr 23, 2010
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Meeting Date: May 18, 2010

TO: Vancouver City Council
FROM: General Manager of Engineering Services and Director of Planning
SUBJECT: Application for Payment-in-Lieu of Parking at 1132 Hamilton Street

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$141,400 for the waiver of seven parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 1132 Hamilton Street; 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 paid remain 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 seven parking spaces at 1132 Hamilton Street.

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 parking required 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.

If payment-in-lieu is approved in principal by Council, the applicant is required to pay a sum of money, currently set at a rate of \$20,200 per parking space waived, to enable the Director of Legal Services to amend Schedule A of the Parking By-Law and thereby enable 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 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 spaces in a nearby civic parking facility up to the number of spaces that Council has waived for their development.

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 Parking By-law and to make payment-in-lieu.

This report seeks Council authority to accept payment-in-lieu for seven (7) parking spaces, being 50% of the number of spaces currently required under Section 4 of the Parking By-Law.

Engineering Services and Development Services have reviewed the Development Application, and Real Estate Services has reviewed the owner's financial pro forma that includes the 50% reduction in the payment-in-lieu amount. It was concluded that there are no other viable options to provide compensation to the owner for heritage costs including additional on-site density, or the creation of transferable density, which is currently not possible. The Director of Planning has concluded that the reduction in the payment-in-lieu amount by 50% provides an incentive to the owner to rehabilitate the heritage building at 1132 Hamilton Street and agree to its heritage designation, and is supportable.

The particulars of the application are as follows:

Address:	1132 Hamilton Street
Applicant:	Simon Bonnettemaker, Gower Yeung & Associates Ltd.
Zoning:	HA-3
DE Number:	413117
Type of Development:	Commercial
Use:	Office
Legal Description:	LOT 25 BLOCK 76 PLAN 3469 DISTRICT LOT 541 NEW WESTMINSTER
Commercial Parking Required:	14
Commercial Parking Provided:	0
Number of spaces for Payment-in-lieu:	7
Recommended Amount/Space:	\$20,200
Total Payment-in-lieu:	\$141,400

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 at 905 Hamilton Street near the site.

ASSIGNMENT OF PAYMENT-IN-LIEU FUNDS

Since the program was approved by Council in 1986, funds have been collected for payment-in-lieu of providing parking spaces in strategic areas of Vancouver. These areas are 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. Once the funds are collected, they are either committed to existing parking structures or held until the City has an opportunity to build a parking structure in the corresponding area.

FINANCIAL IMPLICATIONS

The City, prior to issuance of the Development Permit, will receive payment of \$141,400 for deposit into the Pay-in-Lieu Parking Reserve.

CONCLUSION

The General Manager of Engineering Services and the Director of Planning recommend approval of the waiver of seven parking spaces at 1132 Hamilton Street.

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