



# A4

## ADMINISTRATIVE REPORT

Report Date: May 27, 2010  
Contact: Rob Waite  
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Meeting Date: June 22, 2010

TO: Vancouver City Council  
FROM: General Manager of Engineering Services  
SUBJECT: Application for Payment-in-Lieu of Parking at 808 West Hastings Street

### ***RECOMMENDATION***

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$282,800 for the waiver of fourteen parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 808 West Hastings Street.
- 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 fourteen parking spaces at 808 West Hastings 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. On receipt of this payment, Schedule A of the Parking By-Law is amended, thereby enabling issuance of the Development Permit. The funds paid by the applicant remain in 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. 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. If the applicant elects to exercise its right of first refusal, the applicant must still pay for the use of these spaces.

### *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 fourteen parking spaces currently required under Section 4 of the Parking By-Law.

The particulars of the application are as follows:

Address:	808 W. Hastings Street
Applicant:	Mr. Eric Rojo CEI Architecture Planning Int. On behalf of the owner.
Zoning:	DD
DE Number:	413549
Type of Development:	Commercial
Use:	Office
Legal Description:	PID:015-505-332; 015-505-359; 015-505-367; 015-505-375 LOTS 7-10, All BLK 21, DISTRICT LOT 541, PLAN 210
Commercial Parking Required:	67
Commercial Parking Provided:	53
Number of spaces for Payment-in-lieu:	14
Recommended Amount/Space:	\$20,200
Total Payment-in-lieu:	\$282,800

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.

***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 \$282,800 for deposit into the Pay-in-Lieu Parking Reserve.

***CONCLUSION***

The General Manager of Engineering Services recommends approval of the waiver of fourteen parking spaces at 808 West Hastings Street on the condition that the amount of \$282,200 is paid into the Payment-in-lieu of Parking Reserve.

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