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ADMINISTRATIVE REPORT

Report Date: January 4, 2011
Contact: Jerry Dobrovolny
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VanRIMS No.: 08-2000-20
Meeting Date: January 18, 2011

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Application for Payment-in-Lieu of Parking at 555 Richards Street

RECOMMENDATION

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$101,000 for the waiver of five parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 555 Richards 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 Payment-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 five parking spaces at 555 Richards 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 on-site. Developers using payment-in-lieu have right of first refusal to rent spaces available within a civic parking facility near their site, or they may arrange to park vehicles elsewhere.

The commercial 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 principle by Council, the applicant is required to pay a sum of money currently set at \$20,200 per parking space waived. Once the funds are paid, the Director of Legal Services will bring forward for Council approval a By-Law to amend Schedule A of the Parking By-law and thereby enable issuance of the Development Permit. The funds paid by the applicant remain within the Payment-in-Lieu Parking Reserve until allocated to fund a nearby civic parking facility. The payment-in-lieu rate is set at the net cost to provide and manage civic parking spaces, taking into account revenues received from operation of the parking facilities.

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. The addition of 16,000 square feet to this existing office building operating as an English language school requires the provision of 10 parking spaces as required by the current Downtown parking standard in the Parking By-law.

The applicant has requested a parking relaxation and has provided City staff a consultant's study to confirm the mode of travel by students and staff. Transportation staff conclude that a relaxation of five parking spaces is supportable in return for the provision of sustainable transportation measures. These sustainable transportation measures are to supply and maintain a fleet of 10 bicycles for a student bicycle loan program for a minimum of 5 years, to provide 13 Class A bicycle parking spaces plus shower and change room facilities for staff within the building, and to provide 25 Class B bicycle parking spaces (and another six should demand warrant). With these measures provided, the final (motor vehicle) parking requirement is five spaces, which can be provided through payment-in-lieu.

This report seeks Council authority to accept payment-in-lieu for the five parking spaces required under Section 4.1.2 of the Parking By-Law.

The particulars of the application are as follows:

Address:	555 Richards Street
Applicant:	Mr. Gair Williamson Gair Williamson Architects 219- 209 Carrall Street Vancouver, B.C. V6B 2J2
Zoning:	DD
DE Number:	DE 413907
Type of Development:	Commercial
Use:	School - Self Improvement
Legal Description:	PID:025 - 438 - 000 PARCEL C, BLOCK 34, DISTRICT LOT 541, PLAN LMP54569
Commercial Parking Required:	5
Commercial Parking Provided:	0
Number of spaces for Payment-in-lieu:	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.

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 \$101,000 for deposit into the Payment-in-Lieu Parking Reserve.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of five parking spaces at 555 Richards Street on the condition that the amount of \$101,000 is paid into the Payment-in-lieu Parking Reserve.

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