



ADMINISTRATIVE REPORT

Report Date: September 18, 2013
Contact: Jerry Dobrovolny
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RTS No.: 10249
VanRIMS No.: 08-2000-20
Meeting Date: October 22, 2013

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Application for Payment-in-Lieu of Parking at 150 East Cordova St.

RECOMMENDATION

- A. THAT Council approve in principle the offer of payment-in-lieu in the amount of \$20,200 for the waiver of one commercial parking space required by Section 4.1.2 of the Parking By-law for the development application at 150 East Cordova Street and direct payment to the Pay-in-Lieu Parking Reserve: Off-Street Parking.
- B. THAT Council approve in principle the offer of payment-in-lieu in the amount of \$80,800 for the waiver of four residential parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 150 East Cordova Street and direct payment to the Pay-in-Lieu Parking Reserve: Green Transportation.
- C. 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.

REPORT SUMMARY

This report seeks Council approval-in-principle for the waiver of required parking and to accept payment-in-lieu of parking for one commercial parking space and four residential parking spaces required by the Parking By-law for development application DE416465 currently in process, located at 150 East Cordova St.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Vancouver Charter gives Council authority to accept a payment of money as an alternative to providing off-street parking spaces required by the Parking By-law. The funding must be allocated to either the Pay-in-Lieu Parking Reserve: Off-Street Parking (formerly the Pay-in-Lieu Parking Reserve) or the Pay-in-Lieu Parking Reserve: Green Transportation (formerly the Pay-in-Lieu Residential Reserve).

In 1986, Council introduced parking “payment-in-lieu” to give property developers an option if the minimum parking required for their developments could not be provided on-site. It was limited to commercial or industrial uses or for heritage retention in areas within the downtown core where the parking could instead be provided in City-owned facilities. The payment-in-lieu funds are used to build replacement parking or offset the cost of existing parking in nearby civic parking facilities.

In 2009, Council approved changes to the Parking By-law which permitted payment-in-lieu of parking for residential uses in several historic areas including HA-1 (Chinatown), HA-2 (Gastown), HA-3 (Yaletown), and within the Downtown Official Development Plan Sub-area C2 (Victory Square). Residential payment-in-lieu funds are used to provide public realm improvements that support walking and cycling.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services, the General Manager of Planning and Development, and the Director of Finance recommend approval of the foregoing.

REPORT

Background/Context

The Parking By-law requires that minimum numbers of off-street parking spaces be provided in developments. Depending on the type of use and location, several tools are available to reduce requirements where developers cannot or do not wish to build all of these spaces on-site. These tools are intended to reduce the demand for parking or to provide it through other means and include the provision of:

- carshare vehicles and spaces,
- off-street parking on nearby sites,
- bicycle parking spaces beyond by-law requirements, and
- payment-in-lieu of parking.

Payment-in-lieu is generally used when no other tools are available. When an application is made for payment-in-lieu relief, staff bring a report to Council with a recommendation on the number of spaces to be waived and the dollar value to accept in lieu of those spaces. Current Council policy is to accept \$20,200 per space, which is based on the present value cost to construct and maintain a parking space in City facilities less the present value of future revenue from the space.

Should Council support the request to waive parking through payment-in-lieu, the applicant must pay \$20,200 per parking space waived. After the payment is made, the Director of Legal Services will bring forward a by-law for Council approval to amend Schedule A of the Parking By-Law and thereby allow the issuance of a Development Permit. The funds paid by the applicant are credited towards one of two pay-in-lieu reserves.

Under current Council policy, commercial or industrial payment-in-lieu funds are directed to the Pay-in-Lieu Parking Reserve: Off-Street Parking. When replacement parking spaces are identified in a nearby City-owned parkade, staff report back to Council with a recommendation to assign specific spaces to the development. When Council assigns those parking spaces for the applicant's use, the funds are transferred to the Parking Sites Reserve to offset the cost to construct and maintain the spaces. The Parking Sites Reserve was created by Council to fund the construction, maintenance, and rehabilitation of the City's parking facilities, and is primarily funded by revenues generated from EasyPark. The applicant is given first chance to lease the allocated spaces, at market rate.

Residential payment-in-lieu of parking funds are directed to the Pay-in-Lieu Parking Reserve: Green Transportation. When an appropriate project is identified which provides public realm improvements for walking or cycling, Council approval will be sought to allocate payment-in-lieu funds to the capital project.

Allocation and/or transfer of funds from the pay-in-lieu reserves to specific capital projects are considered and prioritized through the Capital Planning and Budgeting processes.

Strategic Analysis

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 particulars of the application are as follows:

Address:	150 East Cordova Street
Applicant:	Nick Bray Christopher Bozyk Architects #414-611 Alexander St. Vancouver, BC V6A 1E1
Zoning:	HA-2
DE Number:	416465
Type of Development:	Mixed Use -Commercial & Residential
Use:	Retail Store & Multiple Dwelling
Legal Description:	Lot D Block 9 District Lot 196 Group 1 New Westminster District Plan EPP23436
Commercial Parking Required:	1
Commercial Parking Provided:	0
Number of spaces for Payment-in-lieu:	1
Recommended Amount/Space:	\$20,200
Total Funds Payable - Pay-in-lieu Parking Reserve: Off Street Parking	\$20,200

Residential Parking Required:	23
Residential Parking Provided:	19
Number of spaces for Payment-in-lieu:	4
Total Funds Payable - Pay-in-Lieu Parking Reserve: Green Transportation	\$80,800

Staff have reviewed this application and believe that payment-in-lieu is appropriate for the proposed mixed use building given the site constraints and the lack of opportunity to provide parking by another means. The site is narrow and the space required for a ramp to a lower parking level would take a significant portion of the site area making additional parking cost prohibitive. Parking is available at city owned parking facilities near the site including the Gastown Parkade, the Cordova St Parkade, or the Lore Krill Housing Co-op. Staff feel that securing nearby parking through payment in lieu is a reasonable alternative to providing additional on-site parking.

Implications/Related Issues/Risk (if applicable)

Financial

The City, prior to issuance of the development permit, will receive payment of \$20,200 for deposit into the Pay-in-Lieu Parking Reserve: Off-Street Parking, and \$80,800 for deposit into the Pay-in-Lieu Parking Reserve: Green Transportation.

Legal

Where Council has agreed to waive the required parking and instead accept a sum of money in lieu of parking requirements, Schedule A of the Parking By-Law hereto shall be amended to list:

- (a) the property affected by the waiver;
- (b) the extent to which the parking requirements are waived; and
- (c) the amount of money accepted by Council as payment-in-lieu.

CONCLUSION

The General Manager of Engineering Services recommends approval of the waiver of one commercial parking space and four residential parking spaces at 150 East Cordova Street on the condition that the amount of \$20,200 is paid to the Pay-in-Lieu Parking Reserve: Off-Street Parking, and \$80,800 is paid to the Pay-in-Lieu Parking Reserve: Green Transportation.

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