



ADMINISTRATIVE REPORT

Report Date: October 25, 2018
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Meeting Date: October 30, 2018

TO: Vancouver City Council

FROM: General Manager of Engineering Services and General Manager of Planning, Urban Design and Sustainability

SUBJECT: Application for Payment-in-Lieu at 454 W Pender Street

RECOMMENDATION

- A. THAT Council approve in principle the offer of payment-in-lieu in the amount of \$296,400 for the waiver of 2 commercial parking space and 10 residential parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 454 W Pender Street.
- B. THAT Council direct the payment of \$49,400 into the Pay-in-Lieu Parking Reserve: Off-Street Parking for the waiver of 2 commercial parking spaces and \$247,000 into the Pay-In-Lieu Parking Reserve: Green Transportation for the waiver of 10 residential parking spaces.
- C. THAT the Director of Legal Services be instructed 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 2 commercial parking space and 10 residential spaces required by the Parking By-law for development application DP-2017-00156, located at 454 W Pender Street.

Council approves offers of payment-in-lieu for the waiver of parking spaces required by the Parking By-Law. The funds from this project are recommended to be allocated to the Pay-in-Lieu Parking Reserve: Off-Street Parking and Green Transportation until allocated to build

replacement parking or offset the cost of existing parking in nearby civic parking facilities and public realm improvements for walking or cycling.

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 or the Pay-in-Lieu Parking Reserve: Green Transportation.

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.

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).

The payment-in-lieu program has evolved to include other parts of the downtown as well as the Mt. Pleasant industrial area. Additionally, the payment-in-lieu amount has been increased from time to time in order to account for changes in construction costs and inflation.

On July 25, 2018, amendments to the Parking By-law were approved in principle by Council, were enacted in September, 2018, and will come into effect on January 1, 2019. Amendments to the By-Law include the removal of minimum parking requirements in the Downtown for most land uses. All development permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, passenger loading (pick-up-drop-off spaces), and transportation demand management.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

General Manager of Engineering Services and General Manager of Planning, Urban Design and Sustainability recommend approval of the foregoing.

REPORT

Background/Context

The Parking By-law requires that the 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 \$24,700 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 \$24,700 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 payment-in-lieu reserves. These are

- The Pay-in-Lieu Parking Reserve: Off-Street Parking, which funds capital construction and maintenance costs associated with city-owned parking facilities.
- The Pay-in-Lieu Parking Reserve: Green Transportation, which funds public realm improvements for walking or cycling. Spending of funds allocated to Green Transportation are determined as part of the capital planning process.

Strategic Analysis

Although the amendments to the Parking By-law approved in July 2018 will not be in force until January 1, 2019, if proposed by applicants, development permit applications received prior to this date and meeting all the new requirements may be considered. The applicant has elected to submit their application under the existing By-Law and pursue payment-in-lieu.

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:	454 W Pender Street
Applicant:	Onni Contraction Ltd.
Zoning:	CD-1
DP Number:	DP-2017-00156
Type of Development:	11 storey mixed-use building
Use:	Commercial (1 st floor) and 10 levels of Secured Market Rental (2 nd to 11 th floors)
Legal Description:	Lot 1, Block 35, District Lot 541, Group 1 New Westminster, District Plan EPP75325
Commercial Parking Required:	2
Commercial Parking Provided:	0
Residential Parking Required:	25
Residential Parking Provided:	15
Number of Spaces for Payment-in-Lieu:	12

Recommended Amount/Space:	\$24,700
Total Funds Payable – Pay-in-lieu Parking Reserve: Off Street Parking	\$49,400
Total Funds Payable – Pay-in-lieu Parking Reserve: Green Transportation	\$247,000

The allocation of commercial pay-in-lieu to the Off Street Parking fund, and residential payment-in-lieu to the Green Transportation fund is in line with other recent payment-in-lieu reports.

The applicant is proposing to provide the equivalent of 15 residential parking spaces on-site including bonuses for shared vehicle spaces.

Staff have reviewed this application and believe that payment-in-lieu is appropriate for the proposed mixed-use building given the site constraints.

Implications/Related Issues/Risk (if applicable)

Financial

The City will receive payment of \$49,400 into the Pay-in-Lieu Parking Reserve: Off-Street Parking for the waiver of 2 commercial parking spaces and \$247,000 into the Pay-In-Lieu Parking Reserve: Green Transportation for the waiver of 10 residential parking spaces.

Legal

Where Council has agreed to 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 and the General Manager of Development, Buildings & Licensing recommends approval of the waiver of 2 commercial parking space and 10 residential parking spaces at 454 W Pender Street on the condition that the amount of \$49,400 into the Pay-in-Lieu Parking Reserve: Off-Street Parking and \$247,000 into the Pay-In-Lieu Parking Reserve: Green Transportation.

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