

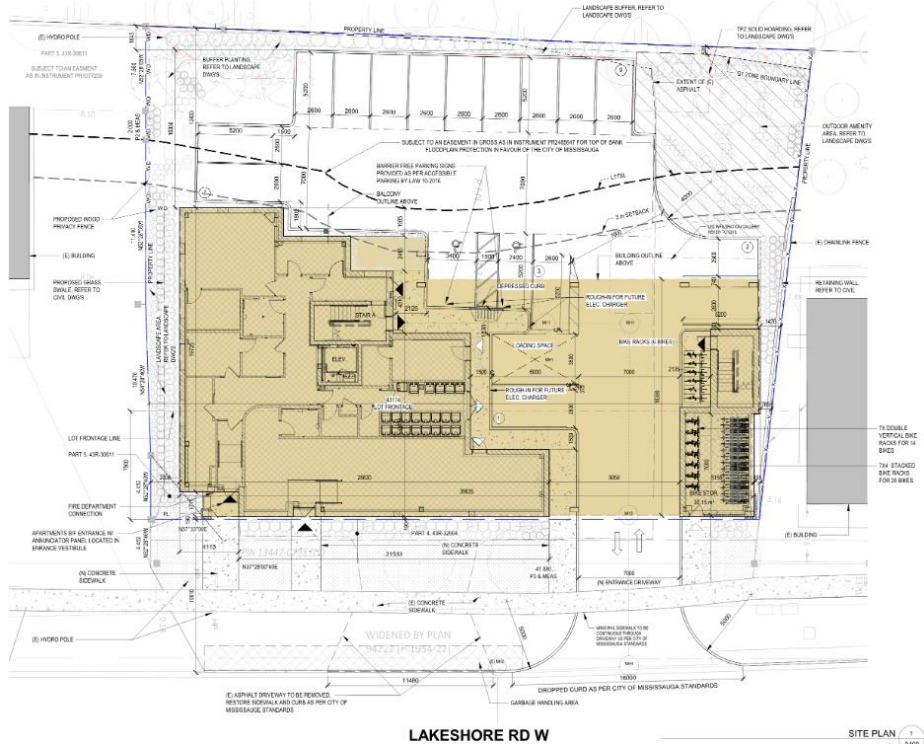
1639 Lakeshore Road West Indwell Community Homes

PIL Recommendation Report
October 7, 2024

David Ferro, Lead Planner
Development and Design Division
Planning and Building



6.2 - Revised Staff Presentation



Payment-in-lieu of Off-street Parking - Request

- Section 40 of the Planning Act provides municipalities and proponents with the ability to enter into an agreement exempting the owner of a property from providing parking as per the applicable ZBL regulations. Parking spaces exempted through PIL are credited as provided parking for the subject site.
- PIL is generally applicable in the areas of the City that contain BIAs – Streetsville, Port Credit, Clarkson Village
- The applicant is providing 17 parking spaces on site, whereas the Zoning By-law requires that 41 spaces be provided, resulting in a shortfall of 24 parking spaces.
- The applicant is to enter into an agreement with the City for the payment of the required PIL amount relative to the amount of spaces being requested

Justification and Analysis

- The parking study that was provided as part of the previous Minor Variance application that justified the 17 spaces being provided and was accepted by Planning and Parking staff – the PIL request proposes the same amount of spaces on site
- The proposal will be providing 51 deep affordable dwelling units in partnership with the Region of Peel that meets various housing and affordable housing goals of the City's Official Plan
- Property is located within a Community Node and in an Intensification Area, which is intended to receive residential growth, be pedestrian oriented and reduce dependency on auto usage through parking reductions
- Notwithstanding the accepted justification, site constraints do not make it possible to add more parking spaces
- The justification provided addresses the City's criteria for PIL requests



Conclusion

The subject PIL application should be supported for the following reasons:

- Planning and Parking staff are satisfied with the inclusion of 17 parking spaces on site based upon a review of the submitted parking justification materials.
- Approval of a PIL agreement will facilitate the construction of a project that will provide 51 dwelling units at a deeply affordable rate.
- The overall development satisfies the overall goals and objectives of MOP with respect to providing residential development within an intensification area.

Thank You

*David Ferro, MCIP, RPP
Lead Planner
Development & Design Division
Planning & Building Department*