

**Report to/Rapport au :**

**Planning Committee  
Comité de l'urbanisme**

**and Council / et au Conseil**

**June 13, 2012  
13 juin 2012**

**Submitted by/Soumis par :**

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KITCHISSIPPI (15)

Ref N°: ACS2012-CMR-PLC-0012

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**SUBJECT: REDUCTION IN CASH-IN-LIEU OF  
PARKING FEE FOR 401 RICHMOND ROAD**

**OBJET : RÉDUCTION DU MONTANT DU RÈGLEMENT FINANCIER DES  
EXIGENCES RELATIVES AU STATIONNEMENT POUR LE 401,  
CHEMIN RICHMOND**

### **REPORT RECOMMENDATION**

That the Planning Committee approve the reduction of the Cash-in-Lieu of parking fee for 401 Richmond Road from \$5,751.92 to \$1.

### **RECOMMANDATION DU RAPPORT**

Que le Comité de l'urbanisme approuve la réduction du montant du règlement financier des exigences relatives au stationnement pour le 401, chemin Richmond de 5751,92\$ à 1\$.

### **BACKGROUND**

At the 12 June 2012 meeting of the Planning Committee, Councillor Hobbs introduced the following Notice of Motion:

WHEREAS the Staff Delegated Authority report has approved the payment in lieu of providing one parking space at 401 Richmond Road, for a one-storey retail building;

AND WHEREAS the amount of money required to be paid for the parking space is five-thousand seven-hundred, fifty-one dollars and ninety-two cents (\$5,751.92);

AND WHEREAS the property owner is undergoing substantial improvements to the façade and public facilities of the building, including new accessible public washrooms; and is partnering with the City in the creation of new public space in the City right-of-way adjacent to the site;

NOW THEREFORE BE IT RESOLVED THAT since the property owner has made a positive addition to the street, the amount of money to be paid for the cash-in-lieu of parking space be reduced from five-thousand seven-hundred and fifty-one dollars and ninety-two cents (\$5,751.92) to one (\$1) dollar.

### **DISCUSSION**

The subject property is located on the north side of Richmond Road, east of Roosevelt Avenue and west of Winston Avenue. The subject property is occupied by a one storey retail building. Surrounding land uses include residential to the north, a funeral home to the west, and retail uses to the east and south. The applicant is proposing to construct a 92.62m<sup>2</sup> addition to the rear of the existing retail building, which triggers the requirement for one additional parking space on site. As the required parking space cannot be accommodated on the subject property, the applicant is requesting to provide cash-in-lieu of one parking space.

The application was approved under Delegated Authority for the reasons outlined below:

Conformity with Official Plan Policies and criteria contained in By-law 251-96 of the old City of Ottawa.

1. Cash-in-Lieu of Parking may be appropriate where the existing parking supply in the surrounding area can accommodate the on-site deficiency.

Site inspections undertaken by Staff at the peak times have indicated that there is adequate parking on this section of Richmond Road, which allows for one hour street parking.

2. Cash-in-Lieu of Parking may be appropriate where legitimate site constraints or other hardships exist that limit the ability to provide the required number of parking spaces.

No additional parking can be provided on site that would conform to the City's Zoning By-law standards.

3. The use of the property is not considered over development of the site.

The proposed addition is filling in an underutilized area at the northwest corner of the subject parcel. The addition to the existing building is not removing any existing parking from the property.

4. There will be no negative impact on the liveability of adjacent residential areas.

As the on-site parking deficiency can be accommodated by parking on Richmond Road, parking is not expected to spill over and down the local residential streets.

This application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority and was APPROVED, subject to the following conditions:

1. That an agreement be entered into with the Registered Owner of 401 Richmond Road, exempting the owner from providing 1 parking space(s), which agreement shall provide for as follows:
2.
  - a) Payment, in the form of cash or certified cheque, shall be in the amount of \$5,751.92 dollars.
  - b) The Cash-in-Lieu of Parking for one space shall apply to a retail use.
3. That the agreement be entered into to the satisfaction of the City Clerk & Solicitor Department and that full payment be received upon execution of the Agreement.
4. That the approval be considered null and void if the provisions of Condition 2 above have not been fulfilled within six months of the date of approval.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

This application was subject to the City’s Public Notification and Consultation Policy for Development Applications. A community “Heads Up” was carried out. An on-site sign was posted and notification was given to registered Community Organizations.

No public comments were received during the consultation period.

### **Planning and Growth Management Department**

As noted in this report, the Planning and Growth Management Department has approved, under delegated approval authority, Cash-in-Lieu for providing one parking space for a proposed addition to the retail building at 401 Richmond Road. The amount

to be paid under the delegated approval is five-thousand seven-hundred, fifty-one dollars and ninety-two cents. Staff, in exercising its delegated approval authority for cash-in-lieu of parking applications, have no ability to reduce the required payment for cash-in-lieu. Rather, any consideration for reduced payment requires Planning Committee's approval. Therefore, the report is being brought forward by the Councillor for Planning Committee's consideration of the reduced cash-in-lieu payment under the cash-in-Lieu approval that has been given by staff under delegated approval authority.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Hobbs was circulated the application.

### **LEGAL IMPLICATIONS**

There are no direct legal implications to approving the recommendation of this report. Reductions or waivers in cash-in-lieu of parking payments require Committee approval.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

Waiving of the Cash-in-Lieu of Parking fee would result in \$5,751.92 less funds to be used to improve or provide municipal parking facilities.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

### **TECHNOLOGY IMPLICATIONS**

There are no technology implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

GP3- Make sustainable choices- Promote a sustainable, resilient and liveable future by applying a sustainability lens to decision-making that considers long-term impacts, and by aligning all City plans toward common long-term goals. In some cases the City will rethink current practices; in others, it will build on existing or past successes. In all cases, the City will make decisions and solve problems in a way that improves economic health, cultural vitality, social equity and environmental responsibility.

TM4- Promote alternative mobility choices- Promote alternative mobility choices by emphasizing transit, cycling and walking as preferred ways of getting around the City. Use education, promotion and incentives to encourage alternatives to driving, and provide information that encourages responsible travel.

EP3- Support growth of local economy- Invest in community organizations that support the local economy, both urban and rural, by promoting local industry, creating infrastructure to stimulate growth, including hubs for innovation, promoting investments in businesses, and working cooperatively with the federal government to retain federal employment in Ottawa.

### **DISPOSITION**

Staff will implement Planning Committee's decision with respect to cash in lieu of parking for this site.