

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 151-2021

A By-law to amend City of Vaughan By-law 159-2006 being a By-law to Implement a Cash-in-Lieu of Parking Policy in the Community of Kleinburg.

WHEREAS Section 40 of the *Planning Act*, RSO, 1990, c P.13 provides that where an owner or occupant of a building is required under a By-law of a local municipality to provide and maintain parking facilities on land that is not part of a highway, the council of the municipality and such owner or occupant may enter into an agreement exempting the owner or occupant, to the extent specified in the agreement, from the requirement of providing or maintaining the parking facilities, and the agreement shall provide for the making of one or more payments of money to the municipality as consideration for the granting of the exemption and shall set forth the basis upon which such payment is calculated.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- 1) That Section 3(a) of City of Vaughan By-law 159-2006 is amended by deleting Section 3(a) and replacing it with the following:
 - 3(a) Upon execution of the agreement for exemption to the parking requirements pursuant to Section 2, the owner shall pay to the City prior to the issuance of required building permit(s) for the development, redevelopment or change of use, or before any required City approvals, an amount of money in lieu of parking, using the following formula if the parking spaces to be exempted would otherwise be located at-grade or via surface parking:

$$\text{\$} = \{1,500 + (\text{P} \times 23)\} \times 0.5$$

\$ = amount to be received per parking space

P = appraised land value per square metre

23 = area of a parking space, plus access aisles

1,500 = construction cost for a surface parking space

0.5 = multiplier

2) That Section 3(b) of City of Vaughan By-law 159-2006 is amended by deleting Section 3(b) and replacing it with the following:

3(b) Upon execution of the agreement for exemption to the parking requirements pursuant to Section 2, the owner shall pay to the City prior to the issuance of required building permit(s) for the development, redevelopment or change of use, or before any required City approvals, an amount of money in lieu of parking, using the following formula if the parking spaces to be exempted would otherwise be located in a parking structure above- or below-grade:

$$\text{\$} = \{43,000 + (P \times 23)\} \times 0.5$$

- \$ = amount to be received per parking space
- P = appraised land value per square metre
- 37 = area of a parking space, plus access aisles
- 43,000 = construction cost of a structured parking space
- 0.5 = multiplier

3) That Section 3(c) of City of Vaughan By-law 159-2006 is amended by deleting Section 3(c) and replacing it with the following:

3(c) The value of “P” shall be determined or validated by a third-party land appraiser at the responsibility of the owner of the property. The owner of the property shall provide the determination or validation of the value of “P” by the third-party land appraiser to the City for the City’s review and approval prior to the execution of the agreement.

4) Subject to the amendments made in this by-law, in all other respects, By-law 159-2006 is hereby ratified and confirmed.

Enacted by City of Vaughan Council this 16th day of November, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 44
of the Committee of the Whole
Adopted by Vaughan City Council on
October 21, 2020.