



Clarence-Rockland

Report n° 2025-

066

Date: December 10, 2025

Submitted by: Fabien Lalande

Subject: Cash-in-Lieu of Parking – 1459 Laurier Street
(Julie Bistro)

Nature/Goal

The purpose of this report is to seek Council approval for a cash-in-lieu of parking agreement for the property located at 1459 Laurier Street, in accordance with Section 40 of the *Planning Act* and the City's applicable policies.

Directive/Previous policy

- Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13 authorizes municipalities to enter into agreements exempting owners from providing required parking spaces in exchange for payment.
- The City's policy applies only to properties in the Urban Core Area and for non-residential uses.

Department's recommendation

BE IT RESOLVED THAT Council approve the request submitted by Julie Charbonneau (Julie Bistro) for payment in lieu of providing required off-street parking spaces, representing four (4) spaces (one accessible space will be provided on-site), for a total amount of \$6,759.28, and authorize the Director of Community Development to execute the necessary agreement.

QU'IL SOIT RÉSOLU QUE le Conseil municipal approuve la demande soumise par Julie Charbonneau (Julie Bistro) concernant le paiement en lieu de stationnement hors-rue, représentant quatre (4) espaces (un espace accessible sera fourni sur place), pour un montant total de 6 759,28 \$, et autorise le directeur des services de développement communautaire à signer l'entente requise.

Background

- The applicant, Julie Charbonneau, owner of Julie Bistro, proposes to convert an existing residential building into a bistro at 1459 Laurier Street.
- Under the Zoning By-law, the proposed use requires five (5) parking spaces, including one accessible space.
- The site plan provides one accessible parking space on-site; therefore, the applicant has requested to pay cash-in-lieu for the remaining four (4) spaces.
- The property is located within the Urban Core Area, making it eligible for this option.
- Concurrent applications:
 - o Site Plan Control (File D-11-333) – currently under review.

- Building Permit – application in progress. Issuance of the building permit depends on completion of the Site Plan Agreement, and the cash-in-lieu payment is required as part of that agreement.

Discussion

The cash-in-lieu rate is \$1,689.82 per space, based on the formula:

$$(C+(L\times D))\times P\times 0.75$$

Where:

- C = \$1,052.97 (construction cost)
- L = \$55.95/m² (land value)
- D = 21.45 m² (space dimension)
- P = number of spaces (5)
- 0.75 = reduction factor

Total payment: \$6,759.28.

Payment must be received prior to issuance of a building permit, and the agreement registered on title.

Approval of this request will allow the Site Plan Agreement to be finalized and the building permit process to proceed.

Consultation

Internal review completed by Planning Department.

Recommendations or comments from committee/ other departments

None.

Financial impact (expenses/material/etc.)

Revenue of \$6,759.28 will be directed to the City's parking reserve fund.

Legal implications

Agreement to be registered on title pursuant to Section 40 of the *Planning Act*.

Risk management

N/A

Strategic implications

Supports redevelopment and economic activity in the Urban Core while addressing parking constraints.

Supporting documents

N/A