



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	October 8, 2015
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment Scarborough Panel</b>
<b>From:</b>	Lorna Day, Director, Scarborough District Community Planning
<b>Wards:</b>	Scarborough Centre (38)
<b>Reference:</b>	File No. A206/15SC Address: Hydro Corridor North of Scarborough Hospital Application to be heard: Thursday, October 15, 2015 at 9:30 a.m.

## **RECOMMENDATION**

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Should the Committee of Adjustment approve the proposed variances, Community Planning staff recommend that the Committee impose the following conditions:

1. The owner shall practise on-site stormwater management in accordance with the Stormwater Management report prepared by Delcan Corporation, dated May 1, 2002, as previously concurred in by the Technical Services Division (now Engineering and Construction Services Division).
2. Jack Goodlad Senior Citizen Residents' access to the pathway immediately north of the Goodlad lands will not be restricted to the satisfaction of the Director of Community Planning, Scarborough District.
3. The owner shall ensure that the parkland is restored at the end of the approval period, to the satisfaction of the General Manager or Executive Director, Parks, Forestry and Recreation, Scarborough District.
4. The existing parking lot located within the Hydro corridor to the north of the Scarborough Hospital at 3050 Lawrence Avenue East shall remain at its existing location as illustrated on the attached plan, stamped received on June 15, 2015 (Attachment 1).
5. That the term of approval be limited to five (5) years from the date the decision is Final and Binding.
6. Within one (1) year of the date the decision is Final and Binding, the owner is to submit and maintain in good standing an application for a Zoning amendment to permit the subject parking lot on a permanent basis.

## **APPLICATION**

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To maintain the existing off-site parking lot within the Hydro corridor to the north of the Scarborough Hospital at 3050 Lawrence Ave E without further time limits.

The applicant has requested the following variances:

**By-law 569-2013**

1. To permit the existing parking lot accommodating 200 parking spaces within the adjacent hydro corridor.  
Whereas a parking lot is not a permitted use in the Utility and Transportation (UT) Zone.

**By-law 9350**

2. To permit the existing parking lot accommodating 200 parking spaces within the adjacent hydro corridor.  
Whereas a parking lot is not a permitted use in the Public Utilities (PU) Zone.

## **COMMENTS**

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The subject lands are zoned Public Utilities Zone (PU) under the Bendale Community By-law No.9350, as amended and Utility and Transportation Zone (UT) under the new City of Toronto Zoning By-law No. 596-2013, as amended.

The Official plan designates this property as *Utility Corridors*. Policy 4.4.2 states, "Hydro corridors are used primarily for the transmission energy. They may also be used for secondary purposes such as parks, pedestrian and bicycle trails, agriculture, parking lots, open storage, essential public services, stormwater management ponds, public transit facilities and garden centres with temporary buildings." However, the Official Plan is implemented through the Zoning By-law, in which parking lots are not a permitted use here.

In August 2002, the Committee of Adjustment approved a minor variance to permit an off-site (staff) parking lot within the Hydro corridor to the north of the Scarborough Hospital (the "Hospital") at 3050 Lawrence Avenue East for a period of 5 years (File A260/01SC). In June 2007, the Committee of Adjustment approved an extension on the previous variance (File A133/07SC). The Committee of Adjustment's decision was subsequently appealed to the Ontario Municipal Board (OMB). The OMB in October 2009 permitted the variance for the existing parking lot until June 2015. Of note, the Province of Ontario, who is the owner of the subject lands, only enters into time limited leases, thus the corresponding variances have been subject to a time limit as well.

The applicant has indicated that approximately five years ago the Hospital had expansion plans that included, but was not limited to a new parking garage that would have permitted hospital staff parking on site and would have eliminated the need for the off-site arrangement on the hydro lands. However, due to the absence of provincial approval and/or funding the expansion plans have not proceeded. According to the applicant, the current parking arrangement will continue until a comprehensive redevelopment of at least part of the hospital is approved and funded.

Therefore, the applicant is requesting variances to the Zoning By-law to maintain the existing parking lot accommodating 200 parking spaces within the adjacent hydro corridor indefinitely.

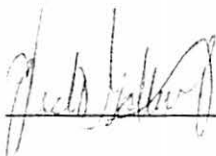
City Planning is of the opinion that this proposal would more appropriately be dealt with as a Zoning By-law amendment to avoid repeated time extensions by way of minor variance over an unknown period. As such, it is recommended that should the Committee approve this application, the term of approval be limited to five (5) years from the date the decision is Final and Binding and that within one (1) year of the date the decision is Final and Binding, the owner submit and maintain in good standing an application for a Zoning amendment to permit the existing parking lot on a permanent basis.

Furthermore, conditions nos. 1-3 outlined in the OMB order dated October 9, 2009 should continue to be applied to mitigate the impact of the use on surrounding properties and to ensure the restoration of the parkland.

## **CONTACT**

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## **SIGNATURE**



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for Lorna Day  
Director, Scarborough District Community Planning

Attachment 1: Plan

# Attachment 1: Plan

