

Thursday, October 15, 2015

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A206/15SC	Zoning	UT - Utility and Transportation, PU - Public Utility (ZR)
Owner(s):	ONTARIO HYDRO ASSESSMENT AND TAXATION	Ward:	Scarborough Centre (38)
Agent:	GOWLING LAFLEUR HENDERSON LLP	Heritage:	Not Applicable
Property Address:	HYDRO CORRIDOR NORTH OF SCARBOROUGH GENERAL HOSPITAL	Community:	Bendale Community
Legal Description:	CON 1 PT LOT 23 PT LOT 24		

Notice was given and a Public Hearing was held on Thursday, October 15, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing off-site parking lot within the Hydro corridor to the north of the Scarborough General Hospital at 3050 Lawrence Ave E without further time limits. Note: In August 2002, the Committee of Adjustment approved a minor variance to permit a parking lot 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.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

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.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

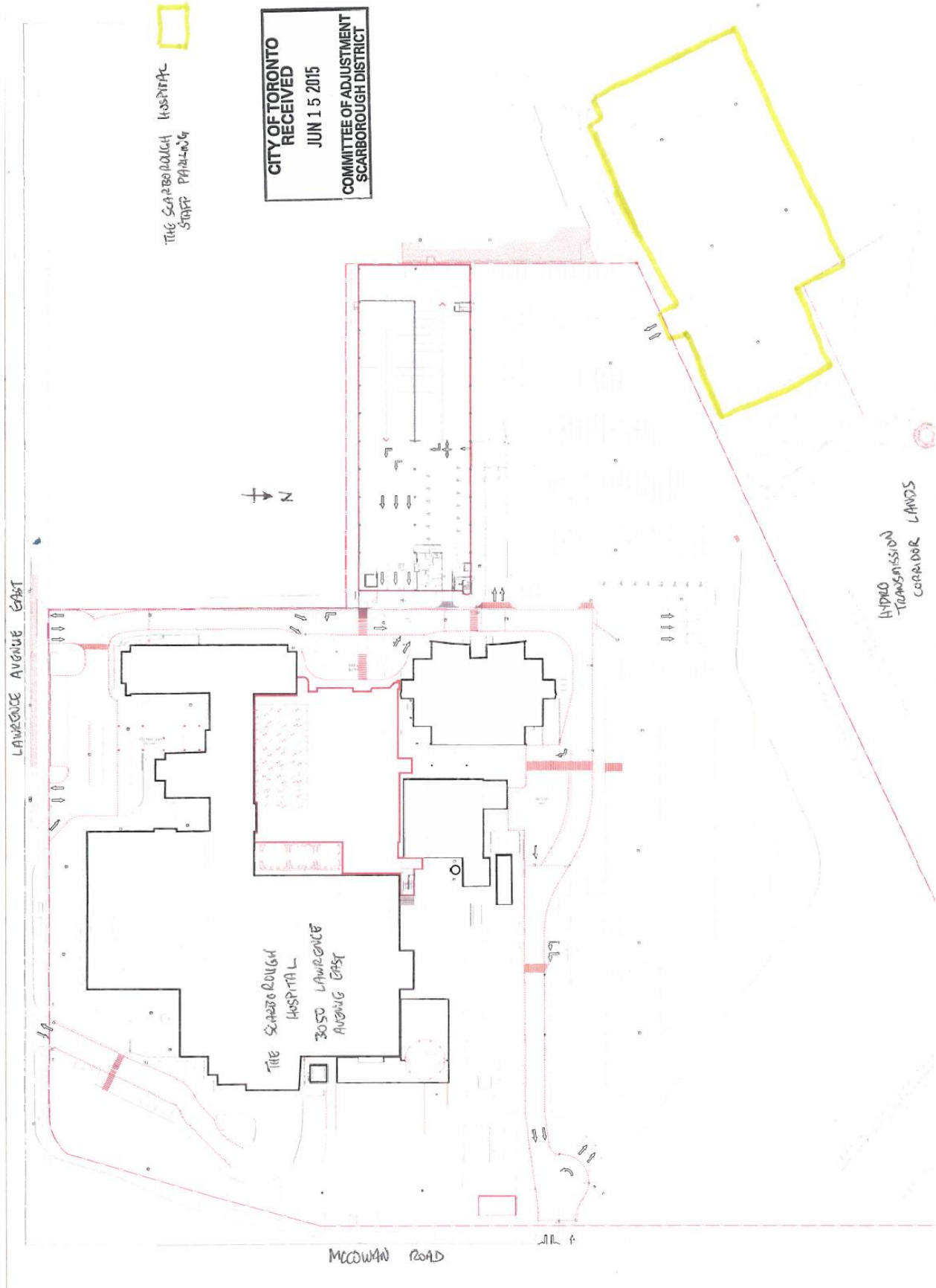
The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

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 three (3) years 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.



THE SCARBOROUGH HOSPITAL
STAFF PARKING

CITY OF TORONTO
RECEIVED
JUN 15 2015
COMMITTEE OF ADJUSTMENT
SCARBOROUGH DISTRICT

SIGNATURE PAGE

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Alexandra Flynn (signed)

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, October 20, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 4, 2015

CERTIFIED TRUE COPY

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.