

## **COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003**

### **ONTARIO MUNICIPAL BOARD HEARING VARIANCE APPLICATION FILE A13/03 HYDRO ONE NETWORKS INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal of the Committee of Adjustment's approval of Variance Application A13/03 (Hydro One Networks Inc.).

#### **Purpose**

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for September 23, 2003.

#### **Background - Analysis and Options**

The site is located on the east side of Bathurst Street, north of Crestwood Road, in Lot 27, Concession 1, City of Vaughan. The lands are designated "Railways" by OPA 210, and zoned A Agricultural Zone by By-law 1-88. The application requests a variance to permit off-site parking and aisles on the subject lands to provide additional parking for the abutting medical centre on the property to the south (7131 Bathurst Street).

The Community Planning Department requested additional information from the agent representing the future user of these lands. The proposed configuration provides three parking spaces at both the east and west ends of the subject lands, and parallel parking spaces along the north side, for a total of 13 spaces. The configuration appears workable, and will accommodate a two-way traffic aisle accessing the parking spaces.

At the Committee of Adjustment meeting on January 23, 2003, two residents appeared in opposition to the proposed parking area. The application was approved and the owners of 236 and 240 Crestwood Road appealed the decision to the Ontario Municipal Board, on the basis that the proposed parking area will have an unacceptable adverse impact on the use and enjoyment of their lands through increased noise, exhaust emissions and the intrusion of light. The appeal by the owners of 240 Crestwood Road also stated that the applicant failed to demonstrate how safety concerns arising from increase vehicular traffic abutting their properties would be mitigated.

#### **Conclusion**

At the Committee of Adjustment meeting, Planning Staff indicated no objection to the proposed variance. Staff is of the opinion that the variance would be appropriate to allow for additional and contiguous parking spaces to serve the medical centre abutting to the south.

The matter is scheduled to proceed to the OMB on September 23, 2003, and Council's direction is requested.

#### **Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

Glenn White, Planner, ext. 8213

Marco Ramunno, Manager of Development Planning, ext. 8485

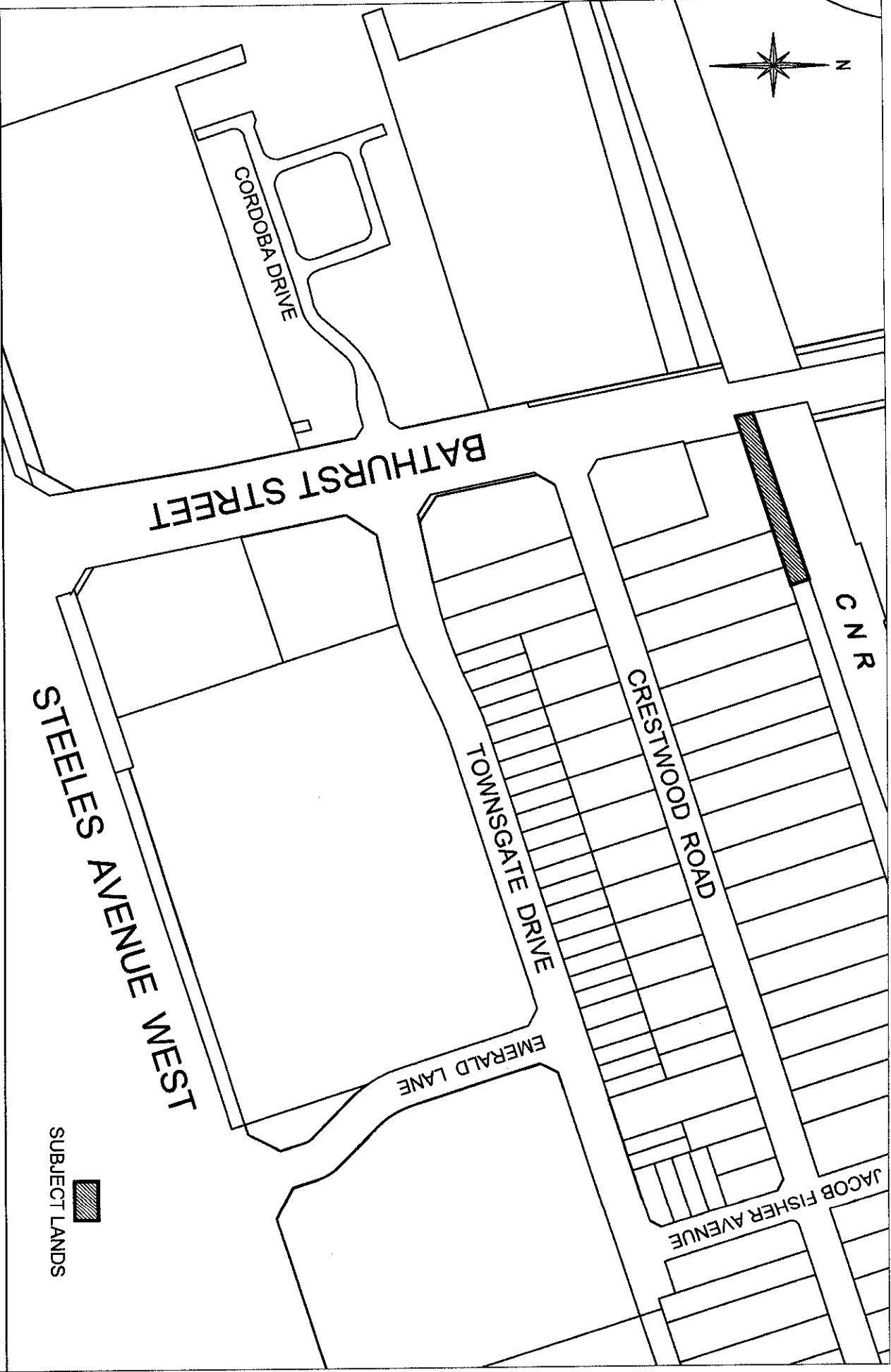
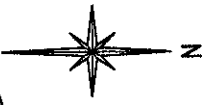
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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# Location Map

Part Lot 27,  
Concession 1

APPLICANT:  
HYDRO ONE NETWORKS INC.

MAP/TA ATTACHMENTS/A13/03

C N R

CRESTWOOD ROAD

TOMNSGATE DRIVE

EMERALD LANE

JACOB FISHER AVENUE

BATHURST STREET

CORDOBA DRIVE

STEELES AVENUE WEST

 SUBJECT LANDS



Community Planning Department

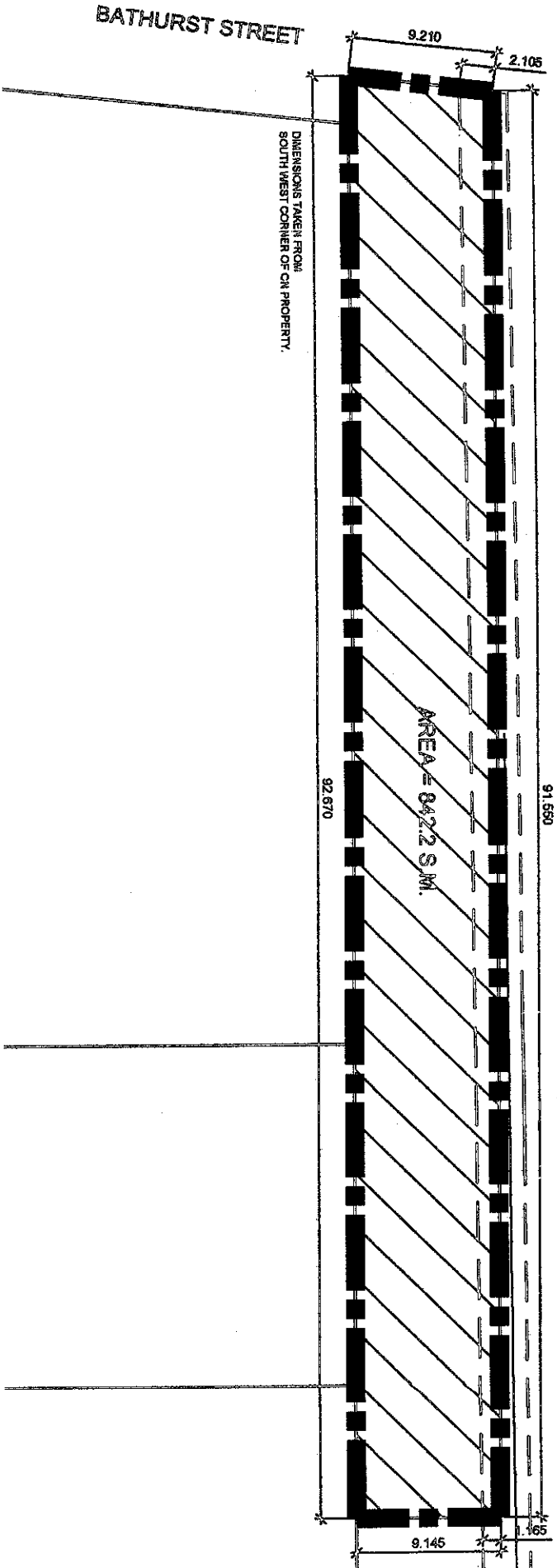
# Attachment

File No.: A13/03

Not to Scale

August 20, 2003





  
SUBJECT LANDS

# Site Plan

Part Lot 27,  
Concession 1

APPLICANT:  
HYDRO ONE NETWORKS INC.

**CITY OF**  
**Vaughan**

Community Planning Department

# Attachment

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