

## **Councillor A. A. Heaps**

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Scarborough Southwest, Ward 35

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Date: August 21, 2007

To: Chair and Members  
Scarborough Community Council

From: Councillor Adrian Heaps – Ward 35

Re: File Number A385/06SC – 112 Sinnott Road

### **SUMMARY:**

The property at 112 Sinnott Road is being used for an auto parts sales business. The owners are proposing to sell new and used automobiles on the property and requested a variance to permit a vehicle sales operation on the property, which the Zoning By-law currently does not permit.

This site is designated "Employment Area" in the Toronto Official Plan. The proposed business operation does not fall within the scope of this land use designation, and the proposal therefore does not maintain the general intent and purpose of the Official Plan.

The site is zoned General Industrial (MG) and Vehicle Service (VS) in the Golden Mile Employment District Zoning By-law. The site is also specific Exception 120 that overrides the uses in the Vehicle Service zone. This zoning omits Vehicles Sales Operation from the list of permitted uses. The requested variance therefore does not maintain the general intent and purpose of the zoning by-law. The variance is also not desirable for the appropriate use of land.

In the opinion of the Committee of Adjustment, the variance was not minor, and the Committee refused to grant the request. The refusal should be supported. Your consideration is appreciated.

### **RECOMMENDATIONS:**

That the City Solicitor and appropriate staff be directed to attend any Ontario Municipal Board hearing related to the appeal of the minor variance application A385/06SC respecting 112 Sinnott Road in support of the decision of February 14, 2007 by the Committee of Adjustment, Scarborough Panel to refuse the application.

Adrian Heaps  
City of Toronto Councillor  
Scarborough Southwest, Ward 35