



**June 2, 2008**

**Re: 110 Crockford Boulevard, Unit 2**

**SUMMARY:**

The owner of 110 Crockford Boulevard (Unit 2) applied to the Committee of Adjustment (Scarborough Panel) for a variance in order to operate a vehicle repair garage on the property. The property is zoned M-(Industrial), which does not allow for a vehicle repair garage.

On April 2, 2008, the Committee of Adjustment (Scarborough Panel) denied the minor variance application. It noted that in 1995, after studying the issue, Scarborough Council established a VS- (Vehicle Service) zoning category. The By-law requires that all motor vehicle garages be located at least 100 metres from a residential zone. In this case, the property at 110 Crockford Boulevard (Unit 2) is less than 10 metres from the closest residential property line. As a result, the Committee held that the requested variance was not minor, did not maintain the general intent and purpose of the Zoning By-law or the Official Plan, and was not desirable for the appropriate development of the land.

Ed Watkins, Manager of Community Planning, commented on the application.

The owner has appealed the decision of the Committee of Adjustment (Scarborough Panel) to the Ontario Municipal Board. While a file on the appeal has been opened, a hearing has not yet been scheduled. The Committee's decision should be upheld for the reasons discussed above.

**RECOMMENDATION:**

That City Council authorize the City Solicitor to attend the Ontario Municipal Board hearing to seek refusal of the requested variances for 110 Crockford Boulevard (Unit 2).