



**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 9**

Date of Meeting: Tuesday, November 15, 2005 **Enquiry:** Betty Henderson
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chamber **416-396-7288**
Scarborough Civic Centre **bhender1@toronto.ca**
150 Borough Drive
Toronto, Ontario

Under the *Municipal Act, 2001*, the Scarborough Community Council must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – October 18, 2005

Deputations/Presentations:

9:45 a.m. Item 1
2:00 p.m. Items 13 and 14

Communications/Reports:

- 1. Permanent Closure of a Portion of the Schick Court Road Allowance
At the North East Corner of Progress Avenue and Schick Court
(Ward 37 – Scarborough Centre)**

(Public Meeting under the *Municipal Act, 2001* – 9:45 a.m.)

In accordance with Clause 17, Report 9 of the Policy and Finance Committee, adopted by City Council at its meeting of October 26, 27 and 28, 2005 and its Special Meeting of October 31, 2005, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

**2. Toronto Transit Commission - Staff Response to Commission Inquiry
Transit Service to Scottfield Drive – Yee Hong Centre
(Ward 41 – Scarborough Rouge River)**

Communication (October 24, 2005) from the General Secretary, Toronto Transit Commission, asking for consideration of the Commission's request to install a traffic light at Finch Avenue East and Scottfield Drive.

**3. Feasibility of Implementing Long Term Parking on Mystic Avenue
(Ward 35 – Scarborough Southwest)**

(Deferred from September 19, 2005)

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed on Mystic Avenue.

Recommendation:

It is recommended that this report be received for information.

**4. Proposed Minor Street Stop Sign on Indian Mound Crescent and
Rochman Boulevard
(Ward 38 – Scarborough Centre)**

Report (October 28, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authority for the installation of a stop sign on Indian Mound Crescent at Rochman Boulevard.

Recommendations:

- (1) the stop sign on Indian Mound Crescent, as identified in Appendix 1 of this report be adopted;
- (2) and the additional five stop signs at other uncontrolled area intersections as identified in Appendix 1 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

**5. Feasibility of Implementing Long Term Parking on Willowfield Mews
(Ward 40 – Scarborough Agincourt)**

(Deferred from September 19, 2005)

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed on Willowfield Mews.

Recommendation:

It is recommended that this report be received for information.

**6. Enforcement of Non-Active Construction Trailers and
Residential Sales Pavilions – Scarborough District**

Report (October 28, 2005) from the Scarborough District Manager, Municipal Licensing and Standards, advising Community Council on enforcement mechanisms for the removal of construction trailers and residential sales pavilions.

Recommendations:

It is recommended that Scarborough Community Council receive this report for information.

**7. Preliminary Report
Rezoning Application 05 188743 ESC 35 OZ
Razzagh Investments Ltd. - 773 Warden Avenue
Golden Mile Employment District
(Ward 35 – Scarborough Southwest)**

Report (October 28, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application(s) and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;

- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

8. Preliminary Report
Rezoning Application 05 168514 ESC 37 OZ
Jaymor Developments Ltd. & Birchmount Townhomes FBM Ltd.
1483 and 1485 Birchmount Road
Dorset Park Community
(Ward 37 – Scarborough Centre)

Report (October 26, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting on the applications together with the Ward Councillor, co-ordinated with community consultation on the Birchmount Road Area Study;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the Birchmount Road Area Study (Attachment 6); and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

9. Preliminary Report
Rezoning Application 05 186555 ESC 39 OZ
Mirmor Investments Limited (Anna Voineskos, Architect)
1-25 Glendinning Avenue
Steeles Community
(Ward 39 – Scarborough Agincourt)

Report (October 26, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

10. Final Report
Site Plan Control Application 05 191372 EPS 35 TM
Warden Woods Community – East Side of Warden Avenue,
North and South of St. Clair Avenue East
(Ward 35 – Scarborough Southwest)

Report (October 26, 2005) from the Director, Community Planning, Scarborough District, seeking authority for amendments to the Scarborough Site Plan Control By-laws in order to place and designate all the lands within the newly formed Warden Woods Community under Site Plan Control, and to exempt single and semi-detached dwellings within the Community from Site Plan Control.

Recommendations:

It is recommended that City Council:

- (1) amend the Scarborough Site Plan Control By-laws 19923, 20685 and 21319 substantially in accordance with the draft Site Plan Control By-law attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

11. Final Report

**Part Lot Control Exemption Application 05 160355 ESC 37 PL
Sundance (Treewood) Developments Inc.
1 Treewood Street
(Ward 37 – Scarborough Centre)**

Report (October 31, 2005) from the Director, Community Planning, Scarborough District, seeking authority for exemption from Part Lot Control for a development containing 66 townhouse units in order to create separate conveyable dwelling lots and to allow the registration of maintenance easements.

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor to introduce a Part Lot Control Exemption By-law with respect to Parts of Block B and Block C, Registered Plan 6036, shown on Attachment 1, which is to expire two years from the date of enactment;
- (2) authorize the City Solicitor to introduce the necessary Bill after the owner of the subject lands has registered a Section 118 Restriction under the *Land Titles Act*, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, or his designate;
- (3) authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon receipt of confirmation that the Common Elements Condominium Plan has been registered;
- (4) require the owner to provide staff with proof of payment of all current property tax for the subject lands prior to the enactment of the Part Lot Control Exemption By-law; and
- (5) authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

12. Request for Direction

**Site Plan Control Application 04 150629 ESE 43 SA
Greencrest Investments Inc.
4314 Kingston Road
(Ward 43 – Scarborough East)**

Report (October 27, 2005) from the Director, Community Planning, Scarborough District, seeking Council's direction with respect to a Site Plan Control Application for a

proposed 39-unit townhouse development at 4314 Kingston Road regarding the Development Infrastructure Policy and Standards Review (DIPS) initiative.

Recommendations:

It is recommended that City Council not oppose the private street proposed for the development at 4314 Kingston Road.

13. Final Report

OPA & Rezoning Application 04 178040 ESC 43 OZ

985198 Ontario Inc. (George Popper, Architect)

952-976 Brimorton Drive (at Orton Park Road)

Woburn Community

(Ward 43 – Scarborough East)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (November 1, 2005) from the Director, Community Planning, Scarborough District, seeking approval of an application to amend the Official Plan and the Zoning By-law for the redevelopment of an existing 0.85 hectare (2.1 acre) commercial property at the northwest corner of Brimorton Drive and Orton Park Road, for 45 townhouses on a new public street.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (2) amend the Zoning By-law for the Woburn Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment:
 - (i) require the owner to submit applications to create the lots and parcels constituting the development and the new public street to be dedicated to the City, by Draft Plan of Subdivision. The application to be to the City's satisfaction and identify, among other matters, the details of the new 16.5 metre public street, public boulevard, sidewalk and street trees to be provided; and

- (ii) require the applicant to submit a Site Plan Control Application. The application to be to the City's satisfaction and identify, among other matters, street-front elevations, massing at the street line and landscaping details.

14. Final Report

**OPA & Rezoning Application 05 102824 ESC 44 OZ
313 Port Union Road Limited (John Beresford, Architect)
313-367 Port Union Road
Centennial Community
(Ward 44 – Scarborough East)**

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (October 31, 2005) from the Director, Community Planning, Scarborough District, seeking approval of an application to amend the Official Plan and the Zoning By-law to permit 16 single-detached residential dwellings at 313-367 Port Union Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (2) amend the Zoning By-law for the Centennial Community substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 7; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

15. Revocation of Business Licence

(In-camera – Litigation or Potential Litigation)

Report (October 31, 2005) from the City Solicitor, responding to Scarborough Community Council's request at its meeting of October 18, 2005, and because the report involves litigation or potential litigation under the *Municipal Act, 2001*, discussions be held in-camera.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 9**

Date of Meeting: Tuesday, November 15, 2005 **Enquiry:** Betty Henderson
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chamber **416-396-7288**
Scarborough Civic Centre **bhender1@toronto.ca**
150 Borough Drive
Toronto, Ontario

6(a). Status Report
**The Control and Regulation of Trailers Used to
Provide Goods and Services**
(All Scarborough Wards)

Report (November 8, 2005) from the Director, Community Planning, Scarborough District, advising Community Council on possible regulations and/or prohibitions to control and regulate trailers associated with the provision of commercial goods and services to the public.

Recommendations:

It is recommended that Scarborough Community Council receive this report for information.

NEW ITEMS

16. Request for Direction
City Initiated Review File No. 05 169679 ESC 41 TM
Town of Markham Official Plan Amendment Number 144
Milliken Mills Main Street Secondary Plan and Implementing By-laws
(Ward 41 – Scarborough Rouge River)

(In-camera – Litigation or Potential Litigation)

Report (November 8, 2005) from the Director, Community Planning, Scarborough District, advising Council on staff's analysis of the proposed amendment to the Town of Markham Official Plan (OPA 144) as adopted on June 29, 2005, and to recommended a position to be taken at any Ontario Municipal Board hearing arising from Council's previous direction to the City Solicitor to appeal this OPA and the implementing Zoning By-laws.