

Consolidated Clause in Scarborough Community Council Report 7, which was considered by City Council on September 28, 29 and 30, 2005.

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**Request for Direction
Site Plan Control Application 04 110258 ESC 43 SA
Ron Herczeg, Inaugural Source Inc. (Architect: Brian Lee)
4177 Lawrence Avenue East
(Ward 43 - Scarborough East)**

City Council on September 28, 29 and 30, 2005, adopted this Clause without amendment.

The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (August 28, 2005) from the Director, Community Planning, Scarborough District.

Purpose:

To seek Council's direction with respect to a Site Plan Control Application for a proposed 28-unit townhouse development at 4177 Lawrence Avenue regarding the Development Infrastructure Policy and Standards Review (DIPS) initiative.

Financial Implications and Impact Statement:

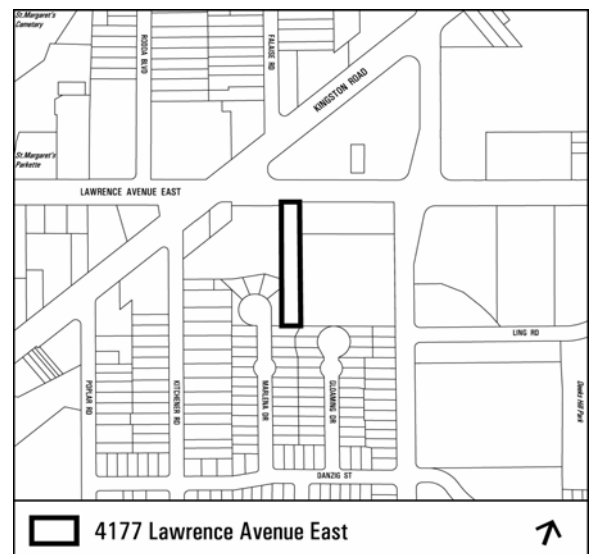
There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that City Council not oppose the private street proposed for the development at 4177 Lawrence Avenue East.

Background:

In January 2004, Inaugural Source submitted a Site Plan Control Application for the redevelopment of the vacant commercial property at 4177 Lawrence Avenue, known as the "Calderone property", for 32 townhouses on a private road. Following extensive discussions with various City Departments and Agencies, the proposal was



reduced to 28 units in order to address the City's requirements. The application is now ready for Site Plan approval under the delegated authority by the Director of Community Planning, Scarborough District.

The project is in the Kingston Road "Avenue" approved by Toronto Council in June 2003 and is in conformity with all zoning provisions.

On April 12, 13, and 14, 2005 City Council adopted recommendations from the Works Committee and Planning and Transportation Committee on a report dated March 1, 2005, regarding Development Infrastructure Policy and Standards Review (DIPS).

With respect to applications that were in the pipeline, the report included the following recommendations:

- "(4) staff use the information in this report to inform their review of development applications until final standards are approved; and
- (5) staff no longer accept single point set outs for solid waste collection in grade related developments except in circumstances where the unit count is low and when staff are of the opinion that it would be appropriate to permit the development to proceed."

The Planning and Transportation Committee and the Works Committee added a further recommendation as follows:

"all streets in new townhouse developments and subdivisions be designed to permit curbside garbage collection by City vehicles, as well as other City services, such as snow removal, street repair and maintenance, water and sewage maintenance, and Fire Services, etc."

Council adopted the above recommendation which established a requirement for all new streets to be designed to permit City services and maintenance of the infrastructure. This has the effect of requiring public streets in new townhouse developments and subdivisions.

The applicant's proposal does not include a single point garbage collection. It is a private street development with private curbside garbage collection arrangements.

Comments:

The review and evaluation of this application preceded this recent direction by City Council in regard to the DIPS Review. This application was circulated and City Departments in their comments did not object to the proposed development with a private road, private curbside garbage collection and a fire route designation and road design to facilitate emergency service access for the 28 townhouses. The proposed development was deemed acceptable.

Conclusions:

The review and evaluation of the proposed 28 townhouse development by Inaugural Source preceded the recent Council direction respecting private streets and the Development Infrastructure Policy and Standards Review (DIPS). This report recommends that City Council

not oppose the private street proposed for the townhouse development at 4177 Lawrence Avenue East.

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(A copy of Attachment 1 referred to in the foregoing report was forwarded to all Members of Council with the September 19, 2005 agenda of the Scarborough Community Council, and a copy thereof is also on file in the Office of the City Clerk at the Scarborough Civic Centre.)

Jason Park, Goodman & Carr, Solicitor, on behalf of the applicant, appeared before the Community Council in connection with the foregoing matter.