

Consolidated Clause in Scarborough Community Council Report 9 (2005), which was considered by City Council on January 31, February 1 and 2, 2006.

5a

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

City Council on January 31, February 1 and 2, 2006, adopted this Clause without amendment.

Council also considered additional material, which is noted at the end of this Clause.

City Council on December 5, 6 and 7, 2005, postponed consideration of this Clause to its next regular meeting on January 31, 2006, and requested the Acting General Manager, Solid Waste Management, to submit a further report on the issues raised at Scarborough Community Council.

Council also considered additional material, which is noted at the end of this Clause.

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 27, 2005) from the Director, Community Planning, Scarborough District.

Action taken by the Community Council:

The Scarborough Community Council requested the Acting General Manager, Waste Management Services, to report to City Council on City pick-up of recyclables and organics and the implementation of a Waste Management Plan as conditions of Site Plan approval for this project.

Recorded vote to approve the staff recommendations:

FOR: Councillors Ashton, Cho, Cowbourne, De Baeremaeker, Kelly, Soknacki,
Thompson -7

AGAINST: Councillors Altobello, Del Grande -2

ABSENT: Councillor Balkissoon

The Scarborough Community Council submits the following report (October 27, 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 39-unit townhouse development at 4314 Kingston Road 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.

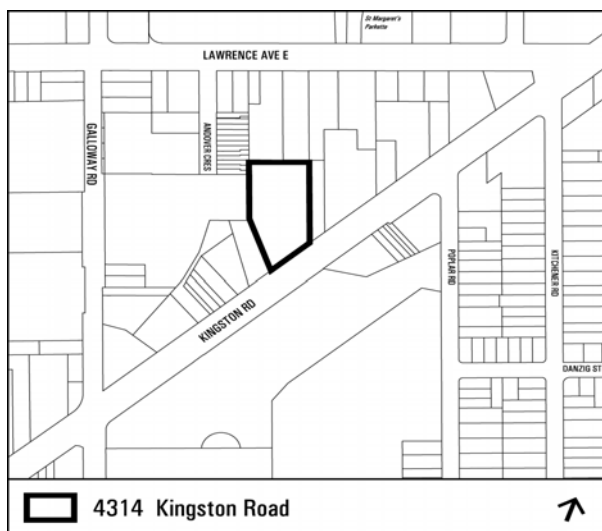
Recommendations:

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

Background:

A Site Plan Control Application for 40 townhouses on a private road was filed in June 2004 for the redevelopment of the vacant commercial property at 4314 Kingston Road. The site was previously occupied by a Petro Canada gas bar and car wash that was decommissioned.

The property was subsequently sold and a new development proposal for 39 townhouses was submitted in December 2004, maintaining the original P-loop private road layout.



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" that was approved by Toronto Council in June 2003 and is in conformity with all zoning provisions. The "Avenue" initiative provides for new development and intensification along this part of Kingston Road, and supports renewal and new investment.

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. A 1.5 metre sidewalk is proposed on one side of the street and trees are proposed to be planted along the private street as well as on the Kingston Road frontage.

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 39 townhouses. The proposed development was deemed acceptable.

Conclusions:

The review and evaluation of the proposed 39 townhouse development by Greencrest Investments Inc. 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 4314 Kingston Road.

Contact:

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(A copy of Attachment 1 referred to in the foregoing report was forwarded to all Members of Council with the November 15, 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.)

City Council – December 5, 6 and 7, 2005

Council also considered the following:

- *Report (November 30, 2005) from the Acting General Manager, Solid Waste Management [Communication 25(a)].*

*Subject: Site Plan Control Application 04 150629 ESE 43 SA
Greencrest Investments, 4314 Kingston Road*

Purpose:

The purpose of this report is to respond to Scarborough Community Council's request for a report to City Council on City pick-up of recyclables and organics and implementation of a Waste Management Plan as conditions of Site Plan approval for the Greencrest Investments townhouse development at 4314 Kingston Road.

Financial Implications and Impact Statement:

There are no financial implications arising from this report.

Recommendation:

It is recommended that this report be received for information.

Background:

At its meeting of November 15, 2005, Scarborough Community Council, when dealing with Site Plan Control Application 04 150629 ESE 43 SA, Greencrest Investments Inc., 4314 Kingston Road, requested "the Acting General Manager, Solid Waste Management Services, to report to City Council on City pick-up of recyclables and organics and the implementation of a Waste Management Plan as conditions of Site Plan approval for this project."

Comments:

Solid Waste Management Services provides collection of garbage, recyclable materials, organic materials, yard waste, and items eligible for special collection from residential properties subject to the terms and conditions contained in the chapter "Waste Collection, Residential Properties" in the Toronto Municipal Code (844-3). The requirements set forth within this chapter refer to the City publication "City of Toronto Requirements for Garbage and Recycling Collection from New Developments and Redevelopments." Further/revised requirements are

contained in the report on your Council agenda entitled “Development Infrastructure Policy and Standards.”

The development at 4314 Kingston Road does not meet the new requirements found in the Development Infrastructure Policy and Standards (DIPS) report or the present requirements outlined in the City publication “City of Toronto Requirements for Garbage and Recycling Collection from New Developments and Redevelopments” last revised on October 14, 2003.

The developer’s non-compliance with the requirements is related to the width of the road in the development. The width of the pavement on the developer’s private road is six metres. Under DIPS, the minimum pavement width allowed is eight metres, in order to receive City services. The purpose of this requirement is for operational and safety reasons. For example, a garbage truck could not safely get around a parked vehicle on a six metre wide paved road. Under the current Requirements, a minimum of eight metres of pavement width is also required for curbside collection. A six metre width would previously have been acceptable for single-point collection, but as directed by Council the addition of any single-point collections of waste materials is not allowed.

Conclusions:

As the current development does not meet the requirements for City collections services, the developer will have to seek privately contracted waste and recycling collection services and is not required to submit a waste management plan to the City. We have received a letter from Greencrest Investments informing the City that they have retained the services of Miller Waste Systems to collect waste and Blue Box recyclables.

Contact:

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Solid Waste Management Collections, East and North Districts
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City Council – January 31, February 1 and 2, 2006

Council also considered the following:

- Report (January 23, 2006) from the General Manager, Solid Waste Management Services [Communication 11(a)].*

Subject: Waste Diversion Plan Submission for 4314 Kingston Road Development

Purpose:

The purpose of this report is to respond to Councillor Soknacki's request for a report on the implementation of a waste management plan as a condition of Site Plan approval for the development at 4314 Kingston Road (Site Plan Control Application 04 150629 ESE 43 SA)

Financial Implications and Impact Statement:

There are no financial implications arising from this report.

Recommendations:

It is recommended that this report be received for information

Background:

At its meeting of November 15, 2005, Scarborough Community Council, when dealing with Site Plan Control Application 04 150629 ESE 43 SA, Greencrest Investments Inc., 4314 Kingston Road, requested the Acting General Manager, Solid Waste Management Services, to report to City Council on City pick-up of recyclables and organics and the implementation of a Waste Management Plan as conditions of Site Plan approval for this project. At this same meeting it was requested that the Acting General Manager, Solid Waste Management Services report to the Scarborough Community Council on ways to ensure that all new development applications include mandatory waste diversion plans and other environmental standards.

Comments:

Solid Waste Management Staff submitted a report to City Council at its December 5, 2005 meeting regarding City solid waste management collection services with respect to the townhouse development at 4314 Kingston Road. The report outlined the developer's non-compliance with both the existing "City of Toronto Requirements for Garbage and Recycling Collection from New Developments and Redevelopments," (the "Requirements") and the revised requirements contained in the Development Infrastructure Policy and Standards (DIPS). It was recommended that the developer seek privately contracted waste and recycling collection service and thus was not required to submit a waste management plan to the City.

A second report to the Scarborough Community Council (January 17, 2006) indicated that new developments presently seeking waste and recycling collection service from the City must meet the "Requirements" and that these requirements stipulate that recycling must be made as convenient as waste disposal, although they do not specifically request a waste diversion plan. A staff team is currently planning revisions to the "Requirements" that will require a mandatory waste diversion plan.

While it is currently not mandatory to submit waste diversion plans as part of new development applications and this development is not eligible for City collection, Solid Waste Management staff have received a completed comprehensive waste management plan for the new development located at 4314 Kingston Road. This plan meets our requirements for a waste diversion plan and therefore Solid Waste Management Services is satisfied that all waste materials will be handled appropriately.

Conclusions:

The townhouse development at 4314 Kingston Road does not meet the City's requirements for provision of solid waste management collection service. The present "Requirements" do not

stipulate mandatory waste diversion plans to be submitted; however, are currently being revised to do so. After discussion with staff the developer has submitted a waste management plan that indicates how waste material will be handled and that all waste materials will be collected by a private company.

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