
Scarborough Community Council

Meeting No.	2	Contact	Betty Henderson
Meeting Date	Tuesday, January 16, 2007	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

Members of the Scarborough Community Council, Officials concerned and all others receiving a copy of the Agenda and accompanying material for this meeting are respectfully requested to bring them to such meeting and retain all documentation until the City Council meeting dealing with these matters has concluded. **No additional copies will be available.**

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Councillor Norman Kelly (Chair) Councillor Raymond Cho (Vice-Chair)	Councillor Paul Ainslie Councillor Brian Ashton Councillor Glenn De Baeremaeker Councillor Mike Del Grande	Councillor Adrian Heaps Councillor Chin Lee Councillor Ron Moeser Councillor Michael Thompson
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must be made to do so and the reason given (*Municipal Act, 2001*)

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

Deputations/Presentations: A complete list will be distributed at the meeting

SC2.1	ACTION	9:45 AM		Wards: 43
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Naming of Proposed Private Lane Located at 4314 Kingston Road as "Ignatius Lane"

Statutory - City of Toronto Act, 2006

(January 2, 2007) report from

Recommendations

In accordance with Clause 2, Report 7 of the Scarborough Community Council, adopted by City Council on September 25, 26 and 27, 2006, 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.

Summary

No written material.

Links to Background Information

2007-sc2-1-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-1-2_357.pdf)

2007-sc2-1-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-1-1_358.pdf)

SC2.2	ACTION			Wards: 43
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Naming of Proposed Private Lane at 4177 Lawrence Avenue East

(December 18, 2006) report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. the proposed private lane located at 4177 Lawrence Avenue East, be named "Florist Lane";
2. Inaugural Source Inc. pay the costs, estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact:

There are no financial implications resulting from the adoption of this report. The estimated costs of \$250.00 for the street name sign are to be paid by the applicant.

Summary

This report recommends that the proposed private lane at the residential development at 4177 Lawrence Avenue East be named "Florist Lane". Naming the lane will facilitate the identification of the proposed units. The proposed name "Florist Lane" is consistent with the City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 (Clause 9, Report 15 of the Works Committee) and should therefore be approved for identifying the private lane.

Links to Background Information

2007-sc2-2

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-2_359.pdf

SC2.3	ACTION			Wards: 44
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Naming of Proposed Private Lane at 18 Tideswell Boulevard

(December 18, 2006) report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. the proposed private lane located at 18 Tideswell Boulevard, be named "Huxtable Lane";
2. Sundance Development Corporation pay the costs, estimated to be in the amount of \$500.00, for the fabrication and installation of street name signs; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact:

There are no financial implications resulting from the adoption of this report. The estimated costs of \$500.00 for the street name signs are to be paid by the applicant.

Summary

This report recommends that the proposed private lane at the residential development at 18 Tideswell Boulevard, be named "Huxtable Lane". Naming the lane will facilitate the identification of the proposed units fronting thereon. The proposed name "Huxtable Lane" is consistent with the City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 (Clause 9, Report 15 of the Works Committee) and should therefore be approved for identifying the private lane.

Links to Background Information

2007-sc2-3

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-3_360.pdf

SC2.4	ACTION			Wards: 35, 37, 40, 41, 42
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Business Improvement Area List of Nominees for the 2007-2010 Boards of Management

(December 22, 2006) report from General Manager Economic Development, Culture & Tourism

Recommendations

The General Manager of Economic Development, Culture and Tourism recommends that:

1. Council appoint the nominees listed in Attachment 1 to this report to the Boards of Management for three Business Improvement Areas (BIAs) for a term expiring at the end of the term of Council or as soon thereafter as successors are appointed;
2. City of Toronto Municipal Code, Chapter 19, “Business Improvement Areas” be amended to alter the number of members on the Boards of Management, and the number of members required for quorum for various BIAs as set out in Attachment 2;
3. The Sheppard East – Agincourt Village BIA, as defined by the boundaries described in Attachment 3, be renamed the Sheppard East Village BIA;
4. leave be granted for the introduction of the necessary bills in Council to give effect thereto; and
5. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

These recommendations will have no financial to the City.

Summary

The purpose of this report is to recommend the Board of Management appointments for three Business Improvement Areas that fall within the Scarborough Community Council boundaries, approve quorum and make necessary amendments to the City of Toronto Municipal Code Chapter 19, “Business Improvement Areas.” The report also recommends that the Sheppard East – Agincourt Village BIA be renamed the Sheppard East Village BIA.

Links to Background Information

2007-sc2-4

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-4_361.pdf

SC2.5	ACTION		Wards: 38
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Request for Fence Exemption - 40 Centre Street (Deferred from September 13, 2006 meeting)

(August 11, 2006) report from Scarborough District Manager, Municipal Licensing and

Standards

Recommendations

Municipal Licensing and Standards recommends that:

1. this request to permit the existing board on board wood fence to remain be refused based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Summary

To respond to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Links to Background Information

2007-sc2-5

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-5_362.pdf

SC2.6	ACTION			Wards: 36
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Request for Fence Exemption 120 Fallingbrook Road

(July 17, 2006) report from Scarborough District Manager, Municipal Licensing and Standards

Recommendations

City Council decision:

City Council on September 25, 26 and 27, 2006 adopted the following motions:

That the recommendation of the Scarborough Community Council be deleted and adopt instead the following:

"That

- (1) the two lattice panels located on the west property line be removed; and
- (2) the request for Fence Exemption to Chapter 447 of the Toronto Municipal Code for the remaining fences be referred to Scarborough Community Council for consideration at its meeting in January 2007.

Summary

Responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with fences.

Links to Background Information

2007-sc2-6-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-6-2_363.pdf)

2007-sc2-6-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-6-1_364.pdf)

SC2.7	ACTION			Wards: 38
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Natural Garden Exemption Request -- Toronto Municipal Code, Chapter 489 -- 23 Doerr Road (Deferred from September 13, 2006 meeting)

(August 11, 2006) report from Scarborough District Manager, Municipal Licensing and Standards

Recommendations

Transportation Services recommends that:

1. City Council grant an exemption under Municipal Code, Chapter 489 Section 489-3E, as per the Department of Natural Environment & Horticulture attached approval and to cancel the served *NOTICE* and to allow the yard to remain as is at 23 Doerr Road.

Summary

To provide information on the above-noted request for a natural garden exemption for 23 Doerr Road, received in response to a notice served requiring that long grass and weeds be cut.

Links to Background Information

2007-sc2-7

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-7_365.pdf)

SC2.8	ACTION			Wards: 37
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Request for approval of variances from former City of Scarborough Sign By-law 22980, as amended, for two Ground signs at 1900 Eglinton Avenue East (Deferred from September 13, 2006 meeting)

(January 2, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The Director of Building and Deputy Chief Building Official recommends thatthe request for variance be denied for the reasons outlined in this report.

Summary

To review and make recommendations on a request by Branko Kordic, of Smart Centres on behalf of Eglinton Shopping Centres Limited, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground signs at the above-noted location. Refer to attachments for details.

Links to Background Information

2007-sc2-8

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-8_366.pdf

8a Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, For Two Ground Signs at 1900 Eglinton Avenue East

(August 24, 2006) report from Director of Building and Deputy Chief Building Official

Summary

To review and make recommendations on a request by Branko Kordic of Smart Centres, on behalf of Eglinton Shopping Centres Limited, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground signs at the above noted

location. The sign areas of the proposed ground signs are larger than the sign areas permitted by the Sign By-law, by 15.63m² or 61.61% for sign ‘A’ and by 18.93 m² or 85.77% for sign ‘B’. The requested variances are not minor in nature and are not in compliance with the intent of the by-law to regulate the area of ground signs on the basis of the length of the street frontage. Staff had recommended refusal of the request for the variances.

Links to Background Information

2007-sc2-8a-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-8a-1_367.pdf)

2007-sc2-8a-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-8a-2_368.pdf)

2007-sc2-8a-3

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-8a-3_369.pdf)

SC2.9	ACTION			Wards: 37
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for three facial signs at 1125 Kennedy Road.

(January 2, 2007) report from Director and Deputy Chief Building Official

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. the requested variance be denied for the reasons outlined in this report; and
2. should Council choose to approve the variances, the applicant to be informed to submit an application and required documents to revise the existing sign Uniformity Plan.

Summary

To review and make recommendations on a request by Paul Picini of Twilight Sign & Neon Inc., on behalf of N. Turk Investments Limited, for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit three facial signs at the above address. The aggregate sign area of the proposed and existing facial wall signs would exceed the sign area permitted by the Sign By-law, by 52.77m² or 338.0%. In addition, two of the proposed signs would not be in compliance with the existing Uniformity Plan for this property.

The requested variances significantly exceed what is permitted by the Sign By-law, are not minor in nature and are not in compliance with the purpose and intent of the sign by-law which regulates area and appearance of signs. Staff recommends refusal of the requested variances.

Links to Background Information

2007-sc2-9-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-9-2_370.pdf)

2007-sc2-9-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-9-1_371.pdf)

SC2.10	ACTION			Wards: 37
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for one ground sign and five facial wall signs at 1399 Kennedy Road.

(January 2, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. the request for variances for the ground sign to be denied for the reasons outlined in this report; and
2. the request for variances for the five facial wall signs be approved for the reasons outline in this report.

Summary

To review and make recommendations on a request by Mark Fralick, of Metal Form Signs & Graphics Ltd., on behalf of Kennedy Road Leaseholds Inc., for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit one ground sign and five facial wall signs at the above location. The height of the ground sign is 1.57% over what is permitted, but due to sloping ground at the base of the sign, staff considers this variance minor. However, the aggregate area of the ground sign for this property is 27.18% over what is permitted by the Sign By-law. This variance is not minor and the sign does not meet the intent of the by-law. Staff recommends refusal of the requested variances for the ground sign. The facial wall signs project 13.33% higher than what is permitted in the Sign By-law. Due to the

sloping ground surrounding the building, staff considers this variance minor and recommends approval of the requested sign variance for the five facial wall signs.

Links to Background Information

2007-sc2-10-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10-1_377.pdf)

2007-sc2-10-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10-2_375.pdf)

2007-sc2-10-5

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10-5_378.pdf)

2007-sc2-10-3

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10-3_376.pdf)

2007-sc2-10-4

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10-4_458.pdf)

SC2.11	ACTION			Wards: 39
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for three additional facial signs, related to the building, at 4675 Steeles Ave East.

Recommendations

The Director of Building and Deputy Chief Building Official recommends that

1. the requested variances be refused for the reasons outlined in this report.

Summary

To review and make recommendations on a request by applicant Patrick Chan, on behalf of Splendid China Square Inc., for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit three additional building-related facial wall signs at the above address. The proposed and existing building-related facial wall signs would have an aggregate area exceeding the permitted sign area by 24.69m² (265.78ft²) or 149%. The signs also would exceed the number of permitted signs by three and would not be located on the same storey. The requested variances significantly exceed what is permitted by the Sign By-law, are not minor in nature, and are not in compliance with the purpose and intent of the Sign By-law which regulates the area and location of signs. Staff recommends refusal of the requested variances.

Links to Background Information

2007-sc2-11-3

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-3_382.pdf)

2007-sc2-11-4

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-4_380.pdf)

2007-sc2-11-5

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-5_383.pdf)

2007-sc2-11-2

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-2_381.pdf)

2007-sc2-11-1

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-1_379.pdf)

2007-sc2-11-6

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-11-6_384.pdf)

SC2.12	ACTION			Wards: 35
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Request for Traffic Calming and One-Way Street Operation on Thora Avenue

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that no changes to the existing parking regulations on Thora Avenue be considered at this time.

Financial Impact

Not applicable if Council agrees with the noted staff recommendation.

Summary

This report responds to the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue and the feasibility and justification of implementing a one-way street on Thora Avenue southbound from Danforth Avenue to Wakehood Street. The results indicate that traffic calming measures were not warranted on this roadway and a one-way street conversion is not an effective speed control measure, and therefore should not be pursued at this time.

Links to Background Information

2007-sc2-12

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-12_385.pdf)

12a Feasibility of Implementing Traffic Calming on Thora Avenue (Deferred from September 13, 2006 meeting)

(May 29, 2006) report from Acting Director, Transportation Services, Scarborough District

Recommendations

It is recommended that this report be received for information.

Summary

To report on the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue.

Links to Background Information

20007-sc2-12a

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/20007-sc2-12a_386.pdf)

12b Feasibility of Implementing a One-Way Street (southbound) on Thora Avenue from Danforth Avenue to Wakehood Street (Deferred from September 13, 2006 meeting)

(August 23, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that no changes to the existing parking regulations on Thora Avenue be considered at this time.

Summary

Reporting on the feasibility and justification of implementing a one-way street on Thora Avenue southbound from Danforth Avenue to Wakehood Street

Links to Background Information

2007-sc2-12b

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-12b_388.pdf

SC2.13	ACTION			Wards: 35
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Proposed All-Way Stop Control on Southmead Road at Harris Park Drive

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. the “Compulsory Stops” regulation, as identified in the Appendix 1 of this report, be adopted; and
2. the appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$700.00. The funding for these stops controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of an all-way stop control study conducted at the intersection of Southmead Road and Harris Park Drive. Traffic studies reveal that an all-way stop control is warranted at the noted intersection.

Links to Background Information

2007-sc2-13

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-13_389.pdf

SC2.14	ACTION			Wards: 35
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Proposed Installation of Traffic Control Signals at Pharmacy Avenue and Knightsbridge Road

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. traffic control signals be approved at Pharmacy Avenue and Knightsbridge Road;
2. as the traffic control signals are installed, the PXO should be removed; and
3. the appropriate City Officials be requested to take whatever action is necessary to complete the foregoing directions and introduce in Council any bills that may be required.

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$90,000.00. The funding for these signals are available in the Transportation Services Division’s Capital Works Budget under Project No. CTP706-01.

The added annual operating and maintenance costs associated with this installation are \$5000,00.00 which includes all communication costs. These funds are available in the current Transportation Services Division.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

Summary

To obtain approval for the installation of traffic control signals at Pharmacy Avenue and Knightsbridge Road. A safety review indicates that the existing Pedestrian Crossover (PXO) at the subject intersection is no longer a suitable form of crossing protection at this location. Accordingly, the existing PXO should be removed and replaced with traffic control signals.

Links to Background Information

2007-sc2-14

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-14_390.pdf)

SC2.15	ACTION			Wards: 35
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Proposed Installation of Traffic Control Signals at 685 Warden Avenue (North of Firvalley Court)

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. Traffic control signals be approved at 685 Warden Avenue, (north of Firvalley Court).
2. As the traffic control signals are installed, the PXO at 662/682 should be removed.
3. The appropriate City Officials be requested to take whatever action is necessary to complete the foregoing directions and introduce in Council any bills that may be required.

Financial Impact

The financial cost of installing these new traffic control signals, approximately 310m north of Firvalley Court, will be borne by the developer of lands at 685 Warden Avenue, No Frills Foodstore on the east side of Warden Avenue as outlined in their Agreement with the City.

The added annual operating and maintenance costs associated with this installation are \$5,000.00, which includes all communication costs. These funds are available in the current Transportation Services Division's Budget.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

Summary

The purpose of this report is to obtain approval for the installation of traffic control signals at 685 Warden Avenue (North of Firvalley Court). A safety review indicates that the existing

Pedestrian Crossover (PXO) at the subject location is no longer a suitable form of crossing protection. Accordingly, the existing PXO should be removed and replaced with traffic control signals.

Links to Background Information

2007-sc2-15

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-15_392.pdf)

SC2.16	ACTION			Wards: 35
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Proposed All-Way Stop Control on Civic Road at Prudham Gate

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The “Compulsory Stops” regulation, as identified in the Appendix 1 of this report, be adopted.
2. The appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$900.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of an all-way stop control study at the intersection of Civic Road and Prudham Gate. The installation of the all-way stop control is warranted and recommended at the noted intersection.

Links to Background Information

2007-sc2-16

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-16_393.pdf

SC2.17	ACTION			Wards: 36
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Feasibility of Implementing Traffic Calming on Blantyre Avenue between Kingston Road and Gerrard Street

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. Changes to operation of the subject road, including the installation of speed humps, are not justified at this time.

Financial Impact

Not applicable if Council agrees with the noted staff recommendation.

Summary

This report provides the results of a Traffic Calming Warrant Criteria review and a safety review of the pedestrian crossover (PXO) on the subject portion of Blantyre Avenue. Study results indicate that this portion of Blantyre Avenue is not an appropriate location for speed humps, since the minimum speed requirement is not satisfied. Furthermore, the results of our safety review of the PXO at the intersection of Blantyre Avenue at Parkland Road revealed that the PXO at this intersection is operating in a safe and efficient manner, and continues to be a suitable location for a PXO.

Links to Background Information

2007-sc2-17

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-17_394.pdf

SC2.18	ACTION			Wards: 36
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Feasibility of Long Term Parking on Linton Avenue

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. No changes to the existing parking regulations on Linton Avenue be considered at this time.

Financial Impact

There are no financial implications if Council agrees with the staff recommendation.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of parking studies performed on Linton Avenue. Since the majority of residents of Linton Avenue appear to have adequate access to off-street parking by means of private driveways and garages, no changes to the existing parking regulations are proposed at this time.

Links to Background Information

2007-sc2-18

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-18_395.pdf

SC2.19	ACTION			Wards: 37
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Proposed Installation of Traffic Control Signals on Ashtonbee Road at Lebovic Avenue

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. traffic control signals be approved at the intersection of Ashtonbee Road and the Lebovic Avenue Extension; and
2. the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

This project is an integral part of the Golden Mile Employment District and accordingly should be funded from the Golden Mile Employment District Transportation System Improvement Charge (TSI Charge) Reserve fund, resulting in no financial impact on the Transportation Services Budget. The construction of the new Traffic Control Signals is estimated at \$112,500.00. In addition, modifications are required to the existing signal plant at the Eglinton Avenue and Lebovic Avenue intersection. The cost for these modifications is estimated at \$55,000.00.

The Deputy City Manager and the Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

Due to the construction of significant new retail/commercial development within the Golden Mile Employment District, traffic volumes are anticipated to meet the required technical criteria to warrant the installation of traffic control signals at the Ashtonbee Road and Lebovic Avenue intersection. This report recommends the installation of these traffic signals.

Links to Background Information

2007-sc2-10

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-10_396.pdf

SC2.20	ACTION			Wards: 37
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Feasibility of Installing Traffic Control Signals at the Intersection of Lawrence Avenue East and Elinor Avenue

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. Traffic control signals not be installed at the intersection of Lawrence Avenue East and Elinor Avenue at this time.

Financial Impact

There are no financial implications if Council agrees with the staff recommendation.

Summary

This report describes a review of the feasibility of installing traffic control signals at the intersection of Lawrence Avenue East and Elinor Avenue. Transportation Services staff conducted a Traffic Control Signal Warrant Study at the subject intersection using traffic volumes recorded over the peak eight hours of a typical weekday. The results of these studies indicate that the technical warrants for the installation of traffic control signals are not met at this time.

Links to Background Information

2007-sc2-20

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-20_399.pdf

SC2.21	ACTION			Wards: 38
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Proposed Minor Street Stop Sign on Toulon Road at Fortune Gate in the Woburn Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. the "Compulsory Stops" regulation, as identified in the Appendix 1 of this report, be adopted; and
2. the appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$1,050.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report responds to a request to install a minor street stop sign at the uncontrolled intersection of Toulon Road and Fortune Gate. At the same time, staff also reviewed the installation of minor street stop signs at six other uncontrolled three-way intersections (Barnes Crescent at Chandler Drive, Barnes Crescent at Janray Drive, Brewton Road at Wortham Drive, Delawana Drive at Densgrove Road, Lucerne Court at Janray Drive and Millmere Drive at Densgrove Road) in the Woburn Neighbourhood. It is recommended that minor street stop signs be installed at the seven uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Links to Background Information

2005-sc2-21

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2005-sc2-21_402.pdf

SC2.22	ACTION			Wards: 38
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Proposed Stop Controls at the West Intersection of Dolly Varden Boulevard and Bluefin Crescent in the Woburn Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. An all-way stop control not be installed at the west intersection of Dolly Varden Boulevard and Bluefin Crescent.

2. The “Compulsory Stops” regulation, as identified in the Appendix 1 of this report, be adopted.
3. The appropriate by-law be amended.

Financial Impact:

The financial cost of installing these stop controls is approximately \$900.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report responds to a request to install all-way stop controls at the west intersection of Dolly Varden Boulevard and Bluefin Crescent. At the same time, staff reviewed the installation of minor street stop signs at five other uncontrolled three-way intersections in the Woburn Neighbourhood. It is recommended that minor street stop signs be installed at the six uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Links to Background Information

2007-sc2-22

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-22_404.pdf

SC2.23	ACTION			Wards: 39
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Proposed Speed Limit Reduction on L’Amoreaux Drive

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The 40 kilometre per hour speed limit on L’Amoreaux Drive as identified in Appendix 1 of this report be adopted.

2. The appropriate by-law be amended.

Financial Impact:

The financial cost of installing these stop controls is approximately \$2,000.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of traffic studies conducted on L'amoreaux Drive, where a 40 kilometre per hour (km/h) speed limit is technically justified for implementation between Birchmount Road and Bridletowne Circle.

Links to Background Information

2007-sc2-23

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-23_405.pdf

SC2.24	ACTION			Wards: 40
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Proposed Minor Street Stop Signs at Three Intersections in the Tam O'Shanter-Sullivan Neighbourhood

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. the "Compulsory Stops" regulations, as identified in Appendix 1 of this report, be adopted; and
2. the appropriate by-laws be amended.

Financial Impact

The additional financial cost of installing stop controls recommended in this report is approximately \$1,650. The funding for these controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report responds to a request to install minor street stop signs at the uncontrolled intersections of Birchard Street and Aragon Avenue, and Minnowburn Street and Marlbank Road in the Tam O'Shanter-Sullivan Neighbourhood. In addition, Transportation Services staff has identified nine other three-way uncontrolled intersections in the immediate area (i.e., Amulet Street at Amethyst Road, Amulet Street at Malamute Crescent, Birchard Street at Corundum Crescent, Carncastle Gate at Moraine Hill Drive, Corundum Crescent at Moraine Hill Drive, Horizon Crescent at Amethyst Road, Lynn Gate Crescent at Amulet Street, Lynn Gate Crescent at Malamute Crescent and Malamute Crescent at Amethyst Road) that would benefit from a minor street stop sign. Enacting the by-laws will clearly define the right-of-way and allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Links to Background Information

2007-sc2-24

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-24_607.pdf

SC2.25	ACTION			Wards: 40
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Proposed Speed Limit Reduction on Earlton Road

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The 40 kilometre per hour speed limit on Earlton Road, as identified in Appendix 1 of this report, be adopted.
2. The appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$2,000.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of traffic studies conducted on Earlton Road, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation between Araman Drive and Jade Street.

Links to Background Information

2007-sc2-25

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-25_409.pdf

SC2.26	ACTION			Wards: 40
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Proposed Speed Limit Reduction on Christina Crescent

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The 40 kilometre per hour speed limit on Christina Crescent, as identified in Appendix 1 of this report be adopted.
2. The appropriate by-law be amended.

Financial Impact:

The financial cost of installing these speed limit signs is approximately \$1,400. The funding for these stop controls is available in the Transportation Services 2007

Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides the results of traffic studies conducted on Christina Crescent, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over its entire length.

Links to Background Information

2007-sc2-26

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-26_408.pdf

SC2.27	ACTION			Wards: 44
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Proposed Minor Street Stop Signs at Three New Intersections in the Highland Creek Neighbourhood

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted.
2. The appropriate by-laws be amended.

Financial Impact:

There is no cost to the City at this time.

The developer of these new streets is responsible for funding the installation of these stop signs as outlined in the Subdivision Agreement with the City. Similarly, the developer, is also responsible for funding the installation of “No Heavy Truck” signs.

Summary

This report describes the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Highland Creek Neighbourhood. These intersections are Bazalgette Drive at Cosens Street, Bellew Gate at Cosens Street and Bellew Gate at Scarboro Avenue. An enacting by-law is required to allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Links to Background Information

2007-sc2-27

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-27_410.pdf)

SC2.28	ACTION			Wards: 44
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Proposed Minor Street Stop Signs at Three Intersections in the Centennial Scarborough Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted.
2. The appropriate by-laws be amended.

Financial Impact:

Most of the funds associated with the installation of the stop sign in the new development will be provided by the developer as outlined in the Subdivision Agreement with the City.

The additional financial cost of installing two stop controls in an existing adjacent subdivision is approximately \$300.00. The funding for these controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report describes the need to install a stop sign at a three-way uncontrolled intersection in a new development in the Centennial Scarborough Neighbourhood. In addition, stop signs at two similar intersections in an adjacent subdivision are also recommended. These intersections are: Karina Road at Linderwood Drive, Laura Ellis Court at Brumwell Street and Yulewood Gate at Linderwood Drive. Also, as it is standard practice, the by-law of new local roadways with a heavy truck prohibition, will be dealt with at the same time. Enacting the by-laws will clearly define the right-of-way and allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Links to Background Information

2007-sc2-28

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-28_411.pdf

SC2.29	Information			Wards: 35
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Status Report -- Official Plan and Zoning Application -- 25 Herron Avenue

(December 20, 2006) report from Director, Community Planning, Scarborough District

Summary

This report is to advise Scarborough Community Council on the status of negotiations with the applicant with respect to the proposed development form and density, and on the status of the owner's appeal of this application to the Ontario Municipal Board.

Links to Background Information

2007-sc2-29

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-29_412.pdf

SC2.30	ACTION			Wards: 44
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Final Report -- Part Lot Control Application -- 6363-6405 Kingston Road

(December 15, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law for Blocks 7 to 17, Registered Plan 2431 on Stagecoach Circle;
2. City Council deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of passing;
3. City Council direct staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required;
5. City Council authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council 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, City Planning Division or his delegate; and
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium has been registered.

Summary

The applicant is currently constructing a 74 unit residential development that includes 6 single-detached homes and 68 townhouses on Kingston Road and a new public street, Stagecoach Circle, in the Highland Creek community. In order to allow for the individual conveyance of the townhouses and the registration of maintenance easements, the applicant has applied to lift part lot control. This report recommends approval of the application. This will enable the separate conveyance of the townhouse units and the registration of maintenance easements.

Links to Background Information

2007-sc2-30

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-30_448.pdf

SC2.31	ACTION			Wards: 36
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Preliminary Report -- Official Plan, Zoning and Site Plan Applications -- 2498 Gerrard Street East

(December 22, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. staff be directed to process the application concurrently with the Birchcliff Quarry Lands Study;
2. staff be directed to schedule a community meeting together with the Ward Councillor and adjacent Ward Councillors within the context of the ongoing Area Study and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. staff be directed to report back to the Planning and Growth Management Committee on the status of the Birchcliff Quarry Lands Area Study in the first quarter of 2007 and include in such report a status update of the applications.

Summary

Applications have been submitted to permit an Official Plan Amendment, Zoning By-law Amendment and for a Site Plan Approval to permit a gas bar, carwash and convenience store at 2498 Gerrard Street East. The existing gas bar and car wash would be replaced. This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. The subject applications should be processed and evaluated concurrently with the Birchcliff Quarry Lands Area Study currently underway. A status report on the Area Study will be prepared and presented to the Planning and Growth Management Committee in the first quarter of 2007. The status report will also outline the progress of the applications.

Links to Background Information

2007-sc2-31

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-31_413.pdf

SC2.32	ACTION			Wards: 36
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Preliminary Report -- Zoning Application -- East of Midland Avenue, west of Brimley Road, south of CN rail line, north of St. Clair Avenue

(December 12, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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 the Phase 3 Scarborough Transportation Corridor Land Use Study, Working Group; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

An application has been submitted to amend the zoning by-law to permit; model homes to be constructed prior to the registration of the plan of subdivision, an increase in the height of proposed single and semi-detached dwellings, one step to encroach within the parking space in the garage, and the frontage for pie shaped lots for single and semi-detached dwellings to be measured at the minimum setback line for the dwellings. The property is located on the east side of Midland Avenue, west of Brimley Road, south of the CN rail line. A draft plan of subdivision for 132 residential units was approved by the Ontario Municipal Board in October 2006 on this property. The application has been circulated to agencies and City divisions for review and comment. The report seeks direction to hold a community consultation meeting and a public meeting under the Planning Act targeted for the first quarter of 2007. This target date assumes that the applicant will provide all required information in a timely manner.

Links to Background Information

2007-sc2-32

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-32_414.pdf

SC2.33	ACTION			Wards: 37
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Preliminary Report -- Rezoning Application 06 128396 ESC 37 OZ -- Eruv Holdings Inc., E. I. Richmond Architects Ltd. -- 909 Midland Avenue - Eglinton Community (Deferred from September 13, 2006 meeting)

Recommendations

It is recommended that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised grade-related residential development proposal, in keeping with the Development Infrastructure Policy and Standards (DIPS) or another acceptable built form alternative, has been submitted by the applicant for review;
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.

Summary

To provide 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.

Links to Background Information

2007-sc2-33

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-33_415.pdf

SC2.34	ACTION			Wards: 37
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Final Report - Birchmount Road Area Study Design Framework

(January 2, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council endorse the design framework for reviewing development applications which propose residential infill and intensification generally between 1463 and 1485 Birchmount Road, as set out on Attachment 6; and
2. City Council direct staff to continue their review of the active Official Plan and Zoning By-law Amendment application for 1483-1485 Birchmount Road, including discussion with the applicant on changes to the proposal required to achieve consistency with this framework.

Summary

The purpose of this report is to advise Scarborough Community Council of the findings of the Birchmount Road Area Study, to recommend guiding design principles for any residential intensification within the study area, and to advise on the further processing of an application within the study area at 1483-1485 Birchmount Road. Any housing intensification within the study area should be limited to 1463 to 1485 Birchmount Road (excluding the two apartment buildings at 1475 and 1477), and should continue to be evaluated on an individual basis through site specific rezoning and site plan applications having regard to the design framework proposed in Attachment 6.

Links to Background Information

2007-sc2-34

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-34_416.pdf

SC2.35	ACTION			Wards: 38
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Preliminary Report -- Zoning Application -- 2040 – 2050 Ellesmere Road

(December 20, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

An application has been submitted to remove zoning limitations on the amount of non-office use space permitted as a proportion of overall built gross floor area, to reduce parking requirements for retail, office, service and restaurant uses, and to remove a Holding Provision (H) at 2040 – 2050 Ellesmere Road. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. Community consultation should proceed early in 2007. The Public Meeting will be targeted prior to the 2007 summer recess of Council, but this assumes that the applicant will provide all requested information in a timely manner.

Links to Background Information

2007-sc2-35

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-35_417.pdf

SC2.36	ACTION			Wards: 40
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Preliminary Report -- Official Plan and Zoning Applications -- 10 Chichester Place

(December 20, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. Applications to amend the Official Plan and Zoning By-law have been submitted to amend the community benefits previously secured under Section 37 of the Planning Act that required the development of a new, purpose-built, rental apartment building at 10 Chichester Place. The applications should proceed through the standard planning review process. A Final Report and a Public Meeting will be scheduled once all the identified issues have been resolved and the required information is provided in a timely manner.

Links to Background Information

2007-sc2-36

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-36_418.pdf

SC2.37	ACTION			Wards: 40
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Preliminary Report -- Official Plan, Zoning and Subdivision Applications -- 2055 Kennedy Road

(December 20, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on the further processing of the applications and on the community consultation process. Applications have been submitted to secure amendments to an existing draft approved plan of subdivision, for a new mixed-use community, and related amendments to the official plan and zoning by-law for the lands at 2055 Kennedy Road. The applications should proceed through the regular planning review process. If all required information is provided in a timely manner and the issues resolved, a Final Report and the Public Meeting may be targeted for the second quarter of 2007.

Links to Background Information

Preliminary Report - OPA, Zoning and Sub. Applications - 2055 Kennedy Road
[http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/Preliminary_Report - OPA, Zoning and Sub. Applications - 2055 Kennedy Road_36.doc](http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/Preliminary_Report_-_OPA,_Zoning_and_Sub._Applications_-_2055_Kennedy_Road_36.doc)

SC2.38	ACTION			Wards: 41
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Preliminary Report -- Rezoning Application -- 1780 Markham Road

(December 21, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

An application has been submitted for rezoning to provide for retail and other commercial uses on this site, formerly occupied by a Ford dealership, to permit a 3 660 square metre (39,400 square foot) shopping centre. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. A Community Information Meeting will be scheduled for the first quarter of 2007. All issues raised will be addressed prior to the scheduling of the statutory Public Meeting at Community Council, which is targeted for the second quarter of 2007. The target dates assume that the applicant will provide all required information in a timely manner.

Links to Background Information

2007-sc2-38

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-38_419.pdf

SC2.39	ACTION			Wards: 42
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Preliminary Report -- Zoning Application -- North-east corner of Markham Rd and Passmore Ave

(December 21, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

An application has been submitted to rezone the subject lands from Agricultural Zone to Industrial Zone to permit the use of the lands for industrial development. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. The proposed zoning is consistent with the City's Official Plan as well as the permitted uses and existing development on abutting sites. The site is centrally located within an employment area. It is recommended that a Community Consultation Meeting be held together with the Ward Councillor. Following the Community Consultation meeting, it is recommended that the application be brought forward for a Public Meeting at Community Council in accordance with the Planning Act. This meeting is targeted for the third quarter of 2007. The target date assumes that the applicant will provide any required information in a timely manner.

Links to Background Information

2007-sc2-40

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-40_420.pdf)

SC2.40	ACTION			Wards: 42
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Preliminary Report -- Zoning and Draft Plan of Subdivision Applications -- Staines Road, South of Steeles Avenue

(December 20, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends 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.

Summary

Applications have been submitted for rezoning and draft plan of subdivision approval for a

residential subdivision of 86 dwelling units. This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. A Community Information Meeting will be scheduled for the first quarter of 2007 and, subject to the resolution of all issues, a statutory Public Meeting will be targeted for the second quarter of 2007. The target dates assume that the applicant will provide all required information in a timely manner.

Links to Background Information

2007-sc2-41

(http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-41_423.pdf)

SC2.41	ACTION	1:30 PM		Wards: 41
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Final Report -- Zoning Application -- 160 Nashdene Road

Statutory - Planning Act, RSO 1990

Recommendations

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

An application has been submitted to amend the Zoning by-law to permit a restaurant with a drive-through operation at the north-west corner of Nashdene Road and Markham Road. There were no significant issues raised through circulation or community consultation. The Toronto Official Plan indicates that uses that support the prime economic function of Employment Areas, such as restaurants, must be readily accessible within Employment Areas. The proposed restaurant represents good planning as it will provide a dining facility for area business workers to use in close proximity to their respective places of work. This report reviews and recommends approval of the application to amend the Employment Districts Zoning By-law No. 24982.

Links to Background Information

2007-sc2-41

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-41_426.pdf

SC2.42	ACTION	1:30 PM		Wards: 42
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Final Report -- Zoning Application -- 28 Orchid Place Drive

Statutory - Planning Act, RSO 1990

(December 21, 2006) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the Malvern (West) Community Zoning By-law No. 14402, substantially in accordance with the draft Zoning By-law shown in Attachment 5; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

This report reviews and recommends approval of an application to amend the zoning by-law to permit a four-storey commercial, retail and office building along the Markham Road frontage of the site. This proposal is appropriate and represents good planning. The provision of small-scale retail, service and office uses that serve the needs of area residents are consistent with the Apartment Neighbourhoods designation of the Official Plan. The scale, siting and proposed commercial uses will add animation and pedestrian traffic to the east side of Markham Road and will help mitigate the noise emanating from Markham Road from the future residential uses immediately to the east. It is recommended that Community Council approve this zoning by-law amendment application to permit the development of a four-storey commercial, retail and office building as reflected in the attached draft zoning by-law.

Links to Background Information

2007-sc2-42

http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/2007-sc2-42_428.pdf