
Scarborough Community Council

Meeting No.	4	Contact	Betty Henderson, Administrator
Meeting Date	Tuesday, March 27, 2007	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

Councillor Norman Kelly (Chair) Councillor Raymond Cho (Vice-Chair)	Councillor Paul Ainslie Councillor Brian Ashton Councillor Glenn De Baeremaeker Councillor Mike Del Grande	Councillor A.A. Heaps Councillor Chin Lee Councillor Ron Moeser Councillor Michael Thompson
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Schedule of Timed Items

9:-45 a.m. - Item SC4.1
 10:00 a.m. - Item SC4.2
 1:30 p.m. - Item SC4.29 – SC4.34

Introduction and Enactment of General Bills and the Bill to Confirm the Proceedings of Community Council will be last items.

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

Confirmation of Minutes – February 13, 2007

Speakers/Presentations – A complete list will be distributed at the meeting

Communications/Reports

SC4.1	Presentation	9:45 AM		
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Scarborough Civic Action Network**Summary**

Presentation by Scarborough Civic Action Network on the findings and suggestions from the Scarborough Community Summit.

SC4.2	ACTION	10:00 AM	Transactional	Ward: 44
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Naming of Private Lane located at 18 Tideswell Boulevard as "Huxtable Lane"

Statutory - City of Toronto Act, 2006

Recommendations

That the draft by-law from the City Solicitor be enacted by City Council.

Summary

To enact By-law to name a private lane.

Background Information

18 Tideswell Blvd - Rename

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2058.pdf>)

SC4.3	ACTION		Delegated	Ward: 38
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Request for Fence Exemption - 40 Centre Street (Deferred from January 16, 2007 meeting)

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

Recommendations

The Scarborough District Manager, Municipal Licensing and Standards, recommends 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.

Background Information

40 Centre Street - Fence

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1887.pdf>)

SC4.4	ACTION		Delegated	Ward: 38
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Request to Designate 23 Doerr Road as a Natural Garden

(March 6, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

1. As Parks, Forestry and Recreation-Natural Environments, stated that this is a natural garden, Municipal Licensing and Standards recommends that the exemption be granted, subject to the following conditions:
 - a. the natural garden being limited to private property only; and
 - b. the natural garden be kept to a maximum of one meter in height within 2.4 metres of the front property line.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 23 Doerr Road to be exempted from Chapter 489 – Grass and Weeds, section 489-2. This section states that the

maximum height of grass and weeds cannot exceed 20 centimetres. This report is to consider this exemption request in accordance with Chapter 489, Grass and Weeds, section 489-3(E)(6) and have their yards(s) designated a Natural Garden, as follows:

(6) An owner or occupant requesting a review of a notice, and any other interested person, shall be heard by the community council which may recommend that Council: (a) Grant the exemption, with or without conditions, and cancel the notice; or (b) Confirm the notice and direct that a second notice be given under this section.

Background Information

23 Doerr Road - Natural Garden - March 6 report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2219.pdf>)

4a Natural Garden Exemption Request - Toronto Municipal Code, Chapter 489 - 23 Doerr Road (Deferred from January 16, 2007 meeting)

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

Recommendations

The Scarborough District Manager, Municipal Licensing and Standards, recommends that 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.

Background Information

23 Doerr Road - Natural Garden Exemption

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1880.pdf>)

SC4.5	ACTION		Delegated	Ward: 36
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Request to Designate 32 Woodland Park Road as a Natural Garden

(March 1, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

1. As Parks, Forestry and Recreation-Natural Environments, stated that this is a natural garden, Municipal Licensing and Standards recommends that the exemption be granted, subject to the following conditions:
 - a. the natural garden being limited to private property only; and
 - b. the natural garden be kept to a maximum of 1 metre in height within 2.4 metres of the front property line.

Summary

The purpose of this report is to consider a request by the owner(s) of 32 Woodland Park Road to be exempted from Chapter 489-Grass and Weeds, section 489-2. This section states that the maximum height of grass and weeds cannot exceed 20 centimetres. This report is to consider this exemption request in accordance with Chapter 489, Grass and Weeds, section 489-3(E)(6) and have their yard(s) designated a Natural Garden, as follows:

(6) An owner or occupant requesting a review of a notice, and any other interested person, shall be heard by the community council which may recommend that Council:

(a) Grant the exemption, with or without conditions, and cancel the notice; or (b) Confirm the notice and direct that a second notice be given under this section.

Background Information

32 Woodland Park Road - Natural Garden

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1888.pdf>)

SC4.6	ACTION		Delegated	Ward: 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 January 16, 2007 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 that the request for variance be denied.

Financial Impact

There are no financial implications resulting from the adoption of 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.

The sign areas of the proposed ground signs are larger than the sign areas permitted by the Sign By-law, by 15.63 square meters or 61.61 percent for sign 'A' and by 18.93 square meters or 85.77 percent 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.

Background Information

1900 Eglinton Avenue East - Signs
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1883.pdf>

6a 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 (Deferred from January 16, 2007 meeting)

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

Recommendations

The Director of Building and Deputy Chief Building Official recommends that the 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.

Background Information

1900 Eglinton Avenue East - Signs
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1884.pdf>

SC4.7	ACTION		Delegated	Ward: 37
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Three Facial Signs at 1125 Kennedy Road (Deferred from January 16, 2007 meeting)

(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.
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.

Financial Impact

There are no financial implications resulting from this report.

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 52.77 square meters or 338.0 percent. 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.

Background Information

1125 Kennedy Road - Signs

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1885.pdf>

SC4.8	ACTION		Delegated	Ward: 38
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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 at 941 Progress Avenue

(March 9, 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 requested variances be approved, subject to the removal of the existing ground sign prior to the installation of the proposed ground sign.
2. The applicant be informed to obtain a sign permit prior to the installation of the proposed sign.

Financial Impact

There are no financial implications resulting from this report.

Summary

This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

To review and make recommendations on a request by Nicole Paul, of WSI Sign Systems Ltd., on behalf of Centennial College, for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of one ground sign at the above address.

The by-law allows only one ground sign. To comply with this requirement the owner proposes to remove the existing ground sign prior to the installation of the proposed sign. The sign area and the height of the proposed sign are not in compliance with the requirements of the by-law and this report deals with the required variances to allow the erection of the proposed sign.

The proposed sign will be erected 22.2 meters (72'-10") away from a traffic light in the immediate area. Transportation Services, Traffic Operations staff of the Scarborough District reviewed the proposal and indicated that they have no objections to the proposed location of the ground sign.

The requested variances, for sign area and height, are considered by staff to be minor and necessary, due to the terrain conditions, and recommend the variances to be approved.

Background Information

941 Progress Avenue - Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2062.pdf>)

SC4.9	ACTION		Transactional	Ward: 37
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11 Mooregate Avenue - City-owned Tree Removal

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that the request to remove the two (2) City-owned honey locust trees fronting 11 Mooregate Avenue be denied.

Financial Impact

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

Summary

The Ward Councillor, on behalf of the property owner, has requested that Urban Forestry report on a request to remove two (2) City-owned honey locust trees that are 48 centimetres and 51 centimetres in diameter, located on City property fronting 11 Mooregate Avenue. The request for tree removal has been made due to the property owner's concern that tree roots may be causing damage to the foundation of the house.

Inspection of the trees by staff revealed that the trees are in good condition. Both are located approximately six metres from the front of the house. Urban Forestry staff were unable to detect any damage to the foundation; however, the area had not been excavated. With respect to damage to foundations, poor or deteriorating foundations allow water to penetrate and the freezing and thawing of this water causes cracks. The presence of any roots in cracks is circumstantial. With proper care and maintenance, the trees should continue to provide benefits to the community for years to come. Therefore, Urban Forestry cannot support removal of these trees.

Background Information

11 Mooregate Avenue - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2202.pdf>)

SC4.10	ACTION		Transactional	Ward: 37
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22 Oakworth Crescent - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that the request for permit to remove one (1) privately-owned tree at 22 Oakworth Crescent be denied.

Financial Impact

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

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned 65-centimetre diameter American elm tree located at the front at 22 Oakworth Crescent. The application has been made due to concerns expressed by the property owner that tree roots are causing sewer problems, and proximity of the tree to overhead wires and the house.

A planting plan has not been submitted with the application.

Inspection of the tree by staff revealed that the tree is in fair condition. The tree is considered significant to the neighbourhood since there are few American elms remaining. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

22 Oakworth Crescent - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1891.pdf>)

SC4.11	ACTION		Transactional	Ward: 37
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20 Penetang Crescent - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that the request for permit to remove one (1) privately-owned tree at 20 Penetang Crescent be denied.

Financial Impact

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

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned 70-centimetre diameter silver maple tree located at the front of 20 Penetang Crescent. The application has been made due to concerns expressed by the property owner that tree roots are causing damage to walkways, driveways and drains at 18 and 20 Penetang Crescent.

A planting plan has been submitted with the application that shows the planting of one (1) linden tree should approval be granted to remove the silver maple tree.

Inspection of the tree by staff revealed that the tree is in fair to good condition. The tree is well maintained, has a full, natural crown, and is considered significant to the neighbourhood. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the removal of this tree.

Background Information

20 Penetang Crescent - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1890.pdf>)

SC4.12	ACTION		Transactional	Ward: 43
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90 Cultra Square - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that the request for permit to remove one (1) privately-owned tree at 90 Cultra Square be denied.

Financial Impact

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

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned twin-stem Carolina poplar tree having diameters of 52 centimetres and 58 centimetres, located at the front of 90 Cultra Square. The application has been made due to concerns expressed by the property owner that tree roots are causing damage to the driveway at 92 Cultra Square and ongoing sewer backup problems at 90 Cultra Square.

The Arborist Report indicates that the owner is willing to plant one replacement tree; however a replanting plan was not submitted with the application.

Inspection of the tree by staff revealed that the tree is in good condition. The tree is well-maintained, and has a full, well-shaped crown, and is one of the largest and most significant

trees in the neighbourhood. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

90 Cultra Square - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1892.pdf>)

SC4.13	ACTION		Delegated	Ward: 35
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Request for Traffic Calming and One-Way Street Operation on Thora Avenue (Deferred from January 16, 2007 meeting)

(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 Thora Avenue be considered at this time.

Financial Impact

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

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

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.

Background Information

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1875.pdf>)

13a Feasibility of Implementing a One-Way Street (southbound) on Thora Avenue from Danforth Avenue to Wakehood Street (Deferred from January 16, 2007 meeting)

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

Recommendations

Transportation Services, Scarborough District, recommends that this report be received for information.

Financial Impact

There are no financial implications associated with receipt of this report.

Summary

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

Background Information

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1877.pdf>)

13b Feasibility of Implementing Traffic Calming on Thora Avenue (Deferred from January 16, 2007 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.

Background Information

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1876.pdf>)

SC4.14	ACTION		Transactional	Ward: 35
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Request to Prohibit Train Whistle Blowing – Pedestrian Railway Crossing East of Corvette Avenue

(March 9, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. City Council pass a resolution to prohibit train whistling at the rail crossing at mileage 59.96 of the Uxbridge Subdivision, a pedestrian crossing east of Corvette Avenue.
2. Staff send GO Transit, Transport Canada and all relevant organisations contained in Schedule C of the Transport Canada Railway Safety Directorate Guidelines a copy of this report.
3. City Council amend Toronto Municipal Code Chapter 591, Noise, accordingly.

Financial Impact

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

Summary

This report responds to a request to prohibit train whistling at the at-grade pedestrian crossing of the GO Transit Uxbridge Subdivision, east of Corvette Avenue.

Council's approval of the by-law amending Toronto Municipal Code Chapter 591, Noise, will require GO Transit to instruct train crews to cease and desist using train whistling at this crossing except when there is an emergency.

Background Information

Prohibit Train Whistle Blowing - Corvette Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2185.pdf>)

SC4.15	ACTION		Transactional	Ward: 38
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Proposed Stop Controls at the West Intersection of Dolly Varden Boulevard and Bluefin Crescent in the Woburn Neighbourhood (Deferred from January 16, 2007 meeting)

(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.

Background Information

Dolly Varden Blvd - Stop Controls

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1882.pdf>)

SC4.16	ACTION		Transactional	Ward: 39
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Request for All-Way Stop Controls on Sanwood Boulevard, Canongate Trail and Area

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. All-way stop controls not be installed on Sanwood Boulevard at Gold Medal Road.
2. All-way stop controls not be installed on Shepton Way at Gold Medal Road.
3. All-way stop controls not be installed on Canongate Trail at Chapel Park Square/Coverdale Crescent.
4. All-way stop controls not be installed on Canongate Trail at Holmbush Crescent (east).
5. All-way stop controls not be installed on Canongate Trail at New Forest Square /Elmfield Crescent.

Financial Impact

There is no financial impact if Scarborough Community Council agrees with the staff recommendations.

Summary

This report provides the results of All-way stop control studies conducted at the intersections of Sanwood Boulevard and Gold Medal Road, Gold Medal Road and Shepton Way, Canongate Trail and Chapel Park Square/Coverdale Crescent, Canongate Trail and Holmbush Crescent (east) and Canongate Trail and New Forest Square/Elmfield Crescent.

Traffic studies reveal that the technical warrants for the installation of All-way stop controls are not met at any of the above listed intersections at this time.

Background Information

Sanwood Blvd, Canongate Trail and Area - All-Way Stop Controls
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2184.pdf>

SC4.17	ACTION		Transactional	Ward: 39
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Proposed Speed Limit Reduction on Shepton Way

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The 40 kilometre per hour speed limit on Shepton Way, 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 \$2,400.00. The funding for these signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

Summary

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

Background Information

Shepton Way - Speed Limit Reduction

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2191.pdf>)

SC4.18	ACTION		Transactional	Ward: 39, 41
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Proposed Speed Limit Reduction on Belgreen Avenue

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. A 40 kilometre per hour speed limit not be implemented on Farmington Crescent, Linwood Avenue and Havendale Road.
2. The 40 kilometre per hour speed limit on Belgreen Avenue, as identified in Appendix 1 of this report be adopted.
3. The appropriate by-law be amended.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$2,000.00. Funding for these speed limit signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226

Summary

This report provides the results of traffic studies conducted on Belgreen Avenue, Farmington Crescent, Linwood Avenue and Havendale Road considering 40 kilometre per hour speed (km/h) speed limits. Of the four subject roadways, a 40 km/h speed limit is technically justified and recommended on Belgreen Avenue only.

Background Information

Belgreen Avenue - Speed Limit Reduction

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2192.pdf>

SC4.19	ACTION		Transactional	Ward: 40
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Proposed Minor Street Stop Signs in the Lowcrest Boulevard Area

(March 9, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. All-way stop control not be installed at the intersection of Lowcrest Boulevard and Shrewsbury Square.
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 \$1,050.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

Summary

This report responds to a request to install All-way stop controls at the uncontrolled intersection of Lowcrest Boulevard and Shrewsbury Square. The report also shows that this intersection failed to meet the required technical warrant for this type of control; however, Transportation Services staff recommend the installation of a minor street stop sign on Shrewsbury Square at this intersection, as well as the installation of minor street stop signs at five other uncontrolled

intersections in the Tam O'Shanter-Sullivan Neighbourhood.

Council's approval of installing minor street stop signs at these six uncontrolled intersections will clearly define the right-of-way and regulate traffic flow at these intersections.

Background Information

Lowcrest Boulevard Area - Proposed Minor Street Stop Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2183.pdf>)

SC4.20	ACTION		Transactional	Ward: 44
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Assumption of Services - Brucegate Holdings Inc. - Registered Plan of Subdivision 66M-2369 - East Side of Manse Road, North of Lawrence Avenue East

(March 13, 2007) report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2369 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2369.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Brucegate Holdings Inc. - Assumption - E of Manse Rd, N of Lawrence

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2069.pdf>)

SC4.21	ACTION		Transactional	Ward: 44
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Assumption of Services - Brucegate Holdings Inc. - Registered Plan of Subdivision 66M-2367 - East Side of Manse Road, South of Kingston Road

(March 13, 2007) report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2367 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2367.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Brucegate Holdings Inc. - Assumption - E of Manse Rd, S of Kingston Rd
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2071.pdf>

SC4.22	ACTION		Transactional	Ward: 44
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Assumption of Services - Umberto Cataudella and Catau Construction Limited - 46 Scarboro Avenue

(March 13, 2007) report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for the above development be assumed.
2. The Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$11,000.00 as set out in this report.
3. An assumption By-law be prepared to assume the municipal services in the above development.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Umberto Cataudella - Assumption of Services - 46 Scarboro Avenue
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2070.pdf>

SC4.23	ACTION		Transactional	Ward: 44
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27 - 35 Meadowvale Road – Zoning and Subdivision Applications Request for Direction

(March 12, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. The City Solicitor and the appropriate staff be directed to attend the Ontario Municipal Board Hearing to oppose the application for a zoning by-law amendment and draft plan of subdivision approval in their current form.
2. Staff be directed to continue to negotiate with the applicant in an attempt to resolve any outstanding matters including: the compatibility of the proposed development including proposed lot frontages and areas, tree preservation, grading, servicing, and archaeological assessment.
3. In the event the applicant revises the proposal to address the issues described in Recommendation 2 (and set out in this report) to the satisfaction of the Director of Community Planning, Scarborough District, the City Solicitor be authorized to settle the appeal and attend at the OMB to take such steps as required to implement the settlement.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a zoning by-law amendment and draft plan approval for a proposed 18-lot residential infill plan of subdivision for the rear portions of 27, 29, 31 and 35 Meadowvale Road, as illustrated on the key map below.

The purpose of this report is to seek City Council's direction for an upcoming Ontario Municipal Board (OMB) hearing scheduled for three days beginning on April 25, 2007 on the appealed zoning by-law amendment and subdivision applications.

Planning staff do not support the proposal in its current form. The development does not adequately address the issues that were previously raised in the preliminary report and through the review of the application, including lot frontages and lot areas compatible with the surrounding neighbourhood, tree preservation, grading, servicing and archaeological assessment.

Staff is willing to work with the applicant and attempt to resolve the outstanding issues. Successful resolution will depend on the extent to which the applicant is willing to address these issues and revise their proposal. If the issues cannot be resolved, it is recommended that appropriate City staff be directed to attend the OMB hearing in opposition to the subject

applications.

Background Information

27-35 Meadowvale Road - Zoning and Subdivision

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2175.pdf>)

SC4.24	ACTION		Transactional	Ward: 44
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97-103 and 121-127 Zaph Avenue – Zoning and Draft Plan of Subdivision Applications - Request for Direction

(March 5, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. The City Solicitor and the appropriate staff attend the Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. Staff continue to negotiate with the applicant in an attempt to resolve any outstanding matters, including increasing lot frontages by eliminating one proposed lot, ensuring that the proposal represents an orderly development of the lands, and developing a tree protection plan to protect as many trees as possible.
3. In the event the applicant revises the proposal to address the issues raised in this report, the City Solicitor be authorized to settle the appeal in consultation with the Director of Community Planning, Scarborough District.

Financial Impact

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

Summary

The purpose of this report is to seek City Council's direction for the May 9, 2007 Ontario Municipal Board hearing on appealed zoning by-law amendment and draft plan of subdivision applications for a proposed 35-lot residential plan of subdivision on consolidated lands located north of Euclid Avenue between Zaph Avenue and Meadowvale Road in Highland Creek Community.

Planning staff do not support the proposal in its current form. The development does not adequately address the issues that were previously raised in the Preliminary Report, and at the community consultation meeting. Staff is willing to work with the applicant to resolve the outstanding issues, including increasing lot frontages by eliminating one proposed lot, ensuring that the proposal represents an orderly development of the lands, and developing a tree protection plan to protect as many trees as possible.

Background Information

97-103 and 121-127 Zaph Avenue - Zoning and Draft Plan of Subdivision
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2173.pdf>

SC4.25	ACTION		Transactional	Ward: 35
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3520 Danforth Avenue – Zoning Application - Preliminary Report

(March 8, 2007) 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 upon receipt of the sun/shadow study and grading plans from the applicant.
2. The application be processed and considered within the context of the Danforth Avenue Study.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a mixed-use development consisting of a 12-storey building comprised of 126 residential units and ground floor commercial uses at 3520 Danforth Avenue.

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.

This application should proceed through the standard planning review process. The application will be presented to the community at a community information meeting to be held after the applicant provides a sun/shadow study and grading plans. It will be processed and considered within the context of the Danforth Avenue Study, and brought forward to a public meeting in accordance with the Planning Act.

Background Information

3520 Danforth Avenue - Zoning - PE

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2161.pdf>

SC4.26	ACTION		Transactional	Ward: 37
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Southwest Corner of Brimley Rd. & Progress Ave. - Official Plan & Zoning Applications - Preliminary Report

(March 8, 2007) 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Official plan and zoning by-law amendment applications have been submitted to permit an increase in density, an increase in the number of units, additional height and a change in the parking requirements for a mixed-use development on a vacant parcel of land at the southwest corner of Brimley Road and Progress Avenue. This site was previously approved for development by the Ontario Municipal Board (December, 2001) for a mixed use, 762-unit 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 application should proceed through the standard planning review process including the scheduling of a community meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Southwest Corner of Brimley Rd and Progress Ave - Zoning - PE
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2180.pdf>

SC4.27	ACTION		Transactional	Ward: 42
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3615 McNicoll Avenue - Official Plan and Zoning Application Preliminary Report

(March 9, 2007) 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

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

Summary

An application has been submitted to change the official plan designation and to rezone the subject lands to permit a Shell Canada gas bar with a 159 square metre (1,712 square foot) convenience store and a 132 square metre (1,421 square foot) car wash. A 262 square metre Tim Horton's restaurant (2,820 square foot) with a drive-through is also proposed. 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.

Background Information

3615 McNicoll Avenue - Official Plan and Zoning - PE
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2159.pdf>

SC4.28	ACTION		Transactional	Ward: 44
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262 Dean Park Road - Zoning and Subdivision Applications Preliminary Report

(March 12, 2007) 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant has filed applications for a zoning by-law amendment and draft plan of subdivision approval to permit 34 single detached residential lots at 262 Dean Park Road. These applications were made after January 1, 2007, and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the zoning amendment application and on the community consultation process.

The application should proceed through the regular planning review process. A final report and public meeting is targeted for the fall of 2007, provided that all required information is provided by the applicant in a timely manner and issues raised during the review are resolved.

Background Information

262 Dean Park Road - Zoning and Subdivision - PE

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2152.pdf>)

SC4.29	ACTION	1:30 PM	Transactional	Ward: 35
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Former CN Rail Spur North of St. Clair Avenue East between Warden Avenue and Birchmount Road – Official Plan Appeal and Zoning / Subdivision Applications – Request for Direction and Final Report

Statutory - Planning Act, RSO 1990

(March 9, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to attend the OMB prehearing and hearing on the owner's appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law) to support a modification to the Warden Woods Community Secondary Plan (OPA 1145) to designate the north portion of the lands as Neighbourhoods, as illustrated in Attachment 9, subject to Rexton Developments Ltd. withdrawing its appeal of Zoning By-law No. 950-2005.
2. City Council amend the Warden Woods Community Zoning By-law No. 950-2005, and the Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District) substantially in accordance with the draft zoning by-law amendment attached as Attachment 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
4. Before introducing the necessary zoning by-law amendment to City Council for enactment the owner be required to enter into an agreement, pursuant to Section 37 of the Planning Act securing community benefits and/or cash contributions including, but not limited to:
 - a. a cash payment prior to the enactment of the zoning by-law amendment, of \$1,300.00 per residential unit (for a minimum of 43 units), in a form satisfactory to the Chief Financial Officer and City Treasurer, to be used as a contribution towards a community centre to serve the Warden Woods Community;
 - b. pre-payment prior to the enactment of the zoning by-law amendment, in a form satisfactory to the Chief Financial Officer and City Treasurer, of the indoor recreation facilities portion of the Parks and Recreation component of the City's development charges, to be used as a contribution towards a community centre to serve the Warden Woods Community;
 - c. arrangements for the conveyance to the City of appropriate land and/or easements on the lands to the south shown as Part 1 and/or Part 3, Plan 66R-

19316, and the former CN rail bridge over St. Clair Avenue East abutting Part 1 and/or Part 3, Plan 66R-19316, to implement a pedestrian/cycling trail system for the subject lands as generally set out in the Toronto Bike Plan and the Warden Woods Community Secondary Plan, to the satisfaction of the General Manager of Transportation Services;

- d. an easement on Part 1 and/or Part 3, Plan 66R-19316 for that portion of the existing trail which leads from St. Clair Ravine Park to St. Clair Avenue East to facilitate continued public access to the parkland, to the satisfaction of the General Manager of Parks, Forestry & Recreation and no credit will be given towards the parkland dedication requirement in return for such easement.
5. Before introducing the necessary zoning by-law amendment to City Council for enactment:
 - a. the owner be required to make arrangements, satisfactory to the Executive Director, Technical Services, and if necessary, Hydro One Networks Inc., with respect to stormwater drainage for the subject lands;
 - b. the owner be required to make arrangements satisfactory to the TTC with respect to all required conveyances of land and/or easements for TTC purposes;
 - c. the City Solicitor ensure that the appropriate modifications to the Warden Woods Community Secondary Plan, providing for the proposed development, have been approved by the Ontario Municipal Board and are in effect;
 - d. the City Solicitor ensure that the owner's appeal of Warden Woods Community Zoning By-law No. 950-2005 has been resolved, and the by-law is in effect for the subject lands.
 6. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 2, subject to:
 - a. the conditions as generally listed in Attachment 11, which except as otherwise noted, must be satisfied or secured through the subdivision agreement before final approval;
 - b. such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
 7. City Council authorize the appropriate City officials to accept the conveyance, through a reference plan, of the portion of the future Street "K" located on the lands owned by Rexton Developments Ltd., plus any lands and/or easements required by the TTC, in advance of registration of the plan of subdivision, subject to the owner submitting an environmental assessment report and a remedial action plan, and receiving the City's peer review concurrence.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Applications have been submitted to amend the zoning by-law and for a draft plan of subdivision to permit 43 street townhouses on a section of the former CN rail spur north of St. Clair Avenue East between Warden Avenue and Birchmount Road.

This property is located adjacent to the residential development site at 725 Warden Avenue. Its use as an extension of that new neighbourhood represents good planning, now that the technical issues associated with the intervening Toronto Transit Commission (TTC) subway and its constraints upon servicing of the lands have been resolved.

This report reviews and recommends approval of the applications to amend the zoning by-law and for a draft plan of subdivision, subject to conditions including the contribution of appropriate community benefits. In addition, the report recommends that the City Solicitor be instructed to settle the Ontario Municipal Board (OMB) appeal of the Warden Woods Community Secondary Plan with respect to this site by agreeing to the establishment of a Neighbourhoods designation for the north portion of the lands.

Background Information

Former CN Rail Spur North of St. Clair Avenue East - Zoning/Subdivision
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2171.pdf>)

SC4.30	ACTION	1:30 PM	Transactional	Ward: 36
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East of Midland Avenue, West of Brimley Road, and South of the CN Rail line – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 6, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Midland/St. Clair Community Zoning By-law 842-2004 substantially in accordance with the draft zoning by-law amendment in Attachment 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as many be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Monarch Corporation has submitted a zoning amendment application for a 10.7 hectare (26.5 acre) property east of Midland Avenue, west of Brimley Road and south of the CN rail line where a draft plan of subdivision for 132 residential units was approved in October 2006. The applicant is requesting permission to construct model homes, an increase in the height of single and semi-detached dwellings, a step to encroach within the garage parking space and a reduction in the minimum frontage required for pie-shaped lots.

No concerns with the proposed amendments were raised by the community, the working group for the Phase 3 Scarborough Transportation Corridor (STC) Land Use study or staff from City divisions and agencies who reviewed the application.

Planning staff recommend approval of the application with the exception of reducing frontages for five lots. The proposed amendments are acceptable and do not raise land use compatibility issues. Allowing model homes is appropriate provided services, financial securities and access are secured. The proposed increase in the height of single and semi-detached dwellings is consistent with the urban design guidelines for this area. The step encroachment into the garage parking space is minor and will not impede the use of the parking space. Reducing the frontage for three of the pie-shaped lots in the plan of subdivision is appropriate as there is enough space for driveways and landscaping. Reducing the frontage for lots in the Phase 2 area of the plan near Brimley Road is not necessary at this time. A draft of the proposed zoning by-law amendment is included in Attachment 6.

Background Information

East of Midland Ave, west of Brimley Rd, south of CN rail line - Zoning - Final
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2169.pdf>

SC4.31	ACTION	1:30 PM	Transactional	Ward: 37
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Northeast corner of Midland Avenue and Progress Avenue – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 8, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 (Progress) substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.

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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit the development of a 223 square metres (2,400 sq.ft.) free-standing drive-through restaurant and 614 square metres (6,600 sq.ft.) of retail commercial space in a second building on this currently vacant site.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

Northeast corner of Midland Ave and Progress Ave - Zoning - Final
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2164.pdf>

Communications

(March 9, 2007) letter from M. Dewshi, 1179591 Ontario Inc. - SCMain
<http://www.toronto.ca/legdocs/mmis/2007/sc/comm/communicationfile-803.pdf>

SC4.32	ACTION	1:30 PM	Transactional	Ward: 41
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50-100 Scottfield Drive - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(March 8, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 (Marshalling Yards) substantially in accordance with the draft zoning by-law amendment attached as Attachment 7.
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.
3. Before introducing the necessary bills to Council for enactment, City Council require the owner to submit a site plan application under Section 41 of the Planning Act to the satisfaction of the Director of Community Planning, Scarborough District.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report reviews and recommends approval of the application to amend the zoning by-law to permit an additional 111-unit seniors' apartment building as part of the Yee Hong Centre for Geriatric Care at 50, 60, 80, 90 and 100 Scottfield Drive. The proposed third seniors' apartment building for the Yee Hong retirement and geriatric care centre will complement the existing and planned elements of the centre. This report recommends the by-law not be enacted by Council until a satisfactory site plan application is submitted.

Background Information

50-100 Scottfield Drive - Zoning - Final

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2162.pdf>)

SC4.33	ACTION	1:30 PM	Transactional	Ward: 43
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4274 Kingston Road and 165 to 177 Galloway Road – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 12, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the West Hill Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
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.
3. City Council amend Scarborough Site Plan Control By-law 21319 to include 165 to 177 Galloway Road within a Site Plan Control Area, substantially in accordance with the draft site plan control by-law attached as Attachment 7.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the zoning by-law to permit the development of 49 townhouses consisting of 13 units fronting on Kingston Road, 23 units fronting on Galloway Road and 13 units fronting on an 8 metre (26 feet) wide private street.

The proposed townhouse development will create new housing on a former motel site and vacant underutilized lands along an ‘Avenue’ where reurbanization and reinvestment is encouraged. The proposal provides for a comprehensive plan for the northeast quadrant of Kingston and Galloway Roads. The proposal includes 13 units fronting on a private street, which is appropriate in this case due to the unique property configuration and the ability to accommodate public garbage pick up and other City objectives. The proposal will improve the pedestrian environment along Kingston and Galloway Roads; create an attractive streetscape with buildings framing the streets; and make use of existing infrastructure such as transit and schools.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

4274 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2136.pdf>)

SC4.34	ACTION	1:30 PM	Transactional	Ward: 44
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922 – 930 Port Union Road – Zoning and Draft Plan of Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(March 12, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the Centennial Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
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.
3. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 5, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of the development.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Applications have been submitted for a zoning by-law amendment and draft plan of subdivision approval to permit 32 lots for single-detached dwellings on a 1.07 hectare (2.6 acre) property at 922-930 Port Union Road located on the west side of Port Union Road south of Highway 401.

The lot sizes and performance standards are compatible with existing residential development to the north and south. The proposed plan of subdivision promotes the orderly development of the land in keeping with plans of subdivision in the neighbourhood.

This report reviews and recommends approval of the application to amend the Centennial Community By-law in accordance with the draft zoning by-law amendment attached as Attachment 4.

Proposed conditions of draft plan approval are included in Attachment 5 that address requirements for roads, services, tree protection, street tree planting and other technical issues. Staff recommend draft approval of the draft plan of subdivision subject to the conditions included in Attachment 5.

Background Information

922-930 Port Union Road - Zoning and Subdivision

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2176.pdf>)

SC4.35	ACTION		Transactional	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Nomination of Two Citizen Representatives from the Scarborough Community Council area to the Heritage Toronto Board of Directors

Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees

(March 9, 2007) report from Nomination Selections Committee, Heritage Toronto

Recommendations

The Nominations Selection Committee for the Heritage Toronto Board recommends that:

1. The Scarborough Community Council recommend to Council the appointment of the selected individuals listed in confidential Attachment 1, to the Heritage Toronto Board of Directors for a term commencing upon approval for the current term of Council, or until a successor is appointed.
2. The names become public once Council appoints them.

Financial Impact

There are no financial implications to this report.

Summary

The Heritage Toronto Nominations Selection Committee recommends two citizen representatives from the Scarborough Community Council area to be approved as members of the Heritage Toronto Board of Directors for the 2006 - 2010 term of Council..

Background Information

Nomination two citizen representatives to Heritage Toronto Board of Directors
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2186.pdf>

SC4.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill