
Scarborough Community Council

Meeting No. 5
Meeting Date Tuesday, May 1, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
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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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Schedule of Timed Items

9:45 a.m. - Item SC5.2
9:50 a.m. - Item SC5.1
10:00 a.m. - Item SC5.3
10:15 a.m. - Item SC5.6
1:30 p.m. - Item SC5.22

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

Moment of Reflection.

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

Confirmation of Minutes –March 27 , 2007

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

Communications/Reports

SC5.1	Presentation	9:50 AM		
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Scarborough Highlight

Summary

Verbal/visual presentation by a Scarborough resident or representative of a Scarborough based organization.

SC5.2	ACTION	9:45 AM	Delegated	Ward: 43
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Naming of Private Lane located at 4177 Lawrence Avenue as "Florist 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

By-law to Name the Private Lane at 4177 Lawrence Avenue East as "Florist Lane"
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3030.pdf>

SC5.3	Presentation	10:00 AM		
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Rouge Valley Health System

Summary

To provide Members of Scarborough Community Council with an update on the hospital's current environment.

SC5.4	Information			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough Community Preservation Panel 2006 Annual Report to Council

Summary

Providing a copy of the Scarborough Community Preservation Panel's Annual Report for the past year.

Background Information

Scarborough Community Preservation Panel, 2006 Annual Report to Council
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3031.pdf>)

SC5.5	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 One Ground Sign and Five Facial Wall Signs at 1399 Kennedy Road (Deferred from January 16, 2007)

(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.
2. The request for variances for the five facial wall signs be approved for the reasons outline in this report.

Financial Impact

There are no financial implications resulting from 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.

Background Information

Request for Sign Variances - 1399 Kennedy Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3033.pdf>)

5a Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for one ground sign and five signs on five tower steel structures at 1399 Kennedy Road.

(April 16, 2007) report from Director, Toronto Building, Scarborough District

Summary

To review a request by Mark Fralick, of Metal Form Signs & Graphics Ltd., on behalf of Kennedy Road Leaseholds Inc., for variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit one main property ground sign and five other signs attached to steel tower structures at the above location.

The variances for all six signs were covered in the January 2, 2007 report from the Director of Building, submitted to the January 16, 2007 meeting of Scarborough Community Council. In that report, staff recommended refusal of the requested variances for the ground sign but recommended the approval of the five other signs on the tower structure. These five signs were reviewed based on the bylaw requirements for facial signs. The Scarborough Community Council deferred consideration of that report until its meeting of May 1, 2007 and requested the Director of Building to report on the variances that would be required if the five signs were considered as “ground” signs under the by-law. This report deals with that request.

Background Information

1399 Kennedy Road - Sign Variances

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2940.pdf>)

SC5.6	ACTION	10:15 AM	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 March 27, 2007)

(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 52.77m² 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.

Background Information

Request for Sign Variances - 1125 Kennedy Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3036.pdf>)

Communications

(March 23, 2007) e-mail from Alison Gorbould - SCMain

(March 24, 2007) e-mail from Roxanne Ignatius - SCMain

(March 24, 2007) e-mail from Sara Lipson - SCMain
 (March 25, 2007) e-mail from Albert Kwan - SCMain
 (March 25, 2007) e-mail from Corinne Alstrom - SCMain
 (March 25, 2007) e-mail from Stewart C. Russell - SCMain
 (March 26, 2007) e-mail from Amy Stewart - SCMain
 (March 26, 2007) e-mail from Raj Bharati - SCMain
 (March 26, 2007) e-mail from Paul Pacini, Permit Officer, Twilight Signs & Neon - SCMain

SC5.7	ACTION		Delegated	Ward: 42
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Reporting on the Six Month Pilot Project for Four Facial Wall Signs at 5085-5121 Sheppard Avenue East

(April 17, 2007) report from Director, Toronto Building, Scarborough District

Recommendations

Director of Building and Deputy Chief Building Official recommended that:

1. This report be received.
2. The four facial signs for Dollarama Store be allowed to remain, as erected.

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.

In September of 2006, City Council granted a variance from the former City of Scarborough Sign By-law 22980, as amended, to erect four facial signs for Dollarama Store, at the above address. Council granted the variance as a Pilot Project for a period of six months and directed the Director of Building and Deputy Chief Building Official to report to Scarborough Community Council in six months on the outcome of the pilot project.

A sign permit for the installation of four wall facial signs for Dollarama was issued November 9, 2006. Six months after the issuance of the sign permit staff has not received any complaints or any negative comments relating to these signs.

Background Information

5085-5121 Sheppard Avenue East - Wall Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2938.pdf>)

SC5.8	ACTION		Transactional	Ward: 37
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22 Oakworth Crescent - Application to Remove a Private Tree (Deferred from March 27, 2007)

(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, Application to Remove a Private Tree
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3026.pdf>)

SC5.9	ACTION		Transactional	Ward: 43
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90 Cultra Square - Application to Remove a Private Tree (Deferred from March 27, 2007)

(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 - Application to Remove a Private Tree

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3038.pdf>)

SC5.10	ACTION		Transactional	Ward: 37, 40
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Proposed Pedestrian Refuge Island in the Vicinity of the Intersection of Ellesmere Road and Pollard Drive

(April 16, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. A Pedestrian Refuge Island be installed approximately 10 metres east of the intersection of Ellesmere Road and Pollard Drive.
2. The appropriate by-law(s) be passed or amended accordingly.

Financial Impact

The estimated cost of installing the proposed Pedestrian Refuge Island is approximately \$15,000.00. This modification has been submitted as a candidate project for the Safety and Operational Improvement Program (SOIP), and as such, will be subject to the availability of funding, and prioritized according to safety and operational criteria.

Summary

This report describes a review of the feasibility of installing a pedestrian crossing device at the intersection of Ellesmere Road and Pollard Drive. The technical warrants for a Pedestrian Refuge Island (PRI) are met at the subject location. The pedestrian volume crossing Ellesmere Road is sufficient to justify this type of installation.

Background Information

Proposed Pedestrian Refuge Island - Ellesmere Road and Pollard Drive
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3039.pdf>

SC5.11	ACTION		Delegated	Ward: 37
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Feasibility of Installing Traffic Control Signals at the Intersection of Lawrence Avenue East and Elinor Avenue (Deferred from January 16, 2007)

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

Recommendations

Transportation Services, Scarborough District, recommends that 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.

Background Information

Traffic Control Signals at Intersection of Lawrence Avenue East and Elinor Ave.
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3040.pdf>

SC5.12	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 March 27, 2007)

(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

Proposed Stop Controls - Dolly Varden Blvd. and Bluefin Crescent - Woburn Nbhd.
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3042.pdf>)

SC5.13	ACTION		Delegated	Ward: 39
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Proposed Heavy Truck Prohibition on Tom Wells Crescent

(April 16, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The Scarborough Community Council adopt the “Heavy Truck Prohibition”, as identified in Appendix 1 of this report.
2. The appropriate by-law be amended.

Financial Impact

Funds associated with the installation of the “no heavy trucks” signs will be provided by the developer as outlined in the Subdivision Agreement with the City.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report describes the need to recommend a heavy truck prohibition on a new road, Tom Wells Crescent, in the Steeles Neighbourhood. This measure is being recommended as a standard practice for new local residential roadways.

Scarborough Community Council’s approval of this report will allow for proper enforcement of the subject traffic by-law under the Highway Traffic Act.

Background Information

Proposed Heavy Truck Prohibition on Tom Wells Crescent
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3043.pdf>)

SC5.14	ACTION		Transactional	Ward: 40
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Proposed Minor Street Stop Signs in the Lowcrest Boulevard Area (Deferred from March 27, 2007)

(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

Proposed Minor Street Stop Signs in the Lowcrest Boulevard Area
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3044.pdf>)

SC5.15	ACTION		Delegated	Ward: 41
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Proposed Installation of Traffic Control Signals on Midland Avenue, 175m North of McNicoll Avenue

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

Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Approve traffic control signals on Midland Avenue, 175 metres north of McNicoll Avenue; and
2. Instruct the appropriate City Officials to take the necessary actions to give effect thereto.

Financial Impact

These traffic signals will be entirely funded by Kreader Enterprises Limited as a condition of development approval for their property in the north west quadrant of Midland Avenue and McNicoll Avenue. This results in no financial impact on the Transportation Services Budget. The new Traffic Control Signals are estimated to cost \$185,167.00.

Summary

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

Kreader Enterprises Limited is constructing significant new retail/commercial development at the McNicoll Avenue and Midland Avenue intersection. Traffic volumes will meet the required criteria to install traffic control signals on Midland Avenue, 175 metres north of McNicoll Avenue.

This report recommends that the City install this traffic signal.

Background Information

traffic control - midland avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2951.pdf>)

SC5.16	ACTION		Delegated	Ward: 44
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Proposed Heavy Truck Prohibition on Spall Court

(April 16, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

1. The Scarborough Community Council adopt the “Heavy Truck Prohibition”, as identified in Appendix 1 of this report.
2. The appropriate by-law be amended accordingly.

Financial Impact

Funds associated with the installation of the “no heavy trucks” signs will be provided by the developer as outlined in the Subdivision Agreement with the City.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends a heavy truck prohibition on a new road, Spall Court, in the Highland Creek Neighbourhood. This measure is being recommended as a standard practice for new local residential roadways.

Scarborough Community Council’s approval of this report will allow for proper enforcement of the subject traffic by-law under the Highway Traffic Act.

Background Information

Proposed Heavy Truck Prohibition on Spall Court

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3049.pdf>

SC5.17	ACTION		Transactional	Ward: 39
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2660 Kennedy Road - Zoning Application - Preliminary Report

(April 13, 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

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the existing Agricultural zone. The applicant's proposal includes a detached dwelling, office use within a detached dwelling, a second suite and a daycare at 2660 Kennedy Road. The office use and second suite are proposed to be located within an addition to the rear of the existing house.

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 in the second quarter of 2007. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner by the applicant. This meeting is targeted for the third quarter of 2007.

Background Information

2660 Kennedy Road - Zoning Application - Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3051.pdf>)

SC5.18	ACTION		Transactional	Ward: 41
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South of McNicoll Avenue, West Side of Brimley Road - Zoning Application - Preliminary Report

(April 17, 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

This application proposes to permit an overflow parking lot on the Hydro One Transmission Corridor lands to be used by the Rosewood Baptist Church, located at 2601 McNicoll 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.

If all the required information is provided in a timely manner and the issues identified resolved, a community consultation meeting on the proposal should be convened for the second quarter of 2007 and a Public Meeting should be targeted for the fourth quarter of 2007.

Background Information

South of McNicoll, W/S Brimley Road - Zoning App. - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3054.pdf>

SC5.19	ACTION		Transactional	Ward: 41
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North Side of Passmore Avenue, West of State Crown Boulevard Zoning Application - Preliminary Report

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 application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to rezone the subject lands to permit industrial uses and to fulfill a condition of draft plan approval. Review agencies will be required to comment on the draft plan approval conditions and staff will determine whether the draft plan should be finalized.

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.

If all the required information is provided in a timely manner and the issues identified resolved, a community consultation meeting on the proposal should be convened in the second quarter of 2007 and a Public Meeting should be targeted for the fourth quarter of 2007.

Background Information

N/S Passmore Ave., West of State Crown Blvd., Zoning App. - Preliminary Rpt.
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3059.pdf>)

SC5.20	ACTION		Transactional	Ward: 44
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6500 to 6550 Lawrence Avenue East - Zoning and Plan of Subdivision Applications - Preliminary Report

(April 16, 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

Rezoning and Plan of Subdivision applications have been submitted to permit the development of 10 single detached residential homes and 77 townhouse units, for a total of 87 units. The proposal would result in the creation of three new 18.5 metre wide public roads and a park located at the northeast corner of the development site. The project proposes to incorporate a residual closed road allowance owned by the City that bisects the development site from north to south in order to comprehensively develop the entire site.

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 applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. The closed road allowance has not been declared as surplus at this time. Planning staff will work with City Real Estate staff with regards to the closed road allowance and its status as part of the development. A Final Report will be prepared and a Public Meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.

Background Information

6500-6550 Lawrence Ave. E. - Zoning and Plan of Sub. App. Prelim. Report
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3060.pdf>)

SC5.21	ACTION		Transactional	Ward: 44
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6440-6452 Kingston Road and 4035-4037 Ellesmere Road - Zoning and Subdivision Applications - Preliminary Report

(April 16, 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 further information which is necessary to evaluate the proposal.
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

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.

The applications propose the development of 44 freehold street townhouse units on a new public road and a new public laneway at 6440 to 6452 Kingston Road and the rear portions of 4035 and 4037 Ellesmere Road.

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 applications are currently considered “incomplete” under the Planning Act, and as such further information is required from the applicant such as submission of a traffic operations assessment, confirmation regarding consistency with the Provincial Policy Statement and Provincial Plans, and various requirements under the revised Ontario Regulations for both zoning by-law amendment applications and draft plan of subdivision applications. Once further information is submitted the applications will be presented to the community at a community consultation meeting and then brought forward to a public meeting in accordance with the Planning Act.

Background Information

6440-6452 Kingston Rd. and 4035-4037 Ellesmere - Zoning & Sub. App. Prelim. Rpt.
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3061.pdf>

SC5.22	ACTION	1:30 PM	Transactional	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough District - Garages, Carports and Accessory Buildings Zoning By-law Amendments

Statutory - Planning Act, RSO 1990

(April 16, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the community and employment districts zoning by-laws for the former City of Scarborough substantially in accordance with the draft Zoning By-law amendments, attached as Attachments 1 to 34.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Scarborough Community Council, at its meeting in May of 2006, requested the Director of Community Planning, Scarborough District, to bring forward amendments to the Clairlea Community Zoning By-law to limit garages, carports and accessory buildings to a reasonable size, subordinate to the main dwelling, and to include amendments in any other areas susceptible to similar building patterns. As a result of this Community Council direction, City Planning staff undertook a review of the garages, carports and accessory buildings provisions of all community and employment districts zoning by-laws in Scarborough. This report brings forward amendments to all of these zoning by-laws, except for the Upper Rouge – Hillside Community, to limit garages, carports and accessory buildings in single family (S), two family (T), and/or semi-detached (SD) residential zones, to a reasonable size subordinate to the main dwelling.

Background Information

Scarborough District - Garages, Carports and Accessory Bldgs. Zoning Amendments
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3062.pdf>)

SC5.23	ACTION		Delegated	Ward: 39
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Citizen Appointments to the Scarborough Historical Community Museum Management Board

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

(April 11, 2007) report from General Manager, Economic Development, Culture and Tourism

Recommendations

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

1. Scarborough Community Council authorizes the public release of the confidential information and recommendations in Attachment 1, upon adoption of this report.
2. The Scarborough Community Council nominate the selected individuals listed in Attachment 1 to the Scarborough Historical Community Museum Management Board for a term expiring on or before November 30, 2010, or until a successor is appointed.
3. The appropriate City official be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

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

Summary

This report requests the Scarborough Community Council's authority to appoint five citizen members, two members from the Scarborough Historical Society and one member from the Toronto District School Board to the Scarborough Historical Community Museum Management Board.

Terms of Board members are coincident with Council terms. In 2006, a recruitment process was initiated to appoint the five citizen members of the board. Applications were made available through existing boards and committees, community centres and libraries, were advertised in the U of T Bulletin, on the City's website and on the websites of the Volunteer Centre of Toronto and Charity Village. The Multicultural History Society of Ontario was hired to recruit and submit the names of qualified candidates from the diverse communities across the city, and a public information session was held. Review panels were established for each board to consider applications, conduct interviews and make recommendations regarding the candidates best qualified to fill the vacancies.

Schedule A to Chapter 103, Heritage, Toronto Municipal Code, states that the Scarborough Historical Community Museums Board be comprised of five citizen members, two representatives from the Scarborough Historical Society, one representative from the Toronto

District School Board, one representative from the Toronto Catholic School Board and one to two members of City Council.

Background Information

Citizen Appts. to Scarborough Historical Comm. Museum Management Board
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3101.pdf>)

SC5.Bills	ACTION		Delegated	
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General Bills**Confirmatory Bill**