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## Scarborough Community Council

**Meeting No.** 6  
**Meeting Date** Tuesday, May 29, 2007  
**Start Time** 9:30 AM  
**Location** Council Chamber, Scarborough Civic Centre

**Contact** Betty Henderson  
**Phone** 416-396-7288  
**E-mail** scc@toronto.ca

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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 SC6.2  
 9:50 a.m. - Item SC6.1  
 1:30 p.m. - Items SC6.22 to SC6.25

Introduction and Enactment of General Bills and 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 – May 1, 2007.

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

**Communications/Reports**

SC6.1	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.

SC6.2	ACTION	9:45 AM	Delegated	Ward: 42
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**Name the Public Highway Extending Southerly from Milner Avenue, West of Morningside Avenue as "Cinemart Drive"**

*Statutory - City of Toronto Act, 2006*

**Recommendations**

That the draft by-law from the City Solicitor be enacted by Scarborough Community Council of the City of Toronto.

**Summary**

To enact By-law to name the public highway extending southerly from Milner Avenue, west of Morningside Avenue as "Cinemart Drive".

**Background Information**

Draft By-law

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3596.pdf>

SC6.3	ACTION		Delegated	Ward: 44
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### **Naming of Private Lane Located at 18 Tideswell Boulevard as "Huxtable Lane"**

#### **Recommendations**

That the draft by-law to name the private lane at 18 Tideswell Boulevard as "Huxtable Lane" from the City Solicitor be enacted by the Scarborough Community Council of the City of Toronto.

#### **Summary**

This item was withdrawn at City Council on April 23 and 24, 2007, as this street naming item is a delegated matter under Council's procedures. The item is being re-submitted to Scarborough Community Council for a final decision.

The proposed enactment of the draft by-law was posted on the City of Toronto website from March 20 to March 26, 2007, and interested persons were given an opportunity to be heard at a public meeting held on March 27, 2007, it is appropriate to name the private lane at 18 Tideswell Boulevard as "Huxtable Lane" pursuant to Section 27-152E(5) of Chapter 27, Council Procedures of the City of Toronto Municipal Code.

#### **Background Information**

Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3472.pdf>)

SC6.4	ACTION		Policy	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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### **Divisional Policy and Process Governing the Toronto Preservation Board and Community Preservation Panels (Planning and Growth Management Committee Item 3.11)**

(April 30, 2007) letter from City Clerk, Planning and Growth Management Committee

#### **Summary**

City Council on April 23 and 24, 2007, adopted Item 3.11, Planning and Growth Management Committee, without amendment, and in so doing, requested the Scarborough Community Council to give consideration to mechanisms that increase citizen participation on agencies, boards and commissions.

## Background Information

Letter from City Clerk

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3478.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3479.pdf>)

Attachment 2 - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3480.pdf>)

Attachment 3 - Toronto Preservation Board Letter

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3481.pdf>)

SC6.5	ACTION		Delegated	Ward: 37
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## Request for Approval of a Variance from the Former City of Scarborough Sign By-law No. 22980, as amended, for a Facial Sign at 1125 Kennedy Road

(May 14, 2007) report from Director, Toronto Building, Scarborough District

### Recommendations

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that:

1. The requested variance be approved.
2. The applicant be informed to submit an application, along with the required documents, to update the existing Sign Uniformity Plan.

### 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 Paul Picini of Twilight Sign & Neon Inc., on behalf of N. Turk Investments Limited, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit a facial sign at the above address.

Staff recommends approval of the requested variance.

## Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3531.pdf>)

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3535.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3536.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3537.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3538.pdf>

## **5a 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 and May 1, 2007)**

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

### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, 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 52.77m<sup>2</sup> 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**

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3435.pdf>

## Communications

(March 26, 2007) e-mail from Paul Pacini, Permit Officer, Twilight Signs & Neon - SCMain  
 (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  
 (April 27, 2007) e-mail from Alison Gorbould - SCMain  
 (April 30, 2007) e-mail from Stewart C. Russell - SCMain  
 (April 26, 2007) e-mail from Amy Stewart - SCMain  
 (April 29, 2007) e-mail from Alice Barton - SCMain

SC6.6	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 and May 1, 2007)**

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

### Recommendations

The Director of Building and Deputy Chief Building Official, Scarborough District, 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 percent 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-3433.pdf>)

### **Communications**

(April 26, 2007) e-mail from Amy Stewart - SCMain

(April 29, 2007) e-mail from Alice Barton - SCMain

(April 29, 2007) e-mail from Sara Lipson - SCMain

(April 27, 2007) e-mail from Alison Gorbould - SCMain

(April 30, 2007) e-mail from Stewart C. Russell - SCMain

## **6a 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

### **Financial Impact**

There are no financial implications resulting from this report.

### **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

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3434.pdf>)

SC6.7	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 and Two Facial Wall Signs at 28 Estate Drive**

(May 2, 2007) report from Director, Toronto Building, Scarborough District

#### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that:

1. The requested variances be refused.

#### **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 Cy Clark, of Five Star Permits, on behalf of Public Storage Canadian Properties, 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 and installation of two facial wall signs, in addition to one additional facial wall sign that complies with the By-law, at 28 Estate Drive.

The area and the height of the proposed signs 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 ground sign and wall signs.

The requested sign variances, in staff's opinion, are not minor in nature. Staff recommends the requested variances to be refused.

## Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3520.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3521.pdf>)



SC6.8	ACTION		Delegated	Ward: 40
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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 3105-3131 Sheppard Avenue East**

(May 14, 2007) report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that:

1. The requested variances not be approved.

### **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 Charles Daniels of Danco Signs, on behalf of Kerzner Properties, 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 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.

Staff does not consider the requested variances for sign face area, readograph section area and height to be minor, and recommends the variances to be not approved.

### **Background Information**

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3582.pdf>

Attachments 1-3

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3583.pdf>

SC6.9	ACTION		Delegated	Ward: 41
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## **Request for Approval of Variances from the Former City of Scarborough Sign By-law No. 22980, as amended, for a Ground Sign at 3750 Midland Avenue**

(May 14, 2007) report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that:

1. The requested variances be approved for the reasons outlined in this report.
2. The applicant be informed to submit an application, along with the required documents, to update the existing Sign Uniformity Plan.

### **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 Cy Clark, of Five Star Permits, on behalf of Rona Inc., for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of a ground sign at the above address.

The location and area 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 ground sign.

Staff reviewed the requested variances for sign location and area and recommends the variances to be approved.

### **Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3577.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3578.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3579.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3580.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3581.pdf>)

SC6.10	ACTION		Delegated	Ward: 42
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## **Request for Approval of a Variance from the Former City of Scarborough Sign By-law No. 22980, as amended, for Facial Roof Signs at 875 Milner Avenue**

(May 9, 2007) report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that:

1. The requested variance be refused.
2. Should Community Council approve the requested variance, the variance should also form part of the Sign Uniformity Plan so that all signs installed on the south (rear) and east building elevation shall be in uniformity with signs installed on the north building elevation.

### **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 Fraser Smith of Smart Centres, on behalf of Calloway Real Estate Investment Trust Inc., for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of facial roof signs above the parapet at 875 Milner Avenue on the south (rear) elevation, facing highway 401, and the east elevation.

The projection of the proposed facial roof signs above the parapet is not in compliance with the requirements of the by-law and this report deals with the required variance to allow the erection of the proposed facial roof signs.

The requested sign variance, in staff's opinion, is not minor in nature. Staff recommends the requested variance be refused.

### **Background Information**

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3522.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3523.pdf>

SC6.11	ACTION		Delegated	Ward: 35
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## **Request to Grant or Refuse the Application to Demolish a Residential Building at 112 Commonwealth Avenue with No Building Permit Issued**

(May 14, 2007) report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official, Scarborough District, recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
  - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - b. that all debris and rubble be removed immediately after demolition;
  - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
  - d. that any holes on the property are backfilled with clean fill.

### **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 accordance with By-law No. 1009-2006 , I refer the demolition permit application for 112 Commonwealth Avenue to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

### **Background Information**

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3527.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3528.pdf>

SC6.12	ACTION		Delegated	Ward: 36
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### Request for Fence Exemption for 11 Fallingbrook Drive

(April 2, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

#### Recommendations

The Manager, Municipal Licensing and Standards, Scarborough District, recommended that the request to permit the existing wrought iron fence be refused based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

#### Financial Impact

No financial implications.

#### Summary

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

The purposes of this report is to consider a request by the owner(s) of 11 Fallingbrook Drive to be exempted from Chapter 447-Fences section (3) of the Toronto Municipal Code. This section states the requirements of pool enclosure fences. “No element or attachment between 100 millimetres and 1.2 metres above grade that may facilitate climbing the outside of the enclosure.”

#### Background Information

11 Fallingbrook Drive - Fence - Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3333.pdf>)

11 fallingbrook-fence pic

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3335.pdf>)

SC6.13	Information			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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### Review of Policy Relating to Long-Term Parking within the Scarborough District - Update

(May 14, 2007) report from Director, Transportation Services, Scarborough District

#### Financial Impact

There are no immediate financial implications of this report.

However, if permit parking applications are approved on specific streets or in specific areas in the future, there will be costs incurred for street signs and operation of the permitting program by Right-of-Way Management Unit staff which will be duly reported on to Community Council at those times.

## Summary

This is a one-year review of the long-term residential parking policy adopted by Scarborough Community Council and adopted by City Council in May of 2006.

The review shows that it is feasible for the Scarborough Community Council to consider introducing on-street residential permit parking as per Toronto Municipal Code, Chapter 925 – Permit Parking.

## Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3586.pdf>)

SC6.14	ACTION		Transactional	Ward: 38
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## Proposed Right-Turn Lane Designation Northbound Brimley Road at Progress Avenue

(May 14, 2007) report from Director, Transportation Services, Scarborough District

## Recommendations

Transportation Services, Scarborough District, recommends that:

1. The northbound curb lane designation, on Brimley Road at Progress Avenue, as identified in the “One Way Traffic Lanes” regulation in Appendix 1 of this report, be adopted.
2. The appropriate by-laws be amended.

## Financial Impact

The financial cost of installing the compulsory right turn lane signage is approximately \$500.00. Funding for these compulsory signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

## Summary

This report provides the results of a review of northbound and westbound vehicle observations at Brimley Road and Progress Avenue.

Transportation Services staff recommends the northbound curb lane be a designated right-turn only lane and that it should be signed accordingly. This recommendation is being made at this time as a reflection of the increasing retail development in this vicinity that may increase the number of potential conflicts at this intersection.

Council's approval of the Brimley Road at Progress Avenue right turn lane designation will separate competing traffic movements and clearly define the right-of-way between northbound and westbound motorists.

### Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3588.pdf>)

SC6.15	ACTION		Transactional	Ward: 42
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### Proposed All-Way Stop Controls and Speed Limit Reductions in the Morningside Heights Community

(May 14, 2007) report from Director, Transportation Services, Scarborough District

### Recommendations

Transportation Services, Scarborough District, recommends that:

1. All-way stop controls, on Oasis Boulevard at Hummingbird Drive/Seasons Drive, as identified in the "Compulsory Stops" regulation in Appendix 1 of this report, be adopted.
2. All-way stop controls not be installed on Oasis Boulevard at Dusk Owl Drive/ Grosbeak Drive, Oasis Boulevard at Grackle Trail, Oasis Boulevard at Pinoak Street or Seasons Drive at Grosbeak Crescent.
3. A 40 kilometre per hour speed limit on Grosbeak Drive, Oasis Boulevard, Seasons Drive and Wharnsby Drive, as identified in Appendix 2 of this report, be adopted.
4. A 40 kilometre per hour speed limit not be implemented on Mantis Road.
5. The appropriate by-laws be amended.

### Financial Impact

The financial cost of installing these all-way stop control and speed limit signs is approximately \$3,500.00. Funding for these signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

### Summary

This report provides the results of all-way stop control studies conducted at five intersections in the Morningside Heights community. Of the five subject intersections, an all-way stop control is technically justified and recommended at only the intersection of Oasis Boulevard and Hummingbird Drive/Seasons Drive.

This report also provides the results of traffic studies considering a 40 kilometre per hour (km/h) speed limit conducted on Grosbeak Crescent, Mantis Road, Oasis Boulevard, Seasons Drive, and Wharnsby Drive between Nightstar Road and Staines Road. Of the five subject roadways, a 40 km/h speed limit is technically justified and recommended on all except Mantis Road.

### Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3590.pdf>

SC6.16	ACTION		Transactional	Ward: 42
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### Proposed All-Way Stop Control on Meadowvale Road at Old Finch Avenue

(May 14, 2007) report from Director, Transportation Services, Scarborough District

### Recommendations

Transportation Services, Scarborough District, recommends that:

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

### Financial Impact

The financial cost of installing these stop controls is approximately \$1,000.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

### Summary

This report provides the results of an all-way stop control study conducted at the intersection of Meadowvale Road and Old Finch Avenue.

Traffic studies reveal that an all-way stop control is warranted at the noted intersection.

### Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3593.pdf>



SC6.17	ACTION		Transactional	Ward: 42
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### **Proposed Speed Limit Reduction on Flycatcher Avenue**

(May 14, 2007) report from Director, Transportation Services, Scarborough District

#### **Recommendations**

Transportation Services, Scarborough District, recommends that:

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

#### **Financial Impact**

The financial cost of installing these speed limit signs is approximately \$1,000.00. 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 Flycatcher Avenue, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over its entire length.

#### **Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3594.pdf>)

SC6.18	ACTION		Delegated	Ward: 37
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### **Wexford Heights Business Improvement Area - Board of Management Deletions**

(May 2, 2007) report from General Manager, Economic Development, Culture and Tourism

#### **Recommendations**

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

1. Scarborough Community Council approve the deletion of two members from the Board of Management of the Wexford Heights BIA as set out in Attachment 1.
2. Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Board of Management.

**Financial Impact**

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

**Summary**

The staff report is about a matter over which the community council has the delegated authority to make a final decision. The purpose of this report is to remove two members from the Board of Management of the Wexford Heights Business Improvement Area (BIA).

**Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3598.pdf>)

SC6.19	ACTION		Delegated	Ward: 35
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**Renaming of Parks, Forestry and Recreation facility**

(May 10, 2007) letter from Councillor Heaps

**Summary**

A letter from Councillor Heaps requesting Scarborough Community Council to consider renaming Mid Scarborough Community Centre in recognition of the late Don Montgomery's contributions to Scarborough.

**Background Information**

Letter

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3496.pdf>)

SC6.20	ACTION		Transactional	Ward: 37
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**1483-1485 Birchmount Road - Official Plan, Zoning and Site Plan Applications - Request for Direction Report**

(May 14, 2007) report from Director, Community Planning, Scarborough District

**Recommendations**

The City Planning Division recommends that:

1. City Council direct the City Solicitor to oppose these applications in their current form at the Ontario Municipal Board.
2. City Council direct and authorize the City Solicitor, in consultation with appropriate City staff, to continue negotiations with the owner toward achieving a development

more consistent with the form and scale of development contemplated by the Toronto Official Plan and the Design Framework developed to guide intensification within the Birchmount Road Study Area.

### **Financial Impact**

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

### **Summary**

These applications propose the redevelopment of two single-detached residential parcels with 36 stacked townhouse units in two 3.5-4.5 storey blocks, with 58 underground parking spaces (1.61 spaces/unit), at 1483-1485 Birchmount Road in the Dorset Park Community.

The purpose of this report is to obtain direction on the City's position to be taken at the Ontario Municipal Board (OMB) with respect to the owner's appeal of these applications.

The current proposal does not fully satisfy the Design Framework approved by City Council for residential redevelopment and intensification along this portion of Birchmount Road. Discussions with the applicant to improve the proposed development have been unsuccessful. The appeal of these applications, in their current form, should be opposed by the City at the OMB.

### **Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3792.pdf>)

SC6.21	ACTION		Transactional	Ward: 44
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### **27 Old Kingston Road – Designation of Site Plan Control Area – Final Report**

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council enact a site plan control by-law pursuant to Section 41 of the Planning Act to designate 27 Old Kingston Road as an area subject to site plan control, substantially in accordance with the draft site plan control by-law attached as Attachment 1; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## Summary

To designate a property currently zoned Commercial Residential (CR) as a Site Plan Control Area.

## Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3617.pdf>

SC6.22	ACTION	1:30 PM	Transactional	Ward: 36
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## East of Midland Avenue, west of Brimley Road, and North of St. Clair Avenue East – Subdivision Application – Final Report

*Statutory - Planning Act, RSO 1990*

(May 14, 2007) report from Director, Community Planning, Scarborough District

## Recommendations

The City Planning Division recommends that:

1. 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 7, 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.
2. City Council enact a site plan control by-law pursuant to Section 41 of the Planning Act to designate the lands east of Midland Avenue west of Brimley Road, and north of St. Clair Avenue East (subject lands) as an area subject to site plan control, substantially in accordance with the draft site plan control by-law in Attachment 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

An application has been submitted for draft plan of subdivision approval on a 6.8 hectare (16.7 acres) site east of Midland Avenue, west of Brimley Road, north of St. Clair Avenue East. The plan of subdivision proposes lots for 83 single-detached dwellings, 32 townhouse dwellings, a 0.48 hectare (1.18 acre) apartment/townhouse block and a 0.25 hectare (0.61 acre) open space block for storm water management purposes. The site is in the area of the former Phase 3 Scarborough Transportation Corridor (STC) land use study. The proposed plan of subdivision is consistent with the results of the STC study that provided for the development of residential uses on the lands and the coordination of development within the larger STC area. The proposed subdivision promotes the orderly development of the land in keeping with the Official Plan.

Proposed conditions of draft plan approval are included in Attachment 7 that address requirements for roads, services, tree protection, street tree planting, urban design and the coordination of the construction of roads and services with adjacent land owners. Planning staff recommend draft approval of the plan of subdivision subject to the conditions included in Attachment 7.

### Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3620.pdf>)

<b>SC6.23</b>	ACTION	1:30 PM	Transactional	Ward: 37
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### 1980, 2000 and 2040 Eglinton Avenue East – Zoning Application – Final Report

*Statutory - Planning Act, RSO 1990*

(May 14, 2007) report from Director, Community Planning, Scarborough District

### Recommendations

The City Planning Division recommends that:

1. City Council determine that the development of the lands at 1980-2040 Eglinton Avenue East completes the pattern of development for this segment of Eglinton Avenue, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue study.
2. City Council amend the Employment Districts Zoning By-law 24982 for the former City of Scarborough substantially in accordance with the draft zoning by-law amendment attached as Attachment 5.
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. City Council require the owner to enter into the standard Golden Mile Employment District Transportation System Improvement (TSI) agreement, for registration on title, prior to the introduction of the necessary zoning bill for enactment, and authorize the Chief Planner or designate to execute the TSI agreement on behalf of the City.
5. City Council require the owner to provide the Toronto Transit Commission (TTC) with funds in the amount of \$125,000.00, and in a form satisfactory to the TTC, for installation of signal priority at five area intersections prior to the introduction of the necessary zoning bill for enactment.
6. Before introducing the necessary bills to City Council for enactment, require the owner to submit site plans satisfactory to the Director of Community Planning – Scarborough District addressing the current development plus suitable integration with the adjacent commercial development to the west and enter into a site plan control agreement under Section 114 of the City of Toronto Act and/or Section 41 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

The applicant is proposing a comprehensive redevelopment of three separate properties known municipally as 1980, 2000 and 2040 Eglinton Avenue East, in order to provide for five freestanding commercial buildings. The proposal would include the construction of four new commercial buildings, plus the retention of the existing Staples/Laser Quest building at 1980 Eglinton Avenue East. The existing Scarborough Lexus – Toyota building and the Thermos Plant would be demolished (see Attachment 1 – Site Plan and Attachment 2 – Elevations).

The zoning by-law amendments requested by the applicant for the proposed commercial development are consistent with the Mixed Use Area policies of the City's Official Plan and Site Specific Policy Number 129, which permits retail and service uses, including stand-alone retail stores and/or "power centres." The proposed development is also compatible with the surrounding land uses in the Golden Mile Employment District.

This report reviews and recommends approval of the application to amend the zoning by-law from industrial to a mixed employment zone.

### **Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3622.pdf>)

SC6.24	ACTION	1:30 PM	Transactional	Ward: 42
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## **1795 Markham Road - Zoning Application Final Report**

*Statutory - Planning Act, RSO 1990*

(May 14, 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 Malvern Community substantially in accordance with the draft zoning by-law amendment in Attachment 5.
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**

This application proposes to develop the site at 1795 Markham Road with 44 stacked condominium townhouses. The proposed use is consistent with the Neighbourhoods designation of the Toronto Official Plan, the Provincial Policy Statement and conforms with the Growth Plan for the Golden Horseshoe. The provision of low scale compact housing integrates well within the surrounding community and existing road network.

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

### **Background Information**

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3619.pdf>)

SC6.25	ACTION	1:30 PM	Transactional	Ward: 44
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## 10, 20 and 30 Dean Park Road - Zoning Application - Final Report

*Statutory - Planning Act, RSO 1990*

(May 11, 2007) report from Director, Community Planning, Scarborough District

### Recommendations

The City Planning Division recommends that:

1. Council amend Zoning By-law 15907 for the Rouge Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 10.
2. 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 bill to Council for enactment, City Council require the owner to:
  - a. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, to the satisfaction of the Executive Director of Technical Services; and
  - b. submit a site plan control application to the satisfaction of the Director of Community Planning, Scarborough District.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

An application has been submitted to permit an additional 182 dwelling units in the northwest part of the subject site. Most of the units will be in a 12 storey building and the remainder in existing retail space which would be converted.

The proposed development meets the criteria for compatible infill development in Apartment Neighbourhoods as set out in the Toronto Plan. It replaces an unattractive and underutilized front yard parking area with a building which reinforces the streetscape. The proposed new apartment building will create limited late afternoon shadowing on the lower floors of the northern wing of the building at 10 Dean Park. Most of the existing retail and service uses, considered an amenity by a substantial number of area residents, will be retained.

### Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-3629.pdf>



**Communications**

(May 11, 2007) letter from Edith Doolittle - SCMain

SC6.Bills	ACTION		Delegated	
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**General Bills**

**Confirmatory Bill**