
Scarborough Community Council

Meeting No. 7
Meeting Date Tuesday, June 26, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
Phone 416-396-7288
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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

1:30 p.m. - **Item SC7.28 to SC7.32**

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 29, 2007

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

Communications/Reports

SC7.1	Presentation	9:45 AM		
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Scarborough Highlight

Summary

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

SC7.2	ACTION			
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Appointment of Members of Council to the Community Museum Management Board and Scarborough Community Preservation Panel

(June 8, 2007) report from City Clerk

Recommendations

The City Clerk recommends that Scarborough Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One or two Members to the Scarborough Historical Museum Management Board for a term of office ending December 31, 2008, and until their successors are appointed.
2. One or two Members to the Scarborough Community Preservation Panel for a term of office ending December 31, 2008, and until their successors are appointed.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report forwards information and a list of Members' preferences for appointment to Scarborough Historical Museum Management Board and the Scarborough Community

Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4623.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4624.pdf>)

SC7.3	ACTION			
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Appointment of a Member of Council to Toronto and Region Conservation Authority Don Watershed Regeneration Council

(June 8, 2007) report from City Clerk

Recommendations

The City Clerk recommends that Scarborough Community Council consider TRCA's request to nominate a Member to Don Watershed Regeneration Council and the list of interested Members in Attachment 2 and, if desired, recommend to Council the appointment for a term ending December 31, 2008, and until a successor is appointed:

1. One Member to the Toronto and Region Conservation Authority Don Watershed Regeneration Council.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report forwards Toronto and Region Conservation Authority's (TRCA) request for appointment to the Don Watershed Regeneration Council (Attachment 1) and a list of interested Members (Attachment 2) so that Community Council may nominate a Member for appointment by Council.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4589.pdf>)

Attachment.Letter

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4590.pdf>)

Attachment.Interested Members

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4591.pdf>)

SC7.4	ACTION			Ward: 43
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Sale of a Strip of Land Abutting 75 Westcroft Drive

(June 11, 2007) report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City of Toronto accept the Offer to Purchase from Stoja Gagovski to purchase the City-owned property described as Part of Block 20 on Plan 66M-2417 (the “Property”), in the amount of \$5,900.00, substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. A portion of the proceeds of closing be directed to fund the outstanding expenses related to the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$5,900.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated.

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

Summary

The purpose of this report is to obtain approval for the sale of a strip of land abutting 75 Westcroft Drive and fronting on the west side of Pickford Road, being Part of Block 20 on Plan 66M-2417 and shown as Part 1 on attached sketch PS-2007-028.

Negotiations with Stoja Gagovski, the owner of 75 Westcroft Drive, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

The terms for completing the transaction as set out herein are considered to be fair, reasonable and reflective of market value.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4569.pdf>

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4570.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4571.pdf>)

SC7.5	ACTION			Ward: 40
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Renaming of Sufferance Road

(June 11, 2007) report from City Surveyor

Recommendations

The City Surveyor recommends that, subject to City Council granting an exception to its policy of renaming streets:

1. The public street, Sufferance Road, be renamed as “Village Green Square”.
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a renaming by-law.

Financial Impact

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

Summary

This report recommends that, subject to City Council approval, that Sufferance Road, located north of Highway 401, extending easterly from Kennedy Road, be renamed “Village Green Square”.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4926.pdf>)

SC7.6	ACTION			Ward: 35
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679 Warden Avenue – Intention to Designate, Part IV, Ontario Heritage Act

(April 16, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

City Planning Division recommends that:

1. City Council state its intention to designate the property at 679 Warden Avenue (Bell Estate) under Part IV of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.
4. The appropriate City officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 679 Warden Avenue (Bell Estate) under Part IV of the Ontario Heritage Act.

The property at 679 Warden Avenue is listed on the City of Toronto Inventory of Heritage Properties. A heritage easement agreement between the property owners and the City of Toronto was registered on title on May 26, 2006. City Legal has advised that any property with a heritage easement agreement should also be designated under Part IV of the Ontario Heritage Act to allow the Chief Building Official to refuse to issue a permit on the basis of lack of conformity with applicable law.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4488.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4489.pdf>

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4490.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4491.pdf>)

6a 679 Warden Avenue – Intention to Designate, Part IV, Ontario Heritage Act

(June 4, 2007) letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Scarborough Community Council that:

1. City Council state its intention to designate the property at 679 Warden Avenue (Bell Estate) under Part IV of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.
4. The appropriate City officials be authorized and directed to take necessary action to give effect thereto.

Summary

The Toronto Preservation Board on June 4, 2007, considered the report (April 16, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Communication

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4492.pdf>)

SC7.7	ACTION		Delegated	Ward: 37
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Request for Fence Exemption for 50 Gooderham Drive

(May 25, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. The request to permit the existing 2.4 metre high board on board wood fence be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There is no financial implication.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 50 Gooderham Drive to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence in the front yard within 2.4 metres of the front lot line not exceed 1 metre, a fence located in the front yard not within 2.4 metres of the lot line be 1.2 metres and any other fence not exceed 2 metres.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4451.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4458.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4459.pdf>

SC7.8	ACTION		Delegated	Ward: 40
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Request for Fence Exemption for 72 Dunmurray Boulevard

(June 4, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. The request to permit the existing 2.25 metre high board on board wood fence be refused based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There is no financial implication.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 72 Dunmurray Boulevard to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence in the rear yard is 2 metres.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4443.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4460.pdf>

SC7.9	ACTION		Delegated	Ward: 35
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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 at 2839 Eglinton Avenue East

(June 12, 2007) report from Director, Toronto Building, Scarborough District

Recommendations

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

1. The requested variance be approved for the reasons outlined in this report.

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 Anastasios (Tom) Pagonis, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of a third party ground sign that does not comply with the By-law at the above address.

The location of the proposed sign 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 third party ground sign.

Staff reviewed the requested variance and recommends the variance to be approved.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4827.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4828.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4829.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4830.pdf>)

SC7.10	ACTION		Delegated	Ward: 40
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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 at 3105-3131 Sheppard Avenue East (Deferred from May 29, 2007)

(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 not 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

Attachments

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4272.pdf>)

SC7.11	ACTION		Delegated	Ward: 42
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Facial Roof Signs at 875 Milner Avenue (Deferred from May 29, 2007)

(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-4449.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4450.pdf>

SC7.12	ACTION		Delegated	Ward: 35
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Request to Grant or Refuse the Application to Demolish a Residential Building at 25 Herron Avenue with No Building Permit Issued

(June 12, 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 to demolish the subject residential building be approved with the following conditions that:
 - a. all debris and rubble be removed immediately after demolition and the excavation be filled in;
 - b. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;

- c. the applicant for the demolition permit construct and substantially complete the new buildings to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
- d. on failure to complete the new buildings within the time specified in (c) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

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 25 Herron 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-4620.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4621.pdf>

SC7.13	ACTION		Delegated	Ward: 44
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Residential Demolition Applications for 398 and 418 Meadowvale Road, Subject to the Demolition Control By-law

(June 5, 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 to demolish the subject residential buildings be approved with the following conditions:
 - a. all debris and rubble be removed immediately after demolition and the excavations be filled in;

- b. the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;
- c. 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;
- d. the applicant for the demolition permits construct and substantially complete the new buildings to be erected on the site of the residential properties to be demolished not later than two years from the day demolition of the existing buildings is commenced; and
- e. on failure to complete the new buildings within the time specified in (d) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential properties in respect of which the demolition permits are issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permits to demolish the residential properties are issued.

Financial Impact

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

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision.

In accordance with section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, "Demolition Control", applications for demolition permits at 398 and 418 Meadowvale Road are referred to Scarborough Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permits.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4613.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4610.pdf>

SC7.14	ACTION		Delegated	Ward: 35
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Request for an Encroachment Agreement - 110 Haslam Street

(June 11, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Authorize an encroachment agreement with the owner(s) of 110 Haslam Street.
2. Authorize the City Solicitor to prepare and execute the encroachment agreement.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 110 Haslam Street for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4697.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4698.pdf>

SC7.15	ACTION			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 (Deferred from May 29, 2007 meeting for public presentation and debate)

(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-4446.pdf>

SC7.16	ACTION			Ward: 35
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Proposed Minor Street Stop Sign on Bertha Avenue at Donside Drive

(June 11, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

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

Financial Impact

The financial cost of installing these stop controls is approximately \$600.00. 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 a minor street stop sign at the uncontrolled intersection of Bertha Avenue and Donside Drive. At the same time, Transportation Services staff also reviewed the installation of minor street stop signs at three other uncontrolled three-way intersections in the immediate area (Donside Drive at Presley Avenue, Highvale Road at Florens Avenue, and Penaire Street at Presley Avenue) in the Clairlea and Birchmount Neighbourhood.

It is recommended that minor street stop signs be installed at the four subject uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4629.pdf>)

SC7.17	ACTION		Delegated	Ward: 37
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Proposed Metered Parking on Both Sides of Ashtonbee Road between Pharmacy Avenue and Lebovic Avenue

(June 11, 2007) report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “No Parking” regulation, as identified in Appendix 1 of this report.
2. Enact the “No Parking” and “No Stopping” regulation, as identified in Appendix 2 of this report.
3. Enact the amendments to Toronto Municipal Code Chapter 910, “Parking Machines”, as identified in Appendix 3 of this report.
4. Amend the appropriate by-laws.

Financial Impact

The Toronto Parking Authority advises that the funding required for the installation of new pay and display machines on Ashtonbee Road, including changes to the associated signing is available in the Toronto Parking Authority 2007 parking machine installation program.

The estimated cost of the required parking and stopping regulations signing modifications not directly related to the pay and display machines on Ashtonbee Road is \$2,200.00. The funding for these signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

The estimated cost of the required pavement marking changes is \$45,000.00. the funding for these markings is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0227.

Summary

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

As a result of a request from the Toronto Parking Authority to provide metered parking along Ashtonbee Road near Wexford Park, Transportation Services is seeking approval to install on-street Metered Parking using “Pay and Display” Parking Machines on both sides of Ashtonbee Road between Pharmacy Avenue and Lebovic Avenue. This is aimed at providing on-street parking for patrons of Wexford Park while maintaining safe and efficient traffic access to the retail properties located on the south side of Ashtonbee Road.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4635.pdf>)

SC7.18	ACTION		Delegated	Ward: 42
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Renaming of Wharnsby Park to Birunthan's Park in Ward 42

Summary

Letter from Councillor Raymond Cho requesting Scarborough Community Council to consider the renaming of Wharnsby Park to Birunthan's Park.

SC7.19	ACTION			Ward: 35
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685 Warden Avenue - Official Plan and Zoning Appeals and Zoning/Site Plan Application Appeals - Request for Direction Report

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

Recommendations

The City Planning Division recommends that:

1. City Council request the applicant to submit further revisions to the applications which include improved building materials and elevations; revisions to landscaping, bicycle parking facilities, parking supply and layout; and all other issues which may arise from the on-going review of the applications; to the satisfaction of the Director of Community Planning, Scarborough District.
2. City Council direct, that:
 - a. the City Solicitor be authorized to attend the OMB hearing to ensure that the City's interests are appropriately represented in accordance with the issues identified in recommendations 1, above and 2 (b) and 4, below, and such other

matters as may be identified in the ongoing review of this development proposal; and

- b. upon the submission of revisions to the applications as set out in recommendation (1) above, that the City Solicitor be authorized to support the revised applications, including amendments to the Warden Woods Community Zoning By-law No. 950-2005 and the Employment Districts Zoning By-law No. 24982 (Oakridge), to rezone the lands to permit and regulate a wide range of commercial uses, generally consistent with the attached draft Zoning By-law Amendment (Attachment 11).
3. City Council direct staff to continue to work with the applicant to refine this development proposal, to ensure that the objectives of the Warden Woods Community Secondary Plan and Urban Design Guidelines are met, and to identify any additional issues or conditions of approval which should be dealt with by the Ontario Municipal Board in its consideration of these applications.
4. City Council request the Ontario Municipal Board to withhold its Order approving the draft Zoning By-law Amendment and granting Site Plan Approval until the applications have been revised, and the following matters have been addressed to the satisfaction of the City:
 - a. the execution of a financially secured Servicing Agreement for the construction of the public road as a fully serviced street, to the satisfaction of the Executive Director of Technical Services in consultation with the City Solicitor;
 - b. the acceptance of a Site Servicing Report by the Executive Director of Technical Services;
 - c. the execution of a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure if upgrades are required to support this development, according to the Site Servicing Report and the Traffic Impact Study when accepted by the Executive Director of Technical Services;
 - d. arrangements for traffic control measures, including transit signal priority measures; stormwater management; and utilities; to the satisfaction of the Executive Director of Technical Services;
 - e. the submission of an Arborist Report and Tree Preservation Plan, to the satisfaction of Urban Forestry;
 - f. the execution of a Site Plan Agreement between the Owner and City, secured by the appropriate Letters of Credit; and

- g. dedication of required lands, public easements and rights-of-way for public access, the multi-use path, the north-south municipal road, and the potential east-west road connection, all to the satisfaction of the Executive Director of Technical Services.

Financial Impact

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

Summary

The purpose of this report is to inform City Council of the status of the development applications and to seek direction from Council for an upcoming Ontario Municipal Board (OMB) hearing on appeals of the Warden Woods Community Secondary Plan (Official Plan Amendment No. 1145) and Zoning By-law No. 951-2005, and the private appeals of the above-captioned Rezoning and Site Plan Approval applications to permit a retail commercial development including a No Frills food store.

The proposed retail uses, particularly the No Frills food store, will provide an important commercial amenity for residents of the new Warden Woods Community and the surrounding neighbourhoods. This report recommends that Council request the applicant to submit revised plans which address certain outstanding issues. This report also recommends that the City Solicitor be authorized to attend the OMB hearing to ensure that the City's interests are appropriately represented. Further, upon submission of revised plans which address the outstanding issues to the satisfaction of the Director of Community Planning, Scarborough District, the Solicitor should be authorized to attend the OMB hearing in support of the applications.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4763.pdf>)

SC7.20	ACTION			Ward: 35
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725 Warden Avenue - Zoning Application to Lift Holding Provisions (H) Final Report

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Warden Woods Community Zoning By-law 950-2005 as amended by Zoning By-law 152-2006, 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

A zoning amendment application has been filed which proposes the lifting of the Holding Provisions (H) from the eastern portion of the property at 725 Warden Avenue to permit the development of the lands with semi-detached and townhouse dwellings in accordance with the underlying zoning.

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.

The TTC, CN and Technical Services have all advised that they have no objection to the removal of the Holding Provisions (H). The Warden Woods Community Zoning By-law, along with site plan control for the proposed townhouses, and the Subdivision Agreement for 725 Warden Avenue will provide for the appropriate development of the lands in accordance with the Semi-Detached Residential (SD) and Townhouse Residential (TH) zoning.

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-4709.pdf>)

SC7.21	ACTION			Ward: 35
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25 Herron Avenue - Official Plan and Zoning Application - Request for Direction Report

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

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor to support the application as amended by Caliber Homes at the Ontario Municipal Board consistent with the attached draft zoning by-law amendment (Attachment 8).
2. City Council direct the City Solicitor to request that the Ontario Municipal Board withhold its final Order to adopt this zoning by-law amendment until:

- a. the City of Toronto advises the Board that the parties have executed a subdivision agreement for the proposed development; and
- b. the owner withdraws its appeal related to the new Toronto Official Plan.

Financial Impact

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

Summary

The new owner of the property at 25 Herron Avenue is now proposing redevelopment of the site with 10 single-detached dwelling units on a new public street. An application for subdivision approval has also now been submitted to the City in support of this revised development concept (Attachment 5).

The purpose of this report is to obtain direction for the City Solicitor in regard to potential settlement of an appeal of this application for rezoning, initiated by the previous owner of the property, at the Ontario Municipal Board (OMB).

This revised development concept represents good planning and would achieve comparable and compatible residential in-fill redevelopment within the interior of this established neighbourhood. The proposal fully addresses previous City Council directions. An amendment to the Official Plan would no longer be required.

It is therefore appropriate that the City attend the OMB in support of this development and to seek a settlement of the appeal consistent with the proposed draft zoning by-law amendment attached as Attachment 8.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4700.pdf>)

SC7.22	ACTION			Ward: 35
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350 Danforth Road – Part Lot Control Application – Final Report

(June 4, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to the subject property for Lots 70-71, 75-80, 84-86, and 89-90, and Blocks 91-96, 104, and 110, of Plan 66M-2437, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.
3. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the Part Lot Control Exemption By-law.
4. City Council require the Site Plan Agreements for Site Plan Approval Application 06 150323 ESC 35 SA (Phase 1 Townhouses, as it pertains to Blocks 91-96 and 104), and Site Plan Approval Application 06 173826 ESC 35 SA (Block 110 Model Townhouses), to be executed and registered on title to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.

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.

An application has been submitted to permit exemption from Part Lot Control for certain portions of the lands known as 350 Danforth Road, to allow the development of 26 semi-detached units and 53 freehold street townhouse units.

The issues regarding the proposed development were addressed through the approval of the Official Plan and Zoning, Draft Plan of Subdivision, Minor Variance, and Site Plan Control applications. The lifting of part lot control for a period of one year is considered appropriate for the orderly development of the lands.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4520.pdf>

SC7.23	ACTION			Ward: 38
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3738 St. Clair Avenue East - Zoning Application - Preliminary Report

(June 11, 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 a 6-storey, 60-unit seniors' assisted living development at 3738 St. Clair Avenue East.

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.

Once all the required information is submitted the applications will be presented at a community consultation meeting, and a final report will then be prepared and brought forward to a public meeting in accordance with the Planning Act.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4705.pdf>

SC7.24	ACTION			Ward: 39
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4675 Steeles Avenue East (Splendid China Square Inc.) Zoning Application - Status Report

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

Recommendations

The City Planning Division recommends that staff continue discussions with the applicant to resolve the outstanding issues and report back to Community Council prior to the commencement of the Ontario Municipal Board hearing.

Financial Impact

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

Summary

This report outlines the status of the subject zoning by-law amendment application. This report also directs staff to continue discussions with the applicant to resolve outstanding issues and to report back to Community Council prior to the Ontario Municipal Board hearing for direction.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4717.pdf>)

SC7.25	ACTION			Ward: 41
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5975-6005 Steeles Avenue East (formerly 3330 Markham Road) - Removal of "Holding" Provision Application - Final Report

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, by By-law No. 156-2007 (OMB), with respect to lands municipally known as 5975-6005 Steeles Avenue East (formerly 3330 Markham Road), to delete the Holding Provision (H) from the subject lands 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.

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.

The purpose of this report is to review and recommend approval of an application to amend the zoning by-law to remove the holding designation for the property at 5975-6005 Steeles Avenue East (formerly 3330 Markham Road) to allow the development of the site for retail development, previously approved by Council and the Ontario Municipal Board (OMB), to proceed.

The applicant proposes two large retail buildings located at the southern portion of the site, a vehicle service station, and a number of smaller retail and personal service use buildings at the

northern portion of the site. The site is located on the south-west corner of Steeles Avenue East and Markham Road. The site is approximately 14 ha (35 acres) with a proposed total gross floor area of approximately 34,000 square metres (366,000 square feet).

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4702.pdf>)

SC7.26	ACTION			Ward: 41
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5789 to 5951 Steeles Avenue East - Removal of "Holding" Provision Application - Final Report

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, by By-law No. 158-2007 (OMB), with respect to lands municipally known as 5789 to 5951 Steeles Avenue East, to delete the Holding Provision (H) from the subject lands 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.

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.

The purpose of this report is to review and recommend approval of an application to amend the zoning by-law to remove the holding designation for the property at 5789 to 5951 Steeles Avenue East to allow the development of the site for retail and industrial development, previously approved by Council and the Ontario Municipal Board (OMB), to proceed.

The applicant proposes a large two-storey, retail condominium building located at the southern portion of the site, and a number of smaller retail and personal service use buildings at the northern portion of the site. The development also preserves two historical houses and incorporates them into the overall design. The site is located on the south side of Steeles Avenue East, between Middlefield Road and Markham Road. The site is approximately 17 ha

(41 acres) with a proposed total gross floor area of approximately 49,000 square metres (529,000 square feet).

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4708.pdf>)

SC7.27	ACTION			Ward: 42
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Staines Road and Steeles Avenue - Removal of “Holding” Provision Application – Final Report

(June 6, 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 Morningside Heights Community substantially in accordance with the draft zoning by-law amendment to delete the Holding Provision (H) 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

The applicant requires a number of planning approvals in order to develop these lands, known as Brookside North. The first is the lifting of the Holding Provision (H) applying to the most westerly approximately 47 m (154 feet) of the lands, along the CPR line. This Holding Provision was put in place to protect for the future extension of Morningside Avenue in this alignment.

The lifting of the “H” will enable that part of the site fronting on Glacier Crescent to be developed by means of severances, to create 13 lots in accordance with the underlying Single-Family Residential zone. It will also allow the development of 2 detached dwellings on Staines Road and 71 street townhouse dwellings by way of subdivision.

It is appropriate for Council to remove this Holding Provision now that the Environmental Assessment of the Morningside Avenue Extension has concluded that there is no support for an alignment through this reserve.

Approval of this application will advance the completion of this part of the Morningside Heights community.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4521.pdf>)

SC7.28	ACTION	1:30 PM		Ward: 40
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10 Chichester Place - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the L'Amoreaux Community Zoning By-law No. 12466 for the former City of Scarborough 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. Before introducing the necessary bill to City Council for enactment, require the owner to enter into a Section 37 agreement, to the satisfaction of the City Solicitor, which requires the owner to:
 - a. maintain the 220 existing rental units as rental housing for a minimum period of twenty (20) years commencing from the date an amending by-law comes into effect. The owner also agrees that no application will be made for a demolition permit or for conversion to condominium for these units during the twenty year period;
 - b. provide, prior to the issuance of any building permit, a Construction Mitigation and Tenant Communication Plan for the tenants of 10 Chichester Place to the satisfaction of the Director, Community Planning, Scarborough District;
 - c. provide the following improvements to the existing rental building and site that create a net benefit to the existing residents, with no pass through of the initial capital costs of these improvements, and in accordance with the terms of the agreement:
 - i. a junior playground;
 - ii. improvements to the existing outdoor pool apron;

- iii. a resident allotment garden area including a secure source of water;
 - iv. outdoor benches on site;
 - v. safety and access improvements through the renovation of the underground parking facilities provided for the existing 220-unit apartment building; and
 - vi. provide, equip and maintain kitchen and washroom facilities within the indoor recreational floor space within the existing 220- unit apartment building.
- d. a cash contribution at the time of rezoning of \$350,000, to be used towards improvements to the former Stephen Leacock Arena and Bridlewood Tennis Club and a new shade shelter at Terraview-Willowfield Park, all to be provided in accordance with the terms of the agreement, or towards other eligible local community benefits as may be determined by the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor.
- e. enter into a Servicing Agreement with the City, to the satisfaction of the Executive Director, Technical Services, prior to the issuance of any building permit, and post sufficient securities to provide for the design, construction and inspection of the following works within the public road allowance, including:
- i. road widening within the existing right-of-way of Chichester Place and within the intersection of Chichester Place and Sheppard Avenue to accommodate an additional southbound approach lane to the aforementioned intersection;
 - ii. traffic control signals at the intersection of Chichester Place and Sheppard Avenue East, together with the necessary signage and pavement marking adjustments;
 - iii. street lighting modifications on Chichester Place; and
 - iv. any resultant utility relocations and/or plant adjustments due to the above.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report reviews and recommends approval of an application to amend the zoning by-law to amend the parking requirements and Section 37 community benefits respecting the development of a 20-storey, infill residential apartment condominium at the south-east corner of the lands at 10 Chichester Place. An infill rental apartment building in the same location and with the same height and density of development was previously approved but not constructed.

The previous approval required specific community benefits to be provided. These included the preservation of and improvements to the existing rental apartment building and site and a requirement that the new building be built and maintained as an affordable rental apartment building. Transportation related improvements required to support the development were also secured.

Since the new apartment building is now proposed as a condominium, alternative community benefits to replace those securing the rental tenure of the new building have been determined. The rest of the community benefits previously agreed to will be maintained.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4699.pdf>)

SC7.29	ACTION	1:30 PM		Ward: 42
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1145 Morningside Avenue - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(June 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 Rouge Employment District 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 applicant proposes to rezone the subject lands to permit a mix of employment and small scale retail uses. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses, small scale retail and service commercial uses is appropriate at this location.

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-4775.pdf>)

SC7.30	ACTION	1:30 PM		Ward: 42
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785-801 Milner Avenue - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(June 4, 2007) report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 24982, the Employment Districts Zoning By-law, substantially in accordance with the draft zoning by-law amendment attached as 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 report reviews and recommends approval of an application to amend the zoning by-law for a shopping centre at 785 Milner Avenue and for an abutting industrial site at 801 Milner Avenue which is proposed to be added to the shopping centre. The addition will allow the expansion of an existing Wal-Mart store from 12 265 to 17 494 square metres (132,000 to 188,000 square feet).

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4515.pdf>)

SC7.31	ACTION	1:30 PM		Ward: 43
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3070 Ellesmere Road - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. Provided that the Environmental Assessment Report dated February 2006 (as revised) by Cadec Consultants Limited and any necessary reports, including a Restoration Action Plan, have been reviewed and accepted by a third-party environmental peer reviewer retained by the City, City Council amend the zoning by-law for the Morningside Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 7 with such by-law to include any revisions necessary to implement the results of the accepted Restoration Action Plan.
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 Bill to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, the community benefit recommended to be secured in the Section 37 agreement is as follows:
 - a. The payment of \$400,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be used for a new washroom facility/change room at Ellesmere Sports Fields park.

The following matter is also recommended to be secured in the Section 37 agreement as legal convenience to support development:

- b. The environmental remediation of the site prior to issuance of any above grade building permit.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report reviews and recommends approval of an application to amend the zoning by-law to permit a mixed-use, 24-storey development that includes ground floor commercial with 23 storeys of residential units above. The building is designed with an L-shaped, 4-storey podium parallel to Ellesmere Road and Mornelle Court with a 20-storey residential tower above the southwest corner of the podium. A green roof is proposed on a portion of the 4-storey podium. The residential portion of the building would consist of 265 units proposed to be a

condominium. A total of 323 parking spaces are being proposed with 3 levels of underground parking.

As part of the development of the lands, the applicant has agreed to provide public benefits, in exchange for the proposed increase in height and density, to be secured through an agreement with the City under Section 37 of the Planning Act. The amount of \$400,000 has been secured to cover the costs of building a washroom facility/change room within a local city park.

The subject lands operated as a waste disposal site during the 1950's and 1960's. The applicant proposes to remediate the site for residential use.

A Holding provision will be applied to the proposed zoning. The "H" symbol is removed only once the applicant has obtained a Certificate of Approval from the Ministry of the Environment for the installation of the methane venting system on the site. In addition, the Section 37 provisions in the zoning by-law amendment and the Section 37 agreement will also secure certain environmental remediation measures.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4920.pdf>)

SC7.32	ACTION	1:30 PM		Ward: 44
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271 Morrish Road - Common Elements Condominium Application Final Report

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which except as otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. such revisions to the proposed condominium 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.

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 a common elements condominium consisting of a private roadway, sidewalk, and 3 visitor parking spaces. The applicant is currently constructing a 16 unit residential development that includes 2 semi-detached units and 14 townhouse units divided into 3 blocks.

The application for common elements condominium is necessary to provide legal access to the individual townhouse units and to ensure ongoing shared ownership and maintenance of the roadway, sidewalk, and visitor parking spaces.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4555.pdf>

Communications

(June 14, 2007) letter from Joseph Kreiner, President, Opportunity Holdings Inc. (SC.Main)

SC7.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill