
Scarborough Community Council

Meeting No. 8
Meeting Date Monday, September 10, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

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

9:45 a.m. - Item SC8.1
1:30 p.m. - Items SC8.31 – SC8.36

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 – June 26, 2007

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

Communications/Reports

SC8.1	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.

SC8.2	ACTION		Delegated	Ward: 35
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Naming of Private Lane at 1151 Victoria Park Avenue

(August 17, 2007) Report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. The private lane at 1151 Victoria Park Avenue be named "Strangford Lane".
2. Intelliterra Inc. pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the applicant.

Summary

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

This report recommends that the proposed private residential lane at 1151 Victoria Park Avenue be named "Strangford Lane". Naming the lane will facilitate the identification of the proposed units fronting thereon.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5993.pdf>)

SC8.3	ACTION		Delegated	Ward: 37
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Dedication and Naming of Great West Drive

(August 22, 2007) Report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. The existing street known as "Great West Drive", located between Midwest Road and Ellesmere Road, be dedicated as public highway and named "Great West Drive".
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

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

Summary

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

This report recommends that the existing street known as "Great West Drive", located between Midwest Road and Ellesmere Road, be dedicated as public highway and named "Great West Drive".

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6052.pdf>)

SC8.4	ACTION			Ward: 41
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12 Lockie Avenue - Application to Remove Private Tree

(August 15, 2007) Report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. The request for a permit to remove two (2) privately-owned trees at 12 Lockie Avenue be denied.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of two privately- owned black walnut trees located in the rear yard of 12 Lockie Avenue. The owner has concerns about a codling moth infestation and with walnuts falling onto a neighbour's property.

The policies of the City of Toronto do not support removal of walnut trees due to falling fruit, or insect infestations, policies which have consistently been upheld by City Council. The trees are considered significant to the neighbourhood and with proper care and maintenance, should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of these trees.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5875.pdf>)

SC8.5	ACTION		Delegated	Ward: 37
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Request for Fence Exemption for 50 Gooderham Drive (Deferred from June 26, 2007)

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

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

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.

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

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5681.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5679.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5680.pdf>)

Communications

(June 25, 2007) e-mail from Harry Bournas (SC.Main)

(June 25, 2007) e-mail from Sebastiano Di Pietro (SC.Main)

**5a Request for Fence Exemption for 50 Gooderham Drive
Communications****Summary**

Scarborough Community Council, at its meeting on June 26, 2007, directed that these communications be considered in conjunction with the report from the Manager, Municipal Licensing and Standards, Scarborough.

Background Information

Communications

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6020.pdf>)

SC8.6	ACTION		Delegated	Ward: 38
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Request for Approval of Variance from the Former City of Scarborough Sign By-law No. 22980, as amended, for Nine Facial Wall Signs at 665 Markham Road

(August 24, 2007) Memo from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official 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 Heinz Mertins, of Mertins Architect, on behalf La Prima Investments, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the installation of nine facial wall signs.

The total area of the proposed signs is not in compliance with the requirements of the by-law and this report deals with the required variance to allow the installation of the proposed signs.

The requested sign variance, in staff's opinion, is minor in nature. Staff recommends the requested variance to be approved.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6030.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6031.pdf>

SC8.7	ACTION		Delegated	Ward: 44
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Residential Demolition Applications for 398 & 418 Meadowvale Road, subject to the Demolition Control By-law (Deferred from June 26, 2007)

(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-5677.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5678.pdf>)

7a Legal Implications Related to Approval of Demolition Applications for 398 & 418 Meadowvale Road, Subject to Demolition Control By-law

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

(August 24, 2007) Report from City Solicitor

Financial Impact

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

Summary

At its meeting of June 26, 2007 the Scarborough Community Council had before it a Staff Report from the Director of Building and Deputy Chief Building Official with respect to demolition applications for 398 & 418 Meadowvale Road. The Community Council deferred consideration of the report until its meeting of September 10, 2007 and requested the City Solicitor “to report at that time on the legal implications, if any, and whether the City would be liable in any way, if the subject properties were approved for demolition”.

The purpose of this report is to provide the legal advice requested by the Community Council for the information of the members of the Community Council. This report is for information of the Community Council and should be read together with the Staff Report from the Director of Building and Deputy Chief Building Official with respect to demolition applications for 398 and 418 Meadowvale Road (item SC7.13) .

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6057.pdf>)

SC8.8	ACTION		Delegated	Ward: 38
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Proposed Minor Street Stop Signs Along Mountland Drive

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
2. Amend appropriate by-law accordingly.

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

This report responds to a request to install minor street stop signs at the uncontrolled intersections of Carew Gate and Mountland Drive, and Mountland Drive, at both east and west intersections with Stonehenge Crescent.

At the same time, Transportation Services staff also reviewed the installation of a minor street stop sign at one other uncontrolled three-way intersection in the immediate area (Clementine Square, westbound, at Clementine Square) in the Woburn 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-5965.pdf>)

SC8.9	ACTION		Delegated	Ward: 39
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Proposed Traffic Control Signals at Bridletowne Circle and Beverly Glen Boulevard/Bridlewood Mall Driveway

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the installation of traffic control signals at the intersection of Bridletowne Circle and Beverly Glen Boulevard / Bridlewood Mall driveway,
2. Subsequent to the foregoing approval, approve the removal of the existing all-way stop control coincident with the installation of the traffic control signals.
3. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$150,000.00. The funding for these signals is available in Transportation Services Division's Capital Works Budget under Project No. CTP706-01.

Summary

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

This report provides the results of a Traffic Control Signal Warrant study conducted at the intersection of Bridletowne Circle and Beverly Glen Boulevard / Bridlewood Mall Driveway.

Traffic studies reveal that traffic control signals are warranted at the noted intersection.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5961.pdf>)

SC8.10	ACTION		Delegated	Ward: 40
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Proposed Parking Regulations on the South Side of Cass Avenue, East of Warden Avenue

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “No Parking” regulation, as identified in the Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$250.00. Funding for the signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

Summary

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

This report responds to a concern about parking along Cass Avenue, east of Warden Avenue, in the area of a curve. Staff reviewed this road section during a typical weekday and recorded a number of vehicles parked in the curve area, which is a traffic concern.

It is recommended that “No Parking Anytime” signs be installed on the south side of Cass Avenue from 106 metres east of Warden Avenue to a point 35 metres further east. This will assist motorists in travelling safely through the curve, and increase sightlines of motorists exiting from the townhouse driveway.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5963.pdf>

SC8.11	ACTION		Delegated	Ward: 41
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Proposed Heavy Truck Prohibition on Brilliant Court

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Heavy Truck Prohibition”, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

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

Summary

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

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

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

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5959.pdf>

SC8.12	ACTION		Delegated	Ward: 42
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Proposed Heavy Truck Prohibition on Raponi Circle

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Heavy Truck Prohibition”, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

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

Summary

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

This report recommends a heavy truck prohibition on a new road, Raponi Circle, in the Rouge Neighbourhood. This measure is being recommended as a standard practice for new local residential roadways.

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

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5960.pdf>)

SC8.13	ACTION		Delegated	Ward: 42
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Proposed Traffic Control Signals at McLevin Avenue at Pinery Trail/ Malvern Town Centre Driveway

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the installation of traffic control signals at the intersection of McLevin Avenue and Pinery Trail / Malvern Town Centre driveway.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$100,000.00. The funding for these signals is available in Transportation Services Division's Capital Works Budget under Project No. CTP706-01.

Summary

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

This report provides the results of a Traffic Control Signal Warrant study conducted at the intersection of McLevin Avenue and Pinery Trail / Malvern Town Centre Driveway.

Traffic studies reveal that traffic control signals are warranted at the noted intersection.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5962.pdf>

SC8.14	ACTION		Delegated	Ward: 44
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Stopping and Parking Regulations on Generation Boulevard at Chief Dan George Public School

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the stopping regulations on Generation Boulevard, as identified in Appendix 1 of this report.
2. Adopt the stopping regulations on Generation Boulevard, as identified in Appendix 2 of this report.
3. Adopt the parking regulations on Generation Boulevard, as identified in Appendix 3 of this report.
4. Amend the appropriate by-laws accordingly.

Financial Impact

There is no further financial impact associated with this report, as the signs were already installed in 2006.

Summary

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

This “housekeeping report” on Generation Boulevard details the minor on-street stopping and parking regulation changes made to enhance both traffic safety and flow in front of Chief Dan George Public School. The “school side” parking and “opposite side” no stopping regulations outlined in this report are consistent with those found at many other school zones in the Scarborough District.

Council’s approval of the supporting regulations will enhance traffic safety at this location and allow the existing signs to be enforced by the Toronto Police Service.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5969.pdf>)

SC8.15	ACTION			Ward: 37
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Assumption of Services - Kradler Investments Inc. - 1075 Ellesmere Road

(August 23, 2007) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for the above development be assumed.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the municipal services in the above development.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

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

Summary

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

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5979.pdf>

SC8.16	ACTION			Ward: 44
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Assumption of Services – Granway Estates Inc. (prev. Sugarbridge Properties Inc.) Registered Plan of Subdivision 66M-2295 South of Rozell Road, West of Port Union Road

(August 21, 2007) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2295 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2295.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

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

Summary

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

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5982.pdf>

SC8.17	ACTION			Ward: 38
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Re-Allocation of Section 37 Funds – Scarborough Walk of Fame

(August 23, 2007) Letter from Councillor Glenn De Baeremaeker

Summary

Letter from Councillor De Baeremaeker requesting that staff amend the Section 37 Agreement for Eq 1, 2 and 3 to re-allocate \$100,000 of the \$800,000 total funds towards the Scarborough Walk of Fame.

Background Information

Communication

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6088.pdf>

SC8.18	ACTION			Ward: 35
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112 Sinnott Road – Ontario Municipal Board Hearing

(August 21, 2007) Letter from Councillor A. A. Heaps

Summary

Letter from Councillor A. A. Heaps, requesting that Scarborough Community Council recommend to City Council that the City Solicitor and appropriate staff be directed to attend any Ontario Municipal Board hearing related to the appeal of the minor variance application A385/06SC respecting 112 Sinnott Road in support of the decision of February 14, 2007 by the Committee of Adjustment, Scarborough Panel to refuse the application.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6061.pdf>

SC8.19	ACTION			Ward: 37
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1483-1485 Birchmount Road – Official Plan, Zoning and Site Plan Applications – Appeals to the Ontario Municipal Board

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

(August 13, 2007) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. Council adopt the confidential instructions to staff in the recommendations in attachment 1.
2. If adopted by Council, the confidential instructions be released to the public at the completion of the Council meeting.

Financial Impact

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

Summary

At its meeting of June 19, 20 and 22, 2007, City Council adopted the recommendations of Scarborough Community Council to oppose a development proposal for 36 stacked townhouses at 1483-1485 Birchmount Road which has been appealed by the owner to the Ontario Municipal Board (OMB). The City Solicitor and appropriate City staff were also directed to continue negotiations with the owner with the goal of achieving a development form more consistent with the Design Framework developed through the Birchmount Road Area Study. The principals of the owner (the Jaymor Group) met with City Legal and Planning staff and the Ward Councillor. This has resulted in the need for further directions from City Council.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5914.pdf>

SC8.20	ACTION			Ward: 35
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544 Birchmount Road - Zoning Application - Preliminary Report

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to intensify the property at 544 Birchmount Road with the addition of a 10-storey apartment building with 152 units. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6075.pdf>

SC8.21	ACTION			Ward: 37
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2410 Lawrence Avenue East - Zoning Application - Preliminary Report

(August 24, 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

An application has been submitted to amend the zoning by-law to permit retail use within an industrial building. A-One Appliances Inc. repairs and refurbishes household appliances for re-sale. This business operates out of three units of two industrial buildings on lands located north of Lawrence Avenue East.

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

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information provided.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5948.pdf>

SC8.22	ACTION			Ward: 38
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38 Estate Drive – Zoning Application - Preliminary Report

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to permit a 4-storey (64-suite) hotel on the site of an existing 4-storey (97-suite) hotel on the north side of Estate Drive, north of Progress Avenue and west of Markham Road.

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5949.pdf>)

SC8.23	ACTION			Ward: 38
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Southeast Corner of Corporate Drive & Consilium Place - Official Plan and Zoning Application - Preliminary Report

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor upon receipt of revised site plans to substantially address the planning issues noted in this report.
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 mixed use development consisting of four residential buildings, ranging in height from 36 to 40 storeys. The buildings would be connected by a 2 to 4-storey podium containing townhouse units, commercial and residential amenity space. A publicly accessible linear park is also proposed along East Highland Creek.

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting upon receipt of revised site plans to substantially address the planning issues noted in this report. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5950.pdf>

SC8.24	ACTION			Ward: 40
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Leafield Drive South of Altair Avenue, North of Huntingwood Drive Zoning and Subdivision Applications - Preliminary Report

(August 20, 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 10 new single detached residential lots within a draft plan of subdivision along an extension of Leafield Drive and an amendment to the zoning by-law to permit the draft plan of subdivision and two single dwelling lots on an existing lot fronting Victoria Park Avenue.

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

This application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a Public Meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6029.pdf>)

SC8.25	ACTION			Ward: 41
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96 State Crown Blvd - Zoning Application - Preliminary Report

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to add vehicular repairs (auto body and painting) and auto sales to the existing vehicle service use presently permitted at 96 State Crown Boulevard. It also proposes to allow vehicle parking or display within the street yards.

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.

Staff will prepare a final report after the community consultation meeting and will bring the report forward to a public meeting in accordance with the Planning Act, once all identified issues have been satisfactorily resolved and all the required information is provided.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6078.pdf>)

SC8.26	ACTION			Ward: 44
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East side of Port Union Road/Duthie Street/Cherry Street - Zoning Application - Preliminary Report

(August 23, 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 following Planning staff consultation with Real Estate, Legal and Transportation Services staff regarding the extent of City land ownership.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to rezone the lands from Heavy Industrial, Apartment Residential, Multiple-Family Residential and Major Open Spaces to a suitable residential category to permit the development of a 108-unit stacked townhouse development at 19 Port Union Road, 2 - 4, 6 and 12 Duthie Street and the lands located north of the unopened Cherry Street road allowance at the south end of Colinroy Street and Wynnecastle Road.

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

This application should proceed through the standard planning review process. As part of the review of this application a noise and vibration study, and landscape plans are required. The application will be presented to the community at a community consultation meeting to be held after Planning staff has had an opportunity to consult with Real Estate, Legal Services and Transportation Services staff with regards to the City land ownership and implications for the subject application. The application will then be 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-6054.pdf>

SC8.27	ACTION			Ward: 35
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350 Danforth Road – Part Lot Control Application - Final Report

(August 1, 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 81-83, 87-88, and Blocks 97-103 and 105-109 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.

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 10 semi-detached units and 83 freehold street townhouse units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5908.pdf>

SC8.28	ACTION			Ward: 38
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2040-2050 Ellesmere Road – Removal of “Holding” Provision Application – Final Report

(August 17, 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 property at 2040-2050 Ellesmere Road 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.
3. Before introducing the necessary Bill to City Council for enactment, require the applicant to enter into a site plan agreement under Section 41 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application seeks an amendment to the zoning by-law to lift a Holding Provision (H) applying to the front portion of the property at 2040-2050 Ellesmere Road. The lifting of the (H) will enable development of this vacant portion of the property with a combination of industrial, office, retail, restaurant, financial institution, education and service uses in five proposed buildings totalling approximately 6 814 m² (73,350 sq. ft.) of new development.

The proposed site plan satisfies zoning by-law requisites for lifting the (H), and the proposed development will also comply with underlying zoning requirements and permissions when the (H) is lifted.

This report reviews and recommends approval of the application to amend the zoning by-law to remove the (H) from this site.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5907.pdf>

SC8.29	ACTION			Ward: 42
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3351 Markham Road - Site Plan Control Application - Request for Direction Report

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. The City Solicitor and the appropriate staff attend the Ontario Municipal Board hearing to oppose the application as currently proposed.
2. Staff continue to seek revisions to the site plan application through negotiations with the applicant in an attempt to resolve any outstanding matters to ensure a high quality built environment at this location based on a significant gateway feature, excellent pedestrian access and orientation, and high quality landscape treatments as outlined in this report.
3. In the event the applicant revises the proposal to address the issues raised in this report, the City Solicitor be authorized to settle the appeal in consultation with the Director of Community Planning, Scarborough District.

Financial Impact

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

Summary

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.

A site plan control application was submitted to develop a parcel of land located at the south-east corner of Steeles Avenue East and Markham Road. The site measures approximately 2.8 ha (6.9 acres) and the proposed development includes four separate buildings with a gross floor area of approximately 5,400 m² (58,125 s.f.), to be built as commercial condominiums. The proposed uses include retail and restaurant with associated surface parking. The site plan was appealed to the Ontario Municipal Board on May 29, 2007 based on a failure of Council to make a decision within thirty days.

The purpose of this report is to seek Council's direction to staff to attend the Ontario Municipal Board hearing to oppose the proposal in its current form, and to seek revisions so as to achieve a high quality built environment at this location based on a significant gateway feature, excellent pedestrian access and orientation, and high quality landscape treatments.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6102.pdf>)

SC8.30	ACTION			Ward: 44
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105 Scarboro Avenue – Zoning and Plan of Subdivision Applications Request for Direction Report

(August 14, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the applications as the applicant has not fully addressed the concerns of TRCA, and the City's requirements for tree preservation.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to resolve any outstanding matters as outlined in this report including the location of the regulatory floodplains, and developing a tree preservation plan to protect as many trees as possible.
3. In the event the applicant addresses the issues raised in this report, City Council authorize the City Solicitor to settle the appeal in consultation with the Director of Community Planning, Scarborough District, on the basis of the attached draft zoning by-law amendment (Attachment 7), draft plan of subdivision (Attachment 1), and draft plan of subdivision conditions (Attachment 8), subject to any further revisions necessary as a result of the continued review of the plans.

Financial Impact

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

Summary

The purpose of this report is to seek City Council's direction for the Ontario Municipal Board hearing commencing October 16, 2007 on appealed zoning by-law amendment and draft plan of subdivision applications for a proposed 5-lot residential plan of subdivision on consolidated lands located north of Euclid Avenue between Scarboro Avenue and Goldene Way in the Highland Creek Community.

The subject lands may potentially be located in the regulatory floodplain. The applicant is currently undertaking discussions with Toronto and Region Conservation Authority (TRCA) and City staff in an attempt to satisfactorily address this issue. In accordance with Official Plan policies City staff cannot support any new development within the regulatory floodplain.

Planning staff would support the proposal provided outstanding issues as outlined in this report are resolved, including the location of the floodplain in relation to the subject lands.

As part of the development of the lands, the applicant has agreed to dedicate a portion of the lands as Open Space to the City.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6039.pdf>

SC8.31	ACTION	1:30 PM		Ward: 35
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25 Herron Avenue – Subdivision Application – Final Report

Statutory - Planning Act, RSO 1990

(August 17, 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 6 which, except as otherwise noted, must be satisfied or secured through the subdivision agreement before final approval; and
 - b. such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing 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 the subdivision of the property at 25 Herron Avenue to create 10 single-detached residential lots, a new public cul-de-sac street, and two blocks of land adjacent to the Taylor-Massey Creek ravine (Warden Woods Park) for dedication to the City of Toronto.

The proposal represents good planning and will make a positive and desirable addition to this established and stable neighbourhood.

This report reviews and recommends approval of the proposed Draft Plan of Subdivision.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5906.pdf>

SC8.32	ACTION	1:30 PM		Ward: 35
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350 Danforth Road – Common Elements Condominium Application Final Report

Statutory - Planning Act, RSO 1990

(August 23, 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 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 report reviews and recommends approval of an application for a draft plan of common elements condominium for a residential development consisting of 50 proposed freehold townhouses with driveway access from a private rear lane on a portion of the property known as 350 Danforth Road.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6040.pdf>)

SC8.33	ACTION	1:30 PM		Ward: 38
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South Side Greenbrae Circuit (West of 700 Markham Road) - Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(August 24, 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 Woburn Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 6.
2. Prior to the introduction of the Bills to Council, the owner shall:
 - a. provide for the review and acceptance of the Executive Director, Technical Services, an addendum to the Site Servicing Report that determines the storm water run-off, sanitary flow and water supply demand resulting from the development and which demonstrates how the site is to be serviced, adequacy of the existing infrastructure to service this development and what improvements/upgrades to municipal infrastructure are required to accommodate this development; and
 - b. if determined necessary by the Executive Director, Technical Services, enter into a Development Agreement, to his satisfaction, that includes financial provisions/securities for the construction of any external improvements/upgrade to the municipal infrastructure within the City's right-of-way required to accommodate the proposed development.
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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the zoning by-law to permit the development of 13 street townhouses (freehold) on Greenbrae Circuit (west of 700 Markham Road).

The proposed townhouse development will create new housing on a vacant corner lot, formerly part of a larger, commercially zoned site at 700 Markham Road. The proposal includes five units fronting onto the east side of Greenbrae Circuit and eight units fronting onto the south side of Greenbrae Circuit.

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-5958.pdf>)

Communications

(August 24, 2007) e-mail from Karl and Eileen Miller (SC.Main)

SC8.34	ACTION	1:30 PM		Ward: 42
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W/S Hummingbird Drive and Pitchpine Drive, North of Neilson Tributary and East of the CPR – Subdivision Application and Removal of Holding Provision - Final Report

Statutory - Planning Act, RSO 1990

(August 24, 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, attached as Attachment 7.
2. 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 8, 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.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft conditions of subdivision approval as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant, Mattamy (Neilson) Limited, has requested the lifting of the Holding Provision (H) on its lands adjacent to the Canadian Pacific Railway (CPR) line in order to develop these lands by plan of subdivision. The Holding Provision was put in place to protect for the possible future extension of Morningside Avenue in an alignment along the east side of the CPR. The plan of subdivision will create 56 lots, for 28 semi-detached structures, in accordance with the underlying semi-detached residential zoning. It is appropriate for Council to remove the Holding Provision now that the Environmental Assessment (EA) for the Morningside Avenue Extension has concluded that the preferred alignment for the future road not be located along the east side of the CPR line. This conclusion is supported by both Toronto Council and by the Region of York. There is no proponent for an alignment east of the CPR.

Lands in the southern part of the property, which are required for the preferred alignment, will be transferred to the City in fulfilment of conditions of the draft plan of subdivision.

Approval of these applications will allow the completion of this part of the Morningside Heights Community.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6113.pdf>

Communications

(August 23, 2007) letter from Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc. (SC.Main)

SC8.35	ACTION	1:30 PM		Ward: 43
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4314 Kingston Road – Common Elements Condominium Application Final Report

Statutory - Planning Act, RSO 1990

(August 22, 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 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 and 9 visitor parking spaces. The applicant is currently constructing a 39-unit townhouse development divided into 7 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-6019.pdf>)

SC8.36	ACTION	1:30 PM		Ward: 44
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262 Dean Park Road - Zoning and Subdivision Applications - Final Report

Statutory - Planning Act, RSO 1990

(August 23, 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 Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.

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

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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant has filed zoning by-law amendment and draft plan of subdivision applications to permit 33 single detached residential lots at 262 Dean Park Road. These applications were made after January 1, 2007, and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The proposed land use is consistent with the Neighbourhoods policies in the Toronto Official Plan. The proposal respects and reinforces the physical character of the surrounding neighbourhood. The zoning by-law amendment will allow for appropriate residential development on the subject lands.

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-6155.pdf>

SC8.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill