
Scarborough Community Council

Meeting No.	9	Contact	Betty Henderson
Meeting Date	Tuesday, October 2, 2007	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

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

9:45 a.m. - Item SC9.1
 10:00 a.m. - Item SC9.2
 10:15 a.m. - Item SC9.3

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 – September 10, 2007

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

Communications/Reports

SC9.1	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.

SC9.2	Presentation	10:00 AM		
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Economic Development - Update on Scarborough District**Summary**

Presentation by staff on the current status of economic development in Scarborough.

SC9.3	ACTION	10:15 AM	Delegated	Ward: 35
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Proposed Renaming of Mid-Scarborough Community Recreation Centre to Don Montgomery Community Recreation Centre

(August 28, 2007) Report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of the Parks, Forestry and Recreation Division recommends that the Scarborough Community Council:

1. Approve the renaming of Mid Scarborough Community Recreation Centre, located at 2467 Eglinton Avenue East, to the Don Montgomery Community Recreation Centre.

Financial Impact

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

Summary

Don Montgomery was President of the Scarborough Hockey Association for over 40 years and due to his generosity and volunteerism, children throughout Scarborough were offered opportunities to participate in sport that they may never have had otherwise. The renaming of the Centre in Don Montgomery's name would honour the significant contributions to sport in Scarborough.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Naming and Renaming Policy have been met and recommends that the Mid Scarborough Community Recreation Centre be renamed Don Montgomery Community Recreation Centre. This staff report is a matter for which Scarborough Community Council has delegated authority from City Council to make a final decision.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6801.pdf>)

SC9.4	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 and June 26, 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 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 - 875 Milner - May 9, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6790.pdf>)

Attachments 1 to 6 - May 9 report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6791.pdf>)

4a 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

(September 12, 2007) Report from Director, Toronto Building, Scarborough District

Summary

To review a request by Fraser Smith of Smart Centres, for a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of facial signs above the parapet at 875 Milner Avenue on the south (rear) elevation, facing Highway 401, and the east elevation.

The variance for the signs was covered in the May 9, 2007 report from the Director of Building, submitted to the May 29, 2007 meeting of Scarborough Community Council for consideration. In that report, staff recommended refusal of the requested variance for the facial sign.

Scarborough Community Council deferred consideration of that report until its meeting of June 26, 2007 meeting to allow further consultation with the applicant.

At the June 26, 2007 meeting, Scarborough Community Council deferred consideration of the

report until its meeting of Oct 2, 2007 and requested that the applicant meet with staff from Planning (Urban Design) and Building (Signs), and report thereon to the Scarborough Community Council at its meeting of October 2, 2007. This report deals with that request.

Background Information

Report - September 12, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6893.pdf>)

Attachments 1 to 4 - Sept 12 Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6894.pdf>)

SC9.5	ACTION		Delegated	Ward: 37
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Proposed Disabled Loading Zone on the North Side of Treewood Street West of Brockley Drive

(September 7, 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 the Appendix 1 of this report.
2. Enact the parking regulations, as identified in Appendix 2 of this report.
3. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$350.00. Funding for the signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226. The cost for the curb depression is also covered by the 2007 Operating Budget.

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 lack of a loading zone in front of 4 Treewood Street. Staff has confirmed the need for this loading zone to facilitate Wheel Trans pick-up and drop-off of patrons.

It is recommended that Transportation Services install “Disabled Loading Zone” signs on the north side of Treewood Street from a point 45 metres west of Brockley Drive to a point 15 metres further west. This will assist the patrons in gaining access/egress to transportation services provided by other agencies. In addition, Transportation Services will install a curb

depression at 4 Treewood Street adjacent to an existing concrete pad.

Background Information

Report - Treewood

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6975.pdf>)

SC9.6	ACTION			Ward: 38
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Proposed Right-Turn Lane Designation - Northbound McCowan Road at Ellesmere Road

(September 12, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that:

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

Financial Impact

The financial cost of installing the compulsory right turn lane signage is approximately \$500.00. Funding for these compulsory signs is being provided by the developer of McCowan Square.

Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

This report provides the results of a review of the new northbound right-turn lane at McCowan Road and Ellesmere Road.

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

Council’s approval of the McCowan Road at Ellesmere Road right turn lane designation will separate competing traffic movements and clearly define the right-of-way for northbound motorists.

Background Information

Report - McCowan Road at Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6983.pdf>)

SC9.7	ACTION		Delegated	Ward: 40
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Proposed Parking Regulations on the South Side of Cass Avenue East of Warden Avenue (Deferred from September 10, 2007)

(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-6788.pdf>)

SC9.8	ACTION		Delegated	Ward: 42
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Proposed Minor Street Stop Signs – Wyper Square Area

(September 11, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” and the “Heavy Truck Prohibition” regulations as identified in Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the respective traffic signs is approximately \$1,050.00. The funding for non-development related signage is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226. The funding for the signage on Wyper Square was secured from the Developer.

Summary

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

This report describes the need to install minor street stop signs at three uncontrolled intersections in a new development in the Agincourt South-Malvern West Neighbourhood. These three stop sign locations are; Thistlewaite Crescent at Wyper Square, Wyper Square, northbound, at Wyper Square, and Wyper Square at Massie Street.

At the same time, Transportation Services staff also reviewed the installation of minor street stop signs at two other uncontrolled intersections in an adjacent subdivision (Carlingwood Court, southbound, at Carlingwood Court, and Glenstroke Drive at Lockdare Street, east intersection).

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

In addition, this report recommends a heavy truck prohibition on the two new roads, Thistlewaite Crescent and Wyper Square. This measure is being recommended as a standard practice for new local residential roadways.

Background Information

Report - Wyper Square

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6990.pdf>

SC9.9	ACTION		Delegated	Ward: 43
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Proposed Speed Limit Reduction on Falaise Road

(September 5, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the 40 kilometre per hour speed limit on Falaise Road, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$1,800.00. The funding for these 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 provides the results of traffic studies conducted on Falaise Road, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over its entire length.

Background Information

Report - Falaise Road

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6991.pdf>

SC9.10	ACTION			Ward: 39
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4675 Steeles Avenue East - Zoning and Site Plan Control Applications Request for Direction Report

(September 18, 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 OMB hearing to ensure that the City's interests are appropriately represented.
2. City staff be authorized to finalize the Section 37 benefits and Section 37 Agreement which shall provide for the following community benefits:
 - a. the provision and permanent use of 464 square metres (5,000 sq. ft.) of on-site, at-grade community space in the proposed development based on the term sheet attached as Attachment 5; the Section 37 Agreement will provide for a potential cash-in-lieu option to be used to expand the L'Amoreaux Community Centre; and
 - b. provision of speed humps in the Heathwood Community.
3. The applicant submit a revised site plan application that addresses outstanding issues including: elevations, bicycle parking, landscaping, vehicular and pedestrian connections, lighting, vehicular access, stormwater management.
4. City staff be authorized to support the application subject to Recommendation 2 and 3 being fulfilled, including amendments to the Milliken Employment Zoning By-law 24982, to permit an expansion of the existing retail mall, to a maximum density of 1.13 times the area of the lot and that such implementing zoning by-law include performance standards such as: a blended parking ratio, maximum density, maximum restaurant floor area and Section 37 provisions.
5. Should the Board approve the application, the City Solicitor request the OMB to withhold its Final Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:
 - a. the owner entering into an agreement for the construction of all improvements to the municipal infrastructure to the satisfaction of the Executive Director of Technical Services;
 - b. all transportation improvements identified in this report be secured, at no cost to the City, to the satisfaction of the Executive Director of Technical Services;
 - c. the execution of a site plan control agreement between the owner and the City, secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District;
 - d. the owner entering into a Section 37 Agreement to the satisfaction of the Director, Community Planning, Scarborough District; and
 - e. dedication of all required lands, public easements and/or rights-of-way for public access, to the satisfaction of the Executive Director of Technical Services and the City Solicitor.
6. The applicant submit a condominium application once zoning and site plan approval are

in place.

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 subject zoning by-law amendment application and to seek direction from Council for an upcoming Ontario Municipal Board (OMB) hearing on appeals by the owner. This report recommends that the City Solicitor and appropriate staff attend the OMB hearing and bring forward the position outlined in this report to the hearing scheduled for December 3, 2007.

The applicant proposes the expansion of the existing retail mall with a 3-storey retail addition and an integrated 5-level parking structure where surface parking is currently located. This report recommends that the City Solicitor be authorized to attend the OMB hearing in support of this application as outlined in the conditions to this report.

Background Information

Report - 4675 Steeles Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7080.pdf>

SC9.11	ACTION			Ward: 41
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50-100 Scottfield Drive - Zoning Application - Request for Direction Report

(September 18, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council provide direction to City staff respecting the OMB hearing which is scheduled to commence on November 13, 2007.
2. City Council request the OMB, should this application be approved, to withhold its Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:
 - a. arrangements for traffic control measures, including transit signal priority measures, to the satisfaction of the Executive Director of Technical Services; and
 - b. the execution of a site plan control agreement between the owner and the City secured by appropriate letters of credit to the satisfaction of the Director,

Community Planning, Scarborough District, or alternative measures to secure placement of the seniors' apartment building.

Financial Impact

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

Summary

The purpose of this report is to seek direction from Council for an upcoming Ontario Municipal Board (OMB) hearing scheduled for November 13, 2007, on the appeal by the applicant, the Yee Hong Centre for Geriatric Care.

The applicant is seeking to amend the existing zoning of the site to permit a new 8 storey life-lease seniors' building with 111 units. City Planning Staff expressed support for the application in their report to Scarborough Community Council (SCC) which appeared on the March 27, 2007, agenda (Attachment 1: City Planning Report dated March 8, 2007). SCC adjourned the meeting until such time as the site plan control application has been filed and issues have been resolved. The application was subsequently appealed by the applicant on May 18, 2007. No site plan control application was received.

This report recommends that City Council provide direction to the City Solicitor regarding attendance at the OMB hearing.

Background Information

Report - 50-100 Scottfield Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7050.pdf>)

SC9.12	ACTION			Ward: 36
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3686 and 3688 St. Clair Avenue East – Zoning Application - Preliminary Report

(September 14, 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 after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This application proposes to amend the zoning by-law to permit a mixed-use residential and commercial development at 3686 and 3688 St. Clair Avenue East.

This report provides preliminary information on the application and has been circulated to agencies and City divisions for review and comment. The report seeks direction from Community Council to hold a community meeting and a public meeting under the Planning Act targeted for the first quarter of 2008. This target date assumes that the applicant will provide all required information in a timely manner.

Background Information

Report - 3686 St. Clair Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7011.pdf>)

SC9.13	ACTION			Ward: 44
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8833 Sheppard Avenue East – Zoning Application – Preliminary Report

(September 14, 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 seeks an amendment to the zoning by-law to lift a Holding Provision (H) and to permit a car wash and retail uses.

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 - 8833 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7012.pdf>)

SC9.14	ACTION		Delegated	Ward: 40
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Request to Grant or Refuse the Application to Demolish Two Residential Buildings at 3161 & 3163 Sheppard Avenue East with No Building Permit Issued

(September 24, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

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

complete the new building 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

- f. that on failure to complete the new building within the time specified in (e) 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 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 applications for 3161 and 3163 Sheppard Avenue East 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-7211.pdf>

SC9.15	ACTION			Ward: 41
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Brilliant Court, Sandhurst Circle, and White Heather Boulevard – Part Lot Control Application – Final Report

(September 27, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council approve the application for Part Lot Control and that a Part Lot Control Exemption By-law for lots 1 to 6 (inclusive), lots 10 to 13 (inclusive), and lots 18 to 22 (inclusive) of Plan 66M-2438, be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council for a

Part Lot Control Exemption By-law to expire (1) year from the date of enactment.

3. City Council require the owner to provide proof of payment of all current property taxes for the subject site prior to the enactment of the Part Lot Control Exemption By-law.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law 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.

This report reviews and recommends approval of an application by Centrepark Properties Inc. to lift Part Lot Control, in order to permit the division of a portion of the subject lands into 30 semi-detached units, thereby enabling separate conveyance of the individual dwellings fronting onto Brilliant Court, Sandhurst Circle, and White Heather Boulevard.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7301.pdf>)

SC9.16	Information			Ward: 44
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Land Exchange Request for the 2.3 acre Parcel Abutting Port Union Village Common Park

(September 28, 2007) Report from Chief Corporate Officer

Financial Impact

There is no financial impact.

Summary

The purpose of this report is to respond to Scarborough Community Council's request to provide a summary as to how a land exchange for the 2.3 acre parcel abutting the Village Common on the Port Union Waterfront can be achieved.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7333.pdf>)

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7357.pdf>

SC9.17	Information			
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Senior Issues in Scarborough

Summary

Discussion with respect to seniors' issues in Scarborough

SC9.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill