

Scarborough Community Council

Meeting No. 11
Meeting Date Tuesday, November 27, 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

1:30 p.m. - Item SC11.22 to SC11.28

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

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

Confirmation of Minutes – October 30, 2007

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

Communications/Reports

SC11.1	Information		Delegated	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Economic Development Strategies to Retain and Attract Investment to the Scarborough District

(November 13, 2007) Report from Director, Business Development and Retention, Economic Development, Culture & Tourism Division

Financial Impact

There is no financial impact of this report.

Summary

Economic Development Culture and Tourism (EDCT) has been asked to report back on the various investment attraction strategies being currently employed as they relate to the Scarborough District. These strategies can best be described in the following manner.

EDCT is actively promoting and marketing the Scarborough advantage as a leading area for ICI investment. Much of the recent investment which has taken place in Toronto has occurred in Scarborough. It is EDCT's intention to market this good news story and seek to attract more investment.

Secondly staff are focusing on stimulating local growth through expansion of local firms. This will be accomplished by core staff activities such as corporate care, increasing the attractiveness of Toronto's business climate, introducing business-friendly initiatives such as the concierge service.

Finally Economic development staff will be identifying next generation growth opportunities through in depth corporate interviews. The objective of these interviews will be to identify key business lines, with good growth potential, global mandates and supply chain linkages. This then arms our promotion activities to specifically target potential firms who would benefit from a Scarborough location.

Background Information

Report - Economic Development Strategies

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8691.pdf>)

SC11.2	ACTION		Delegated	Ward: 39
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Request to Grant or Refuse the Application to Demolish Three Residential Buildings at 3291, 3293 & 3295 Birchmount Road with No Building Permit Issued

(November 13, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that 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 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
 - f. that on failure to complete the new buildings 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 1009-2006, I refer the demolition permit applications for 3291, 3293 and 3295 Birchmount Road to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permits.

Background Information

Report - 3291, 3293 & 3295 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8581.pdf>)

SC11.3	ACTION		Delegated	Ward: 41
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Request to Grant or Refuse the Application to Demolish a Residential Building at 126 Ashridge Drive with No Building Permit Issued

(November 13, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

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

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 1009-2006 , I refer the demolition permit application for 126 Ashridge Drive to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Background Information

Report - 126 Ashridge Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8585.pdf>)

SC11.4	ACTION		Delegated	Ward: 43
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Request to Grant or Refuse the Application to Demolish a Residential Building at 74 Slan Avenue with No Building Permit Issued

(October 17, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

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

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 1009-2006 , I refer the demolition permit application for 74 Slan 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 - 74 Slan Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8577.pdf>)

SC11.5	ACTION		Delegated	Ward: 38
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Request for Fence Exemption - 21 Landfair Crescent

(October 31, 2007) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

Municipal Licensing and Standards, Scarborough District, recommends that Scarborough Community Council:

1. Refuse the existing 2.62 metre high board on board wood fence based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There is no financial implications.

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 21 Landfair Crescent 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 measured perpendicular to and one metre on either side of the fence at any point along its length.

Background Information

Report - 21 Landfair Crescent

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8412.pdf>)

Attachments - Pictures 1-3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8413.pdf>)

Attachments - Pictures 4-6

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8414.pdf>)

Attachments - Pictures 7-11

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8415.pdf>)

SC11.6	ACTION		Delegated	Ward: 37
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Request for Fence Exemption - 18 Abbottswood Road

(October 31, 2007) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

Municipal Licensing and Standards, Scarborough District, recommends that Scarborough Community Council:

1. Refuse the existing 1.9 metre high board on board wood fence based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There is no financial implications.

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 18 Abbottswood Road 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 front lot line not exceed 1.2 metres and any other fence not exceed 2 metres.

Background Information

Report - 18 Abbottswood Road

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8377.pdf>

Attachments - Pictures 1-4

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8381.pdf>

Attachments - Pictures 5-8

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8382.pdf>

SC11.7	ACTION		Delegated	Ward: 42
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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 1455-1457 McCowan Road

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

1. The requested variances be refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by Vincent Crisanti of Knight Signs, on behalf of Desjardins Financial Security Life Assurance Company, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of one new ground sign.

The area, the height and the location of the proposed sign are not in compliance with the requirements of the by-law and this report deals with the required variances to allow the erection of the proposed ground sign.

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

Background Information

Report - 1455-1457 McCowan Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8597.pdf>)

SC11.8	ACTION		Delegated	Ward: 44
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Ground Sign at 4509 Kingston Road

(November 5, 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 refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by J. Wigley of Gardiner Roberts LLP, solicitors for Bank of Nova Scotia, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of one ground sign at 4509 Kingston Road.

The height 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 sign.

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

Background Information

Report - 4509 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8600.pdf>)

SC11.9	ACTION		Delegated	Ward: 44
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Four Wall Signs at 271 Port Union Road

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

1. The request for variances 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 John (David) Adam, of Zip Signs Ltd., on behalf of Ravine Park Plaza Limited, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit additional four facial wall sign at the above location for TD Canada Trust .

In the opinion of staff, the TD's sign appears to blends with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

Background Information

Report - 271 Port Union Road

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8593.pdf>

SC11.10	ACTION		Delegated	Ward: 44
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Two Wall Signs at 255 Morningside Avenue

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

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

1. The request for variances 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 John (David) Adam, of Zip Signs Ltd., on behalf of First Capital Reality Inc., for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial wall sign at the above location for TD Canada Trust.

In the opinion of staff, the TD's sign appears to blends with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

Background Information

Report - 255 Morningside Avenue

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8589.pdf>

SC11.11	ACTION		Delegated	Ward: 36
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Request for an Encroachment Agreement - 51 Preston Street

(October 29, 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 51 Preston 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 51 Preston 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 - 51 Preston Street

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8549.pdf>

SC11.12	ACTION		Delegated	Ward: 36
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Request for an Encroachment Agreement - 110B Hollis Avenue (Part 2)

(October 30, 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 110B Hollis Avenue.
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 110B Hollis Avenue for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Background Information

Report - 110B Hollis Avenue (Part 2)

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8535.pdf>)

SC11.13	ACTION		Delegated	Ward: 37
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Proposed Parking Regulations on Great West Drive

(October 30, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Enact the parking regulations, as identified in 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 \$2,000.00. 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 lack of parking regulations on Great West Drive. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Great West Drive.

It is recommended that Transportation Services install “No Parking Anytime” on the east side of Great West Drive and prohibit parking on the west side of Great West Drive between 6:00 a.m. to 6:00 p.m. Monday to Friday.

Background Information

Report - Parking - Great West Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8579.pdf>)

SC11.14	ACTION		Delegated	Ward: 37
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Proposed Speed Limit Reduction on Applefield Drive, Tordale Crescent and Waterfield Drive

(October 30, 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 Applefield Drive, Tordale Crescent and Waterfield Drive as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing these posted speed limit signs is approximately \$3,000.00. 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 provides the results of traffic studies conducted on Applefield Drive, Tordale Crescent and Waterfield Drive, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over the entire length of the subject roadways.

Background Information

Report - Speed Limit - Applefield Drive, Tordale Crescent and Waterfield Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8578.pdf>)

SC11.15	ACTION		Delegated	Ward: 38
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Proposed Minor Street Stop Signs – Grace Street Area

(October 30, 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 the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the eleven recommended stop controls is approximately \$1,650.00. 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 a minor street stop sign at the uncontrolled intersection of Greenwich Square and Grace Street.

Transportation Services staff also reviewed the installation of minor street stop signs at ten other uncontrolled three-way intersections in the immediate area (see Attachment 2) in the Eglinton East Neighbourhood.

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

Background Information

Report - Stop Signs - Grace Street Area

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8575.pdf>)

SC11.16	ACTION		Delegated	Ward: 39
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Parking Issues – Glendower Circuit and Glendinning Avenue

(October 26, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Receive this report for information.

Financial Impact

There is no financial impact related to 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 describes the results of a request from the ward Councillor to study the need for parking prohibitions along Glendower Circuit and Glendinning Avenue. Staff recommended no changes to the existing parking regulations on these two streets for technical reasons. The Councillor requested a report on this matter to Scarborough Community Council.

Background Information

Report - Parking - Glendower Circuit and Glendinning Avenue Circuit
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8568.pdf>

SC11.17	ACTION		Delegated	Ward: 41
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Proposed Stop Sign – Lantern Court at Ashcott Street

(November 6, 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

Funds associated with the installation of the recommended stop sign and “no heavy trucks” sign 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 reviews the need to install a minor street stop sign at the intersection of Lantern Court and Ashcott Street within a new development in the Milliken Neighbourhood.

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

In addition, this report recommends a heavy truck prohibition on the new road, Lantern Court. This measure is being recommended as a standard practice for new local residential roadways.

Background Information

Report - Stop Sign - Lantern Court at Ashcott Street

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8586.pdf>)

SC11.18	ACTION			Ward: 41
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Proposed No Standing Anytime Regulations at 3450 McNicoll Avenue by Owens-Corning’s Driveways

(November 6, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council request City Council to:

1. Adopt the installation of “No Standing Anytime” regulations by the driveways at the McNicoll Avenue Owens-Corning facility at 3450 McNicoll Avenue, as identified in Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$1,000.00. This funding 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 does not have delegated authority from City Council to make a final decision. The presence of an established Toronto Transit Commission route along this road requires that City Council approval be sought in this matter.

This report reviews the need to install No Standing Anytime regulations at two driveways to the Owens-Corning manufacturing facility on McNicoll Avenue between Maybrook Drive and Dynamic Drive.

To maintain clear sightlines for exiting motorists at these two driveways, the extension of No Standing Anytime regulations in the vicinity of the noted driveways is prudent.

Background Information

Report - No Standing - 3450 McNicoll Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8594.pdf>)

SC11.19	ACTION		Delegated	Ward: 44
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275 Port Union Road - Review of Traffic Patterns

(October 31, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Request that the Director, Transportation Services, Scarborough District continues to review parking, access, on-site traffic circulation and loading issues at 275 Port Union Road in consultation with City Planning staff, the owner of 275 Port Union Road and the Ward Councillor.
2. That Recommendation 1 be completed through correspondence directly with the Ward Councillor's office rather than Scarborough Community Council.

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 respond to a request from Community Council regarding a review of traffic patterns at the existing commercial plaza at 275 Port Union Road. Staff are reporting on an approach to review the issues raised by the Ward Councillor.

Background Information

Report - 275 Port Union Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8548.pdf>)

SC11.20	ACTION			Ward: 35
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350 Danforth Road – Part Lot Control Application – Final Report

(November 7, 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 46-49, 51, 58-60, and 63-64 and Blocks 111-130 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 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 division of land to create conveyable parcels for 16 single detached dwellings, 30 semi-detached dwelling units, and 82 townhouses, as well as the division of a block into 3 lots for 6 future semi-detached dwelling units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report - Part Lot Control - 350 Danforth Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8576.pdf>)

SC11.21	ACTION			Ward: 36
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3201 – 3227 Eglinton Avenue East – Rezoning and Subdivision Applications - Preliminary Report

(November 13, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

Rezoning and plan of subdivision applications have been submitted to permit the comprehensive redevelopment of the Markington Square shopping centre. The purpose of the rezoning application is to permit increases in the number of apartment units, and height permitted on site. The purpose of the subdivision application is to create a public road and subdivide the lands into Phased Blocks including a 0.14 hectare (0.35 acre) park block, and to facilitate the orderly development of the lands.

The applications seek approval for the redevelopment of 3.2 hectares (7.9 acres) of the total 6.8 hectare (16.8 acre) site for a phased mixed use project comprised of 1,400 residential units in seven condominium apartment buildings with 2,434 square metres (26,200 square feet) of retail uses at grade along the Eglinton Avenue frontage, a public park and a public street system running south from Eglinton Avenue, then southeast connecting with Kingston Road. The existing Dominion Food Store and Beer Store would remain on adjacent lands to the west. Altogether, 115,139 square metres (1,239,386 square feet) of residential gross floor area are proposed in the seven condominium apartments, which include 4 buildings in the 7 to 9-storey range, two point towers of 23 storeys and one point tower of 28 storeys.

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

The applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. 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

Preliminary Report - 3201-3227 Eglinton Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8567.pdf>)

SC11.22	ACTION	1:30 PM		Ward: 36
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3686 and 3688 St. Clair Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(November 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 3686 and 3688 St. Clair Avenue East 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 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 development at 3686 and 3688 St. Clair Avenue East. The proposed amendment would provide for a 367 square metre (3,951 square foot) mixed-use commercial and residential development that includes one building with ground floor commercial, proposed to be a flower shop and greenhouse, and one apartment on the second storey.

The proposed development is modest in scale, and is appropriate for the site and in its context adjacent to existing and proposed neighbourhood residential uses. It proposes both residential and commercial uses in keeping with the Mixed Use Areas policies of the Official Plan. The building is proposed to be located close to the street edge and street entrances for pedestrians

are proposed at grade to both the retail and residential components consistent with urban design objectives. Landscaping is proposed in the front and side yards and along the street to enhance the streetscape. This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

Report - 3686 St. Clair Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8566.pdf>)

SC11.23	ACTION	1:30 PM		Ward: 36
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260 Brimley Road and Adjacent Lands on the West Side of Brimley Road – Official Plan, Zoning and Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(November 13, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 7.
2. City Council amend the zoning by-law for 260 Brimley Road and adjacent lands on the west side of Brimley Road substantially in accordance with the draft zoning by-law amendments attached as Attachments 8 and 9.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendments as may be required.
4. Before introducing the necessary Bills 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 \$400,000.00 to the City of Toronto with \$200,000.00 to be provided prior to the enactment of the zoning by-law and \$200,000.00 to be provided at the issuance of the first building permit, to be used for parkland improvements within the proposed park in the Midland/St. Clair Community.
5. City Council enact a site plan control by-law to designate 260 Brimley Road as an area subject to site plan control, substantially in accordance with the draft site plan control by-law in Attachment 6.

6. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as many be required.
7. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 2, subject to:
 - a. the conditions as generally listed in Attachment 10, 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The subject lands include 260 Brimley Road and adjacent lands on the west side of Brimley Road. Chilocco Building Corporation is seeking amendments to the Official Plan and zoning by-law and draft plan of subdivision approval to permit residential and open space uses at 260 Brimley Road which is currently designated and zoned to permit employment uses. There is currently a warehouse and distribution centre operated by Nike at 260 Brimley Road. The applications propose 332 residential units, including 45 single-detached dwellings, 92 semi-detached dwellings, and 195 townhouse dwellings and a 0.64 hectare (1.5 acre) open space block for a storm water management facility. To coordinate the development at 260 Brimley Road with adjacent lands, the applicant is proposing amendments to the existing residential and park zoning on adjacent lands owned by Monarch Corporation and the City.

These lands are situated within the area of the former Phase 3 Scarborough Transportation Corridor (STC) land use study, completed in 2004. The vision for this area established through the STC study was to build a complete neighbourhood with the necessary components to make it successful and healthy. The proposed applications contribute to achieving this vision.

The applications propose a mix of housing types and forms to meet a range of housing needs. The road, services and infrastructure are coordinated with the developments approved on adjacent lands. Section 37 community benefits for parkland improvements are proposed. The applications are consistent with the findings of the STC land use review that provided for the development of a residential community within this area over the longer term.

There is currently a warehouse and distribution centre operating at 260 Brimley Road. Although the ultimate use of the lands for residential and open space purposes is desirable, until such time as this industrial use has ceased the residential and open space uses proposed could not be developed. As a result, it would be appropriate to apply holding provisions to the area. This would allow for the continued use of the property as a warehouse and distribution centre as an interim use and ensure the orderly redevelopment of the area over time.

Staff recommends that Council approve the applications to amend the Official Plan and zoning by-law including the use of holding provisions. This report also advises that the Chief Planner may approve the draft plan of subdivision.

Background Information

Report - 260 Brimley Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8614.pdf>)

SC11.24	ACTION	1:30 PM		Ward: 38
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50, 60 and 70 Borough Drive and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(November 8, 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 subject lands substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1.
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. Prior to the enactment of the Zoning By-law , a tripartite agreement be entered into with the owner of the Scarborough Town Centre Mall, the "Stand Up Scarborough – Walk of Fame" organization, and the City, to the satisfaction of the City Solicitor, that includes the following provisions:
 - a. that the Section 37 funds will be used for capital facilities only, namely the acquisition and installation of the plaques related to the Scarborough Walk of Fame;
 - b. the plaques will remain the property of "Stand Up Scarborough – Walk of Fame" or the City of Toronto after installation;
 - c. the owner of the Scarborough Town Centre Mall agrees to maintain the plaques in a clean condition and good state of repair; and
 - d. the owner of the Scarborough Town Centre Mall agrees to reasonable public access requirements with respect to the portion of the Town Centre Mall in which the plaques are to be installed.

4. City Council direct the Finance Division to administer the allocation of the funds to the Scarborough Walk of Fame.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report proposes to amend the Zoning By-law that applies to lands located at 50, 60 and 70 Town Centre Court and the lands adjacent to Albert Campbell Square extending to Town Centre Court. This amendment, if approved, would revise the Section 37 Community Benefits requirement to allow funds to be directed to the Scarborough Walk of Fame.

Background Information

Report - 50, 60 and 70 Borough Drive

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8587.pdf>

SC11.25	ACTION	1:30 PM		Ward: 40
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2055 Kennedy Road – Official Plan, Zoning & Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(November 12, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 6.
2. City Council amend the Employment Districts Zoning By-law 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and/or draft zoning by-law amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to revise the Metrogate Agincourt Development Urban Design Guidelines to the

satisfaction of the Chief Planner.

5. City staff continue to work with the applicants to explore alternate approaches to storm water management and that City Council authorize associated encumbrances to the public park, provided they are to the satisfaction of the Executive Director, Technical Services, the General Manager, Parks Forestry & Recreation and the Chief Planner.
6. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - i. 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 of any phase thereof; and
 - ii. 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 including matters related to storm water management and park conveyance and encumbrances.
7. Authorize the City Solicitor to amend the existing S. 37 agreement as necessary to reflect any needed changes which result from the ongoing review of the specific terms and conditions related to the required community benefits.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The above-noted applications propose amendments to an existing draft approved plan of subdivision, for a new mixed-use community, and related amendments to the official plan and zoning by-law for the lands located at 2055 Kennedy Road.

The proposed draft plan of subdivision includes the easterly extension of Sufferance Road, a new local road network, the creation of six development blocks, a public park and lands for a future transit terminal. The total density of development and the number of dwelling units remains the same as previously approved by the Ontario Municipal Board. Community benefits which were previously secured have also been maintained.

This report reviews and recommends approval of the proposed draft plan of subdivision and associated applications to amend the official plan and zoning by-law.

The proposed amendments represent good planning and will result in a development that is appropriate for the site and area.

Background Information

Report - 2055 Kennedy Road

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8604.pdf>

SC11.26	ACTION	1:30 PM		Ward: 41
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North Side of Passmore Avenue, West of State Crown Boulevard - Final Report

Statutory - Planning Act, RSO 1990

(November 12, 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 24982 (Tapscott Employment District) substantially in accordance with the draft zoning by-law amendment attached as Attachment 3.
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. City Council amend Site Plan Control By-law 21319 for the Tapscott Employment District substantially in accordance with the draft site plan control by-law, attached as Attachment 4.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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 subject lands from agricultural to permit industrial uses and to fulfill a condition of draft plan approval. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses is appropriate at this location.

This report reviews and recommends approval of the application to amend the zoning by-law and include the subject property within the site plan control by-law.

Background Information

Report - North Side of Passmore Avenue, West of State Crown Blvd.
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8591.pdf>)

SC11.27	ACTION	1:30 PM		Ward: 42
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Staines Road and Steeles Avenue – Zoning and Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(November 13, 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 6.
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 of approval 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 amend Site Plan Control By-law 21319, attached as Attachment 7, to extend site plan control to those parts of the subject lands not now under site plan control.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment and site plan control amendment as may be required.
5. City Council advise the applicant of the need to apply for a common element condominium application for the development of the remainder of the owner's land on the east side of Staines Road, and direct staff to make the extending of access and services to the Frost house from the condominium a condition of approval.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications propose the development of 54 street townhouse dwellings on new public streets and 2 single detached dwellings on Staines Road. The applications are for rezoning and approval of a plan of subdivision to permit development of the land.

The proposed uses comply with the Morningside Heights Secondary Plan. Approval of this project will advance the completion of this part of the Morningside Heights community.

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

Background Information

Report - Staines Road and Steeles Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8687.pdf>)

SC11.28	ACTION	1:30 PM	Ward: 35, 36, 38, 41, 42, 44
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Various Properties – City-initiated Technical Amendments to Various Community Zoning By-laws – Final Report

Statutory - Planning Act, RSO 1990

(November 7, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-laws for the affected communities substantially in accordance with the draft zoning by-law amendment attached as Attachment 1.
2. City Council authorize the City Solicitor to make 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 City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of amendments to various community zoning by-laws to clarify and better implement the approved intentions of Council and to rectify minor technical errors in the by-laws.

Background Information

Report - Various Properties

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8561.pdf>)

SC11.29	ACTION			Ward: 44
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Ontario Municipal Board Appeal - 363 Old Kingston Road and 27-31 Morrish Road

(November 27, 2007) Member Motion from Councillor Moeser

Summary

Member motion from Councillor Ron Moeser, requesting that City Council direct the City Solicitor and City Planning staff to attend any Ontario Municipal Board hearing relating to 363 Old Kingston Road and 27-31 Morrish Road in support of the decision of October 17, 2007 by the Committee of Adjustment, Scarborough Panel, to refuse the application.

SC11.30	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Disclosure - Grow-op Operations and/or Illegal Drug Labs

(November 27, 2007) Member Motion from Councillor Paul Ainslie

Summary

Scarborough Community Council discussed the issue of disclosing the history of property that was, or might have been, a marijuana grow operation and/or illegal drug lab and requesting City Council, by Notice of Motion, to direct the Real Estate Council of Ontario to implement new regulations in that regard.

SC11.31	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Annual Cavalcade of Lights Event

(November 16, 2007) Letter from Councillor Paul Ainslie

Summary

Letter from Councillor Paul Ainslie regarding Scarborough District participation in the Annual Cavalcade of Lights Event.

Background Information

Cavalcade of Lights

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-9058.pdf>

SC11.32	ACTION			Ward: 38
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Fence Exemption - 839 Brimorton Drive

(November 27, 2007) Member Motion from Councillor De Baeremaeker

Summary

Member Motion from Councillor De Baeremaeker requesting the Manager, Municipal Licensing and Standards, Scarborough District, to report to the Scarborough Community Council meeting of January 15, 2008, respecting a fence exemption request at 839 Brimorton Drive.

SC11.33	ACTION			
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Scarborough Media Image

(November 23, 2007) Letter from Councillor Paul Ainslie

Summary

Letter from Councillor Ainslie requesting a discussion on how Scarborough's positive image to the media can be raised.

Background Information

Letters re December 2007 Edition of Toronto Life Magazine Article on Scarborough

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-9059.pdf>

SC11.Bills	ACTION		Delegated	
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General Bills**Confirmatory Bill**