

6 and 12 Duthie Street, 1 Colinroy Street – Designation of Site Plan Control Area – Final Report

Date:	October 16, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	07 217745 ESC 44 OZ

SUMMARY

To designate lands at 6 and 12 Duthie Street, and 1 Colinroy Street as Site Plan Control Areas.

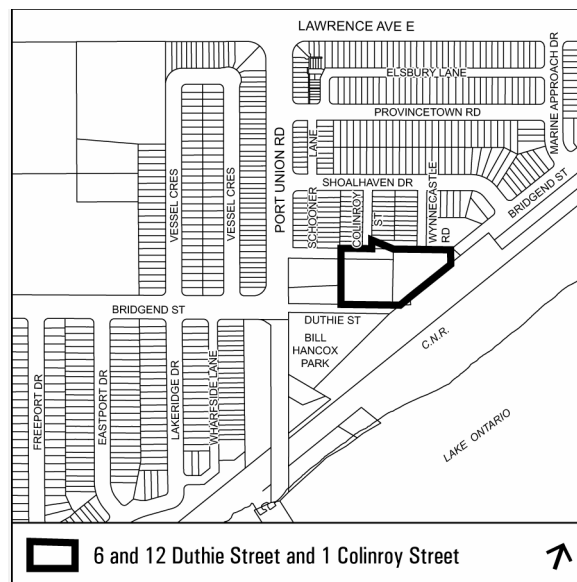
These lands together with the lands at 19 Port Union Road and 2 – 4 Duthie Street comprise the lands for which a rezoning application proposing a 108-unit stacked townhouse project has been submitted. While the lands at 19 Port Union Road and 2 – 4 Duthie Street are subject to the site plan control by-law, the remainder of the site is not.

Through consideration of the Preliminary Report for the rezoning application, Scarborough Community Council directed “Staff to amend the Site Plan Control By-law to include the subject lands as shown on Attachment 1 of the report.” This attachment was the applicant’s submitted Site Plan drawing.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a site plan control by-law to designate 6 and 12 Duthie Street, and 1 Colinroy Street



as areas subject to site plan control, substantially in accordance with the draft site plan control by-law attached as Attachment No. 1.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report for a rezoning application proposing 108 stacked townhouse units was considered by Scarborough Community Council, as agenda item 8.26, on September 10, 2007. Scarborough Community Council directed “Staff to amend the Site Plan Control By-law to include the subject lands as shown on Attachment 1 of the report.” This attachment was the applicant’s submitted Site Plan drawing.

COMMENTS

Pursuant to the direction of Scarborough Community Council a draft by-law to amend the site plan control by-law, to encompass the entire site which is the subject of an application to amend the Zoning By-law, is recommended for adoption. Presently only the west portion of the subject site is subject to the site plan control by-law. An amendment to the by-law is required to expand the area to cover the entire site.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Site Plan Control By-law Amendment

Attachment 1: Draft Site Plan Control By-law

Authority: Scarborough Community Council Item as adopted by City of Toronto
Council

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Site Plan Control By-law No. 21319, as amended, of the former City of Scarborough, to designate a Site Plan Control Area, with respect to lands known municipally in the year 2006 as 6 and 12 Duthie Street and 1 Colinroy Street.

WHEREAS authority is given to Council by Section 114 of the *City of Toronto Act*, S.O. 2006, Chapter 11, Schedule A, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1.** By-law No. 21319 is amended by designating the land shown outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

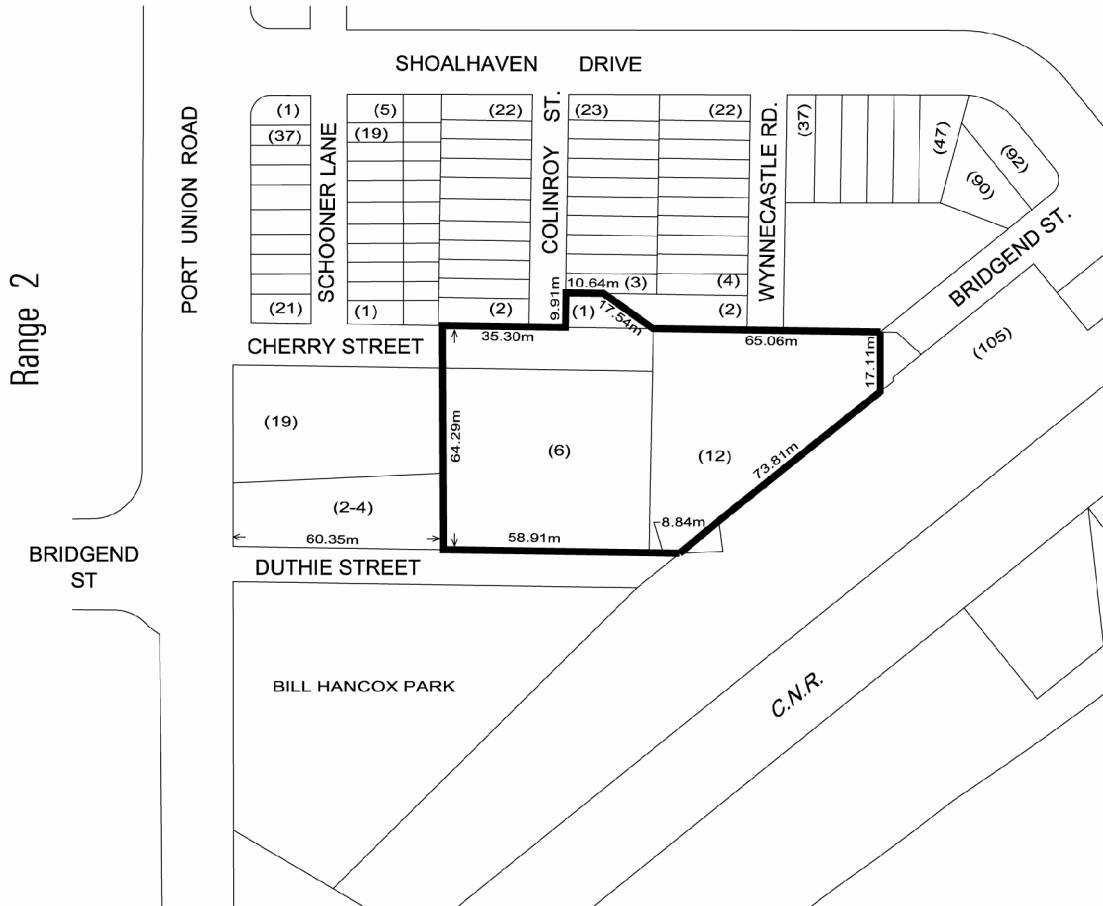
DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 35



TORONTO City Planning Division
Site Plan Control Amendment

6 and 12 Duthie Street and 1 Colinroy Street
 File # 07-217745 OZ

 Area Affected By This By-Law

Centennial Community By-law
 Not to Scale
 10/16/07