



Decision Document

Scarborough Community Council

Meeting No. 2
Meeting Date Tuesday, January 16, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
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Decision Advice and Other Information

The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Minutes for the official record.

How to Read the Decision Document:

- *The decision document includes the Committee's actions on every item on the agenda.*
- *The Committee's recommendations are after the item heading. Actions taken by the Committee which do not require Council's approval appear at the end of an item.*
- *Actions that require Council approval will be included in the Committee's report to City Council.*

SC2.1	ACTION			Wards: 43
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Naming of Proposed Private Lane Located at 4314 Kingston Road as "Ignatius Lane"

Statutory - City of Toronto Act, 2006

Committee Recommendations

The Scarborough Community Council recommends that City Council enact a by-law to name the proposed private lane at 4314 Kingston Road "Ignatius Lane".

Summary

No written material.

Background Information

2007-sc2-1-2

2007-sc2-1-1

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-358.pdf>

SC2.2	ACTION			Wards: 43
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Naming of Proposed Private Lane at 4177 Lawrence Avenue East

(December 18, 2006) report from City Surveyor

Committee Recommendations

The Scarborough Community Council recommends that:

1. the proposed private lane located at 4177 Lawrence Avenue East, be named "Florist Lane";
2. Inaugural Source Inc. pay the costs, estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
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 cost of \$250.00 for the street name sign are to be paid by the applicant

Summary

This report recommends that the proposed private lane at the residential development at 4177 Lawrence Avenue East be named “Florist Lane”. Naming the lane will facilitate the identification of the proposed units. The proposed name “Florist Lane” is consistent with the City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 (Clause 9, Report 15 of the Works Committee) and should therefore be approved for identifying the private lane.

Background Information

2007-sc2-2

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-359.pdf>

SC2.3	ACTION			Wards: 44
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Naming of Proposed Private Lane at 18 Tideswell Boulevard

(December 18, 2006) report from City Surveyor

Committee Recommendations

The Scarborough Community Council recommends:

1. the proposed private lane located at 18 Tideswell Boulevard, be named "Huxtable Lane";
2. Sundance Development Corporation pay the costs, estimated to be in the amount of \$500.00, for the fabrication and installation of street name signs; and
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 from the adoption of this report. The estimated cost of \$500.00 for the street name signs are to be paid by the applicant.

Summary

This report recommends that the proposed private lane at the residential development at 18 Tideswell Boulevard, be named “Huxtable Lane”. Naming the lane will facilitate the identification of the proposed units fronting thereon. The proposed name “Huxtable Lane” is consistent with the City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 (Clause 9, Report 15 of the Works Committee) and should therefore be approved for identifying the private lane.

Background Information

2007-sc2-3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-360.pdf>)

SC2.4	ACTION			Wards: 35, 37, 40, 41, 42
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Business Improvement Area List of Nominees for the 2007-2010 Boards of Management

(December 22, 2006) report from General Manager Economic Development, Culture & Tourism

Committee Recommendations

The Scarborough Community Council recommends:

1. Council appoint the nominees listed in Attachment 1 to this report to the Boards of Management for three Business Improvement Areas (BIAs) for a term expiring at the end of the term of Council or as soon thereafter as successors are appointed;
2. City of Toronto Municipal Code, Chapter 19, “Business Improvement Areas” be amended to alter the number of members on the Boards of Management, and the number of members required for quorum for various BIAs as set out in Attachment 2;
3. the Sheppard East – Agincourt Village BIA, as defined by the boundaries described in Attachment 3, be renamed the Sheppard East Village BIA;
4. leave be granted for the introduction of the necessary bills in Council to give effect thereto; and
5. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact:

These recommendations will have no financial implications to the City.

Summary

The purpose of this report is to recommend the Board of Management appointments for three Business Improvement Areas that fall within the Scarborough Community Council boundaries, approve quorum and make necessary amendments to the City of Toronto Municipal Code Chapter 19, "Business Improvement Areas." The report also recommends that the Sheppard East – Agincourt Village BIA be renamed the Sheppard East Village BIA.

Background Information

2007-sc2-4

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-361.pdf>)

SC2.5	ACTION			Wards: 38
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Request for Fence Exemption - 40 Centre Street (Deferred from September 13, 2006 meeting)

(August 11, 2006) report from Scarborough District Manager, Municipal Licensing and Standards

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (August 11, 2006) from the Manager, Municipal Licensing and Standards, Scarborough District, until its meeting of March 27, 2007.

Summary

To respond to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Background Information

2007-sc2-5

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-362.pdf>)

SC2.6	ACTION			Wards: 36
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Request for Fence Exemption 120 Fallingbrook Road

(July 17, 2006) letter from Scarborough District Manager, Municipal Licensing and Standards

Committee Recommendations

The Scarborough Community Council recommends that the exemption from Chapter 447 "Fences" of the Toronto Municipal Code not be granted for the property known as 120 Fallingbrook Road.

Summary

Responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with fences.

Background Information

2007-sc2-6-2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-363.pdf>)

2007-sc2-6-1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-364.pdf>)

Communications

(September 11, 2006) letter from Bernadette Warren - SCMain6

(September 11, 2006) letter from Bernadette Warren - SCMain6

(September 11, 2006) letter from Geraldine Gardner - SCMain6

(September 12, 2006) letter from Gwen Morgan - SCMain6

(September 12, 2006) e-mail from John Montgomery - SCMain6

(January 15, 2007) letter from Bernadette Warren - SCMain6

SC2.7	ACTION			Wards: 38
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Natural Garden Exemption Request -- Toronto Municipal Code, Chapter 489 -- 23 Doerr Road (Deferred from September 13, 2006 meeting)

(August 11, 2006) report from Scarborough District Manager, Municipal Licensing and Standards

Committee Recommendations

The Scarborough Community Council:

1. **deferred consideration of the report (August 11, 2006) from the Manager, Municipal Licensing and Standards, Scarborough District until its meeting of March 27, 2007; and**
2. **requested the Manager, Municipal Licensing and Standards, Scarborough District, to contact residents in the subject area regarding a possible rat problem at this location and report to the March 27, 2007 Scarborough Community Council meeting, such report to include comments from the Health Department in this regard.**

Summary

To provide information on the above-noted request for a natural garden exemption for 23 Doerr Road, received in response to a notice served requiring that long grass and weeds be cut.

Background Information

2007-sc2-7

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-365.pdf>)

SC2.8	ACTION			Wards: 37
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Request for approval of variances from former City of Scarborough Sign By-law 22980, as amended, for two Ground signs at 1900 Eglinton Avenue East (Deferred from September 13, 2006 meeting)

(January 2, 2007) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council deferred consideration of the reports (January 2, 2007) and (August 24, 2006) from the Director of Building and Deputy Chief Building Official until its meeting of March 27, 2007.

Summary

To review and make recommendations on a request by Branko Kordic, of Smart Centres on behalf of Eglinton Shopping Centres Limited, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground signs at the above-noted location. Refer to attachments for details.

Background Information

2007-sc2-8

**Request for Approval of Variances from the Former City of Scarborough
8a Sign By-law 22980, as amended, For Two Ground Signs at 1900 Eglinton Avenue East**

(August 24, 2006) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (August 24, 2006) from the Director of Building and Deputy Chief Building Official until its meeting of March 27, 2007.

Summary

To review and make recommendations on a request by Branko Kordic of Smart Centres, on behalf of Eglinton Shopping Centres Limited, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground signs at the above noted location. The sign areas of the proposed ground signs are larger than the sign areas permitted

by the Sign By-law, by 15.63m² or 61.61% for sign 'A' and by 18.93 m² or 85.77% for sign 'B'. The requested variances are not minor in nature and are not in compliance with the intent of the by-law to regulate the area of ground signs on the basis of the length of the street frontage. Staff had recommended refusal of the request for the variances.

Background Information

2007-sc2-8a-1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-367.pdf>)

2007-sc2-8a-2

2007-sc2-8a-3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-369.pdf>)

SC2.9	ACTION			Wards: 37
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for three facial signs at 1125 Kennedy Road.

(January 2, 2007) report from Director and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (January 2, 2007) from the Director of Building and Deputy Chief Building Official until its meeting of March 27, 2007.

Summary

To review and make recommendations on a request by Paul Picini of Twilight Sign & Neon Inc., on behalf of N. Turk Investments Limited, for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit three facial signs at the above address. The aggregate sign area of the proposed and existing facial wall signs would exceed the sign area permitted by the Sign By-law, by 52.77m² or 338.0%. In addition, two of the proposed signs would not be in compliance with the existing Uniformity Plan for this property. The requested variances significantly exceed what is permitted by the Sign By-law, are not minor in nature and are not in compliance with the purpose and intent of the sign by-law which regulates area and appearance of signs. Staff recommends refusal of the requested variances.

Background Information

2007-sc2-9-2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-370.pdf>)

2007-sc2-9-1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-371.pdf>)

SC2.10	ACTION			Wards: 37
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for one ground sign and five facial wall signs at 1399 Kennedy Road.

(January 2, 2007) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (January 2, 2007) from the Director of Building and Deputy Chief Building Official until its meeting of May 1, 2007 and requested the Director of Building and Deputy Chief Building Official to report at that time on the variances that would be required if the five signs were considered as "ground" signs under the by-law, such report to include the City's legal options in this regard.

Summary

To review and make recommendations on a request by Mark Fralick, of Metal Form Signs & Graphics Ltd., on behalf of Kennedy Road Leaseholds Inc., for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit one ground sign and five facial wall signs at the above location. The height of the ground sign is 1.57% over what is permitted, but due to sloping ground at the base of the sign, staff considers this variance minor. However, the aggregate area of the ground sign for this property is 27.18% over what is permitted by the Sign By-law. This variance is not minor and the sign does not meet the intent of the by-law. Staff recommends refusal of the requested variances for the ground sign. The facial wall signs project 13.33% higher than what is permitted in the Sign By-law. Due to the sloping ground surrounding the building, staff considers this variance minor and recommends approval of the requested sign variance for the five facial wall signs.

Background Information

2007-sc2-10-1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-377.pdf>)

2007-sc2-10-2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-375.pdf>)

2007-sc2-10-5

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-378.pdf>)

2007-sc2-10-3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-376.pdf>)

2007-sc2-10-4

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-458.pdf>)

SC2.11	ACTION			Wards: 39
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Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for three additional facial signs, related to the building, at 4675 Steeles Ave East.

(January 2, 2007) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (January 2, 2007) from the Director of Building and Deputy Chief Building Official until its meeting of February 13, 2007.

Summary

To review and make recommendations on a request by applicant Patrick Chan, on behalf of Splendid China Square Inc., for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit three additional building-related facial wall signs at the above address. The proposed and existing building-related facial wall signs would have an aggregate area exceeding the permitted sign area by 24.69m² (265.78ft²) or 149%. The signs also would exceed the number of permitted signs by three and would not be located on the same storey. The requested variances significantly exceed what is permitted by the Sign By-law, are not minor in nature, and are not in compliance with the purpose and intent of the Sign By-law which regulates the area and location of signs. Staff recommends refusal of the requested variances.

Background Information

2007-sc2-11-3

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-382.pdf>)

2007-sc2-11-4

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-380.pdf>)

2007-sc2-11-5

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-383.pdf>)

2007-sc2-11-2

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-381.pdf>)

2007-sc2-11-1

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-379.pdf>)

2007-sc2-11-6

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-384.pdf>)

SC2.12	ACTION			Wards: 35
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Request for Traffic Calming and One-Way Street Operation on Thora Avenue

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council deferred consideration of the following reports until its meeting of March 27, 2007:

- 1. (December 22, 2006) from the Director, Transportation Services, Scarborough District;**
- 2. (May 29, 2006) from the Acting Director, Transportation Services, Scarborough District; and**
- 3. (August 23, 2006) from the Director, Transportation Services, Scarborough District.**

Summary

This report responds to the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue and the feasibility and justification of implementing a one-way street on Thora Avenue southbound from Danforth Avenue to Wakehood Street. The results indicate that traffic calming measures were not warranted on this roadway and a one-way street conversion is not an effective speed control measure, and therefore should not be pursued at this time.

Background Information

2007-sc2-12

12a Feasibility of Implementing Traffic Calming on Thora Avenue (Deferred from September 13, 2006 meeting)

(May 29, 2006) report from Acting Director, Transportation Services, Scarborough District

Summary

To report on the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue.

Background Information

20007-sc2-12a

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-386.pdf>)

12b Feasibility of Implementing a One-Way Street (southbound) on Thora Avenue from Danforth Avenue to Wakehood Street (Deferred from September 13, 2006 meeting)

(August 23, 2006) report from Director, Transportation Services, Scarborough District

Summary

Reporting on the feasibility and justification of implementing a one-way street on Thora Avenue southbound from Danforth Avenue to Wakehood Street

Background Information

2007-sc2-12b

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-388.pdf>)

SC2.13	ACTION			Wards: 35
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Proposed All-Way Stop Control on Southmead Road at Harris Park Drive

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

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

Financial Impact

The financial cost of installing these stop controls is approximately \$700.00. The funding for these stops controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report provides the results of an all-way stop control study conducted at the intersection of Southmead Road and Harris Park Drive. Traffic studies reveal that an all-way stop control is warranted at the noted intersection.

Background Information

2007-sc2-13

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-389.pdf>)

SC2.14	ACTION			Wards: 35
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Proposed Installation of Traffic Control Signals at Pharmacy Avenue and Knightsbridge Road

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. **traffic control signals be approved at Pharmacy Avenue and Knightsbridge Road;**
2. **as the traffic control signals are installed, the PXO should be removed; and**
3. **the appropriate City officials be requested to take whatever action is necessary to complete the foregoing directions and introduce in Council any bills that may be required.**

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$90,000.00. The funding for these signals are available in the Transportation Services Division's Capital Works Budget under Project No. CTP706-01.

The added annual operating and maintenance costs associated with this installation are \$5,000.00 which includes all communication costs. These funds are available in the current Transportation Services Division.

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

Summary

To obtain approval for the installation of traffic control signals at Pharmacy Avenue and Knightsbridge Road. A safety review indicates that the existing Pedestrian Crossover (PXO) at the subject intersection is no longer a suitable form of crossing protection at this location. Accordingly, the existing PXO should be removed and replaced with traffic control signals.

Background Information

2007-sc2-14

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-390.pdf>)

SC2.15	ACTION			Wards: 35
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Proposed Installation of Traffic Control Signals at 685 Warden Avenue (North of Firvalley Court)

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. traffic control signals be approved at 685 Warden Avenue, (north of Firvalley Court);**
- 2. as the traffic control signals are installed, the PXO at 662/682 should be removed; and**
- 3. the appropriate City officials be requested to take whatever action is necessary to complete the foregoing directions and introduce in Council any bills that may be required.**

Financial Impact

The financial cost of installing these new traffic control signals, approximately 310m north of Firvalley Court, will be borne by the developer of lands at 685 Warden Avenue, No Frills Foodstore on the east side of Warden Avenue as outlined in their Agreement with the City.

The added annual operating and maintenance costs associated with this installation are \$5,000.00, which includes all communication costs. These funds are available in the current Transportation Services Division's Budget.

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

Summary

The purpose of this report is to obtain approval for the installation of traffic control signals at 685 Warden Avenue (North of Firvalley Court). A safety review indicates that the existing Pedestrian Crossover (PXO) at the subject location is no longer a suitable form of crossing protection. Accordingly, the existing PXO should be removed and replaced with traffic control signals.

Background Information

2007-sc2-15

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-392.pdf>

SC2.16	ACTION			Wards: 35
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Proposed All-Way Stop Control on Civic Road at Prudham Gate

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

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

Financial Impact

The financial cost of installing these stop controls is approximately \$900.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report provides the results of an all-way stop control study at the intersection of Civic Road and Prudham Gate. The installation of the all-way stop control is warranted and recommended at the noted intersection.

Background Information

2007-sc2-16

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-393.pdf>)

SC2.17	ACTION			Wards: 36
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Feasibility of Implementing Traffic Calming on Blantyre Avenue between Kingston Road and Gerrard Street

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that City Council:

1. receive the (December 22, 2006) from the Director of Transportation Services, Scarborough District;
2. authorize the appropriate staff to develop a speed hump plan, in consultation with the Ward Councillor, and conduct a poll of eligible householders on Blantyre Avenue between Kingston Road and Gerrard Street to determine resident support, in accordance with the City of Toronto Traffic Calming Policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of the Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
3. subject to favourable results of each of the polls;
 - (a) prepare a by-law for the alteration of sections of the roadways on Blantyre Avenue between Kingston Road and Gerrard Street for traffic calming purposes generally as shown on the speed hump plan circulated to residents through the polling process, such polling process to also include "turn" restrictions; and
 - (b) issue a Notice of Completion pursuant to the requirements of the Municipal Class Environmental Assessment Act; and

4. **authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.**

Summary

This report provides the results of a Traffic Calming Warrant Criteria review and a safety review of the pedestrian crossover (PXO) on the subject portion of Blantyre Avenue. Study results indicate that this portion of Blantyre Avenue is not an appropriate location for speed humps, since the minimum speed requirement is not satisfied. Furthermore, the results of our safety review of the PXO at the intersection of Blantyre Avenue at Parkland Road revealed that the PXO at this intersection is operating in a safe and efficient manner, and continues to be a suitable location for a PXO.

Background Information

2007-sc2-17

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-394.pdf>

SC2.18	ACTION			Wards: 36
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Feasibility of Long Term Parking on Linton Avenue

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that no changes to the existing parking regulations on Linton Avenue be considered at this time.

Financial Impact

There are no financial implications if Council agrees with the staff recommendation.

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

Summary

This report provides the results of parking studies performed on Linton Avenue. Since the majority of residents of Linton Avenue appear to have adequate access to off-street parking by means of private driveways and garages, no changes to the existing parking regulations are proposed at this time.

Background Information

2007-sc2-18

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-395.pdf>)

SC2.19	ACTION			Wards: 37
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Proposed Installation of Traffic Control Signals on Ashtonbee Road at Lebovic Avenue

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. traffic control signals be approved at the intersection of Ashtonbee Road and the Lebovic Avenue Extension; and
2. the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

This project is an integral part of the Golden Mile Employment District and accordingly should be funded from the Golden Mile Employment District Transportation System Improvement Charge (TSI Charge) Reserve fund, resulting in no financial impact on the Transportation Services Budget. The construction of the new Traffic Control Signals is estimated at \$112,500.00. In addition, modifications are required to the existing signal plant at the Eglinton Avenue and Lebovic Avenue intersection. The cost for these modifications is estimated at \$55,000.00.

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

Summary

Due to the construction of significant new retail/commercial development within the Golden Mile Employment District, traffic volumes are anticipated to meet the required technical criteria to warrant the installation of traffic control signals at the Ashtonbee Road and Lebovic Avenue intersection. This report recommends the installation of these traffic signals.

Background Information

2007-sc2-10

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-396.pdf>)

SC2.20	ACTION			Wards: 37
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Feasibility of Installing Traffic Control Signals at the Intersection of Lawrence Avenue East and Elinor Avenue

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (December 21, 2006) from the Director, Transportation Services, Scarborough District until its meeting of May 1, 2007.

Summary

This report describes a review of the feasibility of installing traffic control signals at the intersection of Lawrence Avenue East and Elinor Avenue. Transportation Services staff conducted a Traffic Control Signal Warrant Study at the subject intersection using traffic volumes recorded over the peak eight hours of a typical weekday. The results of these studies indicate that the technical warrants for the installation of traffic control signals are not met at this time.

Background Information

2007-sc2-20

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-399.pdf>

SC2.21	ACTION			Wards: 38
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Proposed Minor Street Stop Sign on Toulon Road at Fortune Gate in the Woburn Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

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

Financial Impact

The financial cost of installing these stop controls is approximately \$1,050.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report responds to a request to install a minor street stop sign at the uncontrolled intersection of Toulon Road and Fortune Gate. At the same time, staff also reviewed the installation of minor street stop signs at six other uncontrolled three-way intersections (Barnes Crescent at Chandler Drive, Barnes Crescent at Janray Drive, Brewton Road at Wortham Drive, Delawana Drive at Densgrove Road, Lucerne Court at Janray Drive and Millmere Drive at Densgrove Road) in the Woburn Neighbourhood. It is recommended that minor street stop signs be installed at the seven uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Background Information

2005-sc2-21

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-402.pdf>

SC2.22	ACTION			Wards: 38
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Proposed Stop Controls at the West Intersection of Dolly Varden Boulevard and Bluefin Crescent in the Woburn Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (December 20, 2006) from the Director, Transportation Services, Scarborough District, until its meeting of March 27, 2007.

Summary

This report responds to a request to install all-way stop controls at the west intersection of Dolly Varden Boulevard and Bluefin Crescent. At the same time, staff reviewed the installation of minor street stop signs at five other uncontrolled three-way intersections in the Woburn Neighbourhood. It is recommended that minor street stop signs be installed at the six uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic

flow.

Background Information

2007-sc2-22

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-404.pdf>)

SC2.23	ACTION			Wards: 39
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Proposed Speed Limit Reduction on L'Amoreaux Drive

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council deferred consideration of the report (December 22, 2006) from the Director, Transportation Services, Scarborough District, until its meeting of February 13, 2007.

Summary

This report provides the results of traffic studies conducted on L'amoreaux Drive, where a 40 kilometre per hour (km/h) speed limit is technically justified for implementation between Birchmount Road and Bridletowne Circle.

Background Information

2007-sc2-23

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-405.pdf>)

SC2.24	ACTION			Wards: 40
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Proposed Minor Street Stop Signs at Three Intersections in the Tam O'Shanter-Sullivan Neighbourhood

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. the "Compulsory Stops" regulations, as identified in Appendix 1 of this report, be adopted; and**

2. the appropriate by-laws be amended.

Financial Impact:

The financial cost of installing these stop controls is approximately \$2,000.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report responds to a request to install minor street stop signs at the uncontrolled intersections of Birchard Street and Aragon Avenue, and Minnowburn Street and Marlbank Road in the Tam O'Shanter-Sullivan Neighbourhood. In addition, Transportation Services staff has identified nine other three-way uncontrolled intersections in the immediate area (i.e., Amulet Street at Amethyst Road, Amulet Street at Malamute Crescent, Birchard Street at Corundum Crescent, Carncastle Gate at Moraine Hill Drive, Corundum Crescent at Moraine Hill Drive, Horizon Crescent at Amethyst Road, Lynn Gate Crescent at Amulet Street, Lynn Gate Crescent at Malamute Crescent and Malamute Crescent at Amethyst Road) that would benefit from a minor street stop sign. Enacting the by-laws will clearly define the right-of-way and allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Background Information

2007-sc2-24

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-607.pdf>)

SC2.25	ACTION			Wards: 40
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Proposed Speed Limit Reduction on Earlton Road

(December 21, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. the 40 kilometre per hour speed limit on Earlton Road, as identified in Appendix 1 of this report, be adopted; and**
- 2. the appropriate by-law be amended.**

Financial Impact

The financial cost of installing these stop controls is approximately \$2,000.00. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report provides the results of traffic studies conducted on Earlton Road, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation between Araman Drive and Jade Street.

Background Information

2007-sc2-25

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-409.pdf>)

SC2.26	ACTION			Wards: 40
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Proposed Speed Limit Reduction on Christina Crescent

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. the 40 kilometre per hour speed limit on Christina Crescent, as identified in Appendix 1 of this report be adopted; and**
- 2. the appropriate by-law be amended.**

Financial Impact:

The financial cost of installing these speed limit signs is approximately \$1,400. The funding for these stop controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report provides the results of traffic studies conducted on Christina Crescent, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over its entire length.

Background Information

2007-sc2-26

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-408.pdf>)

SC2.27	ACTION			Wards: 44
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Proposed Minor Street Stop Signs at Three New Intersections in the Highland Creek Neighbourhood

(December 22, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. the “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted; and
2. the appropriate by-laws be amended.

Financial Impact:

There is no cost to the City at this time.

The developer of these new streets is responsible for funding the installation of these stop signs as outlined in the Subdivision Agreement with the City. Similarly, the developer, is also responsible for funding the installation of "No Heavy Truck" signs.

Summary

This report describes the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Highland Creek Neighbourhood. These intersections are Bazalgette Drive at Cosens Street, Bellew Gate at Cosens Street and Bellew Gate at Scarboro Avenue. An enacting by-law is required to allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Background Information

2007-sc2-27 (<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-410.pdf>)

SC2.28	ACTION			Wards: 44
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Proposed Minor Street Stop Signs at Three Intersections in the Centennial Scarborough Neighbourhood

(December 20, 2006) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. the “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted; and**
- 2. the appropriate by-laws be amended.**

Financial Impact:

Most of the funds associated with the installation of the stop sign in the new development will be provided by the developer as outlined in the Subdivision Agreement with the City.

The additional financial cost of installing two stop controls in an existing adjacent subdivision is approximately \$300.00. The funding for these controls is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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

Summary

This report describes the need to install a stop sign at a three-way uncontrolled intersection in a new development in the Centennial Scarborough Neighbourhood. In addition, stop signs at two similar intersections in an adjacent subdivision are also recommended. These intersections are: Karina Road at Linderwood Drive, Laura Ellis Court at Brumwell Street and Yulewood Gate at Linderwood Drive. Also, as it is standard practice, the by-law of new local roadways with a heavy truck prohibition, will be dealt with at the same time. Enacting the by-laws will clearly define the right-of-way and allow for proper enforcement of the respective traffic signs under the Highway Traffic Act.

Background Information

2007-sc2-28

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-411.pdf>

SC2.29	Information			Wards: 35
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Status Report -- Official Plan and Zoning Application -- 25 Herron Avenue

(December 20, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council received the report (December 20, 2006) from the Director, Community Planning, Scarborough District.

Summary

This report is to advise Scarborough Community Council on the status of negotiations with the applicant with respect to the proposed development form and density, and on the status of the owner's appeal of this application to the Ontario Municipal Board.

Background Information

2007-sc2-29

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-412.pdf>)

SC2.30	ACTION			Wards: 44
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Final Report -- Part Lot Control Application -- 6363-6405 Kingston Road

(December 15, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. City Council enact a Part Lot Control Exemption By-law for Blocks 7 to 17, Registered Plan 2431 on Stagecoach Circle;**
- 2. City Council deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of passing;**
- 3. City Council direct staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law;**

4. **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;**
5. **City Council authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, City Planning Division or his delegate; and**
6. **City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium has been registered.**

Summary

The applicant is currently constructing a 74 unit residential development that includes 6 single-detached homes and 68 townhouses on Kingston Road and a new public street, Stagecoach Circle, in the Highland Creek community. In order to allow for the individual conveyance of the townhouses and the registration of maintenance easements, the applicant has applied to lift part lot control. This report recommends approval of the application. This will enable the separate conveyance of the townhouse units and the registration of maintenance easements.

Background Information

2007-sc2-30

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-448.pdf>)

SC2.31	ACTION			Wards: 36
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Preliminary Report -- Official Plan, Zoning and Site Plan Applications -- 2498 Gerrard Street East

(December 22, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

1. **staff be directed to process the application concurrently with the Birchcliff Quarry Lands Study;**

2. **staff be directed to schedule a community meeting together with the Ward Councillor and adjacent Ward Councillors within the context of the ongoing Area Study and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and**
3. **staff be directed to report back to the Planning and Growth Management Committee on the status of the Birchcliff Quarry Lands Area Study in the first quarter of 2007 and include in such report a status update of the applications.**

Summary

Applications have been submitted to permit an Official Plan Amendment, Zoning By-law Amendment and for a Site Plan Approval to permit a gas bar, carwash and convenience store at 2498 Gerrard Street East. The existing gas bar and car wash would be replaced. 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 subject applications should be processed and evaluated concurrently with the Birchcliff Quarry Lands Area Study currently underway. A status report on the Area Study will be prepared and presented to the Planning and Growth Management Committee in the first quarter of 2007. The status report will also outline the progress of the applications.

Background Information

2007-sc2-31

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-413.pdf>)

Communications

(January 12, 2007) letter from Michael S. Goldberg, Principal, Goldberg Group - SCMain31

SC2.32	ACTION			Wards: 36
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Preliminary Report -- Zoning Application -- East of Midland Avenue, west of Brimley Road, south of CN rail line, north of St. Clair Avenue

(December 12, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

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 and the Phase 3 Scarborough Transportation Corridor Land Use Study, Working Group; and**
3. **notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.**

Summary

An application has been submitted to amend the zoning by-law to permit; model homes to be constructed prior to the registration of the plan of subdivision, an increase in the height of proposed single and semi-detached dwellings, one step to encroach within the parking space in the garage, and the frontage for pie shaped lots for single and semi-detached dwellings to be measured at the minimum setback line for the dwellings. The property is located on the east side of Midland Avenue, west of Brimley Road, south of the CN rail line. A draft plan of subdivision for 132 residential units was approved by the Ontario Municipal Board in October 2006 on this property. The application has been circulated to agencies and City divisions for review and comment. The report seeks direction to hold a community consultation meeting and a public meeting under the Planning Act targeted for the first quarter of 2007. This target date assumes that the applicant will provide all required information in a timely manner.

Background Information

2007-sc2-32

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-414.pdf>)

SC2.33	ACTION			Wards: 37
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Preliminary Report -- Rezoning Application 06 128396 ESC 37 OZ -- Eruv Holdings Inc., E. I. Richmond Architects Ltd. -- 909 Midland Avenue - Eglinton Community (Deferred from September 13, 2006 meeting)

(August 24, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

1. **staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised grade-related residential development proposal, in keeping with the Development Infrastructure**

Policy and Standards (DIPS) or another acceptable built form alternative, has been submitted by the applicant for review;

- 2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and**
- 3. notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.**

Summary

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

Background Information

2007-sc2-33

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-415.pdf>)

SC2.34	ACTION			Wards: 37
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Final Report - Birchmount Road Area Study Design Framework

(January 2, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends the adoption of the following recommendations as amended by Scarborough Community Council:

- 1. City Council endorse the design framework for reviewing development applications which propose residential infill and intensification generally between 1463 and 1485 Birchmount Road, as set out on Attachment 6; and**
- 2. City Council direct staff to continue their review of the active Official Plan and Zoning By-Law amendment application for 1483-1485 Birchmount Road, including discussion with the applicant on issues raised in their letter dated January 12, 2007 regarding the relationship of the proposed redevelopment of this property to this design framework.**

Summary

The purpose of this report is to advise Scarborough Community Council of the findings of the Birchmount Road Area Study, to recommend guiding design principles for any residential

intensification within the study area, and to advise on the further processing of an application within the study area at 1483-1485 Birchmount Road. Any housing intensification within the study area should be limited to 1463 to 1485 Birchmount Road (excluding the two apartment buildings at 1475 and 1477), and should continue to be evaluated on an individual basis through site specific rezoning and site plan applications having regard to the design framework proposed in Attachment 6.

Background Information

2007-sc2-34

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-416.pdf>)

Communications

(January 12, 2007) letter from Humphries Planning Group Inc. - SCMain34

SC2.35	ACTION			Wards: 38
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Preliminary Report -- Zoning Application -- 2040 – 2050 Ellesmere Road

(December 20, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

- 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; and**
- 3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.**

Summary

An application has been submitted to remove zoning limitations on the amount of non-office use space permitted as a proportion of overall built gross floor area, to reduce parking requirements for retail, office, service and restaurant uses, and to remove a Holding Provision (H) at 2040 – 2050 Ellesmere 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. Community consultation should proceed early in 2007. The Public Meeting will be targeted prior to the 2007 summer recess of

Council, but this assumes that the applicant will provide all requested information in a timely manner.

Background Information

2007-sc2-35

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-417.pdf>)

SC2.36	ACTION			Wards: 40
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Preliminary Report -- Official Plan and Zoning Applications -- 10 Chichester Place

(December 20, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

- 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; and**
- 3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.**

Summary

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. Applications to amend the Official Plan and Zoning By-law have been submitted to amend the community benefits previously secured under Section 37 of the Planning Act that required the development of a new, purpose-built, rental apartment building at 10 Chichester Place. The applications should proceed through the standard planning review process. A Final Report and a Public Meeting will be scheduled once all the identified issues have been resolved and the required information is provided in a timely manner.

Background Information

2007-sc2-36

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-418.pdf>)

SC2.37	ACTION			Wards: 40
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Preliminary Report -- Official Plan, Zoning and Subdivision Applications 2055 Kennedy Road

(December 20, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

- 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; and**
- 3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.**

Summary

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on the further processing of the applications and on the community consultation process. Applications have been submitted to secure 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 at 2055 Kennedy Road. The applications should proceed through the regular planning review process. If all required information is provided in a timely manner and the issues resolved, a Final Report and the Public Meeting may be targeted for the second quarter of 2007.

Background Information

Preliminary Report - OPA, Zoning and Sub. Applications - 2055 Kennedy Road
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-36.doc>)

SC2.38	ACTION			Wards: 41
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Preliminary Report -- Rezoning Application -- 1780 Markham Road

(December 21, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

- 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; and**
- 3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.**

Summary

An application has been submitted for rezoning to provide for retail and other commercial uses on this site, formerly occupied by a Ford dealership, to permit a 3 660 square metre (39,400 square foot) shopping centre. 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. A Community Information Meeting will be scheduled for the first quarter of 2007. All issues raised will be addressed prior to the scheduling of the statutory Public Meeting at Community Council, which is targeted for the second quarter of 2007. The target dates assume that the applicant will provide all required information in a timely manner.

Background Information

2007-sc2-38

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-419.pdf>)

SC2.39	ACTION			Wards: 42
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Preliminary Report -- Zoning Application -- North-east corner of Markham Rd and Passmore Ave

(December 21, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

- 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 and expanded to include Steeles Avenue to the North, Ironside Crescent to the South, Dynamic Drive to the West and Tapscott Road to the East, with the additional costs to be borne by the applicant; and**
- 3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.**

Summary

An application has been submitted to rezone the subject lands from Agricultural Zone to Industrial Zone to permit the use of the lands for industrial development. 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 proposed zoning is consistent with the City's Official Plan as well as the permitted uses and existing development on abutting sites. The site is centrally located within an employment area. It is recommended that a Community Consultation Meeting be held together with the Ward Councillor. Following the Community Consultation meeting, it is recommended that the application be brought forward for a Public Meeting at Community Council in accordance with the Planning Act. This meeting is targeted for the third quarter of 2007. The target date assumes that the applicant will provide any required information in a timely manner.

Background Information

2007-sc2-40

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-420.pdf>)

SC2.40	ACTION			Wards: 42
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Preliminary Report -- Zoning and Draft Plan of Subdivision Applications Staines Road, South of Steeles Avenue

(December 20, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council adopted the following recommendations:

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 and expanded to include the area to the South to Passmore Right of Way, with the additional costs to be borne by the applicant.; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Summary

Applications have been submitted for rezoning and draft plan of subdivision approval for a residential subdivision of 86 dwelling units. 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. A Community Information Meeting will be scheduled for the first quarter of 2007 and, subject to the resolution of all issues, a statutory Public Meeting will be targeted for the second quarter of 2007. The target dates assume that the applicant will provide all required information in a timely manner.

Background Information

2007-sc2-41

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-423.pdf>)

SC2.41	ACTION			Wards: 41
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Final Report -- Zoning Application -- 160 Nashdene Road

Statutory - Planning Act, RSO 1990

(December 21, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

- 1. City Council amend the Employment Districts Zoning By-law No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4; and**
- 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.**

The Scarborough Community Council held a statutory public meeting on January 16, 2007, and notice was given in accordance with the *Planning Act*.

Summary

An application has been submitted to amend the Zoning by-law to permit a restaurant with a drive-through operation at the north-west corner of Nashdene Road and Markham Road. There were no significant issues raised through circulation or community consultation. The Toronto Official Plan indicates that uses that support the prime economic function of Employment Areas, such as restaurants, must be readily accessible within Employment Areas. The proposed restaurant represents good planning as it will provide a dining facility for area business workers to use in close proximity to their respective places of work. This report reviews and recommends approval of the application to amend the Employment Districts Zoning By-law No. 24982.

Background Information

2007-sc2-41

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-426.pdf>)

SC2.42	ACTION			Wards: 42
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Final Report -- Zoning Application -- 28 Orchid Place Drive

Statutory - Planning Act, RSO 1990

(December 21, 2006) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that City Council adopt the following recommendations as amended by Scarborough Community Council:

- 1. City Council amend the Zoning By-law for the Malvern (West) Community Zoning By-law No. 14402, substantially in accordance with the draft Zoning By-law shown in Attachment 5, such draft Zoning By-law have a maximum gross floor area of all retail uses restricted to 1,858 square metres (20,000 square feet) and a maximum gross floor area of any individual office unit restricted to 372 square metres (4,000 square feet); and**
- 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.**

The Scarborough Community Council held a statutory public meeting on January 16, 2007, and notice was given in accordance with the *Planning Act*.

Summary

This report reviews and recommends approval of an application to amend the zoning by-law to permit a four-storey commercial, retail and office building along the Markham Road frontage of the site. This proposal is appropriate and represents good planning. The provision of small-scale retail, service and office uses that serve the needs of area residents are consistent with the Apartment Neighbourhoods designation of the Official Plan. The scale, siting and proposed commercial uses will add animation and pedestrian traffic to the east side of Markham Road and will help mitigate the noise emanating from Markham Road from the future residential uses immediately to the east. It is recommended that Community Council approve this zoning by-law amendment application to permit the development of a four-storey commercial, retail and office building as reflected in the attached draft zoning by-law.

Background Information

2007-sc2-42

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-428.pdf>)

Communications

(January 15, 2007) e-mail from Haibin Fan - SCMain42

(January 15, 2007) e-mail from Linna Yang - SCMain42