



Scarborough Community Council

Meeting No.	3	Contact	Betty Henderson
Meeting Date	Tuesday, February 13, 2007	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

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

How to Read the Decision Document:

- *recommendations of the Committee to City Council appear after the item heading and any amendments by committee to recommendations appearing in a staff report are italicized;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item;*
- Declarations of Interest, if any, appear at the end of an item.

SC3.1	Presentation	Received	Transactional	
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Presentation - Stand UP Scarborough

Summary

Presentation by Betty Carr, Publisher, Toronto Community News, Chair of Stand UP Scarborough and The Scarborough Walk of Fame, providing an update on the activities of Stand UP Scarborough, including the Scarborough Walk of Fame, and the importance of this civic pride initiative to the community.

Communications

(February 9, 2007) e-mail from Rick Schofield, Heritage Consultant and Archivist, Scarborough - SCMain
 (February 12, 2007) e-mail from David Onley - SCMain

Decision Advice and Other Information

The Scarborough Community Council received the following:

1. presentation from Betty Carr, Publisher, Toronto Community News, Chair of Stand UP Scarborough and The Scarborough Walk of Fame;
2. communication (February 9, 2007) from Rich Schofield, Heritage Consultant and Archivist; and
3. communication (February 12, 2007) from David Onley.

The Chair, on behalf of Scarborough Community Council, thanked Betty Carr for her informative presentation and the continued efforts by Stand UP Scarborough and The Scarborough Walk of Fame to enhance Scarborough's profile.

SC3.2	ACTION	Adopted	Transactional	Wards: 44
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Proposed Addition of Bob Hunter's Name to the Scarborough Walk of Fame and the Appropriateness of a Plaque Outlining Bob Hunter's Accomplishments at Bob Hunter Greenspace

(January 29, 2007) report from the General Manager of Parks, Forestry and Recreation Division

Committee Recommendations

The Scarborough Community Council recommends that:

1. a commemorative plaque honouring Bob Hunter be installed at the Bob Hunter Greenspace; and
2. Parks, Forestry and Recreation staff continues to work with the “Stand UP Scarborough” committee on the nomination of Bob Hunter into the Scarborough Walk of Fame.

Financial Impact

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

Summary

This report provides the results on the discussions with Stand UP Scarborough on adding Bob Hunter's name to the Scarborough Walk of Fame and recommends that it is appropriate for a commemorative plaque to be installed at the Bob Hunter Greenspace outlining his accomplishments.

Background Information

Bob Hunter's name to the Scarborough Walk of Fame

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1193.pdf>)

Decision Advice and Other Information

The Scarborough Community Council directed that the previously requested report to rename "Environment Day" to "Bob Hunter Day" be submitted to the Public Works and Infrastructure Committee for its meeting of March 28, 2007.

SC3.3	ACTION	Adopted	Transactional	Wards: 38
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law No. 22980, as amended, for One Wall Sign at 300 Borough Drive

(January 24, 2007) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council recommends that 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

To review and make recommendations on a request by John (David) Adam, of Zip Signs Ltd., on behalf of Moxies Classic Grill, for approval of a variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit one facial wall sign at the above location.

There is another roof sign for the Sportchek store, in close proximity, which is larger and higher than the proposed Moxie's restaurant sign. The Sportchek sign is in compliance with the Sign By-law due to the greater height of the building at that location.

In the opinion of staff, the Moxie's sign appears to be less intrusive, is aesthetically pleasing, blends with the design of the new addition in that location and will enhance the appearance of that part of the building. Staff recommends approval of the variance.

Background Information

Sign-300 Borough Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1194.pdf>)

SC3.4	ACTION	Amended	Transactional	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 Avenue East (Deferred from January 16, 2007 meeting)

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

Committee Recommendations

The Scarborough Community Council recommends that:

1. *the recommendation in the report (January 2, 2007) from the Director of Building and Deputy Chief Building Official be received; and*
2. *the variances from the former City of Scarborough Sign By-law 22980, as amended, for three additional facial signs to the building at 4675 Steeles Avenue East, be approved.*

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 per cent. 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

Sign-4675 Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1196.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received the communication (January 31, 2007) from Councillor Del Grande (SC3.4a).

Recorded Vote:

A recorded vote on the recommendation moved by Councillor Del Grande, was as follows:

FOR: Councillors Ainslie, Ashton, Cho, Del Grande, Heaps, Kelly, Lee, Thompson

AGAINST: Councillor Moeser

ABSENT: Councillor De Baeremaeker

4a 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 Avenue East

(January 31, 2007) letter from Councillor Del Grande

Summary

Letter received from Councillor Del Grande requesting an exemption from the former City of Scarborough Sign By-law No. 22980, as amended.

Background Information

Sign-4675 Steeles Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1541.pdf>

SC3.5	ACTION	Adopted	Transactional	Wards: 35
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Proposed Speed Limit Reduction on Knightsbridge Road

(January 29, 2007) report from the Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. the 40 kilometre per hour speed limit on Knightsbridge 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 speed limit signs is approximately \$500.00. 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 have reviewed this report and agree with the financial impact information.

Summary

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

Background Information

Proposed Speed Limit Reduction on Knightsbridge Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1192.pdf>)

SC3.6	ACTION	Amended	Transactional	Wards: 37
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Proposed Minor Street Stop Controls at Two Locations in the Dorset Park Community

(January 29, 2007) report from the Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. *an all-way stop control be installed at the west intersection of Wye Valley Road and Glaive Drive;*
2. the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
3. the appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$500.00. 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 have reviewed this report and agree with the financial impact information.

Summary

This report responds to a request to install all-way stop controls at the intersection of Wye Valley Road and Glaive Drive. At the same time, staff reviewed the installation of minor street stop signs at two other uncontrolled three-way intersections (i.e., Glaive Drive at Lewiston Road and Maxim Crescent at Lewiston Road) in the Dorset Park Community, and determined

that minor street stop signs should be installed at these two locations to clearly define the right-of-way and to regulate traffic flow.

Background Information

Minor Street Stop Controls at Two Locations in the Dorset Park Community
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1197.pdf>)

SC3.7	ACTION	Amended	Transactional	Wards: 37
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Proposed Stop Controls at Exford Drive and Blaisdale Road in the Dorset Park Community

(January 29, 2007) report from the Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. *an all-way stop control be installed at the intersection of Exford Drive and Blaisdale Road;*
2. the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
3. the appropriate by-law be amended.

Financial Impact

The financial cost of installing these stop controls is approximately \$1,500.00. 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 have reviewed this report and agree with the financial impact information.

Summary

This report responds to a request to install all-way stop controls at the intersection of Exford Drive at Blaisdale Road. The installation of an all-way stop control is not justified at this time; however, a minor street stop sign will be installed for Blaisdale Road. At the same time, staff reviewed the installation of minor street stop signs at nine other uncontrolled three-way intersections in the immediate neighbourhood. It is recommended that minor street stop signs be installed at the ten uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Background Information

Stop Controls at Exford Drive and Blaisdale Road-Dorset Park Community
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1202.pdf>

SC3.8	ACTION	Adopted	Transactional	Wards: 39
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Proposed Speed Limit Reduction on L'Amoreaux Drive

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

Committee Recommendations

The Scarborough Community Council recommends that:

1. the 40 kilometre per hour speed limit on L'Amoreaux Drive, 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 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

Proposed Speed Limit Reduction on L'Amoreaux Drive
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1203.pdf>

SC3.9	ACTION	Adopted	Transactional	Wards: 39
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Proposed Parking Regulations on the North Side of McNicoll Avenue between Birchmount Road and Pharmacy Avenue

(January 29, 2007) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. the “No Parking” regulation, 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 \$4,000.00. 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 have reviewed this report and agree with the financial impact information.

Summary

This report responds to a concern about a parking problem along McNicoll Avenue between Birchmount Road and Pharmacy Avenue during Warden Park soccer events. Staff reviewed this road section during a weekend when a soccer tournament was being held and recorded a traffic safety concern on McNicoll Avenue in the neighbourhoods of Huntmill Park and Fundy Bay Park.

It is recommended that the “No Parking Anytime” signs be installed on the north side of McNicoll Avenue between Birchmount Road and Pharmacy Avenue to help ensure that pedestrians do not cross between parked vehicles during Warden Park tournaments.

Background Information

Parking Regulations-McNicoll Avenue between Birchmount Road and Pharmacy Avenue (<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1205.pdf>)

SC3.10	ACTION	Adopted	Transactional	Wards: 41
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Assumption of Services - Monarch Construction Limited - Exchequer Place and Sandhurst Circle

(January 29, 2007) report from City Solicitor

Committee Recommendations

The Scarborough Community Council recommends that:

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

Financial Impact

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

Summary

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

Background Information

Assumption of Services- Exchequer Place and Sandhurst Circle
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1206.pdf>

SC3.11	ACTION	Amended	Transactional	Wards: 44
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18 Tideswell Boulevard – Part Lot Control Application – Final Report

(January 29, 2007) 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 with respect to the subject property for Block 1 of Plan 66M-2426 to be prepared to the satisfaction of the City Solicitor and to expire two (2) years from the date of its passing;
2. City Council authorize the City Solicitor to introduce the necessary Bill 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, or his designate;
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon receipt of confirmation that the Common Elements Condominium Plan has been registered;
4. City Council authorize the owner to provide staff with proof of payment of all current property tax for the subject lands prior to the enactment of the Part Lot Control Exemption By-law;
5. City Council authorize the City Solicitor shall be authorized to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required; and
6. *City Council direct the Director of Planning, Scarborough District, to include in the “Plan of Condominium” application for this site a “warning” clause advising purchasers that the streets are “private” streets to be maintained by the Condominium Corporation and will not be maintained or assumed by the City of Toronto, to provide municipal services, including garbage and snow removal.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit exemption from Part Lot Control for a development containing 43 townhouse units at 18 Tideswell Boulevard.

The issues regarding the proposed development were addressed through the approval of the Official Plan and Zoning By-law Amendment applications and the Site Plan Control application. The lifting of part lot control for a period of two years is considered appropriate for the orderly development of the lands.

Background Information

18 Tideswell Boulevard-Part Lot Control Application-Final Report
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1207.pdf>

SC3.12	Information	Received		Wards: 36
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Kingston Road Revitalization Study – Phase 1 Profile Kingston Road – Birchcliff Community

(January 30, 2007) report from Director, Community Planning, Scarborough District

Summary

This report presents the Phase 1 Profile Report for the Kingston Road Revitalization study of Kingston Road through the Birchcliff Community. The purpose of the study is to develop a revitalization strategy for Kingston Road in Birchcliff that promotes reinvestment along Kingston Road in the context of the policies and directions of the Official Plan and that builds upon and supports local community improvement initiatives. The Phase 1 Profile report includes a review and analysis of existing conditions in the study area with respect to: land use; housing; population; environment; economic conditions; transportation; and community services and facilities. Issues, obstacles and opportunities for revitalization are also identified.

The emerging directions from the Phase 1 work will form the basis for developing a vision for Kingston Road through the Phase 2 work.

Background Information

Kingston Road Revitalization Study - Phase 1 Report: Study Area Profile
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1269.pdf>
 Kingston Road Revitalization Study
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1208.pdf>

Decision Advice and Other Information

The Scarborough Community Council:

1. received the report (January 30, 2007 from the Director, Community Planning, Scarborough District, for information; and
2. thanked staff for the informative report.

SC3.13	ACTION	Amended	Transactional	Wards: 36
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1725 Kingston Road - Zoning Application - Preliminary Report

(January 29, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council:

1. directed staff to process the application concurrently with the Kingston Road Revitalization Study;
2. *staff be directed to schedule a community consultation meeting together with the Ward Councillor within the context of the ongoing Revitalization Study and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; the Kingston Road Advisory Committee; and Hollis Avenue to the Lake and Birchcliff Avenue to Harrison Estate Park, with additional costs to be borne by the applicant; and*
3. directed staff to give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit the development of a 7 storey mixed use residential/commercial building at the southwest corner of Kingston Road and Birchmount Road.

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

The application has been circulated to agencies and City divisions for review and comment. The subject application should be processed and evaluated concurrently with the Kingston Road Revitalization Study currently underway.

Planning staff have concerns with the proposal, including the proposed height and density, and have requested additional information from the applicant to assess the proposal. The continued processing of the application depends on the applicant submitting the requisite information without delay.

Background Information

1725 Kingston Road - Zoning Application - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1209.pdf>

SC3.14	ACTION	Amended	Transactional	Wards: 40
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3260 Sheppard Avenue East - Zoning Application - Preliminary Report

(January 24, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council:

1. directed staff 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 extended North on Bridlewood Boulevard to Evansway Street and east towards Warden Avenue, with additional costs to be borne by the applicant; and*
3. directed that a notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a seniors life lease residential retirement complex and community centre at 3260 Sheppard Avenue East.

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

The application should proceed through the standard planning review process including the scheduling of a community 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

3260 Sheppard Avenue East - Zoning Application - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1210.pdf>

SC3.15	ACTION	Adopted	Transactional	Wards: 43
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90 Morningside Avenue - Draft Plan of Subdivision Application – Final Report

Statutory - Planning Act, RSO 1990

(January 23, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:

1. the conditions as generally listed in Attachment 4, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
2. 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

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

Summary

An application has been submitted for draft plan of subdivision approval to permit eight (8) lots for single-detached dwellings on a 0.72 hectare (1.7 acre) property at the east end of Portia Street. The site is situated within the area of the former Phase 4 Scarborough Transportation Corridor (STC) land use study. The proposed plan of subdivision is consistent with the results of the STC study that provided for an extension of Portia Street and new residential development of single-detached dwellings on the lands. The lots are compatible with existing residential development in the neighbourhood and schools and a local park are nearby. The proposed plan of subdivision promotes the orderly development of the land in keeping with the results of the STC Phase 4 study and the Official Plan.

Proposed conditions of draft plan approval are included in Attachment 4 that address requirements for the road, services, tree protection, street tree planting, noise and safety issues, urban design and other technical matters. Staff recommend draft approval of the plan of subdivision subject to the conditions included in Attachment 4.

Background Information

90 Morningside Avenue - Draft Plan of Subdivision Application - Final Report
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1211.pdf>

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on February 13, 2007, and notice was given in accordance with the Planning Act.

SC3.16	Information	Referred	Transactional	Wards: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Citizen Appointment to the Committee of Adjustment Panels

Confidential - Personal matters about an identifiable individual, including municipal or local board employees

(January 30, 2007) letter from City Clerk

Committee Recommendations

The Scarborough Community Council recommends to the Civic Appointments Committee that the citizens candidates recommended in the confidential communication (February 13, 2007) from Scarborough Community Council, be considered for appointment to the Committee of Adjustment Panel for Scarborough District.

Summary

Attached for Community Council's consideration is the following confidential information:

1. summary table of citizen applicants reviewed for eligibility by the City Clerk's Office and for qualifications by the Staff Review Team; and
2. applications for the Committee of Adjustment Panel for the Community Council.

Scarborough Community Council is requested to review the applications and recommend to the Civic Appointments Committee a short-list of citizen candidates (up to 2 candidates for each position) for the Civic Appointments Committee to interview.

Background Information

Citizen Appointments to the Committee of Adjustment Panels
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1406.pdf>)

Meeting Sessions

Scarborough Community Council – February 13, 2007 Decision Document

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-02-13	Morning	9:40 AM	12:05 PM	Public
2007-02-13	Afternoon	1:35 PM	2:15 PM	Public
2007-02-13	Afternoon	2:15 PM	3:20 PM	Closed
2007-02-13	Afternoon	3:20 PM	3:25 PM	Public