

Scarborough Community Council

Meeting No.	4	Contact	Betty Henderson
Meeting Date	Tuesday, March 27, 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 Community Council 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.*

SC4.1	Presentation	Received		
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Scarborough Civic Action Network

Summary

Presentation by Scarborough Civic Action Network on the findings and suggestions from the Scarborough Community Summit.

Decision Advice and Other Information

The Scarborough Community Council received a presentation by Scarborough Civic Action Network on the findings and suggestions from the Scarborough Community Summit.

The Chair, on behalf of Scarborough Community Council, thanked the Scarborough Civic Action Network for their presentation.

SC4.2	ACTION	Adopted	Transactional	Ward: 44
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Naming of Private Lane Located at 18 Tideswell Boulevard as "Huxtable Lane"

Statutory - City of Toronto Act, 2006

Committee Recommendations

The Scarborough Community Council recommends that City Council enact the draft by-law from the City Solicitor.

Summary

To enact By-law to name a private lane.

Background Information

18 Tideswell Blvd - Rename

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2058.pdf>)

SC4.3	ACTION	Amended	Delegated	Ward: 38
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Request for Fence Exemption - 40 Centre Street (Deferred from January 16, 2007 meeting)

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

Committee Recommendations

The Scarborough Community Council:

1. *Received the report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards.*
2. *Granted an exemption from Chapter 447 of the Toronto Municipal Code, Fences, to permit the existing board on board wood fence at 40 Centre Street to remain.*

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

40 Centre Street - Fence

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1887.pdf>)

SC4.4	ACTION	Adopted	Delegated	Ward: 38
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Request to Designate 23 Doerr Road as a Natural Garden

(March 6, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Recommendations

The Scarborough Community Council:

1. Granted an exemption for an natural garden, as Parks, Forestry and Recreation-Natural Environments stated that this is a natural garden, subject to the following conditions:
 - a. the natural garden being limited to private property only; and
 - b. the natural garden being kept to a maximum of one meter in height within 2.4 metres of the front property line.

Summary

The purpose of this report is to consider a request by the owner(s) of 23 Doerr Road to be exempted from Chapter 489 – Grass and Weeds, section 489-2. This section states that the maximum height of grass and weeds cannot exceed 20 centimetres. This report is to consider this exemption request in accordance with Chapter 489, Grass and Weeds, section 489-3(E)(6) and have their yards(s) designated a Natural Garden, as follows:

(6) An owner or occupant requesting a review of a notice, and any other interested person, shall be heard by the community council which may recommend that Council: (a) Grant the exemption, with or without conditions, and cancel the notice; or (b) Confirm the notice and direct that a second notice be given under this section.

Background Information

23 Doerr Road - Natural Garden - March 6 report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2219.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received the report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards (4a).

4a Natural Garden Exemption Request - Toronto Municipal Code, Chapter 489 - 23 Doerr Road (Deferred from January 16, 2007 meeting)

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

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

23 Doerr Road - Natural Garden Exemption

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1880.pdf>)

SC4.5	ACTION	Amended	Delegated	Ward: 36
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Request to Designate 32 Woodland Park Road as a Natural Garden

(March 1, 2007) report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Recommendations

The Scarborough Community Council:

1. *Granted an exemption for a natural garden, as Parks, Forestry and Recreation-Natural Environments stated that it is a natural garden, subject to the natural garden being limited to a maximum 1 metre in height within the front yard area from the sidewalk to a point 2.4 metres from the front property line, and maintained without the 1 metre height restriction on the remainder of the front yard.*

Summary

The purpose of this report is to consider a request by the owner(s) of 32 Woodland Park Road to be exempted from Chapter 489-Grass and Weeds, section 489-2. This section states that the maximum height of grass and weeds cannot exceed 20 centimetres. This report is to consider this exemption request in accordance with Chapter 489, Grass and Weeds, section 489-3(E)(6) and have their yard(s) designated a Natural Garden, as follows:

(6) An owner or occupant requesting a review of a notice, and any other interested person, shall be heard by the community council which may recommend that Council:

(a) Grant the exemption, with or without conditions, and cancel the notice; or (b) Confirm the notice and direct that a second notice be given under this section.

Background Information

32 Woodland Park Road - Natural Garden

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1888.pdf>

SC4.6	ACTION	Withdrawn	Delegated	Ward: 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 January 16, 2007 meeting)

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

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 15.63 square meters or 61.61 percent for sign 'A' and by 18.93 square meters or 85.77 percent 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

1900 Eglinton Avenue East - Signs

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1883.pdf>**Decision Advice and Other Information**

The Scarborough Community Council withdrew this item as the applicant no longer wishes to pursue this matter.

6a Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended for Two Ground Signs at 1900 Eglinton Avenue East (Deferred from January 16, 2007 meeting)

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

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

1900 Eglinton Avenue East - Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1884.pdf>)

SC4.7	ACTION	Deferred	Delegated	Ward: 37
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Three Facial Signs at 1125 Kennedy Road (Deferred from January 16, 2007 meeting)

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

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 52.77 square meters or 338.0 percent. 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

1125 Kennedy Road - Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1885.pdf>)

Decision Advice and Other Information

The Scarborough Community Council deferred consideration of the report (January 2, 2007) from the Director of Building and Deputy Chief Building Official and communications until its meeting of May 1, 2007, to allow the applicant to submit an alternative plan in consultation with the Ward Councillor and other concerned parties.

SC4.8	ACTION	Adopted	Delegated	Ward: 38
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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 at 941 Progress Avenue

(March 9, 2007) report from Director of Building and Deputy Chief Building Official

Committee Recommendations

The Scarborough Community Council:

1. Approved the requested variances, subject to the removal of the existing ground sign prior to the installation of the proposed ground sign.
2. Directed that the applicant be informed to obtain a sign permit prior to the installation of the proposed sign.

Summary

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

To review and make recommendations on a request by Nicole Paul, of WSI Sign Systems Ltd., on behalf of Centennial College, for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of one ground sign at the above address.

The by-law allows only one ground sign. To comply with this requirement the owner proposes to remove the existing ground sign prior to the installation of the proposed sign. The sign area and the height of the proposed sign are not in compliance with the requirements of the by-law and this report deals with the required variances to allow the erection of the proposed sign.

The proposed sign will be erected 22.2 meters (72'-10") away from a traffic light in the immediate area. Transportation Services, Traffic Operations staff of the Scarborough District reviewed the proposal and indicated that they have no objections to the proposed location of the ground sign.

The requested variances, for sign area and height, are considered by staff to be minor and necessary, due to the terrain conditions, and recommend the variances to be approved.

Background Information

941 Progress Avenue - Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2062.pdf>)

SC4.9	ACTION	Adopted	Transactional	Ward: 37
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11 Mooregate Avenue - City-owned Tree Removal

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council deny the request to remove the two (2) City-owned honey locust trees fronting 11 Mooregate Avenue.

Summary

The Ward Councillor, on behalf of the property owner, has requested that Urban Forestry report on a request to remove two (2) City-owned honey locust trees that are 48 centimetres and 51 centimetres in diameter, located on City property fronting 11 Mooregate Avenue. The request for tree removal has been made due to the property owner's concern that tree roots may be causing damage to the foundation of the house.

Inspection of the trees by staff revealed that the trees are in good condition. Both are located approximately six metres from the front of the house. Urban Forestry staff were unable to detect any damage to the foundation; however, the area had not been excavated. With respect to damage to foundations, poor or deteriorating foundations allow water to penetrate and the freezing and thawing of this water causes cracks. The presence of any roots in cracks is circumstantial. With proper care and maintenance, the trees should continue to provide benefits to the community for years to come. Therefore, Urban Forestry cannot support removal of these trees.

Background Information

11 Mooregate Avenue - Tree Removal

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2202.pdf>

SC4.10	ACTION	Deferred	Transactional	Ward: 37
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22 Oakworth Crescent - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned 65-centimetre diameter American elm tree located at the front at 22 Oakworth Crescent. The application has been made due to concerns expressed by the property owner that

tree roots are causing sewer problems, and proximity of the tree to overhead wires and the house.

A planting plan has not been submitted with the application.

Inspection of the tree by staff revealed that the tree is in fair condition. The tree is considered significant to the neighbourhood since there are few American elms remaining. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

22 Oakworth Crescent - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1891.pdf>)

Decision Advice and Other Information

The Scarborough Community Council deferred consideration of the report (March 5, 2007) from the General Manager, Parks, Forestry and Recreation, until its meeting of May 1, 2007.

SC4.11	ACTION	Adopted	Transactional	Ward: 37
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20 Penetang Crescent - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The Scarborough Community Council recommends that City Council deny the request for a permit to remove one (1) privately-owned tree at 20 Penetang Crescent.

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned 70-centimetre diameter silver maple tree located at the front of 20 Penetang Crescent. The application has been made due to concerns expressed by the property owner that tree roots are causing damage to walkways, driveways and drains at 18 and 20 Penetang Crescent.

A planting plan has been submitted with the application that shows the planting of one (1) linden tree should approval be granted to remove the silver maple tree.

Inspection of the tree by staff revealed that the tree is in fair to good condition. The tree is well maintained, has a full, natural crown, and is considered significant to the neighbourhood. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the removal of this tree.

Background Information

20 Penetang Crescent - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1890.pdf>)

SC4.12	ACTION	Deferred	Transactional	Ward: 43
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90 Cultra Square - Application to Remove a Private Tree

(March 5, 2007) report from General Manager, Parks, Forestry and Recreation

Summary

To report on an application filed by the property owner for a permit to remove one (1) privately-owned twin-stem Carolina poplar tree having diameters of 52 centimetres and 58 centimetres, located at the front of 90 Cultra Square. The application has been made due to concerns expressed by the property owner that tree roots are causing damage to the driveway at 92 Cultra Square and ongoing sewer backup problems at 90 Cultra Square.

The Arborist Report indicates that the owner is willing to plant one replacement tree; however a replanting plan was not submitted with the application.

Inspection of the tree by staff revealed that the tree is in good condition. The tree is well-maintained, and has a full, well-shaped crown, and is one of the largest and most significant trees in the neighbourhood. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

90 Cultra Square - Tree Removal

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1892.pdf>)

Decision Advice and Other Information

The Scarborough Community Council deferred consideration of the report (March 5, 2007) from the General Manager, Parks, Forestry and Recreation, until its meeting of May 1, 2007.

SC4.13	ACTION	Adopted	Delegated	Ward: 35
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Request for Traffic Calming and One-Way Street Operation on Thora Avenue (Deferred from January 16, 2007 meeting)

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

Committee Recommendations

The Scarborough Community Council:

1. Directed that no changes to the existing parking regulations on Thora Avenue be considered at this time.

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

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1875.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received the following reports:

1. (August 23, 2006) from the Director, Transportation Services, Scarborough District (13a).
2. (May 29, 2006) from the Acting Director, Transportation Services, Scarborough District (13b).

13a Feasibility of Implementing a One-Way Street (southbound) on Thora Avenue from Danforth Avenue to Wakehood Street (Deferred from January 16, 2007 meeting)

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

Summary

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

Background Information

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1877.pdf>)

13b Feasibility of Implementing Traffic Calming on Thora Avenue (Deferred from January 16, 2007 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

Thora Avenue - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1876.pdf>)

SC4.14	ACTION	Adopted	Transactional	Ward: 35
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Request to Prohibit Train Whistle Blowing – Pedestrian Railway Crossing East of Corvette Avenue

(March 9, 2007) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that::

1. City Council pass a resolution to prohibit train whistling at the rail crossing at mileage 59.96 of the Uxbridge Subdivision, a pedestrian crossing east of Corvette Avenue.

2. City Council direct staff to send GO Transit, Transport Canada and all relevant organisations contained in Schedule C of the Transport Canada Railway Safety Directorate Guidelines a copy of this report.
3. City Council amend Toronto Municipal Code Chapter 591, Noise, accordingly.

Summary

This report responds to a request to prohibit train whistling at the at-grade pedestrian crossing of the GO Transit Uxbridge Subdivision, east of Corvette Avenue.

Council's approval of the by-law amending Toronto Municipal Code Chapter 591, Noise, will require GO Transit to instruct train crews to cease and desist using train whistling at this crossing except when there is an emergency.

Background Information

Prohibit Train Whistle Blowing - Corvette Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2185.pdf>)

SC4.15	ACTION	Deferred	Transactional	Ward: 38
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Proposed Stop Controls at the West Intersection of Dolly Varden Boulevard and Bluefin Crescent in the Woburn Neighbourhood (Deferred from January 16, 2007 meeting)

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

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

Dolly Varden Blvd - Stop Controls

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-1882.pdf>)

Decision Advice and Other Information

The Scarborough Community Council deferred consideration of the report (December 20, 2006) from the Director, Transportation Services, Scarborough District, until its meeting of May 1, 2007, to allow for further consultation with staff and the community.

SC4.16	ACTION	Amended	Transactional	Ward: 39
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Request for All-Way Stop Controls on Sanwood Boulevard, Canongate Trail and Area

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. *City Council receive the report (March 12, 2007) from the Director of Transportation Services, Scarborough District.*
2. *Based on community meetings, consultation and requests, City Council approve the installation of all-way stop controls at the intersection of Canongate Trail & New Forest Square/Elmfield Crescent.*
3. *City Council approve the installation of all-way stop controls on Sanwood Boulevard and Gold Medal Road.*
4. *City Council approve the installation of all-way stop controls at the intersection of Canongate Trail and Chapel Park Square/Coverdale Crescent.*
5. *City Council amend the appropriate by-law.*

Summary

This report provides the results of All-way stop control studies conducted at the intersections of Sanwood Boulevard and Gold Medal Road, Gold Medal Road and Shepton Way, Canongate Trail and Chapel Park Square/Coverdale Crescent, Canongate Trail and Holmbush Crescent (east) and Canongate Trail and New Forest Square/Elmfield Crescent.

Traffic studies reveal that the technical warrants for the installation of All-way stop controls are not met at any of the above listed intersections at this time.

Background Information

Sanwood Blvd, Canongate Trail and Area - All-Way Stop Controls
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2184.pdf>

SC4.17	ACTION	Adopted	Transactional	Ward: 39
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Proposed Speed Limit Reduction on Shepton Way

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council adopt the 40 Kilometre per hour speed limit on Shepton Way, as identified in Appendix 1 of the report.
2. City Council amend the appropriate by-law.

Summary

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

Background Information

Shepton Way - Speed Limit Reduction

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2191.pdf>)

SC4.18	ACTION	Adopted	Transactional	Ward: 39, 41
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Proposed Speed Limit Reduction on Belgreen Avenue

(March 12, 2007) report from Director, Transportation Services, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council not approve the implementation of a 40 kilometre per hour speed limit on Farmington Crescent, Linwood Avenue and Havendale Road.
2. City Council adopt the 40 kilometre per hour speed limit on Belgreen Avenue, as identified in Appendix 1 of this report.
3. City Council amend the appropriate by-law.

Summary

This report provides the results of traffic studies conducted on Belgreen Avenue, Farmington Crescent, Linwood Avenue and Havendale Road considering 40 kilometre per hour speed (km/h) speed limits. Of the four subject roadways, a 40 km/h speed limit is technically justified and recommended on Belgreen Avenue only.

Background Information

Belgreen Avenue - Speed Limit Reduction

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2192.pdf>)

SC4.19	ACTION	Deferred	Transactional	Ward: 40
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Proposed Minor Street Stop Signs in the Lowcrest Boulevard Area

(March 9, 2007) report from Director, Transportation Services, Scarborough District

Summary

This report responds to a request to install All-way stop controls at the uncontrolled intersection of Lowcrest Boulevard and Shrewsbury Square. The report also shows that this intersection failed to meet the required technical warrant for this type of control; however, Transportation Services staff recommend the installation of a minor street stop sign on Shrewsbury Square at this intersection, as well as the installation of minor street stop signs at five other uncontrolled intersections in the Tam O'Shanter-Sullivan Neighbourhood.

Council's approval of installing minor street stop signs at these six uncontrolled intersections will clearly define the right-of-way and regulate traffic flow at these intersections.

Background Information

Lowcrest Boulevard Area - Proposed Minor Street Stop Signs

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2183.pdf>)

Decision Advice and Other Information

The Scarborough Community Council deferred consideration of the report (March 9, 2007) from the Director, Transportation Services, Scarborough District, to allow for further consultation with staff and the community.

SC4.20	ACTION	Adopted	Transactional	Ward: 44
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Assumption of Services - Brucegate Holdings Inc. - Registered Plan of Subdivision 66M-2369 - East Side of Manse Road, North of Lawrence Avenue East

(March 13, 2007) report from City Solicitor

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2369 and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the performance guarantee.
3. City Council prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2369.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.

Summary

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

Background Information

Brucegate Holdings Inc. - Assumption - E of Manse Rd, N of Lawrence
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2069.pdf>

SC4.21	ACTION	Adopted	Transactional	Ward: 44
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Assumption of Services - Brucegate Holdings Inc. - Registered Plan of Subdivision 66M-2367 - East Side of Manse Road, South of Kingston Road

(March 13, 2007) report from City Solicitor

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2367 and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the performance guarantee.
3. City Council prepare an assumption By-law to assume the public highways and municipal service in Subdivision Plan 66M-2367.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.

Summary

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

Background Information

Brucegate Holdings Inc. - Assumption - E of Manse Rd, S of Kingston Rd
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2071.pdf>

SC4.22	ACTION	Adopted	Transactional	Ward: 44
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Assumption of Services - Umberto Cataudella and Catau Construction Limited - 46 Scarboro Avenue

(March 13, 2007) report from City Solicitor

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council assume the services installed for the above development.
2. City Council authorize the Legal Services Division to release the performance guarantee with the exception of a cash settlement in the amount of \$11,000.00 as set out in this report.
3. City Council direct staff to prepare an assumption By-law to assume the municipal services in the above development.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.

Summary

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

Background Information

Umberto Cataudella - Assumption of Services - 46 Scarboro Avenue
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2070.pdf>

SC4.23	ACTION	Adopted	Transactional	Ward: 44
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27 - 35 Meadowvale Road – Zoning and Subdivision Applications Request for Direction

(March 12, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council direct the City Solicitor and the appropriate staff to attend the Ontario Municipal Board Hearing to oppose the application for a zoning by-law amendment and draft plan of subdivision approval in their current form.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to resolve any outstanding matters including: the compatibility of the proposed development including proposed lot frontages and areas, tree preservation, grading, servicing, and archaeological assessment.
3. In the event the applicant revises the proposal to address the issues described in Recommendation 2 (and set out in this report) to the satisfaction of the Director of Community Planning, Scarborough District, City Council authorize the City Solicitor to settle the appeal and attend at the OMB to take such steps as required to implement the settlement.

Summary

An application has been submitted to permit a zoning by-law amendment and draft plan approval for a proposed 18-lot residential infill plan of subdivision for the rear portions of 27, 29, 31 and 35 Meadowvale Road, as illustrated on the key map below.

The purpose of this report is to seek City Council's direction for an upcoming Ontario Municipal Board (OMB) hearing scheduled for three days beginning on April 25, 2007 on the appealed zoning by-law amendment and subdivision applications.

Planning staff do not support the proposal in its current form. The development does not adequately address the issues that were previously raised in the preliminary report and through the review of the application, including lot frontages and lot areas compatible with the surrounding neighbourhood, tree preservation, grading, servicing and archaeological assessment.

Staff is willing to work with the applicant and attempt to resolve the outstanding issues. Successful resolution will depend on the extent to which the applicant is willing to address these issues and revise their proposal. If the issues cannot be resolved, it is recommended that appropriate City staff be directed to attend the OMB hearing in opposition to the subject applications.

Background Information

27-35 Meadowvale Road - Zoning and Subdivision

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2175.pdf>)

Declared Interests (Committee)

Councillor Brian Ashton – Councillor Ashton has a residence in close proximity to the subject property.

SC4.24	ACTION	Adopted	Transactional	Ward: 44
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97-103 and 121-127 Zaph Avenue – Zoning and Draft Plan of Subdivision Applications - Request for Direction

(March 5, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to resolve any outstanding matters, including increasing lot frontages by eliminating one proposed lot, ensuring that the proposal represents an orderly development of the lands, and developing a tree protection plan to protect as many trees as possible.
3. In the event the applicant revises the proposal to address the issues raised in this report, City Council authorize the City Solicitor to settle the appeal in consultation with the Director of Community Planning, Scarborough District.

Summary

The purpose of this report is to seek City Council's direction for the May 9, 2007 Ontario Municipal Board hearing on appealed zoning by-law amendment and draft plan of subdivision applications for a proposed 35-lot residential plan of subdivision on consolidated lands located north of Euclid Avenue between Zaph Avenue and Meadowvale Road in Highland Creek Community.

Planning staff do not support the proposal in its current form. The development does not adequately address the issues that were previously raised in the Preliminary Report, and at the community consultation meeting. Staff is willing to work with the applicant to resolve the outstanding issues, including increasing lot frontages by eliminating one proposed lot, ensuring that the proposal represents an orderly development of the lands, and developing a tree protection plan to protect as many trees as possible.

Background Information

97-103 and 121-127 Zaph Avenue - Zoning and Draft Plan of Subdivision
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2173.pdf>

SC4.25	ACTION	Amended	Transactional	Ward: 35
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3520 Danforth Avenue – Zoning Application - Preliminary Report

(March 8, 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, upon receipt of the sun/shadow study and grading plans from the applicant.
2. Directed that the application be processed and considered within the context of the Danforth Avenue Study.
3. *Directed that the Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded to an area agreed upon by the Ward Councillor and staff, with the additional costs to be borne by the applicant.*
4. 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 permit a mixed-use development consisting of a 12-storey building comprised of 126 residential units and ground floor commercial uses at 3520 Danforth Avenue.

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.

This application should proceed through the standard planning review process. The application will be presented to the community at a community information meeting to be held after the applicant provides a sun/shadow study and grading plans. It will be processed and considered within the context of the Danforth Avenue Study, and brought forward to a public meeting in accordance with the Planning Act.

Background Information

3520 Danforth Avenue - Zoning - PE
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2161.pdf>

SC4.26	ACTION	Adopted	Transactional	Ward: 37
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Southwest Corner of Brimley Rd. & Progress Ave. - Official Plan & Zoning Applications - Preliminary Report

(March 8, 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. Directed that a Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Directed that a Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

Official plan and zoning by-law amendment applications have been submitted to permit an increase in density, an increase in the number of units, additional height and a change in the parking requirements for a mixed-use development on a vacant parcel of land at the southwest corner of Brimley Road and Progress Avenue. This site was previously approved for development by the Ontario Municipal Board (December, 2001) for a mixed use, 762-unit 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 application should proceed through the standard planning review process including the scheduling of a community meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Southwest Corner of Brimley Rd and Progress Ave - Zoning - PE
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2180.pdf>

SC4.27	ACTION	Amended	Transactional	Ward: 42
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3615 McNicoll Avenue - Official Plan and Zoning Application Preliminary Report

(March 9, 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. *Directed that a Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded to include Tapscott Road to the East, Dynamic Drive to the West, Turbina Avenue to the North and the Hydro Corridor to the South, with the additional costs to be borne by the applicant.*
3. Directed that a 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 change the official plan designation and to rezone the subject lands to permit a Shell Canada gas bar with a 159 square metre (1,712 square foot) convenience store and a 132 square metre (1,421 square foot) car wash. A 262 square metre Tim Horton's restaurant (2,820 square foot) with a drive-through is also proposed. 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.

Background Information

3615 McNicoll Avenue - Official Plan and Zoning - PE

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2159.pdf>)

SC4.28	ACTION	Amended	Transactional	Ward: 44
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262 Dean Park Road - Zoning and Subdivision Applications Preliminary Report

(March 12, 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. *Directed that a Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded to include Sheppard Avenue East to Meadowvale Road, south on Meadowvale Road to Highway 401, west to the HEPC (Hydro Corridor), and north along the HEPC corridor to Sheppard Avenue East, with the additional costs to be borne by the applicant.*
3. Directed that a Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

The applicant has filed applications for a zoning by-law amendment and draft plan of subdivision approval to permit 34 single detached residential lots at 262 Dean Park Road. These applications were made after January 1, 2007, and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

The application should proceed through the regular planning review process. A final report and public meeting is targeted for the fall of 2007, provided that all required information is provided by the applicant in a timely manner and issues raised during the review are resolved.

Background Information

262 Dean Park Road - Zoning and Subdivision - PE

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2152.pdf>)

SC4.29	ACTION	Adopted	Transactional	Ward: 35
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Former CN Rail Spur North of St. Clair Avenue East between Warden Avenue and Birchmount Road – Official Plan Appeal and Zoning / Subdivision Applications – Request for Direction and Final Report

Statutory - Planning Act, RSO 1990

(March 9, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council authorize the City Solicitor to attend the OMB prehearing and hearing on the owner's appeals of Official Plan Amendment 1145 (Warden Woods Community Secondary Plan) and Zoning By-law 950-2005 (Warden Woods Community Zoning By-law) to support a modification to the Warden Woods Community Secondary Plan (OPA 1145) to designate the north portion of the lands as Neighbourhoods, as illustrated in Attachment 9, subject to Rexton Developments Ltd. withdrawing its appeal of Zoning By-law 950-2005.
2. City Council amend the Warden Woods Community Zoning By-law 950-2005, and the Employment Districts Zoning By-law 24982 (Golden Mile Employment District) substantially in accordance with the draft zoning by-law amendment attached as Attachment 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
4. Before introducing the necessary zoning by-law amendment to City Council for enactment the owner be required to enter into an agreement, pursuant to Section 37 of the Planning Act securing community benefits and/or cash contributions including, but not limited to:
 - a. a cash payment prior to the enactment of the zoning by-law amendment, of \$1,300.00 per residential unit (for a minimum of 43 units), in a form satisfactory to the Chief Financial Officer and City Treasurer, to be used as a contribution towards a community centre to serve the Warden Woods Community;
 - b. pre-payment prior to the enactment of the zoning by-law amendment, in a form satisfactory to the Chief Financial Officer and City Treasurer, of the indoor recreation facilities portion of the Parks and Recreation component of the City's development charges, to be used as a contribution towards a community centre to serve the Warden Woods Community;
 - c. arrangements for the conveyance to the City of appropriate land and/or easements on the lands to the south shown as Part 1 and/or Part 3, Plan 66R-

19316, and the former CN rail bridge over St. Clair Avenue East abutting Part 1 and/or Part 3, Plan 66R-19316, to implement a pedestrian/cycling trail system for the subject lands as generally set out in the Toronto Bike Plan and the Warden Woods Community Secondary Plan, to the satisfaction of the General Manager of Transportation Services;

- d. an easement on Part 1 and/or Part 3, Plan 66R-19316 for that portion of the existing trail which leads from St. Clair Ravine Park to St. Clair Avenue East to facilitate continued public access to the parkland, to the satisfaction of the General Manager of Parks, Forestry & Recreation and no credit will be given towards the parkland dedication requirement in return for such easement.
5. Before introducing the necessary zoning by-law amendment to City Council for enactment:
 - a. the owner be required to make arrangements, satisfactory to the Executive Director, Technical Services, and if necessary, Hydro One Networks Inc., with respect to stormwater drainage for the subject lands;
 - b. the owner be required to make arrangements satisfactory to the TTC with respect to all required conveyances of land and/or easements for TTC purposes;
 - c. the City Solicitor ensure that the appropriate modifications to the Warden Woods Community Secondary Plan, providing for the proposed development, have been approved by the Ontario Municipal Board and are in effect;
 - d. the City Solicitor ensure that the owner's appeal of Warden Woods Community Zoning By-law No. 950-2005 has been resolved, and the by-law is in effect for the subject lands.
 6. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 2, subject to:
 - a. the conditions as generally listed in Attachment 11, which except as otherwise noted, must be satisfied or secured through the subdivision agreement before final approval;
 - b. such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
 7. City Council authorize the appropriate City officials to accept the conveyance, through a reference plan, of the portion of the future Street "K" located on the lands owned by Rexton Developments Ltd., plus any lands and/or easements required by the TTC, in advance of registration of the plan of subdivision, subject to the owner submitting an environmental assessment report and a remedial action plan, and receiving the City's peer review concurrence.

Summary

Applications have been submitted to amend the zoning by-law and for a draft plan of subdivision to permit 43 street townhouses on a section of the former CN rail spur north of St. Clair Avenue East between Warden Avenue and Birchmount Road.

This property is located adjacent to the residential development site at 725 Warden Avenue. Its use as an extension of that new neighbourhood represents good planning, now that the technical issues associated with the intervening Toronto Transit Commission (TTC) subway and its constraints upon servicing of the lands have been resolved.

This report reviews and recommends approval of the applications to amend the zoning by-law and for a draft plan of subdivision, subject to conditions including the contribution of appropriate community benefits. In addition, the report recommends that the City Solicitor be instructed to settle the Ontario Municipal Board (OMB) appeal of the Warden Woods Community Secondary Plan with respect to this site by agreeing to the establishment of a Neighbourhoods designation for the north portion of the lands.

Background Information

Former CN Rail Spur North of St. Clair Avenue East - Zoning/Subdivision
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2171.pdf>

SC4.30	ACTION	Adopted	Transactional	Ward: 36
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East of Midland Avenue, West of Brimley Road, and South of the CN Rail Line – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 6, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council amend the Midland/St. Clair Community Zoning By-law 842-2004 substantially in accordance with the draft zoning by-law amendment in Attachment 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as many be required.

Summary

Monarch Corporation has submitted a zoning amendment application for a 10.7 hectare (26.5 acre) property east of Midland Avenue, west of Brimley Road and south of the CN rail line where a draft plan of subdivision for 132 residential units was approved in October 2006. The

applicant is requesting permission to construct model homes, an increase in the height of single and semi-detached dwellings, a step to encroach within the garage parking space and a reduction in the minimum frontage required for pie-shaped lots.

No concerns with the proposed amendments were raised by the community, the working group for the Phase 3 Scarborough Transportation Corridor (STC) Land Use study or staff from City divisions and agencies who reviewed the application.

Planning staff recommend approval of the application with the exception of reducing frontages for five lots. The proposed amendments are acceptable and do not raise land use compatibility issues. Allowing model homes is appropriate provided services, financial securities and access are secured. The proposed increase in the height of single and semi-detached dwellings is consistent with the urban design guidelines for this area. The step encroachment into the garage parking space is minor and will not impede the use of the parking space. Reducing the frontage for three of the pie-shaped lots in the plan of subdivision is appropriate as there is enough space for driveways and landscaping. Reducing the frontage for lots in the Phase 2 area of the plan near Brimley Road is not necessary at this time. A draft of the proposed zoning by-law amendment is included in Attachment 6.

Background Information

East of Midland Ave, west of Brimley Rd, south of CN rail line - Zoning - Final
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2169.pdf>

SC4.31	ACTION	Adopted	Transactional	Ward: 37
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Northeast corner of Midland Avenue and Progress Avenue – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 8, 2007) 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 24982 (Progress) substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
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.

Summary

An application has been submitted to permit the development of a 223 square metres (2,400 sq.ft.) free-standing drive-through restaurant and 614 square metres (6,600 sq.ft.) of retail commercial space in a second building on this currently vacant site.

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

Background Information

Northeast corner of Midland Ave and Progress Ave - Zoning - Final
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2164.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received the communication (March 9, 2007) from M. Dewshi.

SC4.32	ACTION	Deferred	Transactional	Ward: 41
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50-100 Scottfield Drive - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(March 8, 2007) letter from Director, Community Planning, Scarborough District

Summary

This report reviews and recommends approval of the application to amend the zoning by-law to permit an additional 111-unit seniors' apartment building as part of the Yee Hong Centre for Geriatric Care at 50, 60, 80, 90 and 100 Scottfield Drive. The proposed third seniors' apartment building for the Yee Hong retirement and geriatric care centre will complement the existing and planned elements of the centre. This report recommends the by-law not be enacted by Council until a satisfactory site plan application is submitted.

Background Information

50-100 Scottfield Drive - Zoning - Final
(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2162.pdf>)

Decision Advice and Other Information

The Scarborough Community Council:

1. Adjourned the public meeting until such time as the Site Plan has been filed and issues resolved with respect to this project.

SC4.33	ACTION	Adopted	Transactional	Ward: 43
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4274 Kingston Road and 165 to 177 Galloway Road – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(March 12, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council amend the zoning by-law for the West Hill Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. City Council amend Scarborough Site Plan Control By-law 21319 to include 165 to 177 Galloway Road within a Site Plan Control Area, substantially in accordance with the draft site plan control by-law attached as Attachment 7.

Summary

An application has been submitted to amend the zoning by-law to permit the development of 49 townhouses consisting of 13 units fronting on Kingston Road, 23 units fronting on Galloway Road and 13 units fronting on an 8 metre (26 feet) wide private street.

The proposed townhouse development will create new housing on a former motel site and vacant underutilized lands along an 'Avenue' where reurbanization and reinvestment is encouraged. The proposal provides for a comprehensive plan for the northeast quadrant of Kingston and Galloway Roads. The proposal includes 13 units fronting on a private street, which is appropriate in this case due to the unique property configuration and the ability to accommodate public garbage pick up and other City objectives. The proposal will improve the pedestrian environment along Kingston and Galloway Roads; create an attractive streetscape with buildings framing the streets; and make use of existing infrastructure such as transit and schools.

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

Background Information

4274 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2136.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received a communication (March 22, 2007) from Ron Wootton.

SC4.34	ACTION	Adopted	Transactional	Ward: 44
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922 – 930 Port Union Road – Zoning and Draft Plan of Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(March 12, 2007) report from Director, Community Planning, Scarborough District

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council amend the zoning by-law for the Centennial Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 5, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of the development.

Summary

Applications have been submitted for a zoning by-law amendment and draft plan of subdivision approval to permit 32 lots for single-detached dwellings on a 1.07 hectare (2.6 acre) property at 922-930 Port Union Road located on the west side of Port Union Road south of Highway 401.

The lot sizes and performance standards are compatible with existing residential development to the north and south. The proposed plan of subdivision promotes the orderly development of the land in keeping with plans of subdivision in the neighbourhood.

This report reviews and recommends approval of the application to amend the Centennial Community By-law in accordance with the draft zoning by-law amendment attached as Attachment 4.

Proposed conditions of draft plan approval are included in Attachment 5 that address requirements for roads, services, tree protection, street tree planting and other technical issues.

Staff recommend draft approval of the draft plan of subdivision subject to the conditions included in Attachment 5.

Background Information

922-930 Port Union Road - Zoning and Subdivision

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2176.pdf>)

Decision Advice and Other Information

The Scarborough Community Council received a communication (March 26, 2007) from Tom Stevenson.

SC4.35	ACTION	Adopted	Transactional	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Nomination of Two Citizen Representatives from the Scarborough Community Council Area to the Heritage Toronto Board of Directors

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

(March 9, 2007) report from Nomination Selections Committee, Heritage Toronto

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council appointment the selected individuals, listed in confidential Attachment 1, to the Heritage Toronto Board of Directors for a term commencing upon approval for the current term of Council, or until a successor is appointed.
2. City Council direct that the names become public once Council appoints them.

Summary

The Heritage Toronto Nominations Selection Committee recommends two citizen representatives from the Scarborough Community Council area to be approved as members of the Heritage Toronto Board of Directors for the 2006 - 2010 term of Council.

Background Information

Nomination two citizen representatives to Heritage Toronto Board of Directors

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2186.pdf>)

SC4.36	ACTION	Adopted	Transactional	Ward: 44
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Requests for Endorsement of Events for Liquor Licensing Purposes

(March 27, 2007) Member Motion from Councillor Ron Moeser

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council declare, for liquor licensing purposes, the “Royal Canadian Legion Annual Canada Day Event” to be held on July 1, 2007, from 11:00 a.m. to 9:00 p.m. at the Royal Canadian Legion Branch 258, 45 Lawson Road, as an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the extension of their existing license to allow for an outside beer garden.

Summary

Seeking Council’s endorsement of various events for liquor licences purposes.

SC4.37	ACTION	Adopted	Transactional	Ward: 36, 44
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Requests for Endorsement of Events for Liquor Licensing Purposes

(March 27, 2007) Member Motion from Councillor Ron Moeser

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council declare, for liquor licensing purposes, the “Highland Creek Heritage Day Festival” to be held on June 16, 2007, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston Road, and the Taste of Lawrence, to be held on July 6, 7 and 8, as events of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the issuance of liquor licences for outside beer gardens for these events.

Summary

Seeking Council's endorsement of various events for liquor licences purposes.

SC4.38	ACTION	Adopted	Transactional	Ward: 39
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4 Lovering Road - Ontario Municipal Board Appeal

(March 27, 2007) Member Motion from Councillor Del Grande

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council authorize the City Solicitor and, if necessary, outside planners, to appear at the Ontario Municipal Board to support the position of the Committee of Adjustment's refusal of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

Summary

Seeking City Council's authorization for the City Solicitor and, if necessary, outside planners, to appear at the Ontario Municipal Board Hearing in support of the Committee of Adjustment's refusal for front yard parking at 4 Lovering Road.

SC4.39	ACTION	Adopted	Transactional	Ward: 44
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Ontario Municipal Board Hearing - Committee of Adjustment - 115 Dali Crescent

(March 27, 2007) Member Motion from Councillor Moeser

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board Hearing on May 16, 2007 to defend the refusal of the Committee of Adjustment ruling for the property known as 115 Dali Crescent respecting front yard parking.

Summary

Seeking City Council's authorization for the City Solicitor and appropriate staff to appear at the Ontario Municipal Board Hearing on May 16, 2007, in support the Committee of Adjustment's refusal for front yard parking at 115 Dali Crescent.

SC4.40	ACTION	Adopted	Transactional	Ward: All
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Committee of Adjustment Applications - Front Yard Parking

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

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council direct that, with respect to Committee of Adjustment applications regarding front yard parking, planning staff be requested to:
 - a. notify the Councillor of the application: and
 - b. if both the Councillor and the Planning staff agree that the application is in violation of the City's front yard parking by-law and does not meet the provisions of the Planning Act as they relate to minor variances, then Planning staff be requested to submit a report to the Committee of Adjustment voicing their objection to the application

Summary

Councillor Del Grande made a brief presentation to Scarborough Community Council respecting front yard parking as it relates to applications to the Committee of Adjustment for minor variances.

SC4.41	ACTION	Adopted	Transactional	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough Community Council - Order of Business

(March 27, 2007) Member motion form Councillor Kelly

Summary

Request from Councillor Kelly seeking Scarborough Community Council's support to vary the Order of Business.

Decision Advice and Other Information

The Scarborough Community Council at future meetings will vary the Order of Business to introduce:

1. A "Moment of Reflection" to be read by an invited guest of a religious or non-religious background.

2. A “Scarborough Highlight” verbal/visual presentation by a Scarborough resident or representative of a Scarborough based organization.

SC4.Bills	ACTION		Delegated	
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Confirmatory Bill

Scarborough Community Council passed and declared as a [by-law](#) a confirmatory bill to confirm the legislative proceedings of the Scarborough Community Council acting under delegated authority at its meeting on March 27, 2007.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-03-27	Morning	9:40 AM	12:40 PM	Public
2007-03-27	Afternoon	1:40 PM	3:50 PM	Public