
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		

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Meeting Date Tuesday, March 27, 2007
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SC4.2	WITHDRAWN		Transactional	Ward: 44
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Naming of Private Lane Located at 18 Tideswell Boulevard as "Huxtable Lane"

City Council Decision

This Item was withdrawn at City Council on April 23 and 24, 2007, as this street naming Item is a delegated matter under Council's procedures. The Item will be re-submitted to Scarborough Community Council for a final decision.

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>)

SC4.9	NO AMENDMENT		Transactional	Ward: 37
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11 Mooregate Avenue - City-owned Tree Removal

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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

(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.

Financial Impact

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

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>

Speakers

Lorry Holdsworth

SC4.11	NO AMENDMENT		Transactional	Ward: 37
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20 Penetang Crescent - Application to Remove a Private Tree

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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

(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 for a permit to remove one (1) privately-owned tree at 20 Penetang Crescent.

Financial Impact

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

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>

Speakers

Andrew Hannon

Mary Hannon

SC4.14	NO AMENDMENT		Transactional	Ward: 35
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Request to Prohibit Train Whistle Blowing – Pedestrian Railway Crossing East of Corvette Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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 organizations 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.

(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.

Financial Impact

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

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>

SC4.16	NO AMENDMENT		Transactional	Ward: 39
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Request for All-Way Stop Controls on Sanwood Boulevard, Canongate Trail and Area

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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 and 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.

(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 and 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>

Communications

(March 15, 2007) 20-signature petition submitted by area resident - SCMain

SC4.17	NO AMENDMENT		Transactional	Ward: 39
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Proposed Speed Limit Reduction on Shepton Way

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$2,400.00. The funding for these signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

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	NO AMENDMENT		Transactional	Ward: 39, 41
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Proposed Speed Limit Reduction on Belgreen Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$2,000.00. Funding for these speed limit signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226

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>)

SC4.20	NO AMENDMENT		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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(March 13, 2007) report from City Solicitor

Committee Recommendations

The Scarborough Community Council recommends that:

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Considered by City Council on April 23 and 24, 2007

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.

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

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	NO AMENDMENT		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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

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

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	NO AMENDMENT		Transactional	Ward: 44
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Assumption of Services - Umberto Cataudella and Catau Construction Limited - 46 Scarboro Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

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

Umberto Cataudella - Assumption of Services - 46 Scarboro Avenue

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-2070.pdf>

SC4.23	NO AMENDMENT		Transactional	Ward: 44
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27-35 Meadowvale Road – Zoning and Subdivision Applications Request for Direction

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

Financial Impact

The recommendations in this report have no financial impact.

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 - Has residence in close proximity to the subject property.

SC4.24	NO AMENDMENT		Transactional	Ward: 44
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97-103 and 121-127 Zaph Avenue – Zoning and Draft Plan of Subdivision Applications - Request for Direction

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council direct that the City Solicitor and the appropriate staff attend the Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. City Council direct staff 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.

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

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council direct that the City Solicitor and the appropriate staff attend the Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. City Council direct staff 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.

Financial Impact

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

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>)

SC4.29	NO AMENDMENT		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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council authorize the City Solicitor to attend the OMB prehearing and hearing on the owner's appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 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 No. 950-2005.
2. City Council amend the Warden Woods Community Zoning By-law No. 950-2005, and the Employment Districts Zoning By-law No. 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; and

- 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; and
 - 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; and
 - 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.

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 No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 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 No. 950-2005.
2. City Council amend the Warden Woods Community Zoning By-law No. 950-2005, and the Employment Districts Zoning By-law No. 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; and

- 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; and
 - 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; and
 - 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.

Financial Impact

The recommendations in this report have no financial impact.

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>

Speakers

Peter Smith, Weston Consulting Group Inc., on behalf of the applicant

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 27, 2007; and notice was given in accordance with the Planning Act.

SC4.30	NO AMENDMENT		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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

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.

Financial Impact

The recommendations in this report have no financial impact.

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>)

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 27, 2007; and notice was given in accordance with the Planning Act.

SC4.31	NO AMENDMENT		Transactional	Ward: 37
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Northeast corner of Midland Avenue and Progress Avenue – Zoning Application – Final Report

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council amend the Employment Districts Zoning By-law No. 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.

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 No. 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.

Financial Impact

The recommendations in this report have no financial impact.

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>)

Communications

(March 9, 2007) letter from M. Dewshi, 1179591 Ontario Inc. - SCMain
<http://www.toronto.ca/legdocs/mmis/2007/sc/comm/communicationfile-803.pdf>

Speakers

Martin Rendl, Martin Rendl Associates, on behalf of the applicant

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 27, 2007; and notice was given in accordance with the Planning Act.

SC4.33	NO AMENDMENT		Transactional	Ward: 43
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4274 Kingston Road and 165 to 177 Galloway Road – Zoning Application – Final Report

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

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.

Financial Impact

The recommendations in this report have no financial impact.

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>

Communications

(March 22, 2007) e-mail from Ron Wootton - SCMain

<http://www.toronto.ca/legdocs/mmis/2007/sc/comm/communicationfile-823.pdf>

Speakers

Mark Langridge, du Toit Architects Ltd., on behalf of the applicant

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 27, 2007; and notice was given in accordance with the Planning Act.

SC4.34	NO AMENDMENT		Transactional	Ward: 44
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922 – 930 Port Union Road – Zoning and Draft Plan of Subdivision Applications – Final Report

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

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.

Financial Impact

The recommendations in this report have no financial impact.

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/bqrd/backgroundfile-2176.pdf>

Communications

(March 26, 2007) e-mail from Tom Stevenson - SCMain1

Speakers

Tom Stevenson

David McKay, MHBC Planning, Partner, on behalf of the applicant

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 27, 2007; and notice was given in accordance with the Planning Act.

SC4.35	NO AMENDMENT		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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council appoint 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.

The following list of candidates recommended for citizen nomination to the Heritage Toronto Board as representatives from the Scarborough Community Council area, as contained in Confidential Attachment 1, is now public, and the balance of Attachment 1 remains confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it contains personal information about identifiable persons, including municipal or local board employees:

1. Patrick C.L. Forster
2. Ken Steger

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

Committee Recommendations

The Scarborough Community Council recommends that:

1. City Council appoint 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.

Financial Impact

There are no financial implications to this report.

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	NO AMENDMENT		Transactional	Ward: 44
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Requests for Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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.

(March 27, 2007) Member Motion from Councillor 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 an event for liquor licences purposes.

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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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 from 6:00 p.m. to 11:00 p.m., July 7 from 11:00 a.m. to 11:00 p.m., and July 8 from 12:00 noon to 6:00 p.m. at Warden Avenue East to Underwriters Road, 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.

(March 27, 2007) Member Motion from Councillor 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 from 8:00 a.m. to 11:00 p.m., July 7 from 11:00 a.m. to 11:00 p.m., and July 8 from 12:00 noon to 6:00 p.m. at Warden Avenue East to Underwriters Road, 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	NO AMENDMENT		Transactional	Ward: 39
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4 Lovering Road - Ontario Municipal Board Appeal

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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.

(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

Request from Councillor Del Grande 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	NO AMENDMENT		Transactional	Ward: 44
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Ontario Municipal Board Hearing - Committee of Adjustment - 115 Dali Crescent

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

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.

(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

Request from Councillor Moeser 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	NO AMENDMENT		Transactional	Ward: All
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Committee of Adjustment Applications - Front Yard Parking

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

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.

(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.

Submitted Tuesday, March 27, 2007

Councillor Norman Kelly, Chair, Scarborough Community Council