
Scarborough Community Council

Meeting No.	8	Contact	Betty Henderson
Meeting Date	Monday, September 10, 2007	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

Item		Page
SC8.4	12 Lockie Avenue - Application to Remove Private Tree (Ward: 41)	1
SC8.15	Assumption of Services - Kradler Investments Inc. - 1075 Ellesmere Road (Ward: 37)	3
SC8.16	Assumption of Services – Granway Estates Inc. (prev. Sugarbridge Properties Inc.) Registered Plan of Subdivision 66M-2295 South of Rozell Road, West of Port Union Road (Ward: 44)	4
SC8.17	Re-Allocation of Section 37 Funds - Scarborough Walk of Fame (Ward: 38)	5
SC8.18	112 Sinnott Road - Ontario Municipal Board Hearing (Ward: 35)	6
SC8.19	1483-1485 Birchmount Road – Official Plan, Zoning and Site Plan Applications – Appeals to the Ontario Municipal Board (Ward: 37)	7
SC8.27	350 Danforth Road – Part Lot Control Application Final Report (Ward: 35)	8
SC8.28	2040-2050 Ellesmere Road – Removal of “Holding” Provision Application – Final Report (Ward: 38)	9
SC8.29	3351 Markham Road - Site Plan Control Application - Request for Direction Report (Ward: 42)	10
SC8.30	105 Scarboro Avenue – Zoning and Plan of Subdivision Applications - Request for Direction Report (Ward: 44)	11

Item		Page
SC8.31	25 Herron Avenue – Subdivision Application – Final Report (Ward: 35)	12
SC8.32	350 Danforth Road – Common Elements Condominium Application – Final Report (Ward: 35)	13
SC8.33	South Side Greenbrae Circuit (West of 700 Markham Road) - Zoning Application – Final Report (Ward: 38)	14
SC8.34	W/S Hummingbird Drive and Pitchpine Drive, North of Neilson Tributary and East of the CPR – Subdivision Application and Removal of Holding Provision - Final Report (Ward: 42)	16
SC8.35	4314 Kingston Road – Common Elements Condominium Application – Final Report (Ward: 43)	17
SC8.36	262 Dean Park Road - Zoning and Subdivision Applications - Final Report (Ward: 44)	18

Scarborough Community Council

Meeting No. 8
Meeting Date Monday, September 10, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
Phone 416-396-7288
E-mail scc@toronto.ca

SC8.4	DEFERRED			Ward: 41
-------	----------	--	--	----------

12 Lockie Avenue - Application to Remove Private Tree

City Council Decision

City Council on September 26 and 27, 2007, deferred consideration of this Item to its meeting on October 22, 2007, and requested the General Manager, Parks, Forestry and Recreation, to review this matter and report to Council, if necessary.

(August 15, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Deny the request for a permit to remove two (2) privately-owned trees at 12 Lockie Avenue.

Decision Advice and Other Information

Recorded Votes:

A recorded vote on a motion moved by Councillor De Baeremaeker to adopt the staff recommendations, was as follows:

For: Councillors Ashton, Cho, De Baeremaeker, Del Grande, Heaps, Kelly, Moeser, Thompson

Against: Councillors Ainslie, Lee

(Carried)

A recorded vote on a motion moved by Councillor Ainslie to permit the removal of two (2) privately-owned trees be granted provided that such trees be replaced, was as follows:

For: Councillor Ainslie

Against: Councillors Ashton, Cho, De Baeremaeker, Del Grande, Heaps, Kelly, Lee,
Moeser, Thompson

(Lost)

A recorded vote on a motion moved by Councillor Del Grande, to allow the removal of one tree that straddles both properties (10 and 12 Lockie Avenue), provided both property owners plant a replacement tree of not less than 70 mm, was as follows:

For: Councillors Ainslie, Lee, Del Grande, Moeser, Thompson

Against: Councillors Ashton, Cho, De Baeremaeker, Heaps, Kelly

(Lost on a tie vote)

A recorded vote on a motion moved by Councillor Cho, to defer the matter until October 30, 2007 Scarborough Community Council meeting and request staff to submit a report at that time, in consultation with the Ward Councillor, the home owner and the next door neighbour, to come up with ways to reduce the number of pieces of fruit falling from this particular tree, was as follows:

For: Councillor Cho

Against: Councillors Ainslie, Ashton, De Baeremaeker, Del Grande, Heaps, Kelly, Lee,
Moeser, Thompson

(Lost)

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of two privately- owned black walnut trees located in the rear yard of 12 Lockie Avenue. The owner has concerns about a codling moth infestation and with walnuts falling onto a neighbour's property.

The policies of the City of Toronto do not support removal of walnut trees due to falling fruit, or insect infestations, policies which have consistently been upheld by City Council. The trees are considered significant to the neighbourhood and with proper care and maintenance, should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of these trees.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5875.pdf>)

Speakers

Cheryl Ots

Dimitrious (Jim) Mouratidis, Resident

SC8.15	NO AMENDMENT			Ward: 37
--------	--------------	--	--	----------

Assumption of Services - Kradler Investments Inc. - 1075 Ellesmere Road

City Council Decision

City Council on September 26 and 27, 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.
3. City Council 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.

(August 23, 2007) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for the above development.
2. Authorize the Legal Services Division to release the performance guarantee.
3. Prepare an assumption By-law to assume the municipal services in the above development.
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.

5. 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

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5979.pdf>

SC8.16	NO AMENDMENT			Ward: 44
--------	--------------	--	--	----------

Assumption of Services – Granway Estates Inc. (prev. Sugarbridge Properties Inc.) Registered Plan of Subdivision 66M-2295 South of Rozell Road, West of Port Union Road

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council assume the services installed for Registered Plan 66M-2295 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-2295.
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.

(August 21, 2007) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2295 and that the City formally assume the roads within the Plan of Subdivision.
2. Authorize the Legal Services Division to release the performance guarantee.
3. Prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2295.
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. 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

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5982.pdf>)

SC8.17	NO AMENDMENT			Ward: 38
--------	--------------	--	--	----------

Re-Allocation of Section 37 Funds - Scarborough Walk of Fame

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council approve, in principle, the necessary amendment to the Section 37 Agreement, and the Zoning By-law for Eq. 1, 2 and 3 to re-allocate \$100,000 of the \$800,000 total funds for Capital expenditures, namely, the Scarborough Walk of Fame, and give direction to staff to initiate the process to formally amend the Zoning By-law and Agreement, including obtaining the consent of the affected landowners.
2. City Council request staff to hold a public meeting on this matter at the November 27, 2007 meeting of Scarborough Community Council.

(August 24, 2007) Letter from Councillor Glenn De Baeremaeker, Ward 38, Scarborough Centre

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Approve, in principle, the necessary amendment to the Section 37 Agreement, and the Zoning By-law for Eq. 1, 2 and 3 to re-allocate \$100,000 of the \$800,000 total funds for Capital expenditures, namely, the Scarborough Walk of Fame, and give direction to staff to initiate the process to formally amend the Zoning By-law and Agreement, including obtaining the consent of the affected landowners.
2. Request staff to hold a public meeting on this matter at the November 27, 2007 meeting of Scarborough Community Council.

Decision Advice and Other Information

Scarborough Community Council received the communication (September 5, 2007) from Murray Goldman, Chairman, The Goldman Group.

Recorded Vote:

A recorded vote on the Recommendations to City Council and the request for staff to hold a public meeting at the November 27, 2007 Scarborough Community Council meeting, moved by Councillor De Baeremaeker, was as follows:

For: Councillors Ainslie, Ashton, Cho, De Baeremaeker, Heaps, Kelly, Moeser, Thompson

Against: Nil

Absent: Councillors Del Grande, Lee

(Carried)

Financial Impact

The recommendations in this communication have no financial impact.

Summary

Letter from Councillor De Baeremaeker requesting that staff amend the Section 37 Agreement for Eq 1, 2 and 3 to re-allocate \$100,000 of the \$800,000 total funds towards the Scarborough Walk of Fame.

Background Information

Communication

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6088.pdf>)

Speakers

Betty Carr, Publisher, Scarborough Mirror
 Bob Dallas, Centennial College

SC8.18	NO AMENDMENT			Ward: 35
--------	--------------	--	--	----------

112 Sinnott Road - Ontario Municipal Board Hearing

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. City Council direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board Hearing related to the appeal of the minor variance application A385/06SC respecting 112 Sinnott Road in support of the February 14, 2007 decision by the Committee of Adjustment, Scarborough Panel, to refuse the application.

(August 21, 2007) Letter from Councillor A.A. Heaps

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board Hearing related to the appeal of the minor variance application A385/06SC respecting 112 Sinnott Road in support of the February 14, 2007 decision by the Committee of Adjustment, Scarborough Panel, to refuse the application.

Summary

Letter from Councillor A. A. Heaps, requesting that Scarborough Community Council recommend to City Council that the City Solicitor and appropriate staff be directed to attend any Ontario Municipal Board hearing related to the appeal of the minor variance application A385/06SC respecting 112 Sinnott Road in support of the decision of February 14, 2007 by the Committee of Adjustment, Scarborough Panel to refuse the application.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6061.pdf>

SC8.19	NO AMENDMENT			Ward: 37
--------	--------------	--	--	----------

1483-1485 Birchmount Road – Official Plan, Zoning and Site Plan Applications – Appeals to the Ontario Municipal Board

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council adopt the confidential instructions to staff in the Recommendations in Attachment 1.
2. Upon adoption, City Council release the confidential instructions to the public at the completion of the Council meeting.

The following recommendations contained in Confidential Attachment 1 to the report (August 13, 2007) from the City Solicitor are now public. The balance of Attachment 1 remains confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information that is subject to solicitor-client privilege:

1. City Council accept the Without Prejudice settlement proposal respecting 1483-1485 Birchmount Road as submitted by counsel for the owner on July 3, 2007, being Attachment 1 to this report, subject to the Board withholding its final Order on the proposed rezoning until the owner enters into a Site Plan Agreement with the City; and
2. The City Solicitor and appropriate staff attend the Ontario Municipal Board hearing in support of the settlement.

(August 13, 2007) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Adopt the confidential instructions to staff in the Recommendations in Attachment 1.
2. Upon adoption, release the confidential instructions to the public at the completion of the Council meeting.

Decision Advice and Other Information

Scarborough Community Council received the communication (September 10, 2007) from Robert Onisto.

Financial Impact

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

Summary

At its meeting of June 19, 20 and 22, 2007, City Council adopted the recommendations of Scarborough Community Council to oppose a development proposal for 36 stacked townhouses at 1483-1485 Birchmount Road which has been appealed by the owner to the Ontario Municipal Board (OMB). The City Solicitor and appropriate City staff were also directed to continue negotiations with the owner with the goal of achieving a development form more consistent with the Design Framework developed through the Birchmount Road Area Study. The principals of the owner (the Jaymor Group) met with City Legal and Planning staff and the Ward Councillor. This has resulted in the need for further directions from City Council.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5914.pdf>

Communications

(September 10, 2007) petition from area residents (SC.Main.19)

Speakers

Gianni Onisto
 Mario Di Paola

SC8.27	NO AMENDMENT			Ward: 35
--------	--------------	--	--	----------

350 Danforth Road – Part Lot Control Application Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council enact a part lot control exemption by-law with respect to the subject property for Lots 81-83, 87-88, and Blocks 97-103 and 105-109 of Plan 66M-2437, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft part lot control exemption by-law as may be required.
3. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

(August 1, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Enact a part lot control exemption by-law with respect to the subject property for Lots 81-83, 87-88, and Blocks 97-103 and 105-109 of Plan 66M-2437, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft part lot control exemption by-law as may be required.
3. Require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit exemption from part lot control for certain portions of the lands known as 350 Danforth Road, to allow the development of 10 semi-detached units and 83 freehold street townhouse units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5908.pdf>)

SC8.28	NO AMENDMENT			Ward: 38
--------	--------------	--	--	----------

2040-2050 Ellesmere Road – Removal of “Holding” Provision Application – Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend the zoning by-law for the property at 2040-2050 Ellesmere Road substantially in accordance with the draft zoning by-law amendment, attached as Attachment 5.
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 require the applicant to enter into a site plan agreement under Section 41 of the Planning Act before introducing the necessary Bill to City Council for enactment.

(August 17, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the property at 2040-2050 Ellesmere Road substantially in accordance with the draft zoning by-law amendment, attached as Attachment 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Require the applicant to enter into a site plan agreement under Section 41 of the Planning Act before introducing the necessary Bill to City Council for enactment.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application seeks an amendment to the zoning by-law to lift a Holding Provision (H) applying to the front portion of the property at 2040-2050 Ellesmere Road. The lifting of the (H) will enable development of this vacant portion of the property with a combination of industrial, office, retail, restaurant, financial institution, education and service uses in five proposed buildings totalling approximately 6 814 m2 (73,350 sq. ft.) of new development.

The proposed site plan satisfies zoning by-law requisites for lifting the (H), and the proposed development will also comply with underlying zoning requirements and permissions when the (H) is lifted.

This report reviews and recommends approval of the application to amend the zoning by-law to remove the (H) from this site.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5907.pdf>

SC8.29	NO AMENDMENT			Ward: 42
--------	--------------	--	--	----------

3351 Markham Road - Site Plan Control Application - Request for

Direction Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the application as currently proposed.
2. City Council direct staff to continue to seek revisions to the site plan application through negotiations with the applicant in an attempt to resolve any outstanding matters to ensure a high quality built environment at this location based on a significant gateway feature, excellent pedestrian access and orientation, and high quality landscape treatments, as outlined in this report.
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.

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the application as currently proposed.
2. Direct staff to continue to seek revisions to the site plan application through negotiations with the applicant in an attempt to resolve any outstanding matters to ensure a high quality built environment at this location based on a significant gateway feature, excellent pedestrian access and orientation, and high quality landscape treatments, as outlined in this report.
3. In the event the applicant revises the proposal to address the issues raised in this report, 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

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

A site plan control application was submitted to develop a parcel of land located at the

south-east corner of Steeles Avenue East and Markham Road. The site measures approximately 2.8 ha (6.9 acres) and the proposed development includes four separate buildings with a gross floor area of approximately 5,400 m² (58,125 s.f.), to be built as commercial condominiums. The proposed uses include retail and restaurant with associated surface parking. The site plan was appealed to the Ontario Municipal Board on May 29, 2007 based on a failure of Council to make a decision within thirty days.

The purpose of this report is to seek Council's direction to staff to attend the Ontario Municipal Board hearing to oppose the proposal in its current form, and to seek revisions so as to achieve a high quality built environment at this location based on a significant gateway feature, excellent pedestrian access and orientation, and high quality landscape treatments.

Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6102.pdf>

SC8.30	NO AMENDMENT			Ward: 44
--------	--------------	--	--	----------

105 Scarboro Avenue – Zoning and Plan of Subdivision Applications Request for Direction Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the applications as the applicant has not fully addressed the concerns of TRCA, and the City's requirements for tree preservation.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to resolve any outstanding matters as outlined in this report, including the location of the regulatory floodplains, and developing a tree preservation plan to protect as many trees as possible.
3. In the event the applicant addresses 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, on the basis of the attached draft zoning by-law amendment (Attachment 7), draft plan of subdivision (Attachment 1), and draft plan of subdivision conditions (Attachment 8), subject to any further revisions necessary as a result of the continued review of the plans.

(August 14, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the applications as the applicant has not fully addressed the concerns of TRCA, and the City's requirements for tree preservation.
2. Direct staff to continue to negotiate with the applicant in an attempt to resolve any outstanding matters as outlined in this report, including the location of the regulatory floodplains, and developing a tree preservation plan to protect as many trees as possible.
3. In the event the applicant addresses the issues raised in this report, authorize the City Solicitor to settle the appeal in consultation with the Director of Community Planning, Scarborough District, on the basis of the attached draft zoning by-law amendment (Attachment 7), draft plan of subdivision (Attachment 1), and draft plan of subdivision conditions (Attachment 8), subject to any further revisions necessary as a result of the continued review of the plans.

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 Ontario Municipal Board hearing commencing October 16, 2007 on appealed zoning by-law amendment and draft plan of subdivision applications for a proposed 5-lot residential plan of subdivision on consolidated lands located north of Euclid Avenue between Scarboro Avenue and Goldene Way in the Highland Creek Community.

The subject lands may potentially be located in the regulatory floodplain. The applicant is currently undertaking discussions with Toronto and Region Conservation Authority (TRCA) and City staff in an attempt to satisfactorily address this issue. In accordance with Official Plan policies City staff cannot support any new development within the regulatory floodplain.

Planning staff would support the proposal provided outstanding issues as outlined in this report are resolved, including the location of the floodplain in relation to the subject lands.

As part of the development of the lands, the applicant has agreed to dedicate a portion of the lands as Open Space to the City.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6039.pdf>)

SC8.31	NO AMENDMENT			Ward: 35
--------	--------------	--	--	----------

25 Herron Avenue – Subdivision Application – Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. 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 6 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 ongoing technical review of this development.

Statutory - Planning Act, RSO 1990

(August 17, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. 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 6 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 ongoing technical review of this development.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the subdivision of the property at 25 Herron Avenue to create 10 single-detached residential lots, a new public cul-de-sac street, and two blocks of land adjacent to the Taylor-Massey Creek ravine (Warden Woods Park) for dedication to the City of Toronto.

The proposal represents good planning and will make a positive and desirable addition to this established and stable neighbourhood.

This report reviews and recommends approval of the proposed Draft Plan of Subdivision.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5906.pdf>)

SC8.32	NO AMENDMENT			Ward: 35
--------	--------------	--	--	----------

350 Danforth Road – Common Elements Condominium Application – Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. City Council be advised, in accordance with the delegated approval under By-law 229-2000, that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. such revisions to the proposed condominium 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.

Statutory - Planning Act, RSO 1990

(August 23, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Be advised, in accordance with the delegated approval under By-law 229-2000, that the

Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:

- a. the conditions as generally listed in Attachment 2, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
- b. such revisions to the proposed condominium 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.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of an application for a draft plan of common elements condominium for a residential development consisting of 50 proposed freehold townhouses with driveway access from a private rear lane on a portion of the property known as 350 Danforth Road.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6040.pdf>)

SC8.33	NO AMENDMENT			Ward: 38
--------	--------------	--	--	----------

South Side Greenbrae Circuit (West of 700 Markham Road) - Zoning Application – Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend the zoning by-law for the Woburn Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
2. City Council direct that, prior to the introduction of the Bills to Council, the owner shall:

- a. provide, for the review and acceptance of the Executive Director, Technical Services, an addendum to the Site Servicing Report that determines the storm water run-off, sanitary flow and water supply demand resulting from the development and which demonstrates how the site is to be serviced, adequacy of the existing infrastructure to service this development and what improvements/upgrades to municipal infrastructure are required to accommodate this development; and
 - b. if determined necessary by the Executive Director, Technical Services, enter into a Development Agreement, to his satisfaction, that includes financial provisions/securities for the construction of any external improvements/upgrade to the municipal infrastructure within the City's right-of-way required to accommodate the proposed development.
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.

Statutory - Planning Act, RSO 1990

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council :

1. Amend the zoning by-law for the Woburn Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
2. Direct that, prior to the introduction of the Bills to Council, the owner shall:
 - a. provide, for the review and acceptance of the Executive Director, Technical Services, an addendum to the Site Servicing Report that determines the storm water run-off, sanitary flow and water supply demand resulting from the development and which demonstrates how the site is to be serviced, adequacy of the existing infrastructure to service this development and what improvements/upgrades to municipal infrastructure are required to accommodate this development; and
 - b. if determined necessary by the Executive Director, Technical Services, enter into a Development Agreement, to his satisfaction, that includes financial provisions/securities for the construction of any external improvements/upgrade to the municipal infrastructure within the City's right-of-way required to accommodate the proposed development.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Councillor Del Grande is in opposition to the application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the zoning by-law to permit the development of 13 street townhouses (freehold) on Greenbrae Circuit (west of 700 Markham Road).

The proposed townhouse development will create new housing on a vacant corner lot, formerly part of a larger, commercially zoned site at 700 Markham Road. The proposal includes five units fronting onto the east side of Greenbrae Circuit and eight units fronting onto the south side of Greenbrae Circuit.

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

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5958.pdf>)

Communications

(August 24, 2007) e-mail from Karl and Eileen Miller (SC.Main)

Speakers

Karl Miller

Andrew Muffitt, Kohn Architects

SC8.34	NO AMENDMENT			Ward: 42
--------	--------------	--	--	----------

W/S Hummingbird Drive and Pitchpine Drive, North of Neilson Tributary and East of the CPR – Subdivision Application and Removal of Holding Provision - Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend the zoning by-law for the Morningside Heights Community substantially in accordance with the draft zoning by-law amendment, attached as

Attachment 7.

2. 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 8, 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.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft conditions of subdivision approval as may be required.

Statutory - Planning Act, RSO 1990

(August 24, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Morningside Heights Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 7.
2. 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 8, 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.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft conditions of subdivision approval as may be required.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant, Mattamy (Neilson) Limited, has requested the lifting of the Holding Provision (H) on its lands adjacent to the Canadian Pacific Railway (CPR) line in order to develop these lands by plan of subdivision. The Holding Provision was put in place to protect for the possible future extension of Morningside Avenue in an alignment along the east side of the CPR. The plan of subdivision will create 56 lots, for 28 semi-detached structures, in accordance with the underlying semi-detached residential zoning. It is appropriate for Council to remove the Holding Provision now that the Environmental Assessment (EA) for the Morningside Avenue Extension has concluded that the preferred alignment for the future road not be located along the east side of the CPR line. This conclusion is supported by both Toronto Council and by the Region of York. There is no proponent for an alignment east of the CPR.

Lands in the southern part of the property, which are required for the preferred alignment, will be transferred to the City in fulfilment of conditions of the draft plan of subdivision.

Approval of these applications will allow the completion of this part of the Morningside Heights Community.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6113.pdf>)

Communications

(August 23, 2007) letter from Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc. (SC.Main)

SC8.35	NO AMENDMENT			Ward: 43
--------	--------------	--	--	----------

4314 Kingston Road – Common Elements Condominium Application Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motion:

1. City Council be advised, in accordance with the delegated approval under By-law 229-2000, that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and

- b. such revisions to the proposed condominium 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.

Statutory - Planning Act, RSO 1990

(August 22, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Be advised, in accordance with the delegated approval under By-law 229-2000, that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. such revisions to the proposed condominium 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.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a common elements condominium consisting of a private roadway and 9 visitor parking spaces. The applicant is currently constructing a 39-unit townhouse development divided into 7 blocks.

The application for common elements condominium is necessary to provide legal access to the individual townhouse units and to ensure ongoing shared ownership and maintenance of the roadway, sidewalk and visitor parking spaces.

This report reviews and recommends approval of the Draft Plan of Common Elements

Condominium.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6019.pdf>)

SC8.36	NO AMENDMENT			Ward: 44
--------	--------------	--	--	----------

262 Dean Park Road - Zoning and Subdivision Applications - Final Report

City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council amend the zoning by-law for the Rouge Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
2. 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 appropriate to address matters arising from the on-going technical review of the development.
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.

Statutory - Planning Act, RSO 1990

(August 23, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Rouge Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
2. 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 appropriate to address matters arising from the on-going technical review of the development.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on September 10, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applicant has filed zoning by-law amendment and draft plan of subdivision applications to permit 33 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.

The proposed land use is consistent with the Neighbourhoods policies in the Toronto Official Plan. The proposal respects and reinforces the physical character of the surrounding neighbourhood. The zoning by-law amendment will allow for appropriate residential development on the subject lands.

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

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6155.pdf>)

Speakers

Kevin Brown, ParkLane Homes

David Porter, Reixach Brothers Company Limited

Submitted Monday, September 10, 2007

Councillor Norman Kelly, Chair, Scarborough Community Council