

## Scarborough Community Council

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

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

SC9.6	NO AMENDMENT			Ward: 38
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### Proposed Right-Turn Lane Designation - Northbound McCowan Road at Ellesmere Road

#### City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council adopt the northbound curb lane designation, on McCowan Road at Ellesmere Road, as identified in the "One Way Traffic Lanes" regulation in Appendix 1 of this report.
2. City Council amend the appropriate by-laws.

(September 12, 2007) Report from Director, Transportation Services, Scarborough District

#### Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Adopt the northbound curb lane designation, on McCowan Road at Ellesmere Road, as identified in the "One Way Traffic Lanes" regulation in Appendix 1 of this report.
2. Amend the appropriate by-laws.

#### Financial Impact

The financial cost of installing the compulsory right turn lane signage is approximately \$500.00. Funding for these compulsory signs is being provided by the developer of McCowan Square.

## Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

This report provides the results of a review of the new northbound right-turn lane at McCowan Road and Ellesmere Road.

Transportation Services staff recommends the northbound curb lane be a designated right-turn only lane and that it should be signed accordingly. This recommendation is being made at this time as a reflection of the increasing retail development in this vicinity that may increase the number of potential conflicts at this intersection.

Council's approval of the McCowan Road at Ellesmere Road right turn lane designation will separate competing traffic movements and clearly define the right-of-way for northbound motorists.

## Background Information

Report - McCowan Road at Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-6983.pdf>)

SC9.10	NO AMENDMENT			Ward: 39
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## 4675 Steeles Avenue East - Zoning and Site Plan Control Applications Request for Direction Report

## City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council direct the City Solicitor and appropriate staff to attend the OMB hearing to ensure that the City's interests are appropriately represented.
2. City Council authorize City staff to finalize the Section 37 benefits and Section 37 Agreement which shall provide for community benefits (a) and (b) and which shall secure transportation improvement matters (c), (d) and (e), prior to the release of building permits:
  - a. the provision and permanent use of 464 square metres (5,000 sq. ft.) of on-site, at-grade community space in the proposed development based on the term sheet attached as Attachment 5. The Section 37 Agreement will provide for a potential cash-in-lieu option to be used to expand the L'Amoreaux Community Centre;
  - b. provision of speed humps in the Heathwood Community;

- c. conveyance of clear title to all land required for the proposed Redlea Avenue extension right-of-way, to the City, free and clear of all encumbrances and to the satisfaction of the Executive Director, Technical Services;
  - d. construction or provision of securities equal to 100 percent of the cost of implementation, of the proposed Redlea Avenue extension as a fully serviced municipal road from its present terminus southerly to Passmore Avenue together with the intersection improvements required at the Redlea Avenue and Steeles Avenue intersection; and
  - e. construction or provision of securities equal to 100 percent of the cost of the implementation, of the other transportation improvements identified in the applicants Traffic Impact Study.
3. City Council direct the applicant to submit a revised site plan application that addresses outstanding issues including: elevations, bicycle parking, landscaping, vehicular and pedestrian connections, lighting, vehicular access, stormwater management.
4. City Council authorize City staff to support the application subject to Recommendations 2 and 3 being fulfilled, including amendments to the Milliken Employment Zoning By-law 24982, to permit an expansion of the existing retail mall, to a maximum density of 1.13 times the area of the lot and that such implementing zoning by-law include performance standards such as: a blended parking ratio, maximum density, maximum restaurant floor area and Section 37 provisions.
5. Should the Board approve the application, City Council direct the City Solicitor to request the OMB to withhold its Final Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:
- a. the execution of a site plan control agreement between the owner(s) and the City, secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District;
  - b. the owner(s) entering into a Section 37 Agreement to the satisfaction of the Director, Community Planning, Scarborough District which shall also require the completion of transportation improvements prior to building occupancy; and
  - c. the owner(s) entering into a 100 percent financially secured Development Agreement for the construction of all improvements to the municipal infrastructure to the satisfaction of the Executive Director of Technical Services.
6. City Council direct the applicant to submit a condominium application once zoning and site plan approval are in place.
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(September 18, 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 OMB hearing to ensure that the City's interests are appropriately represented.
2. Authorize City staff to finalize the Section 37 benefits and Section 37 Agreement which shall provide for community benefits (a) and (b) and which shall secure transportation improvement matters (c), (d) and (e) prior to the release of building permits:
  - a. the provision and permanent use of 464 square metres (5,000 sq. ft.) of on-site, at-grade community space in the proposed development based on the term sheet attached as Attachment 5. The Section 37 Agreement will provide for a potential cash-in-lieu option to be used to expand the L'Amoreaux Community Centre;
  - b. provision of speed humps in the Heathwood Community;
  - c. conveyance of clear title to all land required for the proposed Redlea Avenue extension right-of-way, to the City, free and clear of all encumbrances and to the satisfaction of the Executive Director, Technical Services;
  - d. construction or provision of securities equal to 100 per cent of the cost of implementation, of the proposed Redlea Avenue extension as a fully serviced municipal road from its present terminus southerly to Passmore Avenue together with the intersection improvements required at the Redlea Avenue and Steeles Avenue intersection; and
  - e. construction or provision of securities equal to 100 percent of the cost of the implementation, of the other transportation improvements identified in the applicants Traffic Impact Study.
3. Direct the applicant to submit a revised site plan application that addresses outstanding issues including: elevations, bicycle parking, landscaping, vehicular and pedestrian connections, lighting, vehicular access, stormwater management.
4. Authorize City staff to support the application subject to Recommendation 2 and 3 being fulfilled, including amendments to the Milliken Employment Zoning By-law 24982, to permit an expansion of the existing retail mall, to a maximum density of 1.13 times the area of the lot and that such implementing zoning by-law include performance standards such as: a blended parking ratio, maximum density, maximum restaurant floor area and Section 37 provisions.
5. Should the Board approve the application, direct the City Solicitor to request the OMB

to withhold its Final Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:

- a. the execution of a site plan control agreement between the owner(s) and the City, secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District;
  - b. the owner(s) entering into a Section 37 Agreement to the satisfaction of the Director, Community Planning, Scarborough District which shall also require the completion of transportation improvements prior to building occupancy; and
  - c. the owner(s) entering into a 100 percent financially secured Development Agreement for the construction of all improvements to the municipal infrastructure to the satisfaction of the Executive Director of Technical Services.
6. Direct the applicant to submit a condominium application once zoning and site plan approval are in place.

### **Decision Advice and Other Information**

Scarborough Community Council received the communication (September 24, 2007) from Stanley Makuch, Cassels Brock & Blackwell LLP.

Recorded Vote:

A recorded vote on a motion moved by Councillor Del Grande that:

1. Recommendation 2 be deleted and replaced with the following instead:
  - “2. City staff be authorized to finalize the Section 37 benefits and Section 37 Agreement which shall provide for community benefits (a) and (b) and which shall secure transportation improvement matters (c), (d) and (e) prior to the release of building permits:
    - a. the provision and permanent use of 464 square metres (5,000 sq. ft.) of on-site, at-grade community space in the proposed development based on the term sheet attached as Attachment 5. The Section 37 Agreement will provide for a potential cash-in-lieu option to be used to expand the L'Amoreaux Community Centre;
    - b. provision of speed humps in the Heathwood Community;
    - c. conveyance of clear title to all land required for the proposed Redlea Avenue extension right-of-way, to the City, free and clear of all encumbrances and to the satisfaction of the Executive Director, Technical Services;
    - d. construction or provision of securities equal to 100 per cent of the cost of

implementation, of the proposed Redlea Avenue extension as a fully serviced municipal road from its present terminus southerly to Passmore Avenue together with the intersection improvements required at the Redlea Avenue and Steeles Avenue intersection; and

- e. construction or provision of securities equal to 100 percent of the cost of the implementation, of the other transportation improvements identified in the applicants Traffic Impact Study.

2. Recommendation 5 be deleted and replaced with the following instead:

“5. Should the Board approve the application, the City Solicitor request the OMB to withhold its Final Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:

- a. the execution of a site plan control agreement between the owner(s) and the City, secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District;
- b. the owner(s) entering into a Section 37 Agreement to the satisfaction of the Director, Community Planning, Scarborough District which shall also require the completion of transportation improvements prior to building occupancy; and
- c. the owner(s) entering into a 100 percent financially secured Development Agreement for the construction of all improvements to the municipal infrastructure to the satisfaction of the Executive Director of Technical Services.

was, as follows:

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

No: Nil

Absent: Councillor De Baeremaeker

(Carried)

## Financial Impact

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

## Summary

The purpose of this report is to inform City Council of the status of the subject zoning by-law amendment application and to seek direction from Council for an upcoming Ontario Municipal Board (OMB) hearing on appeals by the owner. This report recommends that the City Solicitor

and appropriate staff attend the OMB hearing and bring forward the position outlined in this report to the hearing scheduled for December 3, 2007.

The applicant proposes the expansion of the existing retail mall with a 3-storey retail addition and an integrated 5-level parking structure where surface parking is currently located. This report recommends that the City Solicitor be authorized to attend the OMB hearing in support of this application as outlined in the conditions to this report.

## Background Information

Report - 4675 Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7080.pdf>)

## Communications

(September 24, 2007) letter from Stanley Makuch, Cassels Brock & Blackwell, LLP, Lawyers (SC.New.1)

## Speakers

Mary Flynn-Guglietti, York Region Condominium Corporation 890 (Pacific Mall)  
 Barry Horosko, Bratty & Partners, LLP, on behalf of Market Village Markham Inc.  
 Signe Leisk, Cassels Brock & Blackwell, LLP, representing the applicant.

SC9.11	NO AMENDMENT			Ward: 41
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## 50-100 Scottfield Drive - Zoning Application - Request for Direction Report

## City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council provide direction to City staff to support the development as set out in the Final report from the Director of Planning, Scarborough District (March 8, 2007) at the OMB hearing which is scheduled to commence on November 13, 2007.
2. City Council request the OMB, should this application be approved, to withhold its Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:
  - a. arrangements for traffic control measures, including transit signal priority measures, to the satisfaction of the Executive Director of Technical Services; and
  - b. the execution of a site plan control agreement between the owner and the City secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District, or alternative measures to secure placement of the seniors' apartment building which may include a "Holding"

designation requiring site plan approval addressing built form objectives for the site.

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(September 18, 2007) Report from Director, Community Planning, Scarborough District

### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Provide direction to City staff *to* support the development as set out in the Final report from the Director of Planning, Scarborough District (March 8, 2007) at the OMB hearing which is scheduled to commence on November 13, 2007.
2. Request the OMB, should this application be approved, to withhold its Order approving the zoning by-law amendment until the following matters have been addressed to the satisfaction of the City:
  - a. arrangements for traffic control measures, including transit signal priority measures, to the satisfaction of the Executive Director of Technical Services; and
  - b. the execution of a site plan control agreement between the owner and the City secured by appropriate letters of credit to the satisfaction of the Director, Community Planning, Scarborough District, or alternative measures to secure placement of the seniors' apartment building which may include a "Holding" designation requiring site plan approval addressing built form objectives for the site.

### **Decision Advice and Other Information**

Scarborough Community Council received the communication (September 28, 2007) from Christopher J. Williams, Aird and Berlis LLP.

Recorded Vote:

A recorded vote on a motion moved by Councillor Kelly that:

1. Recommendation 1 be deleted and replaced with the following instead:

"1. City Council provide direction to City staff to support the development as set out in the Final report from the Director of Planning, Scarborough District (March 8, 2007) at the OMB hearing which is scheduled to commence on November 13, 2007."
2. Recommendation 2b be deleted and replaced with the following instead:

"2b. the execution of a site plan control agreement between the owner and the City secured by appropriate letters of credit to the satisfaction of the Director,



Community Planning, Scarborough District, or alternative measures to secure placement of the seniors' apartment building which may include a "Holding" designation requiring site plan approval addressing built form objectives for the site."

was as follows:

Yes: Councillors Ainslie, Cho, Del Grande, Kelly, Lee, Moeser, Thompson

No: Councillor Ashton

Absent: Councillors De Baeremaeker, Heaps

(Carried)

### **Financial Impact**

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

### **Summary**

The purpose of this report is to seek direction from Council for an upcoming Ontario Municipal Board (OMB) hearing scheduled for November 13, 2007, on the appeal by the applicant, the Yee Hong Centre for Geriatric Care.

The applicant is seeking to amend the existing zoning of the site to permit a new 8 storey life-lease seniors' building with 111 units. City Planning Staff expressed support for the application in their report to Scarborough Community Council (SCC) which appeared on the March 27, 2007, agenda (Attachment 1: City Planning Report dated March 8, 2007). SCC adjourned the meeting until such time as the site plan control application has been filed and issues have been resolved. The application was subsequently appealed by the applicant on May 18, 2007. No site plan control application was received.

This report recommends that City Council provide direction to the City Solicitor regarding attendance at the OMB hearing.

### **Background Information**

Report - 50-100 Scottfield Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7050.pdf>)

### **Communications**

(September 28, 2007) letter from Christopher J. Williams, Aird & Berlis, LLP, Barristers and Solicitors (SC.New)

### **Speakers**

Martin Rendl, Martin Rendl Associates

SC9.15	NO AMENDMENT			Ward: 41
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## **Brilliant Court, Sandhurst Circle, and White Heather Boulevard – Part Lot Control Application – Final Report**

### **City Council Decision**

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council approve the application for Part Lot Control and that a Part Lot Control Exemption By-law for Lots 1 to 6 (inclusive), Lots 10 to 13 (inclusive), and Lots 18 to 22 (inclusive) of Plan 66M-2438, be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire one (1) year from the date of enactment.
3. City Council require the owner to provide proof of payment of all current property taxes for the subject site, prior to the enactment of the Part Lot Control Exemption By-law.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

(September 27, 2007) Report from Director, Community Planning, Scarborough District

### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Approve the application for Part Lot Control and that a Part Lot Control Exemption By-law for Lots 1 to 6 (inclusive), Lots 10 to 13 (inclusive), and Lots 18 to 22 (inclusive) of Plan 66M-2438, be prepared to the satisfaction of the City Solicitor.
2. Authorize the City Solicitor to introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire one (1) year from the date of enactment.
3. Require the owner to provide proof of payment of all current property taxes for the subject site prior to the enactment of the Part Lot Control Exemption By-law.
4. Authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

### **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 by Centrepark Properties Inc. to lift Part Lot Control, in order to permit the division of a portion of the subject lands into 30 semi-detached units, thereby enabling separate conveyance of the individual dwellings fronting onto Brilliant Court, Sandhurst Circle, and White Heather Boulevard.

## **Background Information**

Report

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-7301.pdf>

## **Declared Interest (City Council - October 22 and 23, 2007)**

Councillor Feldman - in that his son-in-law is the builder and developer of the project.

*Submitted Tuesday, October 2, 2007*

*Councillor Norman Kelly, Chair, Scarborough Community Council*