
Scarborough Community Council

Meeting No.	11	Contact	Betty Henderson
Meeting Date	Tuesday, November 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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Scarborough Community Council

Meeting No. 11
Meeting Date Tuesday, November 27, 2007
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

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

SC11.18	NO AMENDMENT			Ward: 41
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Proposed No Standing Anytime Regulations at 3450 McNicoll Avenue by Owens-Corning's Driveways

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council approve the installation of "No Standing Anytime" regulations by the driveways at the McNicoll Avenue Owens-Corning facility at 3450 McNicoll Avenue, as identified in Appendix 1 of this report.
2. City Council direct that the appropriate by-laws be amended accordingly.

(November 6, 2007) Report from Director, Transportation Services, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Approve the installation of "No Standing Anytime" regulations by the driveways at the McNicoll Avenue Owens-Corning facility at 3450 McNicoll Avenue, as identified in Appendix 1 of this report.
2. Direct that the appropriate by-laws be amended accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$1,000.00. This funding is available in the Transportation Services 2007 Operating Budget, within Cost

Centre TP0226.

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. The presence of an established Toronto Transit Commission route along this road requires that City Council approval be sought in this matter.

This report reviews the need to install No Standing Anytime regulations at two driveways to the Owens-Corning manufacturing facility on McNicoll Avenue between Maybrook Drive and Dynamic Drive.

To maintain clear sightlines for exiting motorists at these two driveways, the extension of No Standing Anytime regulations in the vicinity of the noted driveways is prudent.

Background Information

Report - No Standing - 3450 McNicoll Avenue
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8594.pdf>

SC11.20	NO AMENDMENT			Ward: 35
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350 Danforth Road – Part Lot Control Application – Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council enact a part lot control exemption by-law with respect to the subject property for Lots 46-49, 51, 58-60, and 63-64 and Blocks 111-130 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 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.

(November 7, 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 46-49, 51, 58-60, and 63-64 and Blocks 111-130 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. 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 division of land to create conveyable parcels for 16 single detached dwellings, 30 semi-detached dwelling units, and 82 townhouses, as well as the division of a block into 3 lots for 6 future semi-detached dwelling units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report - Part Lot Control - 350 Danforth Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8576.pdf>)

SC11.22	NO AMENDMENT			Ward: 36
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3686 and 3688 St. Clair Avenue East – Zoning Application – Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the zoning by-law for 3686 and 3688 St. Clair Avenue East 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.

Statutory - Planning Act, RSO 1990

(November 12, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for 3686 and 3688 St. Clair Avenue East 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.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 27, 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 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 to amend the zoning by-law to permit a mixed use development at 3686 and 3688 St. Clair Avenue East. The proposed amendment would provide for a 367 square metre (3,951 square foot) mixed-use commercial and residential development that includes one building with ground floor commercial, proposed to be a flower shop and greenhouse, and one apartment on the second storey.

The proposed development is modest in scale, and is appropriate for the site and in its context adjacent to existing and proposed neighbourhood residential uses. It proposes both residential and commercial uses in keeping with the Mixed Use Areas policies of the Official Plan. The building is proposed to be located close to the street edge and street entrances for pedestrians are proposed at grade to both the retail and residential components consistent with urban design objectives. Landscaping is proposed in the front and side yards and along the street to enhance the streetscape. This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

Report - 3686 St. Clair Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8566.pdf>)

Speakers

Peter Favot, Peter Favot Architect Ltd., on behalf of the applicant

Sandra Pollard

SC11.23	NO AMENDMENT			Ward: 36
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260 Brimley Road and Adjacent Lands on the West Side of Brimley

Road – Official Plan, Zoning and Subdivision Applications – Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment, attached as Attachment 7.
2. City Council amend the zoning by-law for 260 Brimley Road and adjacent lands on the west side of Brimley Road substantially in accordance with the draft zoning by-law amendments attached as Attachments 8 and 9.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendments as may be required.
4. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into an agreement pursuant to Section 37 of the Planning Act, the community benefit recommended to be secured in the Section 37 agreement is as follows:
 - a. the payment of \$400,000.00 to the City of Toronto with \$200,000.00 to be provided prior to the enactment of the zoning by-law and \$200,000.00 to be provided at the issuance of the first building permit, to be used for parkland improvements within the proposed park in the Midland/St. Clair Community.
5. City Council enact a site plan control by-law to designate 260 Brimley Road as an area subject to site plan control, substantially in accordance with the draft site plan control by-law in Attachment 6.
6. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as many be required.
7. 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 10, 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.

(November 13, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft official plan amendment, attached as Attachment 7.
2. Amend the zoning by-law for 260 Brimley Road and adjacent lands on the west side of Brimley Road substantially in accordance with the draft zoning by-law amendments attached as Attachments 8 and 9.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendments as may be required.
4. Require the owner, before introducing the necessary Bills to City Council for enactment, to enter into an agreement pursuant to Section 37 of the Planning Act, the community benefit recommended to be secured in the Section 37 agreement is as follows:
 - a. the payment of \$400,000.00 to the City of Toronto with \$200,000.00 to be provided prior to the enactment of the zoning by-law and \$200,000.00 to be provided at the issuance of the first building permit, to be used for parkland improvements within the proposed park in the Midland/St. Clair Community.
5. Enact a site plan control by-law to designate 260 Brimley Road as an area subject to site plan control, substantially in accordance with the draft site plan control by-law in Attachment 6.
6. Authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as many be required.
7. 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 10, 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.

Decision Advice and Other Information

Scarborough Community Council received the communication (November 27, 2007) from Dan Wong.

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

A recorded vote on the motion by Councillor Brian Ashton to approve the recommendations was, as follows:

Yes: Councillors Ainslie, Ashton, De Baeremaeker, Heaps, Kelly, Lee, Thompson

No: Councillor Del Grande

Absent: Councillors Cho and Moeser

(Carried)

Financial Impact

The recommendations in this report have no financial impact.

Summary

The subject lands include 260 Brimley Road and adjacent lands on the west side of Brimley Road. Chilocco Building Corporation is seeking amendments to the Official Plan and zoning by-law and draft plan of subdivision approval to permit residential and open space uses at 260 Brimley Road which is currently designated and zoned to permit employment uses. There is currently a warehouse and distribution centre operated by Nike at 260 Brimley Road. The applications propose 332 residential units, including 45 single-detached dwellings, 92 semi-detached dwellings, and 195 townhouse dwellings and a 0.64 hectare (1.5 acre) open space block for a storm water management facility. To coordinate the development at 260 Brimley Road with adjacent lands, the applicant is proposing amendments to the existing residential and park zoning on adjacent lands owned by Monarch Corporation and the City.

These lands are situated within the area of the former Phase 3 Scarborough Transportation Corridor (STC) land use study, completed in 2004. The vision for this area established through the STC study was to build a complete neighbourhood with the necessary components to make it successful and healthy. The proposed applications contribute to achieving this vision.

The applications propose a mix of housing types and forms to meet a range of housing needs. The road, services and infrastructure are coordinated with the developments approved on adjacent lands. Section 37 community benefits for parkland improvements are proposed. The applications are consistent with the findings of the STC land use review that provided for the development of a residential community within this area over the longer term.

There is currently a warehouse and distribution centre operating at 260 Brimley Road. Although the ultimate use of the lands for residential and open space purposes is desirable, until such time as this industrial use has ceased the residential and open space uses proposed could not be developed. As a result, it would be appropriate to apply holding provisions to the area. This would allow for the continued use of the property as a warehouse and distribution centre as an interim use and ensure the orderly redevelopment of the area over time.

Staff recommends that Council approve the applications to amend the Official Plan and zoning by-law including the use of holding provisions. This report also advises that the Chief Planner may approve the draft plan of subdivision.

Background Information

Report - 260 Brimley Road

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8614.pdf>)

Communications

(November 27, 2007) e-mail from Dan Wong (SC.New.23.1)

SC11.24	NO AMENDMENT			Ward: 38
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50, 60 and 70 Borough Drive and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court – Zoning Application – Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for the subject lands substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1.
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, prior to the enactment of the Zoning By-law, enter into a tripartite agreement with the owner of the Scarborough Town Centre Mall, the “Stand Up Scarborough – Walk of Fame” organization, and the City, to the satisfaction of the City Solicitor, that includes the following provisions:
 - a. that the Section 37 funds will be used for capital facilities only, namely the acquisition and installation of the plaques related to the Scarborough Walk of Fame;
 - b. the plaques will remain the property of “Stand Up Scarborough – Walk of Fame” or the City of Toronto after installation;
 - c. the owner of the Scarborough Town Centre Mall agrees to maintain the plaques in a clean condition and good state of repair; and
 - d. the owner of the Scarborough Town Centre Mall agrees to reasonable public access requirements with respect to the portion of the Town Centre Mall in which the plaques are to be installed.

4. City Council direct the Finance Division to administer the allocation of the funds to the Scarborough Walk of Fame.
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Statutory - Planning Act, RSO 1990

(November 8, 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 subject lands substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to the enactment of the Zoning By-law, enter into a tripartite agreement with the owner of the Scarborough Town Centre Mall, the "Stand Up Scarborough – Walk of Fame" organization, and the City, to the satisfaction of the City Solicitor, that includes the following provisions:
 - a. that the Section 37 funds will be used for capital facilities only, namely the acquisition and installation of the plaques related to the Scarborough Walk of Fame;
 - b. the plaques will remain the property of "Stand Up Scarborough – Walk of Fame" or the City of Toronto after installation;
 - c. the owner of the Scarborough Town Centre Mall agrees to maintain the plaques in a clean condition and good state of repair; and
 - d. the owner of the Scarborough Town Centre Mall agrees to reasonable public access requirements with respect to the portion of the Town Centre Mall in which the plaques are to be installed.
4. Direct the Finance Division to administer the allocation of the funds to the Scarborough Walk of Fame.

Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report proposes to amend the Zoning By-law that applies to lands located at 50, 60 and 70 Town Centre Court and the lands adjacent to Albert Campbell Square extending to Town Centre Court. This amendment, if approved, would revise the Section 37 Community Benefits requirement to allow funds to be directed to the Scarborough Walk of Fame.

Background Information

Report - 50, 60 and 70 Borough Drive

(<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8587.pdf>)

Speakers

Earl Campbell, Scarborough Walk of Fame

SC11.25	NO AMENDMENT			Ward: 40
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2055 Kennedy Road – Official Plan, Zoning & Subdivision Applications Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment, attached as Attachment 6.
2. City Council amend the Employment Districts Zoning By-law 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment, attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and/or draft zoning by-law amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to revise the Metrogate Agincourt Development Urban Design Guidelines to the satisfaction of the Chief Planner.
5. City Council direct City staff to continue to work with the applicants to explore alternate approaches to storm water management and authorize associated encumbrances to the public park, provided they are to the satisfaction of the Executive Director, Technical Services, the General Manager, Parks Forestry and Recreation, and the Chief Planner.

6. 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 of any phase thereof; 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 including matters related to storm water management and park conveyance and encumbrances.

7. City Council authorize the City Solicitor to amend the existing S.37 agreement as necessary to reflect any needed changes which result from the ongoing review of the specific terms and conditions related to the required community benefits.

Statutory - Planning Act, RSO 1990

(November 12, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft official plan amendment, attached as Attachment 6.
2. Amend the Employment Districts Zoning By-law 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment, attached as Attachment 7.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and/or draft zoning by-law amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to revise the Metrogate Agincourt Development Urban Design Guidelines to the satisfaction of the Chief Planner.
5. Direct City staff to continue to work with the applicants to explore alternate approaches to storm water management and authorize associated encumbrances to the public park, provided they are to the satisfaction of the Executive Director, Technical Services, the General Manager, Parks Forestry & Recreation and the Chief Planner.
6. 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 of any phase thereof; 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 including matters related to storm water management and park conveyance and encumbrances.
7. Authorize the City Solicitor to amend the existing S. 37 agreement as necessary to reflect any needed changes which result from the ongoing review of the specific terms and conditions related to the required community benefits.

Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

The above-noted applications propose amendments to an existing draft approved plan of subdivision, for a new mixed-use community, and related amendments to the official plan and zoning by-law for the lands located at 2055 Kennedy Road.

The proposed draft plan of subdivision includes the easterly extension of Sufferance Road, a new local road network, the creation of six development blocks, a public park and lands for a future transit terminal. The total density of development and the number of dwelling units remains the same as previously approved by the Ontario Municipal Board. Community benefits which were previously secured have also been maintained.

This report reviews and recommends approval of the proposed draft plan of subdivision and associated applications to amend the official plan and zoning by-law.

The proposed amendments represent good planning and will result in a development that is appropriate for the site and area.

Background Information

Report - 2055 Kennedy Road
<http://www.toronto.ca/legdocs/mmis/2007/sc/bqrd/backgroundfile-8604.pdf>

SC11.26	NO AMENDMENT			Ward: 41
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Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District) substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
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 Site Plan Control By-law 21319 for the Tapscott Employment District substantially in accordance with the draft site plan control by-law, attached as Attachment 4.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

Statutory - Planning Act, RSO 1990

(November 12, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District) substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Amend Site Plan Control By-law 21319 for the Tapscott Employment District substantially in accordance with the draft site plan control by-law, attached as Attachment 4.
4. Authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 27, 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 to rezone the subject lands from agricultural to permit industrial uses and to fulfill a condition of draft plan approval. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses is appropriate at this location.

This report reviews and recommends approval of the application to amend the zoning by-law and include the subject property within the site plan control by-law.

Background Information

Report - North Side of Passmore Avenue, West of State Crown Blvd.
<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8591.pdf>

SC11.27	AMENDED			Ward: 42
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Staines Road and Steeles Avenue – Zoning and Subdivision Applications – Final Report

City Council Decision

City Council on December 11, 12 and 13, 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 6.
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 of approval, 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 amend Site Plan Control By-law 21319, attached as Attachment 7, to extend site plan control to those parts of the subject lands not now under site plan control.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment and site plan control amendment as may be required.
5. City Council direct staff to defer consideration of the rezoning of the lands east of Staines Road.
6. City Council direct staff to meet with Ms. Frost and the Morningside Heights landowners to address the Frost family concern for a resolution of access from the Frost property to Staines Road.

Statutory - Planning Act, RSO 1990

(November 13, 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 6.
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 of approval, 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. Amend Site Plan Control By-law 21319, attached as Attachment 7, to extend site plan control to those parts of the subject lands not now under site plan control.
4. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment and site plan control amendment as may be required.
5. Direct staff to defer consideration of the Rezoning of the lands east of Staines Road.
6. Direct staff to meet with Ms. Frost and the Morningside Heights landowners to address the Frost family concern for a resolution of access from the Frost property to Staines Road.
7. Direct that the Bill not be introduced at City Council until such time as the outstanding

matters respecting access to the Frost property has been resolved.

Decision Advice and Other Information

Scarborough Community Council received the communication (November 27, 2007) from Robert G. Doumani, Aird & Berlis LLP, Barristers and Solicitors.

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications propose the development of 54 street townhouse dwellings on new public streets and 2 single detached dwellings on Staines Road. The applications are for rezoning and approval of a plan of subdivision to permit development of the land.

The proposed uses comply with the Morningside Heights Secondary Plan. Approval of this project will advance the completion of this part of the Morningside Heights community.

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

Background Information

Report - Staines Road and Steeles Avenue

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8687.pdf>

Communications

(November 27, 2007) letter from Robert G. Doumani, Aird & Berlis, LLP (SC.New.27.1)

Speakers

Andrew Madden, Diral Development Corporation, on behalf of the applicant

Cinder Warren, on behalf of Elizabeth Frost

SC11.28	NO AMENDMENT			Ward: 35, 36, 38, 41, 42, 44
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Various Properties – City-initiated Technical Amendments to Various Community Zoning By-laws – Final Report

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the zoning by-laws for the affected communities substantially in

accordance with the draft zoning by-law amendment, attached as Attachment 1.

2. City Council authorize the City Solicitor to make stylistic and technical changes to the draft zoning by-law amendment as may be required.

Statutory - Planning Act, RSO 1990

(November 7, 2007) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-laws for the affected communities substantially in accordance with the draft zoning by-law amendment, attached as Attachment 1.
2. Authorize the City Solicitor to make 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 November 27, 2007, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of amendments to various community zoning by-laws to clarify and better implement the approved intentions of Council and to rectify minor technical errors in the by-laws.

Background Information

Report - Various Properties

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-8561.pdf>

SC11.29	NO AMENDMENT			Ward: 44
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**Ontario Municipal Board Appeal - 363 Old Kingston Road
 and 27-31 Morrish Road**

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motion:

1. City Council direct the City Solicitor and City Planning staff to attend the Hearing of the Ontario Municipal Board to support the Committee of Adjustment decision to refuse the application, and any other related appeals, pertaining to 363 Old Kingston Road and 27-31 Morrish Road.

(November 27, 2007) Member Motion from Councillor Moeser

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor and City Planning staff to attend the Hearing of the Ontario Municipal Board to support the Committee of Adjustment decision to refuse the application, and any other related appeals, pertaining to 363 Old Kingston Road and 27-31 Morrish Road.

Summary

Member motion from Councillor Ron Moeser, requesting that City Council direct the City Solicitor and City Planning staff to attend any Ontario Municipal Board hearing related to 363 Old Kingston Road and 27-31 Morrish Road in support of the decision of October 17, 2007 by the Committee of Adjustment, Scarborough Panel, to refuse the application.

SC11.31	NO AMENDMENT			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Annual Cavalcade of Lights Event

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motion:

1. City Council include Scarborough District in the Cavalcade of Lights events in 2008, at Albert Campbell Square and other locations throughout the District.

(November 16, 2007) Letter from Councillor Paul Ainslie

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Include Scarborough District in the Cavalcade of Lights events in 2008, at Albert Campbell Square and other locations throughout the District.

Summary

Letter from Councillor Paul Ainslie regarding Scarborough District participation in the Annual Cavalcade of Lights Event.

Background Information

Cavalcade of Lights

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-9058.pdf>

Submitted Tuesday, November 27, 2007

Councillor Norman Kelly, Chair, Scarborough Community Council