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## Scarborough Community Council

<b>Meeting No.</b>	12	<b>Contact</b>	Betty Henderson
<b>Meeting Date</b>	Tuesday, January 15, 2008	<b>Phone</b>	416-396-7288
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	scc@toronto.ca
<b>Location</b>	Council Chamber, Scarborough Civic Centre		

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Councillor Norman Kelly (Chair) Councillor Raymond Cho (Vice-Chair)	Councillor Paul Ainslie Councillor Brian Ashton Councillor Glenn De Baeremaeker Councillor Mike Del Grande	Councillor Adrian Heaps Councillor Chin Lee Councillor Ron Moeser Councillor Michael Thompson
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## Scarborough Community Council – January 15, 2008 Agenda

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**Schedule of Timed Items**

9:45 a.m. - Item SC12.1  
 10:00 a.m. - Item SC12.2  
 10:15 a.m. - Item SC12.3  
 1:30 p.m. - Items SC12.25 and SC12.26

**Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.**

**Declarations of Interest under the *Municipal Conflict of Interest Act*.**

**Confirmation of Minutes – November 27, 2007**

**Speakers/Presentations – A complete list will be distributed at the meeting**

**Communications/Reports**

SC12.1	Presentation	9:45 AM		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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**Scarborough Media Image****Summary**

Scarborough Community Council, at its meeting of November 27, 2007, invited Mr. John Macfarlane, Editor, and Mr. Don Gillmor, Writer, Toronto Life, to appear before Scarborough Community Council at its meeting of January 15, 2008.

SC12.2	ACTION	10:00 AM	Delegated	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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**Economic Development Strategies to Retain and Attract Investment to the Scarborough District (Deferred from November 27, 2007, for public presentation and debate.)**

(November 13, 2007) Report from Director, Business Development and Retention, Economic Development, Culture & Tourism Division

**Financial Impact**

There is no financial impact of this report.

## Summary

Economic Development Culture and Tourism (EDCT) has been asked to report back on the various investment attraction strategies being currently employed as they relate to the Scarborough District. These strategies can best be described in the following manner.

EDCT is actively promoting and marketing the Scarborough advantage as a leading area for ICI investment. Much of the recent investment which has taken place in Toronto has occurred in Scarborough. It is EDCT's intention to market this good news story and seek to attract more investment.

Secondly staff are focusing on stimulating local growth through expansion of local firms. This will be accomplished by core staff activities such as corporate care, increasing the attractiveness of Toronto's business climate, introducing business-friendly initiatives such as the concierge service.

Finally Economic development staff will be identifying next generation growth opportunities through in depth corporate interviews. The objective of these interviews will be to identify key business lines, with good growth potential, global mandates and supply chain linkages. This then arms our promotion activities to specifically target potential firms who would benefit from a Scarborough location.

## Background Information

Report - Economic Development Strategies

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9252.pdf>

SC12.3	Presentation	10:15 AM		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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## Friends of the Rouge

### Summary

Scarborough Community Council, at its meeting of November 27, 2007, invited Jim Robb, Friends of the Rouge, to make a presentation at its meeting on January 15, 2008.

SC12.4	ACTION		Delegated	Ward: 42
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## **Request to Grant or Refuse the Application to Demolish a Residential Building at 2264 Meadowvale Road with No Building Permit Issued**

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
  - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - b. that all debris and rubble be removed immediately after demolition;
  - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
  - d. that any holes on the property are backfilled with clean fill; and
  - e. that the approval of Toronto Public Health is obtained prior to the permit issuance.

### **Financial Impact**

Future property tax revenues may be reduced due to a change in the property's classification.

### **Summary**

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

In accordance with By-law No. 1009-2006 , I refer the demolition permit application for 2264 Meadowvale Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

### **Background Information**

Report.Demolition.2264 Meadowvale Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9364.pdf>)

Attachments.Demolition.2264 Meadowvale Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9365.pdf>)

SC12.5	ACTION		Delegated	Ward: 42
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## **Request to Grant or Refuse the Application to Demolish a Residential Building at 360 Old Finch Avenue with No Building Permit Issued**

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
  - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - b. that all debris and rubble be removed immediately after demolition;
  - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
  - d. that any holes on the property are backfilled with clean fill; and
  - e. that the approval of Toronto Public Health is obtained prior to the permit issuance.

### **Financial Impact**

Future property tax revenues may be reduced due to a change in the property's classification.

### **Summary**

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 360 Old Finch Avenue to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

### **Background Information**

Report.Demolition.360 Old Finch Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9366.pdf>)

Attachments.Demolition.360 Old Finch Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9367.pdf>)

SC12.6	ACTION		Delegated	Ward: 42
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## **Request to Grant or Refuse the Application to Demolish a Residential Building at 4 - 6 Pickering Townline with No Building Permit Issued**

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
  - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - b. that all debris and rubble be removed immediately after demolition;
  - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
  - d. that any holes on the property are backfilled with clean fill; and
  - e. that the approval of Toronto Public Health is obtained prior to the permit issuance.

### **Financial Impact**

Future property tax revenues may be reduced due to a change in the property's classification.

### **Summary**

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 4 – 6 Pickering Townline to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

### **Background Information**

Report.Demolition.4-6 Pickering Townline

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9368.pdf>)

Attachments.Demolition.4-6 Pickering Townline

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9369.pdf>)

SC12.7	ACTION		Delegated	Ward: 43
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## **Residential Demolition Application for 20 Portia Street, subject to the Demolition Control By-law**

(November 12, 2007) Report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the request to demolish the subject residential buildings with the following conditions:
  - a. all debris and rubble be removed immediately after demolition and the excavations be filled in;
  - b. the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;
  - c. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - d. that the applicant for the demolition permit construct and substantially complete the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commence; and
  - e. that on failure to complete the new building within the time specified in (d) above, the City Clerk shall be entitled to enter on the collector’s roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

### **Financial Impact**

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

### **Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision.

In accordance with section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, “Demolition Control”, application for demolition permit at 20 Portia Street is

referred to Scarborough Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permits.

### Background Information

Report.Demolition.20 Portia Street

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9370.pdf>)

Attachments.Demolition.20 Portia Street

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9371.pdf>)

SC12.8	ACTION		Delegated	Ward: 38
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### Request for Fence Exemption for 839 Brimorton Drive

(December 3, 2007) Report from Manager, Municipal Licensing and Standards, Scarborough District

### Recommendations

Municipal Licensing and Standards, Scarborough District, recommends that Scarborough Community Council:

1. Refuse this request to permit the proposed approximately 1.82 metre high board on board wood fence based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

### Financial Impact

There are no financial implications.

### Summary

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

The purpose of this report is to consider a request by the owner(s) of 839 Brimorton Drive to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

- a. that the maximum height of the fence in the front yard within 2.4 metres of the front lot line not exceed 1 metre;
- b. a fence in the front yard not within 2.4 metres of the front lot line not exceed 1.2 metres;
- c. a fence in the flankage yard within 2.4 metres of a side lot line and 2.4 metres of any driveway not exceed 800 millimetres; and
- d. that the fence is located on private property.



## Background Information

Report.Fence Exemption.839 Brimorton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9565.pdf>)

Pictures.Fence Exemption.839 Brimorton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9566.pdf>)

Traffic Operation.Fence.839 Brimorton

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9615.pdf>)

SC12.9	ACTION		Delegated	Ward: 37
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## Request for Approval of Variances from Former City of Scarborough Sign By-law 22980, as amended, for Two Facial Signs at 1900 Eglinton Avenue East

(December 13, 2007) Report from Director, Toronto Building, Scarborough District

### Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variance be approved for sign projection above the roof for the sign located on the east elevation of the building.
2. The requested variance be refused for sign projection above the roof for the sign located on the west elevation of the building.
3. The requested variance be accepted for sign projection above the roof for the sign located on the west elevation of the building on the condition that the projection is limited to 1.8 m (5'-11") above the roof deck.

### Financial Impact

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

### Summary

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

To review and make recommendations on a request by Christine Leu on behalf of the Bank of Montreal, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial signs at the above noted location.

Two facial signs are being proposed where their projection above the roof is not in compliance

with the requirements of the By-law. This report deals with the required variance to allow the erection of these two signs.

Staff considers the sign projection above the roof located on the east elevation of the building to be minor and recommends approval of the variance. For the sign located on the west elevation of the building, staff does not consider it to be minor and recommends refusal of the variance. However, staff recommends the variance to be accepted if the roof projection is limited to 1.8 m (5'-11"), similar to the requested variance for the sign on the east elevation of the building.

### **Background Information**

Report.Signs.1900 Eglinton Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9373.pdf>)

Attachments.Signs.1900 Eglinton Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9374.pdf>)

SC12.10	ACTION		Delegated	Ward: 38
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### **Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 665 Markham Road**

(December 10, 2007) Report from Director, Toronto Building, Scarborough District

### **Recommendations**

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variances be refused.

### **Financial Impact**

There are no financial implications resulting from this report.

### **Summary**

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

To review and make recommendations on a request by Heinz Mertins, of Mertins Architect, on behalf La Prima Investments, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the installation of one ground sign.

The total number of ground signs per street frontage, the area and the height of the proposed ground sign are not in compliance with the requirements of the by-law and this report deals with the required variances to allow the installation of the proposed ground sign.

The requested sign variance, in staff's opinion, is not minor in nature. Staff recommends the

requested variances be refused.

### Background Information

Report.Sign.665 Markham Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9372.pdf>)

SC12.11	ACTION		Delegated	Ward: 42
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### Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 1455-1457 McCowan Road (Deferred from November 27, 2007)

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

### Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variances be refused.

### Financial Impact

There are no financial implications resulting from this report.

### Summary

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

To review and make recommendations on a request by Vincent Crisanti of Knight Signs, on behalf of Desjardins Financial Security Life Assurance Company, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of one new ground sign.

The area, the height and the location of the proposed sign are not in compliance with the requirements of the by-law and this report deals with the required variances to allow the erection of the proposed ground sign.

The requested sign variances, in staff's opinion, are not minor in nature. Staff recommends the requested variances to be refused.

### Background Information

Report - 1455-1457 McCowan Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9253.pdf>)

## Communications

(November 22, 2007) e-mail from Alison Gorbould (SC.Main)

(November 23, 2007) e-mail from Raj Bharati (SC.Main)

(November 25, 2007) e-mail from Sara Lipson (SC.Main)

SC12.12	ACTION		Delegated	Ward: 44
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### **Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Ground Sign at 4509 Kingston Road (Deferred from November 27, 2007)**

(November 5, 2007) Report from Director, Toronto Building, Scarborough District

## Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variance be refused.

## Financial Impact

There are no financial implications resulting from this report.

## Summary

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

To review and make recommendations on a request by J. Wigley of Gardiner Roberts LLP, solicitors for Bank of Nova Scotia, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of one ground sign at 4509 Kingston Road.

The height of the proposed sign is not in compliance with the requirements of the by-law and this report deals with the required variance to allow the erection of the proposed sign.

The requested sign variance, in staff's opinion, is not minor in nature. Staff recommends the requested variance be refused.

## Background Information

Report - 4509 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9255.pdf>

SC12.13	ACTION		Delegated	Ward: 44
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**Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Four Wall Signs at 271 Port Union Road (Deferred from November 27, 2007)**

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

**Recommendations**

The Director of Building and Deputy Chief Building Official recommends that:

1. The request for variances be approved for the reasons outlined in this report.

**Financial Impact**

There are no financial implications resulting from this report.

**Summary**

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

To review and make recommendations on a request by John (David) Adam, of Zip Signs Ltd., on behalf of Ravine Park Plaza Limited, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit additional four facial wall sign at the above location for TD Canada Trust .

In the opinion of staff, the TD's sign appears to blends with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

**Background Information**

Report - 271 Port Union Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9254.pdf>

**13a Request for Approval of Variances from the Former City of Scarborough Sign By-law No. 22980, as amended, for Wall Signs at 255 Morningside Avenue and 271 Port Union Road – Supplementary Report**

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

**Financial Impact**

There are no financial implications resulting from this report.

**Summary**

To review and make recommendations on requests by John (David) Adam, of Zip Signs Ltd. for approval of variances from the former City of Scarborough Sign By-law 22980, as

amended, to permit two facial wall signs at 255 Morningside Avenue and four facial wall signs at 271 Port Union Road. Both buildings are TD Canada Trust banks.

The variances for the signs are covered in the November 8th, 2007 reports from the Director of Building, submitted to the November 27th, 2007 meeting of Scarborough Community Council for consideration. In those reports, staff recommended approval of the requested variances for the facial signs.

Scarborough Community Council deferred consideration of those reports until its meeting of January 15th, 2008 and requested the Director of Building and Deputy Chief Building Official to report to the Scarborough Community Council meeting of January 15th, 2008, on the TD Canada Trust “Tower” Sign Structures.

This report deals with that request.

### Background Information

Report.Signs.255 Morningside.271 Port Union Road  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9375.pdf>  
 Attachments.Signs.255 Morningside.271 Port Union Road  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9376.pdf>

SC12.14	ACTION		Delegated	Ward: 44
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### Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Two Wall Signs at 255 Morningside Avenue (Deferred from November 27, 2007)

(November 8, 2007) Report from Director, Toronto Building, Scarborough District

### Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The request for variances be approved for the reasons outlined in this report.

### Financial Impact

There are no financial implications resulting from this report.

### Summary

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

To review and make recommendations on a request by John (David) Adam, of Zip Signs Ltd., on behalf of First Capital Reality Inc., for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial wall sign at the above location for TD Canada Trust.

In the opinion of staff, the TD's sign appears to blends with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

### Background Information

Report - 255 Morningside Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9256.pdf>)

SC12.15	ACTION		Delegated	Ward: 36
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### Request for an Encroachment Agreement - 61 Rhydwen Avenue

(December 10, 2007) Report from Director, Transportation Services, Scarborough District

### Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Authorize an encroachment agreement with the owner(s) of 61 Rhydwen.
2. Authorize the City Solicitor to prepare and execute the encroachment agreement.

### Financial Impact

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

### Summary

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

The purpose of this report is to consider a request by the owner(s) of 61 Rhydwen Avenue for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

### Background Information

Report.Encroachment.61 Rhydwen

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9353.pdf>)

SC12.16	ACTION		Delegated	Ward: 35
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### **Proposed Parking Prohibitions on Tyne Court**

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

#### **Recommendations**

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Enact the parking regulations, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

#### **Financial Impact**

The financial cost of installing these parking prohibition signs is approximately \$350.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

#### **Summary**

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

This report responds to a concern about lack of parking regulations on Tyne Court. Staff has confirmed the residents' desire for parking regulations adjacent to their property. In addition a show of support in the form of a petition was received by staff.

#### **Background Information**

Report.Parking.Tyne Court  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9502.pdf>)

SC12.17	ACTION		Delegated	Ward: 35
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### **Proposed Minor Street Stop Signs – Pilkington Drive and Other Streets**

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

#### **Recommendations**

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Adopt the “Compulsory Stops” and the “Heavy Truck Prohibition” regulations as identified in Appendix 1 and 2 of this report.



2. Amend the appropriate by-laws accordingly.

### **Financial Impact**

The financial cost of installing the respective traffic signs is approximately \$4,000.00. The funding for the signage on the subject roadway was secured from the Developer.

### **Summary**

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

This report describes the need to install minor street stop signs at eleven uncontrolled intersections in a new development in the Scarborough Southwest Community.

The subdivision is located on the north side of Danforth Road west of Birchmount Road. It is recommended that minor street stop signs be installed at the eleven subject intersections to clearly define the right-of-way and to regulate traffic flow.

In addition, this report recommends a heavy truck prohibition on seven new roads. This measure is being recommended as a standard practice for new local residential roadways.

### **Background Information**

Report.Stop Signs.Pilkington Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9503.pdf>)

SC12.18	ACTION		Delegated	Ward: 36
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### **Proposed Minor Street Stop Signs - Highview Avenue Area**

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

### **Recommendations**

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Not approve the installation of an All-Way Stop Control at South Bonnington Avenue and Willingdon Avenue,
2. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
3. Amend the appropriate by-law accordingly.

### Financial Impact

The financial cost of installing the two recommended stop controls is approximately \$300.00. The funding for these stop controls 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 has delegated authority from City Council to make a final decision.

This report responds to a request to install an All-Way Stop Control at the intersection of South Bonnington Avenue and Willingdon Avenue. The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.

While investigating the foregoing request, Transportation Services staff also reviewed the installation of minor street stop signs at two uncontrolled three-way intersections in the same Birchcliffe-Cliffside Neighbourhood namely at: Baudina Crescent and Anneke Road and Haslam Street and Malta Street.

It is recommended that minor street stop signs be installed at these latter two uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

### Background Information

Report.Stop Signs.Highview Avenue Area

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9504.pdf>)

SC12.19	ACTION		Delegated	Ward: 39
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### Parking Issues – Elmartin Drive

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

### Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Receive this report for information.

### Financial Impact

There is no financial impact related to the adoption of this report.

### Summary

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

This report describes the results of a request from the ward Councillor to study the need for parking prohibitions along Elmartin Drive. The Councillor requested a report on this matter to Scarborough Community Council.

### Background Information

Report.Parking.Elmartin Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9526.pdf>)

SC12.20	ACTION		Delegated	Ward: 41
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### Proposed Speed Limit Reduction on Placentia Boulevard and Area Minor Street Stop Signs

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

### Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Not approve the installation of All-Way Stop Controls at Rooksnest Trail and Placentia Boulevard.
2. Not approve the installation of All-Way Stop Controls at the west intersection of Shootfield Crescent and Placentia Boulevard.
3. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
4. Adopt the “Maximum Rate of Speed – 40 Kilometres Per Hour” speed limit on Placentia Boulevard, as identified in Appendix 1 of this report.
5. Amend the appropriate by-laws accordingly.

### Financial Impact

The financial cost of installing these five recommended stop controls and the speed limit reduction signage is approximately \$1,500.00. The funding for these signage is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

### Summary

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

This report responds to a request to install All-Way Stop Controls at both Rooksnest Trail and Placentia Boulevard and the west intersection of Shootfield Crescent and Placentia Boulevard. The report shows that these intersections failed to meet the required technical warrants for these types of traffic controls.

It is recommended that minor street stop signs be installed at five other uncontrolled three-way intersections in the area to clearly define the right-of-way and to regulate traffic flow.

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

### **Background Information**

Report.Speed Limit.Placentia Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9527.pdf>)

SC12.21	ACTION		Delegated	Ward: 43
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### **Stopping and Parking Regulations on Slan Avenue at Heather Heights Public School**

(December 5, 2007) Report from Director, Transportation Services, Scarborough District

### **Recommendations**

Transportation Services, Scarborough District, recommends that Scarborough Community Council:

1. Rescind the stopping regulations on Slan Avenue, as identified in Appendix 1 of this report.
2. Adopt the stopping and parking regulations on Slan Avenue, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws accordingly.

### **Financial Impact**

The financial cost of installing the parking controls recommended in this report is approximately \$1,200.00. The funding for these controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

### **Summary**

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

This report on Slan Avenue details the minor on-street stopping and parking regulation changes required to enhance both traffic safety and flow in front of Heather Heights Public School. The “school side” parking and “opposite side” no stopping regulations outlined in this report are consistent with those found at many other school zones in the Scarborough District.

Community Council's approval of the stopping and parking regulations will enhance traffic safety at this location and allow enforcement by the Toronto Police Service.

### Background Information

Report.Stopping and Parking.Slan Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9534.pdf>)

SC12.22	Information			Ward: 44
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### Drainage Issues on Former Scarborough Expressway Corridor (4331 Lawrence Avenue East) and Surrounding Lands

(December 6, 2007) Report from Acting Director, Development Engineering, Technical Services

### Financial Impact

There are no financial implications of this report.

### Summary

This report is in response to a request by Scarborough Community Council to report on the results and action of investigations of drainage on lands in the vicinity of the former Scarborough Expressway Corridor (4331 Lawrence Avenue East) now being developed by WRP Neighbourhood Housing.

Originally the 8 hectare property was reserved for the Scarborough Expressway Corridor but more recently has been developed into a Police and Ambulance Station and approved for a 60 unit residential subdivision (WRP Neighbourhood Housing). Over the past year detailed engineering design and studies in support of the subdivision have been submitted and reviewed.

The current design calls for regrading the lands to create positive drainage of the site and the introduction of a conveyance system through the use of swales, sewers, roads, and a pond. These improvements will provide adequate drainage for the subdivision lands and be beneficial to adjacent properties. Furthermore the stormwater management scheme does not heavily rely on the removal of water through infiltration into the ground. As such a groundwater study is not warranted in this situation.

### Background Information

Report.Drainage Issues.4331 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9468.pdf>)

**22a Backyard Flooding Issues on and Abutting the Adjacent Properties East of the Proposed Development at 4331 Lawrence Avenue East (Deferred from September 13, 2006)**

(May 23, 2006) Report from Acting Scarborough District Manager, Municipal Licensing and Standards

**Recommendations**

It is recommended that Scarborough Community Council receive this report for information.

**Summary**

To advise Scarborough Community Council on the backyard flooding issues on and abutting the adjacent properties on the East side of the above-captioned development.

**Background Information**

Report.May 23, 2006.4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9645.pdf>)

**22b 4331 Lawrence Avenue East - Flooding of Residential Properties East of the New 43 Division Police Station (Deferred from September 13, 2006)**

(June 27, 2006) Report from Director, Facilities and Real Estate, and Acting Director, Technical Services

**Recommendations**

That this report be received for information.

**Summary**

This report is in response to a request by Scarborough Community Council to advise on the flooding of the properties abutting the east side of the new 43 Division Police Station at 4331 Lawrence Avenue East.

**Background Information**

Report.June 27, 2006.4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9646.pdf>)

**22c The Groundwater Issues in the Former Scarborough Expressway Corridor and Surrounding Area (Deferred from September 13, 2006)**

(August 25, 2006) Report from Acting Director, Development Engineering, Technical Services

**Recommendations**

It is recommended that this report be received for information.

**Summary**

This report is in response to a request by Scarborough Community Council to review the reports for groundwater, grading and servicing for the WRP subdivision and advise on the requirements for a possible peer review of the groundwater table for the former Scarborough Transportation Corridor from Lawrence Avenue to the south limit of the WRP subdivision.

**Background Information**

Report.Aug. 25, 2006.Tech. Services.4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9647.pdf>)

**22d 4331 Lawrence Avenue East - Flooding of Residential Properties East of 43 Division Police Station (Deferred from September 13, 2006)**

(August 25, 2006) Report from Director, Design Construction and Asset Preservation

**Recommendations**

That this report be received for information.

**Summary**

This report is in response to a further request by Scarborough Community Council at its meeting of July 11, 2006 to advise on a review process to be conducted on the engineering and technical studies for the development of the 43 Division site located at 4331 Lawrence Avenue East.

**Background Information**

Report.Aug. 25, 2006.Dir., Design Construction.4331 Lawrence  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9648.pdf>)

SC12.23	ACTION			Ward: 39
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### **3291, 3293, 3295 Birchmount Road - Rezoning and Draft Plan of Subdivision Applications - Preliminary Report**

(December 11, 2007) Report from Director, Community Planning, Scarborough District

#### **Recommendations**

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under 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 amend the existing zoning to permit 18 single-family dwelling units as shown on the draft plan of subdivision for 3291, 3293, and 3295 Birchmount Road.

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

#### **Background Information**

Report.3291, 3293 & 3295 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9469.pdf>)



SC12.24	ACTION			Ward: 40
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## **3717 Sheppard Avenue East – Rezoning Application – Preliminary Report**

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

### **Recommendations**

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under 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.

The application proposes a temporary rezoning to permit an existing dentist's office to remain for a three-year period at 3717 Sheppard Avenue East.

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

The subject property has been the subject of previous community consultation meetings and public meetings. To proceed, a community consultation meeting should be held and a public meeting targeted for the second quarter of 2008.

### **Background Information**

Report.3717 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9470.pdf>)

SC12.25	ACTION	1:30 PM		Ward: 35
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## **Danforth Avenue Study - Victoria Park Avenue to Medford Avenue Official Plan, Zoning - Final Report**

*Statutory - Planning Act, RSO 1990*

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council amend the official plan substantially in accordance with the draft official plan amendment, attached as Attachment 3.
2. City Council amend the zoning by-law for the Oakridge Community By-law No. 9812 substantially in accordance with the draft zoning by-law amendment, attached as Attachment 4.
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 amendment as may be required.
4. City Council adopt the Urban Design Guidelines, attached as Attachment 5, to guide the development of Danforth Avenue, in accordance with the official plan policy set out in Attachment 3.
5. City Council direct the General Manager of Transportation Services to investigate possible road connections and intersection improvements identified in this report and report back with implementation recommendations, as appropriate.
6. City Council request Toronto Parking Authority to actively pursue the establishment of municipal parking lots in the subject area.
7. City Council direct Parks, Forestry and Recreation staff to investigate park improvements and acquisitions within the area, as identified in Attachment 2, Concept Plan, and as outlined in the Urban Design Guidelines, Attachment 5, including, but not limited to, investigation of the retention of 37 Mansion Avenue for park purposes, and the retention of the lands at 11 Macey Avenue and 20 St. Dunstan Drive for parks purposes, and report back on this matter.
8. City Council direct Parks, Forestry and Recreation staff and Real Estate staff to investigate possible future acquisition of Oakridge Park from the Toronto District School Board and report back on this matter.

9. City Council direct Parks, Forestry and Recreation staff, Real Estate Staff, Technical Services Staff and Transportation Staff to investigate further the acquisition of 2 Madelaine Avenue and closure of the section of Madelaine Avenue extending north from Danforth Avenue for a future courtyard, park entrance and extension of Madelaine Park, as outlined in the Concept Plan, Attachment 2, and report back on this matter.
10. City Council direct Toronto Water staff to investigate further the sewer capacity within the study area to determine available capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report back on this matter. City Council further directs that if existing capacities prove to be sufficient, that City Planning staff is to bring forward a zoning amendment to lift the holding provision currently set out in the zoning by-law.
11. City Council direct Technical Services staff and Transportation Services staff to incorporate the streetscape improvements outlined in the Urban Design Guidelines, Attachment 5, as a feature of all construction and or maintenance projects within this section of Danforth Avenue.

### **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.

The Danforth Avenue Study has created a vision for revitalization and enhancement of the segment of Danforth Avenue located between Victoria Park Avenue and Medford Avenue.

The vision for this Avenue is intended to guide development over a 20 to 25 year horizon. It seeks to create a vibrant, transit oriented, mixed-use main-street.

To implement results of this study this report recommends approval of the amendments to the official plan and the Oakridge Community Zoning By-law presented in Attachments 3 and 4. The report also recommends adoption of urban design guidelines in Attachment 5.

### **Background Information**

Report.Danforth Avenue Study

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9651.pdf>)

SC12.26	ACTION	1:30 PM		Ward: 36
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**3706 & 3708 St. Clair Avenue East - Rezoning Application - Final Report**

*Statutory - Planning Act, RSO 1990*

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

**Recommendations**

The City Planning Division recommends that:

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment, attached as Attachment 8.
2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval substantially in accordance with the draft site plan control by-law, attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft site plan control by-law amendments 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.

Monarch Corporation has applied to rezone the properties at 3706 and 3708 St. Clair Avenue East to permit four dwelling units including two single-detached dwellings and one semi-detached dwelling. The single-detached dwellings are proposed to be used as model homes on an interim basis to facilitate the sales of homes in the subdivision by Monarch Corporation currently under construction at the north end of Jeanette Street. The proposed development is appropriate for the site and compatible with adjacent residential uses. This report reviews and recommends approval of the application to amend the zoning by-law.

**Background Information**

Report.Rezoning.3706 & 3708 St. Clair Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9622.pdf>)

SC12.27	Presentation			
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## Scarborough Highlight

### Summary

Verbal/visual presentation by University of Toronto students.

SC12.28	ACTION		Delegated	Ward: 44
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### Request for Endorsement of Events for Liquor Licensing Purposes.

(January 15, 2008) Member Motion from Councillor Moeser

### Recommendations

The Scarborough Community Council approve the declaration, for liquor licensing purposes, of the “Highland Creek Heritage Day Festival” to be held on June 14, 2008, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston Road, as an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the issuance of a liquor licence for this event.

### Summary

Seeking Community Council's endorsement of an event for liquor licences purposes.

SC12.29	ACTION			Ward: 39
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### Appeal - 4 Lovering Road

(January 14, 2008) Letter from Councillor Mike Del Grande

### Recommendations

That Scarborough Community Council recommends that City Council authorize the City Solicitor and, if necessary, outside planners, to appear at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment's refusal and the Ontario Municipal Board Decision/Order 1960 of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

### Summary

Request from Councillor Del Grande pertaining to the property known as 4 Lovering Road.

### Background Information

Letter - 4 Lovering Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10030.pdf>

SC12.30	ACTION			Ward: 38
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### **Section 37 Funds - 50, 60 and 70 Town Centre Court and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court**

(January 15, 2008) Member Motion from Councillor Glenn De Baeremaeker

#### **Recommendations**

1. City Council authorize City staff to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement that apply to lands at 50, 60 & 70 Town Centre Court the lands adjacent to Albert Campbell; such Amendments, if approved, allocates the remaining \$700,000 of Section 37 funds as follows:
  - \$300,000 to the Trudelle Street Splash Pad;
  - \$200,000 to the 400 McCowan Road TCHC property/McCowan Road Park/McCowan Road School area for playground equipment;
  - \$100,000 to the Scarborough Animal Centre for improvements such as the Dog Kennel Construction Project;
  - \$80,000 for parks/tree planting/playgrounds and school playground improvements in Ward 38 as approved by the local councilor and the General Manager of Parks and Recreation; and
  - \$20,000 to order Scarborough flags to be used for municipal and civic purposes by the City and local City Councillors.
2. City Council direct City Planning staff to initiate the process to formally amend the Official Plan and/or Zoning By-law as deemed necessary, and Section 37 Agreement, including obtaining the consent of the affected landowners.
3. City Council direct City Planning staff to report on this matter and hold a public meeting at the April 8, 2008 meeting of Scarborough Community Council.

#### **Summary**

Request from Councillor De Baeremaeker to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement.

SC12.Bills	ACTION		Delegated	
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**General Bills**  
**Confirmatory Bill**