
Scarborough Community Council

Meeting No. 13
Meeting Date Tuesday, February 12, 2008
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

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

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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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 – January 15, 2008

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

Communications/Reports

SC13.1	ACTION		Delegated	Ward: 37
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Wexford Heights Business Improvement Area (BIA) Board of Management Additions and Deletions

(January 25, 2008) Report from Acting Director, Small Business and Local Partnership, Economic Development

Recommendations

The Acting Director of Small Business & Local Partnership recommends that Scarborough Community Council:

1. Approve an addition to the Wexford Heights BIA Board of Management as set out in Attachment 1.

Financial Impact

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

Summary

The purpose of this report is to recommend that Scarborough Community Council approve an addition to the Wexford Heights BIA Board of Management. The Scarborough Community Council has delegated authority to make final decisions regarding BIA appointments.

Background Information

Report - Wexford Heights Business Improvement Area
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10160.pdf>

SC13.2	ACTION		Delegated	Ward: 36
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Request to Grant or Refuse the Application to Demolish a Residential Building at 60 Craiglee Drive with No Building Permit Issued

(January 15, 2008) 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 1009-2006 , I refer the demolition permit application for 60 Craiglee Drive 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 - 60 Craiglee Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10109.pdf>

Attachment 1 - Letter from BMO Financial Group

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10110.pdf>

SC13.3	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 (Deferred from January 15, 2008)

(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-Signs-665 Markham Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10073.pdf>)

SC13.4	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 and January 15, 2008)

(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-Signs-1455-1457 McCowan Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11049.pdf>

Communications

(November 22, 2007) e-mail from Alison Gorbould (SC.Main.1)

(November 23, 2007) e-mail from Raj Bharati (SC.Main.2)

(November 25, 2007) e-mail from Sara Lipson (SC.Main.3)

(January 8, 2008) letter from Lisa Rytwinski, Assistant Property Manager, Ahern Real Estate Corporation (SC.Main.4)

(January 13, 2008) e-mail from Shayla Duval (SC.Main.5)

(January 14, 2008) e-mail from Vince Crisanti, Knight Signs (SC.Main.6)

SC13.5	ACTION		Delegated	Ward: 35
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Proposed Minor Street Stop Signs – Warden Woods (Summerside) Neighbourhood

(January 24, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Through Streets”, “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

There is no financial impact as the funding for the signage on the subject roadways has been 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 sixteen currently uncontrolled intersections and various standard traffic controls in a new development in the Scarborough Southwest Community.

The subdivision is located on the east side of Warden Avenue north of St.Clair Avenue East. It is recommended that minor street stop signs and/or all-way stops be installed at the sixteen intersections in order to clearly define the right-of-way and to regulate traffic flow.

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

Background Information

Report - Stop Signs - Warden Woods

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10184.pdf>

SC13.6	ACTION		Delegated	Ward: 36
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Speed Bumps on Sandown Lane Between Midland Avenue and Sandown Avenue

(January 24, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services recommends that the Scarborough Community Council:

1. Approve the installation of four speed bumps in the east-west public lane designated as Sandown Lane between Midland Avenue and Sandown Avenue, at the locations shown on Drawing No. D06-2463 dated January 2008.
2. Approve a Speed Control Zone for Sandown Lane between Midland Avenue and Sandown Avenue for the speed bumps, subject to a legal mechanism being in place to allow for such Zones in the Scarborough District.
3. Pursuant to the City of Toronto Act 2006, authorize the appropriate City officials to prepare the necessary Road Alteration and speed limit Bills and By-laws.
4. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

The financial cost of installing these speed bumps is approximately \$2,200.00, (materials and installation). Funding is available in the Transportation Services- Laneways 2008 Capital Budget, within Cost Centre CTP808-05.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed the feasibility and is recommending the installation of speed bumps on Sandown Lane between Midland Avenue and Sandown Avenue.

Background Information

Report - Speed Bumps on Sandown Lane

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10210.pdf>)

SC13.7	ACTION		Delegated	Ward: 37
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Proposed Parking Regulations on Great West Drive (Deferred from November 27, 2007)

(October 30, 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 \$2,000.00. Funding for the signs 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 concern about lack of parking regulations on Great West Drive. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Great West Drive.

It is recommended that Transportation Services install “No Parking Anytime” on the east side of Great West Drive and prohibit parking on the west side of Great West Drive between 6:00 a.m. to 6:00 p.m. Monday to Friday.

Background Information

Report - Parking - Great West Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9837.pdf>

SC13.8	ACTION		Delegated	Ward: 42
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Proposed Minor Street Stop Signs - Mammoth Hall Trail Area

(January 24, 2008) 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 Mammoth Hall Trail and Snowball Crescent (west intersection).
2. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
3. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing these four recommended stop controls is approximately \$1,000.00. The funding for these stop 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 responds to a request to install an All-Way Stop Control at the intersection of Mammoth Hall Trail and Snowball Crescent (west intersection). The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.

Transportation Services staff reviewed the installation of minor street stop signs at four uncontrolled three-way intersections in the Malvern Neighbourhood, namely at: Proud Grove and Snowball Crescent, O’Henry Grove and Snowball Crescent, Shademaster Court and Littleleaf Drive, and Sunburst Square and Sunburst Square.

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

Background Information

Report - Stop Signs - Mammoth Hall Trail Area

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10183.pdf>)

SC13.9	ACTION			Ward: 42
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Clarification of Council Direction – Steeles Avenue East at Tapscott Road and at Staines Road

(January 24, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that Scarborough Community Council request City Council to:

1. Clarify that the installation of weekday AM Peak westbound to southbound left-turning prohibitions be considered at the intersections of Steeles Avenue East at both Tapscott Road and Staines Road.
2. Clarify that the installation of weekday PM Peak northbound to eastbound right-turning prohibitions be considered at the intersections of Steeles Avenue East at both Tapscott Road and Staines Road.
3. The above installations be considered once the Markham By-Pass extension from Highway 407 to Steeles Avenue East is approved and opened to public traffic.

Financial Impact

There is no financial cost associated with this report.

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 seeks clarification from City Council on a Resolution about turning prohibitions at the intersections of Steeles Avenue East at Tapscott Road and at Staines Road relating to the Markham By-Pass.

Background Information

Report - Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10185.pdf>)

SC13.10	ACTION		Delegated	Ward: 43
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Stopping and Parking Regulations on Windover Drive at Willow Park Junior Public School

(January 24, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

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

Financial Impact

The financial cost of installing the parking and stopping prohibitions recommended in this report is approximately \$1,500.00. 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 Windover Drive details the minor on-street stopping and parking regulation changes required to enhance both traffic safety and flow in front of Willow Park Junior 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 - Windover Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10207.pdf>)

SC13.11	ACTION			Ward: 44
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Drainage Issues on Former Scarborough Expressway Corridor (4331 Lawrence Avenue East) and Surrounding Lands (Deferred from January 15, 2008 meeting for public presentation and debate)

(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 - Dec 6, 2007 - 4331 Lawrence Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10089.pdf>

11a 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-10090.pdf>

11b 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 - Facilities and Technical - 4331 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10091.pdf>

11c 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 - Technical - 4331 Lawrence Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10092.pdf>

11d 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 - Facilities - 4331 Lawrence Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10093.pdf>

SC13.12	ACTION			Ward: 39
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Assumption of Services – Monarch Construction Limited - Registered Plan of Subdivision 66M-2366 - West of Kennedy Road, South of Purcell Square

(January 18, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2366 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2366.

4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.
6. The appropriate City officials be authorized to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2366 to Toronto Hydro.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Report - Assumption - West of Kennedy Road (66M-2366)
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10163.pdf>

SC13.13	ACTION			Ward: 39
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Assumption of Services – Monarch Construction Limited - Registered Plan of Subdivision 66M-2375 - West of Kennedy Road, South of Purcell Square

(January 18, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2375 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2375.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

6. The appropriate City officials be authorized to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2375.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Report - Assumption - West of Kennedy Road (66M-2375)

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10164.pdf>)

SC13.14	ACTION			Ward: 42
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Assumption of Services – Trans-Gate Inc. - Registered Plan of Subdivision 66M-2395 - Staines Avenue and Finch Avenue East

(January 21, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2395 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2395.
4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.
6. The appropriate City officials be authorized to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2395 to Toronto Hydro.

Financial Impact

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

Summary

This report requests Council's authority for the City to assume the services with respect to the above development.

Background Information

Report - Assumption - Staines Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10165.pdf>)

SC13.15	ACTION			Ward: 35
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Sale of Vacant Parcel of Land at the Rear of 3097 Danforth Avenue

(January 22, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City of Toronto accept the Offer to Purchase from Mohammad Aslam, to purchase the City-owned vacant parcel of land described as being Part of Lot 15, Plan 757 (the "Property"), in the amount of \$17,500.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$17,500.00 plus GST if applicable less closing costs and the usual adjustments is anticipated.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to obtain approval for the sale of a vacant parcel of land at the rear of 3097 Danforth Avenue, being Part of Lot 15, Plan 757.

The terms for completing the transaction as set out herein are considered to be fair, reasonable and reflective of market value.

Background Information

Report - 3097 Danforth Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10174.pdf>)

Attachment A - 3097 Danforth Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10175.pdf>)

Attachment B - 3097 Danforth Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10176.pdf>)

SC13.16	ACTION			Ward: 36
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1725 Kingston Road - Rezoning and Site Plan Applications - Request for Direction Report

(January 24, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to resolve outstanding matters as outlined in this report including building setbacks, landscaping treatments, urban design and site plan matters.
3. Subject to the applicant addressing the issues raised in this report to the satisfaction of the Director of Community Planning, Scarborough District, City Council:
 - a. determine that the development of the lands at the south-west corner of Kingston and Birchmount Roads is in keeping with the objectives and emerging principles of the Kingston Road Revitalization Study for this segment of Kingston Road, and that the development can proceed prior to the completion of the Study; and
 - b. authorize the City Solicitor to settle the appeal in consultation with the Director of Community Planning, Scarborough District.

Financial Impact

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

Summary

The purpose of this report is to seek City Council's direction for an upcoming yet unscheduled Ontario Municipal Board hearing on an appealed zoning by-law amendment and associated site plan control application.

The proposal is to permit a 7-unit, four-storey townhouse development fronting on Kingston Road at the southwest corner of Kingston and Birchmount Roads. The site falls within the boundaries of the ongoing Kingston Road Revitalization Study.

The subject proposal should be opposed in its current form, however, staff should continue discussions with the applicant in an attempt to resolve the outstanding matters as outlined in this report.

Background Information

Report - 1725 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10214.pdf>

SC13.17	ACTION			Ward: 37
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1750 Brimley Road - Zoning Application to Lift Holding Provisions (H) Final Report

(January 22, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law 24982, as amended, substantially in accordance with the draft zoning by-law attached as Attachment 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

A zoning amendment application has been filed to amend the Employment Districts Zoning By-law 24982, as amended, which proposes the lifting of the Holding Symbol (H), pursuant to Section 36 of the Planning Act, as it applies to portions of lands located west of Brimley Road, north of Progress Avenue, south of Highway 401 and located adjacent to Schick Court, referred to as Blocks 2 and 3 on the Transmetro draft plan of subdivision. The removal of the Holding Symbol would permit the development of these blocks for residential use, as part of the overall

development of the lands for mixed-use, including a maximum of 1,797 dwelling units.

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.

Amendments to the official plan and zoning by-law, along with the draft plan of subdivision, were approved by the Ontario Municipal Board (OMB) in its Decision issued on December 31, 2003 and provide for the appropriate development of the lands. The specific terms of the Holding Provisions have been met with the passage of time.

This report reviews and recommends approval of the application to amend the Employment Districts Zoning By-law 24982, as amended.

Background Information

Report - 1750 Brimley Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10108.pdf>

SC13.18	ACTION			Ward: 42
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18 Rosebank Drive - Part Lot Control Application - Final Report

(January 18, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to a portion of land on Block 3 of Registered Plan 66M-2300, as identified on the Draft Reference Plan, 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.

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 a certain portion of land known as 18 Rosebank Drive, to allow the creation of conveyable lots for the

development of 9 freehold townhouses and associated easements. This application is part of a larger development site known as Block 3 with approvals for two, 16-storey residential high-rise buildings and a 4-storey commercial condominium component. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report - 18 Rosebank Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10069.pdf>)

SC13.19	ACTION			Ward: 42
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30 Massie Street (Part of Lots 1 to 75 inclusive) - Part Lot Control Application - Final Report

(January 18, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject property for part of lots 1 to 75 inclusive on Plan 66M-2440 (collectively known as 30 Massie Street) 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.

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 report reviews and recommends approval of an application by Emery Homes Massie Limited for Part Lot Control Exemption, in order to create the necessary parts for maintenance easements for part of lots 1 to 75 inclusive.

Background Information

Report - 30 Massie Street

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10070.pdf>)

SC13.20	ACTION			Ward: 38
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1221 Markham Road - Rezoning Application - Preliminary Report

(January 22, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. The applicant be requested to revise the proposal to address the concerns expressed in this report including reductions in density, height, and number of dwelling units, and improved massing. Staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised proposal is submitted which achieves a level of compatibility with the surrounding context.
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 a zoning by-law amendment to permit a mixed use development containing 1,217 residential condominium units (seniors apartments, apartments and stacked townhouses) and commercial uses (retail, restaurant and offices), in six buildings ranging in height from 4 to 32 storeys, at 1221 Markham Road.

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.

A community consultation meeting and community working group meetings if appropriate, will be scheduled once a revised proposal is submitted which achieves a level of compatibility with the surrounding context. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Report - 1221 Markham Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10112.pdf>

SC13.21	ACTION			Ward: 41
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2890, 2900 Markham Road and 3850 McNicoll Avenue – Rezoning Application - Preliminary Report

(January 24, 2008) 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 after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to rezone the subject lands to permit additional employment uses and an associated floor area increase in order to construct a 3-storey mixed use building including a convention centre, offices, restaurant uses and retail units. Current zoning uses permitted on the site would be maintained. The existing 3 buildings on the subject lands will be demolished in order to accommodate the proposed development.

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 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 identified issues have been satisfactorily resolved and all required information provided.

Background Information

Report - 2890 Markham Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10216.pdf>)

SC13.22	ACTION			Ward: 41
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160 Nashdene Road - Rezoning Application - Preliminary Report

(January 23, 2008) 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 applicant proposes to amend the zoning by-law to permit a new car dealership operation at the northwest corner of Markham Road and Nashdene Road.

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 application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the summer of 2008 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.

Background Information

Report - 160 Nashdene Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10153.pdf>)

SC13.23	ACTION			Ward: 42
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1088 Progress Avenue - OPA & Rezoning Applications - Preliminary Report

(January 18, 2008) 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.

Official plan and zoning by-law amendment applications have been submitted to permit an increase in the number of units within the applicable area specific policy and zoning by-law, permit additional height, and revise the parking requirements in order to permit three condominium apartment buildings consisting of a total of 464 units at 1088 Progress Avenue (south-west corner of Sheppard Avenue East and Progress Avenue). A further amendment to the zoning by-law proposes to delete a requirement to provide 60 parking spaces on the subject lands for the Chinese Cultural Centre, Burrows Hall Community Centre & Branch Library.

This report provides preliminary information on the above-noted application 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 - 1088 Progress Avenue

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10111.pdf>

SC13.24	ACTION			Ward: 44
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145 Homestead Road – Rezoning Application - Preliminary Report

(January 18, 2008) 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 6 townhouse dwelling units at 145 Homestead Road as shown on the attached site plan (Attachment 1).

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

The application should proceed through the standard 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 - 145 Homestead Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10097.pdf>

SC13.25	Information			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Advertising for the 2008 Scarborough New Year's Levee

(January 24, 2008) Report from City Clerk

Financial Impact

There are no financial implications resulting from this report.

Summary

This report responds to a Member Motion – SC12.31 from Councillor Paul Ainslie at the January 15, 2008 Scarborough Community Council meeting. The Motion requests staff to report to Scarborough Community Council providing an explanation about advertising for the New Year's Levee which took place at the Scarborough Civic Centre on January 6, 2008.

Background Information

Report - Advertising for the 2008 Scarborough New Year's Levee
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10181.pdf>)

SC13.26	ACTION			
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Intensification Pertaining to Planning Matters - Scarborough District

(February 12, 2008) Request from Councillor Mike Del Grande

Summary

Councillor Del Grande raised the issue of intensification of sites in the Scarborough District for discussion.

SC13.27	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Rooming Houses - Scarborough District

(February 12, 2008) Request from Councillor Mike Del Grande

Summary

Scarborough Community Council Members discussed their concerns regarding problem rooming houses in the Scarborough District.

SC13.28	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Community Gardens - Scarborough District

(February 12, 2008) Request from Councillor Mike Del Grande

Summary

Scarborough Community Council discussed the pros and cons of Community Gardens in the Scarborough District.

SC13.29	ACTION			Ward: 42
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Review of Markham By-Pass - Environmental Assessment

(February 12, 2008) Request from Councillor Raymond Cho

Summary

The Solicitor, at the request of Councillor Cho, provided an update on the Markham By-Pass project.

SC13.30	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Snow Clearing - Scarborough District

(February 12, 2008) Request from Councillor Michael Thompson

Summary

Scarborough Community Council discussed issues pertaining to snow clearing in the Scarborough District.

SC13.31	ACTION			
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Scarborough Highlights

Summary

Scarborough Community Council introduced the following Scarborough Highlights:

1. “Landscaping and Driveway Requirements for Your Home” Brochure
2. Scarborough Arts Council
3. Scarborough Slogan
4. Flags

SC13.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bill