
Scarborough Community Council

Meeting No.	17	Contact	Betty Henderson
Meeting Date	Monday, July 7, 2008	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

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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Schedule of Timed Items

1:30 p.m. - Items SC17.21 - SC17.22

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

Moment of Reflection

Scarborough Highlight

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

Confirmation of Minutes - June 10 , 2008

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

Communications/Reports

SC17.1	ACTION		Delegated	Ward: 37, 40
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Kennedy Road Business Improvement Area (BIA) Board of Management Various Additions and Deletions

(June 16, 2008) Report from Director, Small Business and Local Partnerships, Economic Development

Recommendations

The Director of Small Business and Local Partnerships recommends that:

1. Scarborough Community Council approve the nominations to the Kennedy Road BIA Board of Management as set out in Attachment 1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend the Scarborough Community Council approve two nominations to the Kennedy Road BIA Board of Management. The Scarborough Community

Council has delegated authority to make final decisions regarding BIA appointments.

Background Information

Report - Kennedy Road Business Improvement Area

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13962.pdf>)

SC17.2	ACTION			Ward: 37
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Naming of Proposed Public Street West of Warden Avenue, Between Eglinton Avenue East and Ashtonbee Road

(June 18, 2008) Report from City Surveyor

Recommendations

The City Surveyor recommends that City Council grant an exception to its policy of avoiding the naming of streets after living persons, using a person's full name, and using names for public streets that could be construed as advertising a particular business and authorize:

1. The proposed public street located west of Warden Avenue, between Eglinton Avenue East and Ashtonbee Road, be named “Karim Hakim Avenue”, and be dedicated as a public highway.
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.

Financial Impact

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

Summary

This report recommends that the name “Karim Hakim Avenue” be approved to identify the proposed public street located west of Warden Avenue, between Eglinton Avenue East and Ashtonbee Road, as shown on the attached map.

Background Information

Report - Naming Street - Warden Avenue, between Eglinton Ave E and Ashtonbee Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14064.pdf>)

SC17.3	ACTION		Delegated	Ward: 44
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Request to Grant or Refuse the Application to Demolish Residential Buildings at 101 Zaph Avenue with No Building Permit Issued

(June 16, 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. 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. all debris and rubble be removed immediately after demolition;
 - c. the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
 - d. any holes on the properties are backfilled with clean fill.

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 101 Zaph Avenue to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

Background Information

Report - Demolition - 101 Zaph Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13812.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13813.pdf>)

SC17.4	Information		Delegated	Ward: 38
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Fence Exemption – 136 Porchester Drive

(June 19, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Financial Impact

There are no financial implications.

Summary

This Staff Report is about a matter for which 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 136 Porchester Drive to be exempted from Chapter 447 – Fences section (2) of the Toronto Municipal Code. This Section states that the maximum height of a fence for a Pool Enclosure is 1.2 meters on a single family residential property.

Background Information

Report - Fence Exemption - 136 Porchester Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14117.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14118.pdf>

SC17.5	ACTION		Delegated	Ward: 36
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Request for an Encroachment Agreement - 14 Lynn Road

(June 9, 2008) 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 of 14 Lynn Road.
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 of 14 Lynn Road 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 Agreement.14 Lynn Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14089.pdf>

SC17.6	ACTION		Delegated	Ward: 35
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Proposed Speed Limit Reduction – Patterson Avenue from Danforth Road to Leyton Avenue

(June 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt a 40 kilometre per hour speed limit on the subject portion of Patterson Avenue, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law(s) accordingly.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$1,500.00. The funding for these 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.

The purpose of this report is to obtain approval for the installation of a reduced speed limit on Patterson Avenue from Danforth Road to Leyton Avenue. Along this section of Patterson Avenue, a 40 kilometre per hour (km/h) speed limit is technically justified and recommended.

Background Information

Report.Speed Limit Reduction.Patterson Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14092.pdf>

SC17.7	ACTION		Delegated	Ward: 36
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Parking and Turning Prohibition Regulation Housekeeping on Briar Dale Boulevard

(June 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “No Parking” and “Prohibited Turns” regulations, as identified in Appendix 1 of this report.
2. Enact the “No Parking” and “Prohibited Turns” regulations, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws accordingly.

Financial Impact

There is no financial impact associated with 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 on Briar Dale Boulevard details the minor on-street parking and turning prohibition regulation changes required to make the existing posted prohibitions enforceable and to update the street name used in the regulations.

Community Council’s approval of the parking regulation amendment will allow enforcement by the Toronto Police Services.

Background Information

Report - Parking and Turing Prohibition - Briar Dale Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14090.pdf>

SC17.8	ACTION		Delegated	Ward: 36
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Speed Limit Regulation Housekeeping on Sloley Road

(June 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the 40 kilometres per hour speed limit on Sloley Road, as identified in Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

There is no financial impact associated with 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 on Sloley Road details the on-street parking regulation changes required to make the existing signed 40 kilometre per hour speed limit enforceable.

Community Council's approval of the speed limit regulation amendment will allow enforcement by Toronto Police Services.

Background Information

Report.Speed Limit.Sloley Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14080.pdf>)

SC17.9	ACTION		Delegated	Ward: 38
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Proposed Speed Limit Reduction on Bernadine Street

(June 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the 40 kilometre per hour speed limit on Bernadine Street and adopt the "Compulsory Stops" regulation for Flintwick Drive at Hurley Crescent, as identified in Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the posted speed limit signs as well as the stop sign at the uncontrolled three-way intersection is approximately \$1,750.00. 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 provides the results of traffic studies conducted on Bernadine Street where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over the entire length of the subject roadway.

In addition, while reviewing area signage, Transportation Services staff also identified an uncontrolled three-way intersection in the immediate area (Flintwick Drive at Hurley Crescent).

It is recommended that a minor street stop sign be installed at this subject uncontrolled three-way intersection to clearly define the right-of-way and to regulate traffic flow.

Background Information

Report.Speed Limit Reduction.Bernadine Street
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14071.pdf>)

SC17.10	ACTION		Delegated	Ward: 38
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All-Way Stop Control Not Recommended – Cedar Brae Boulevard at Danmary Road

(June 11, 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 Cedar Brae Boulevard and Danmary Road.
2. Not amend the appropriate by-law accordingly.

Financial Impact

There would be no financial impact associated with the staff recommendation; however, if an All-Way Stop Control were to be installed, the financial cost of installing the two addition stop signs is approximately \$500.00. The funding for these stop controls would be 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 from Councillor De Baeremaeker to install an All-Way Stop Control at the intersection of Cedar Brae Boulevard and Danmary Road. The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.

It is recommended that an All-Way Stop Control not be installed at Cedar Brae Boulevard and

Danmary Road since the subject intersection failed to meet the warrant for installation of an All-Way Stop Control which was adopted by Council for use in the city of Toronto.

Background Information

Report.All-Way Stop Control.Cedar Brae Blvd. at Danmary Rd.
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14086.pdf>)

SC17.11	ACTION			Ward: 41, 42
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Proposed Traffic Control Signals – Markham Road at Select Avenue

(June 17, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District, recommends that City Council:

1. Approve the installation of traffic control signals on Markham Road at Select Avenue.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

These traffic signals will be funded by the Tapscott Industrial Landowners Group. This results in no financial impact on the Transportation Services Budget. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals on Markham Road at Select Avenue.

Traffic studies have indicated that traffic control signals are warranted. As a result, traffic control signals should be installed.

Background Information

Report.Traffic Control Signals.Markham Road at Select Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14102.pdf>)

SC17.12	ACTION		Delegated	Ward: 43
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Proposed Minor Street Stop Sign on Creekwood Drive at Oakmeadow

Boulevard

(June 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Through Streets” and “Compulsory Stops” regulations, as identified in Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing these stop controls is approximately \$3,000.00. 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 a minor street stop sign at the uncontrolled intersection of Creekwood Drive and Oakmeadow Boulevard.

Transportation Services staff also reviewed the installation of minor street stop signs at three-way uncontrolled intersections in the Seven Oaks Park-Field House Neighbourhood, namely on: Creekwood Drive and Eaglewing Court, Creekwood Drive and Silversand Place, Highcastle Road and Sealstone Terrace, Oakmeadow Boulevard and Gillbank Crescent, Oakmeadow Boulevard and Grovenest Drive, Oakmeadow Boulevard and Logstone Crescent north and south intersection, Oakmeadow Boulevard and Pineslope Crescent, Oakmeadow Boulevard and Sealstone Terrace, and Oakmeadow Boulevard and Stonefield Crescent east and west intersection), all are in the Oakmeadow Boulevard Neighbourhood.

It is recommended that minor street stop signs be installed at the subject uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow. Minor street stops will also encourage motorists to stop before the sidewalk to enhance pedestrian safety.

Background Information

Report.Minor Street Stop Sign.Creekwood Drive
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14100.pdf>

SC17.13	ACTION			Ward: 42
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Assumption of Services – High Glen Developments and Rosland Real Estate Limited - Registered Plan of Subdivision 66M-2370 - North of Old Finch Avenue, East of Morningside Avenue

(June 18, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2370 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-2370.
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-2370 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 of Services - High Glen Developments
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14200.pdf>

SC17.14	ACTION			Ward: 37
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2655 Lawrence Avenue East - Rezoning Application - Preliminary Report

(June 17, 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 a zoning by-law amendment to permit a mixed use development containing 425 residential units, along with retail and office uses, in three buildings ranging in height from five to 35 storeys, at 2655 Lawrence 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 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.

Background Information

Report - Rezoning - 2655 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13997.pdf>)

SC17.15	ACTION			Ward: 39
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3101 Kennedy Road - Rezoning Application - Preliminary Report

(June 12, 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 construct 3 separate 1 and 2 storey buildings containing various commercial uses including restaurants, personal service stores and medical offices, with 232 parking spaces at grade at 3101 Kennedy 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 planning review process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.

Background Information

Report - Rezoning - 3101 Kennedy Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14000.pdf>

SC17.16	ACTION			Ward: 43
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65 and 67 Livingston Road – Official Plan & Rezoning Applications Preliminary Report

(June 11, 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 the redevelopment and expansion of the existing retirement home at 65 Livingston Road, including a 7 storey addition, as shown on the attached site plan (Attachment 1).

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 resolved and all required information is provided.

Background Information

Report - 65 and 67 Livingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14050.pdf>)

SC17.17	ACTION			Ward: 43
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4111-4113 Lawrence Avenue East - Rezoning Application - Preliminary Report

(June 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 rezone the lands at 4111 and 4113 Lawrence Avenue East to permit the construction of a 10-storey mixed use development, consisting of ground floor commercial space and 68 residential dwelling units.

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

Background Information

Report - Rezoning - 4111-4113 Lawrence Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14056.pdf>

SC17.18	ACTION			Ward: 35
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5 and 7 Pilkington Drive, and 34, 36, 38, 40 Goulden Crescent (350 Danforth Road) – Part Lot Control Application – Final Report

(June 3, 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 Lots 2, 61 and 62 of Plan 66M-2437, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

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 5 and 7 Pilkington Drive, and 34, 36, 38 and 40 Goulden Crescent (part of the larger property known as 350 Danforth Road), to allow the development of 6 semi-detached dwelling units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report - 5 and 7 Pilkington Drive and Goulden Crescent
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13996.pdf>

SC17.19	ACTION			Ward: 44
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133 to 143 and 155 Homestead Road and 4275 Lawrence Avenue East Part Lot Control Application – Final Report

(June 9, 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 Blocks 1 to 11 (both inclusive) of Registered Plan 66M-2447.
2. City Council deem that the part lot control exemption by-law shall expire two (2) years from the date of its passing.
3. City Council require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the part lot control exemption by-law.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft part lot control exemption by-law as may be required.
5. City Council authorize the City Solicitor to introduce the part lot control exemption by-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, City Planning, or his delegate.

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 lift part lot control on a residential subdivision currently under construction to enable the separate conveyances of 46 lots, including 39 townhouse units, 6 semi-detached dwelling units, and 1 single-family detached dwelling. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

Background Information

Report - Part Lot Control - 133 Homestead Road and 4275 Lawrence Ave E
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14028.pdf>

SC17.20	ACTION			Ward: 36
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Kingston Road Revitalization Study - Phase 2 Report - Kingston Road Birch Cliff Community

(June 19, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council endorse the Kingston Road Revitalization Study Phase 2 Report, A Vision for Kingston Road attached as Attachment 1.
2. City Council direct Planning staff to hold an open house to present the Phase 2 Report with notice for the open house to be sent to all persons who have expressed interest in the study and to be advertised in the local paper.
3. City Council direct Planning staff to convene a meeting with owners and tenants of properties abutting Kingston Road to present the Phase 2 Report.
4. City Council direct Planning staff, in consultation with appropriate City divisions and agencies, to develop a strategy for implementing the Vision for Kingston Road to be presented for Council consideration in the fourth quarter of 2008 which includes:
 - a. official plan and zoning by-law amendments that incorporate the policy directions from the Vision report;
 - b. urban design guidelines for the properties abutting Kingston Road;

- c. a streetscape plan of enhancements for Kingston Road that is coordinated with the ongoing Environmental Assessment for transit improvements along Kingston Road;
- d. investigating opportunities for enhancement to parks and open spaces along Kingston Road and the Scarborough bluffs;
- e. investigating opportunities for transportation enhancements such as new signals and pedestrian crosswalks along Kingston Road, and enhancement to the cycling environment such as new bike lanes on local streets;
- f. investigating opportunities for public off-street parking facilities along the corridor; and
- g. investigating City programs and initiatives that support and enhance the arts, cultural and heritage resources in Birch Cliff including economic development initiatives such as the Community Improvement and Business Improvement Areas programs.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report presents the Vision for the Revitalization of Kingston Road from Victoria Park Avenue to east of Birchmount Road in the Birch Cliff community and seeks direction on the implementation phase of the Study. As one of the City's Avenues, Kingston Road is where reurbanization is anticipated and encouraged to create housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for residents. The Study is to establish a comprehensive revitalization strategy for Kingston Road to achieve these objectives.

The Vision for Kingston Road is to create a vibrant and pedestrian oriented main street that fosters community sustainability. Mixed-use buildings that support main street living and activities, and parks and open spaces that reflect the arts, cultural and natural heritage attributes of Birch Cliff are envisioned for Kingston Road.

Guiding principles, and a Concept Plan have been developed as a framework for the implementation strategy to achieve revitalization and the enhancements envisioned for Kingston Road that will be developed through the final phase of the Study.

Background Information

Report - Kingston Road Revitalization Study

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14150.pdf>)

SC17.21	ACTION	1:30 PM		Ward: 39
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3291, 3293, 3295 Birchmount Road - Rezoning and Subdivision Applications - Final Report

Statutory - Planning Act, RSO 1990

(May 13, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the Steeles Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - a. the conditions of approval as generally listed in Attachment 6, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.

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 eighteen (18) single detached residential lots on a new cul-de-sac within a draft plan of subdivision at 3291, 3293, and 3295 Birchmount Road and an amendment to the zoning by-law to permit the draft plan of subdivision.

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

This report reviews and recommends approval of the application to amend the zoning by-law. This report also recommends that the Chief Planner approve the draft plan of subdivision.

Background Information

Report - Rezoning - 3291, 3293, 3295 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13824.pdf>)

SC17.22	ACTION	1:30 PM		Ward: 40
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3717 Sheppard Avenue East, Rezoning Application – Final Report

Statutory - Planning Act, RSO 1990

(June 2, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the Tam O'Shanter Community No. 12360 substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
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

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

This report reviews and recommends approval of the application to amend the zoning by-law for a further three-year period.

Background Information

Report - Rezoning - 3717 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13995.pdf>)

SC17.23	ACTION		Delegated	Ward: 44
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Request to Grant or Refuse the Application to Demolish a Residential Building at 189 Rouge Hills Drive with No Building Permit Issued

(July 2, 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. 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. all debris and rubble be removed immediately after demolition;
 - c. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
 - d. any holes on the property are backfilled with clean fill.

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 189 Rouge Hills 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.189 Rouge Hills Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14540.pdf>

Attachments.Demolition.189 Rouge Hills Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14541.pdf>

SC17.24	ACTION			Ward: 41
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Ontario Municipal Board Hearing - Committee of Adjustment (East Panel) Decision - 54 Maresfield Drive

(July 7, 2008) Member Motion from Councillor Chin Lee

Summary

Request from Councillor Lee for staff to attend the Ontario Municipal Board Hearing (Case PL080653) to support the Committee of Adjustment (East) decision to refuse variance request for 54 Maresfield Drive.

SC17.25	ACTION			
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Canadian Idol Contestant

(July 7, 2008) Member Motion from Councillor Brian Ashton

Summary

Request from Councillor Brian Ashton for Scarborough Community Council to recognize Omar Lunan's success on Canadian Idol.

SC17.26	ACTION			Ward: 37
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5th Annual Taste of the Lawrence Street Festival

(July 7, 2008) Member Motion from Councillor Michael Thompson

Summary

Member Motion by Councillor Michael Thompson regarding the highly successful 5th Annual Taste of Lawrence Festival.

SC17.27	Presentation			
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Scarborough Highlight

Summary

Verbal/visual presentation by a Scarborough resident or representative of a Scarborough based organization.

SC17.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill