

Scarborough Community Council

Meeting No. 18
Meeting Date Tuesday, September 9, 2008
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
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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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Schedule of Timed Items

9:45 a.m. - Item SC18.1
 9:50 a.m. - Item SC18.2
 1:30 p.m. - Items SC18.28 - SC18.29

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 - July 7, 2008

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

Communications/Reports

SC18.1	ACTION	9:45 AM	Delegated	Ward: 36
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Draft By-law - To Name the Proposed Private Lane at 216 and 220 Scarborough Golf Club Road as "Jeremiah Lane"

Statutory - City of Toronto Act, 2006

Draft By-law from City Solicitor

Recommendations

That the Scarborough Community Council enact the by-law.

Summary

To enact By-law to name the private lane at 216 and 220 Scarborough Golf Club Road as "Jeremiah Lane".

Background Information

Extract.Jeremiah Lane

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14799.pdf>)

Draft By-law.Jeremiah Lane

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14811.pdf>)

SC18.2	ACTION	9:50 AM		Ward: 42
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Draft By-law - To Permanently Close Part of the Public Highway, Neilson Road, Designated as Parts 1, 2, 3, 4, 7, 8, 9 and 10 on Plan 66R-21412, City of Toronto

Statutory - City of Toronto Act, 2006

Draft By-law from City Solicitor

Recommendations

That the Scarborough Community Council recommend that City Council enact the draft by-law from the City Solicitor.

Summary

To enact By-law to permanently close part of the public highway, Neilson Road, designated as Parts 1, 2, 3, 4, 7, 8, 9 and 10 on Plan 66R-21412, City of Toronto.

Background Information

Draft By-law.Neilson Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14964.pdf>

Extract.Neilson Road.Toronto East Community Council

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14965.pdf>

SC18.3	ACTION		Delegated	Ward: 35
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Request for Fence Exemption – 1 Donside Drive

(July 23, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. Refuse the existing 2 metre high board on board wood fence based on non-compliance with the requirement 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 1 Donside Drive to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence in the front yard within 2.4 metres of the front lot line shall not exceed 1.2 metres for open mesh chain-link fence or equivalent open fence construction that does not restrict sight lines and 1 metre for any other type.

Background Information

Report.Fence.1 Donside Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14797.pdf>)

Fence.1 Donside Drive.Pictures

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14803.pdf>)

SC18.4	ACTION		Delegated	Ward: 35
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Request for Fence Exemption – 445 Pharmacy Avenue

(August 1, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. Refuse the existing 2.5 metre high non-open chain link fence based on non-compliance with the requirement 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 445 Pharmacy Avenue to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence on a non-residential property in a flankage yard within 2.4 metres of the side lot line and 2.4 metres of any driveway not exceed 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

Background Information

Report.Fence.445 Pharmacy Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14798.pdf>)

Fence.445 Pharmacy Avenue.Pictures

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14802.pdf>)

SC18.5	ACTION		Delegated	Ward: 35
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Four Wall Signs at 673 Warden Avenue

(August 19, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The request for variance 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 Stafford Residential and Commercial Property Development, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit four facial wall signs at the above location for TD Canada Trust.

The requested variance enhances the appearance of the building and its design is consistent with the style of other TD Canada Trust throughout the city. Staff recommends approval of the variance.

Background Information

Report.Signs.673 Warden Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14893.pdf>)

Signs.673 Warden Avenue.Attachments

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14894.pdf>)

SC18.6	ACTION		Delegated	Ward: 40
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Replacement of an Existing Ground Sign at 1872-1904 Kennedy Road

(August 19, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The requested variances be approved.
2. The applicant be informed to obtain a sign permit prior to the installation of the proposed ground sign.

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 Sam Cini of Signage & Lighting Systems Inc. on behalf of Highglen Properties Ltd., for approval of variances from the former City of Scarborough Sign Code, By-law 22980, as amended, to permit the erection of a ground sign at the above address.

The applicant is proposing to replace an existing ground sign with one that has an area of 12.02 m² (129.34 ft²) and a height of 6.96 m (22.83 ft.). The proposed sign area and height exceed the maximum allowed by the Sign By-law. This report deals with the required variances to allow the erection of this new ground sign.

The requested variances are considered by staff to be minor and the variances are recommended to be approved.

Background Information

Sign.Report.1872-1904 Kennedy Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14895.pdf>)

Attachments.Sign.1872-1904 Kennedy Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14896.pdf>)

SC18.7	ACTION		Delegated	Ward: 41
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Request for Approval of Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Additional Wall Facial Signs at 5975 Steeles Avenue East

(August 19, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The requested variance be approved.
2. The applicant be informed to obtain a sign permit prior to the installation of the proposed additional facial wall signs.

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 Murray Evans of Evans Planning on behalf of Imperial Oil Ltd., for approval of variance from the former City of Scarborough Sign By-law No. 22980, as amended, to permit the erection of additional wall facial signs to the car wash building at the above address.

A number of permit application of facial signs on the premises have been issued. The signs are in compliance with the requirements of the Sign By-law. The applicant is proposing the erection of additional facial signs with total area of 14.64 m² (157.58 ft²). This area, when added to those being proposed under the issued permits, will result in a total sign face area exceeding the maximum allowed by the Sign By-law. This report deals with the required variance to allow the erection of the additional facial wall sign to the Car Wash building.

The requested variance for wall sign face area is considered by staff to be minor and the variance is recommended to be approved.

Background Information

Signs.Report.5975 Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14897.pdf>)

Signs.Attachments.5975 Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14898.pdf>)

SC18.8	ACTION		Delegated	Ward: 36
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All-Way Stop Control and Turning Prohibition Regulation Housekeeping at Victoria Park Avenue and Bracken Avenue

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “Compulsory Stops” and “Prohibited Turns” regulations, as identified in Appendix 1 of this report.
2. Enact the “Compulsory Stops” 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 Victoria Park Avenue and Bracken Avenue details the minor on-street All-Way Stop Control and turning prohibition regulation changes required to make the existing posted prohibitions enforceable.

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

Background Information

All-Way Stop Control - Victoria Park Avenue/Bracken Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14813.pdf>

SC18.9	ACTION		Delegated	Ward: 37
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Proposed Parking Regulations on Cornwallis Drive

(August 6, 2008) 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 \$2,500.00. 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 Cornwallis Drive. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Cornwallis Drive in direct proximity to Kennedy Road.

It is recommended that Transportation Services install “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” signs on the both sides of Cornwallis Drive from Kennedy Road westerly to Ellendale Drive.

Background Information

Proposed Parking Regulations on Cornwallis Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14814.pdf>

SC18.10	ACTION		Delegated	Ward: 39
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Proposed Minor Street Stop Signs – Castle Hill Drive Area

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “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 seven recommended stop controls is approximately \$1,750.00. 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 describes the need to by-law the minor street stop sign at Partridge Lane and Castle Hill Drive located in the L’Amoreaux Neighbourhood.

At the same time, Transportation Services staff also reviewed the installation of minor street stop signs at six uncontrolled intersections in the same area (Clydebank Boulevard at Castle Hill Drive, Kimbermount Drive at Colinayre Crescent, D’Albret Crescent at King Louis Crescent, north intersection, D’Albret Crescent at King Louis Crescent, south/west intersection, Brigadoon Crescent at Andes Road, west intersection and Brigadoon Crescent at Andes Road, east intersection).

It is recommended that minor street stop signs be installed at the six subject intersections to clearly define the right-of-way and to regulate traffic flow.

Background Information

Proposed Minor Street Stop Signs - Castle Hill Drive Area
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14815.pdf>)

SC18.11	ACTION			Ward: 40
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All-Way Stop Control Study - Pharmacy Avenue at Pachino Boulevard

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the 40 kilometre per hour speed limit on Pachino Boulevard, as identified in Appendix 1 of this report.
2. Adopt the “Compulsory Stops” regulations for nine uncontrolled three-way intersections, as identified in Appendix 1 of this report.
3. Not approve the installation of an All-Way Stop Control at Pharmacy Avenue and Pachino Boulevard.
4. Amend the appropriate by-laws accordingly.

Financial Impact

The financial costs of installing the posted speed limit signage as well as the nine recommended stop controls is approximately \$4,750.00. The funding for the proposed signage is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226. However, if an All-Way Stop Control were to be installed at Pharmacy Avenue and Pachino Boulevard, the additional financial cost of installing the two addition stop signs would be approximately \$500.00 plus approximately \$6,000.00 to remove the existing pedestrian crossover (PXO) on the north side of the intersection.

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 responds to a request from Councillor Norm Kelly’s office, on behalf of an area resident, to install an All-Way Stop Control at the intersection of Pharmacy Avenue and Pachino Boulevard. 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 Pharmacy Avenue and Pachino Boulevard 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.

This report also provides the results of traffic studies conducted on Pachino Boulevard 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 nine uncontrolled three-way intersections in the immediate area (Alice Crescent at Crosland Drive (north intersection), Alice Crescent at Crosland Drive (south intersection), Annaree Drive at Amberley Drive, Annaree Drive at Rothwell Road, Christina Crescent at Alice Crescent, Clanwilliams Court at White Abbey Park, Joanna Drive at Crosland Drive, Randane Drive at Amberley Drive and Randane Drive at Rothwell Road).

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

Background Information

All-Way Stop Control Study - Pharmacy Avenue at Pachino Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14817.pdf>)

SC18.12	ACTION		Delegated	Ward: 40
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Proposed Parking Regulations on Eaglestone Road

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

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

Financial Impact

The financial cost of installing these parking prohibition signs 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 responds to a concern about lack of parking regulations on Eaglestone Road. Several residents of Eaglestone Road submitted a petition requesting parking prohibitions. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Eaglestone Road.

It is recommended that Transportation Services extend the existing “No Parking Anytime” on the east side of Eaglestone Road by an additional 84 metres northward from its present termination point. This extension will encompass the homes of the residents that have expressed a desire to amend these regulations, via their petition.

Background Information

Proposed Parking Regulations on Eaglestone Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14820.pdf>)

SC18.13	ACTION			Ward: 41
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Proposed Traffic Control Signals – Steeles Avenue East at State Crown Boulevard/Shadlock Street

(August 7, 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 Steeles Avenue East at State Crown Boulevard/Shadlock Street.
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 Steeles Avenue East at State Crown Boulevard/Shadlock Street.

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

Background Information

Proposed Traffic Control Signals - Steeles/State Crown/Shadlock

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14826.pdf>)

SC18.14	ACTION		Delegated	Ward: 42
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Proposed Parking Prohibition at 19, 28 and 29 Rosebank Drive Driveways

(August 7, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the installation of “No Parking Anytime” regulations at six private driveways located at 19, 28 and 29 Rosebank Drive, 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 \$6,400.00. The funding 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 raised by the condominium/townhouse manager of properties of 19, 28 and 29 Rosebank Drive to install “No Parking Anytime” prohibitions at the six private driveways at the subject locations that intersect Rosebank Drive, Orchid Place Drive and Parkborough Boulevard. These properties are located in the Malvern Neighbourhood.

The subdivision is located south of Sheppard Avenue East and east of Markham Road. These restrictions will maintain clear sightlines for motorists accessing the private driveways; therefore, Prohibiting parking near the driveways at 19, 28 and 29 Rosebank Drive is prudent.

It is also recommended that “No Parking Anytime” corner prohibition signs be installed at other intersections in this subdivision. These prohibitions will assist in the maintenance of clear sightlines for motorists entering and exiting additional intersections throughout this neighbourhood.

Background Information

Proposed Parking Prohibition at Rosebank Drive - Driveways

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14821.pdf>)

SC18.15	ACTION			Ward: 42
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Proposed Traffic Control Signals – McNicoll Avenue at Tapscott Road

(August 7, 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 McNicoll Avenue at Tapscott Road.
2. Amend the appropriate by-law(s) accordingly.

Financial Impact

All costs associated with the installation of this traffic control signals are the responsibility of the Morningside Heights Landowners Group, pursuant to the Core Servicing Agreement signed between the City of Toronto and the developers, dated February 22, 2002. 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 McNicoll Avenue at Tapscott Road.

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

Background Information

Proposed Traffic Control Signals - McNicoll Avenue at Tapscott Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14825.pdf>

SC18.16	ACTION			Ward: 42
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Railway Whistling Cessation Study – Morningside Heights Area

(August 12, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Authorise staff to arrange a railway whistling cessation study for the level crossings of the Canadian Pacific Railway at Tapscott Road, Neilson Road, Reesor Road and Beare Road in the City of Toronto, with Council's ultimate intention to pass a resolution forbidding the use of train whistles at these level crossings where feasible.
2. Authorise staff to give the necessary Public Notice of this study in a Community Newspaper and on the Internet, and to also give notice of the study to the relevant organisations.

Financial Impact

The financial cost of the study and the Public Notice is approximately \$10,000.00, the funding for which is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0295.

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.

Recent residential development in the Morningside Heights community has raised noise issues relating to the use of train whistles (horns) by the Canadian Pacific Railway at level crossings in the area. Federal guidelines require that various safety issues be studied prior to train whistling being prohibited at specific level crossings.

It is recommended that a whistling cessation study be commenced with appropriate Notice being given to the public and relevant organisations as per the applicable Federal legislation and guidelines.

Background Information

Railway Whistling Cessation Study

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14818.pdf>)

SC18.17	ACTION		Delegated	Ward: 42
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Proposed Pedestrian Crossover at the Intersection of Oasis Boulevard and Pinoak Street

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the installation of a Pedestrian Crossover on Oasis Boulevard at the south side of Pinoak Street.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

The estimated cost of installing the proposed Pedestrian Crossover is approximately \$30,000.00. The funding for this device is available in the Transportation Services Capital Works Budget, under Project No. CTP708-01.

Summary

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

This report describes a review of the feasibility of installing a Pedestrian Crossover (PXO) at the intersection of Oasis Boulevard and Pinoak Street. The technical warrants for a PXO are met at the subject location. The pedestrian volume crossing Oasis Boulevard is sufficient to justify this type of installation.

The existing location of the “School Crossing” will be used, and modifications will include: overhead fixtures, flashing amber beacons, and pedestrian push buttons on either side of Oasis Boulevard.

Background Information

Pedestrian Crossover - Oasis Boulevard and Pinoak Street

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14816.pdf>

SC18.18	ACTION		Delegated	Ward: 43
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Proposed Parking Prohibition on Mornelle Court

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the installation of “No Parking Anytime” prohibitions on east and west side of Mornelle Court, 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 \$1,600.00. The funding 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 raised by the property manager of 3050 Ellesmere Road to install No Parking Anytime regulations at the two driveways of the subject building. The south driveway at the 110 Mornelle Court should also have the posting of “No Parking Anytime” prohibitions to maintain sightline continuity.

To maintain clear sightlines for motorists, the prohibiting of parking near the driveways on the east and west side of Mornelle Court is prudent.

Background Information

Parking Prohibition on Mornelle Court

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14819.pdf>

SC18.19	ACTION			Ward: 43, 44
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Traffic Control Signal Study – Morningside Avenue and Tams Road

(August 6, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve the installation of traffic control signals at the intersection of Morningside Avenue and Tams Road.
2. Not pass or amend the appropriate by-law(s) accordingly, including eastbound and westbound Compulsory Turn regulations relating to the activation of traffic control signals.

Financial Impact

There is no financial impact associated with this report; however, the financial cost of installing these new traffic control signals would be approximately \$200,000.00 should the installation be approved. The funding for these signals is not available in Transportation Services Division's Capital Works Budget under Project No. CTP708-01 at this time.

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 on the feasibility of the installation of traffic control signals at Morningside Avenue and Tams Road.

Traffic studies reveal that Traffic Control Signals are not warranted at this location.

Background Information

Traffic Control Signal Study - Morningside Avenue & Tams Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14822.pdf>

SC18.20	ACTION		Delegated	Ward: 44
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All-Way Stop Control Not Recommended – on Cherryhill Avenue at Rodarick Drive

(August 6, 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 Cherryhill Avenue at Rodarick Drive.
2. Rescind the “Compulsory Stops” regulations, as identified in Appendix 1 of this report.
3. Adopt the “Through Streets” and “Compulsory Stops” regulations, as identified in Appendix 2 of this report.
4. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the recommended three compulsory stop controls is approximately \$750.00. However, if an All-Way Stop Control were to be installed, at Cherryhill Avenue and Rodarick Drive the financial cost of installing the two more stop signs is approximately an additional \$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 an area resident to install an All-Way Stop Control at the intersection of Cherryhill Avenue at Rodarick Drive. 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 Cherryhill Avenue at Rodarick Drive 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. However, it is recommended that a minor street stop sign be installed on Rodarick Drive at the subject uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Transportation Services staff also reviewed the installation of minor street stop signs at two other three-way uncontrolled intersections in the Centennial Scarborough Neighbourhood, namely on: Rodarick Drive at Holmcrest Trail and Paulander Avenue at Holmcrest Trail.

It is recommended that minor street stop signs be installed at all 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

All-Way Stop Control - Cherryhill at Rodarick

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14823.pdf>)

SC18.21	ACTION			Ward: 44
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Parking and Stopping Regulation Housekeeping on Kingston Road

(August 7, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District staff recommends that Scarborough Community Council recommend that City Council:

1. Rescind the regulations, as identified in Appendix 1 of this report.
2. Adopt the regulations, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing and replacing parking and stopping prohibition signs is approximately \$3,000.00. 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 does not have delegated authority from City Council to make a final decision.

This report on Kingston Road details the on-street parking regulation changes required to make the existing signed no parking prohibitions enforceable, and to provide a no stopping prohibition in the vicinity of a curb-side bicycle lane.

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

Background Information

Parking & Stopping Regulation Housekeeping on Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14824.pdf>)

SC18.22	Information		Delegated	Ward: 38, 41, 42
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Development Applications Along Steeles Avenue within the Town of Markham

(August 14, 2008) Report from Director, Community Planning, Scarborough District

Financial Impact

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

Summary

This report summarizes active planning applications submitted to the Town of Markham along the north side of Steeles Avenue east of Victoria Park Avenue. As a consequence of owning the full Steeles Avenue right-of-way and by agreement with York Region, the City has limited planning authority over lands located within 45 metres of the north limit of Steeles Avenue East.

Background Information

Report.Dev.App.Steeles Ave. within Town of Markham

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14918.pdf>

SC18.23	ACTION			Ward: 44
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505 and 515 Centennial Rd - OPA & Rezoning Applications - Refusal Report

(August 21, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the applications for Official Plan and Zoning By-law Amendments by FC515 Land Corp./Accentia Development Inc., for the lands at 505-515 Centennial Road because the proposal seeks to establish a new residential community in an isolated location that raises significant land use concerns, including compatibility and adverse impact on the ongoing viability of the commercial area in which it is located, and does not represent good planning.
2. In the event of an appeal, the City Solicitor and the appropriate Staff attend the Ontario Municipal Board hearing to represent the City's interests to oppose the applications.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications propose to amend the official plan and zoning by-law to permit the development of 112 three-storey residential townhouses on a private road at 505 and 515 Centennial Road. A related draft plan of subdivision application (file no. 08 161198 ESC 44 SB) proposes the creation of 112 individual lots and twelve blocks of land. One block of land would include the private road, surface visitor parking areas, common areas, walkways and tot lot, and would form the basis of a future common element condominium application. The other eleven blocks are intended to serve as the driveways for the below-unit parking spaces.

The subject site falls within a Site and Area Specific Official Plan Policy area which does not permit residential uses. The proposed development raises concerns related to land use, built form and design. Staff is of the opinion that the applications represent a fragmented change to the official plan policy and zoning for the area. The site is located in an inappropriate area to establish a new residential community. The proposed development raises issues of conflicts between residential and commercial traffic, safe and convenient pedestrian access for residents, as well as issues of noise and odour. Further, the applications are unacceptable in their current form, and refusal of the applications is recommended.

Background Information

Report.505 and 515 Centennial Road.OPA & Rezoning
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14934.pdf>

SC18.24	ACTION			Ward: 38
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1 - 2 Meadowglen Place - Rezoning and Rental Housing Demolition and Conversion Applications - Preliminary Report

(August 18, 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, number of dwelling units, improved massing, sun/shadow impacts on adjacent residential and supply of an appropriate amount of green space.
2. The application be processed and considered within the context of the Markham-Ellesmere Revitalization Study.
3. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

4. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
5. 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 and a rental housing demolition and conversion application to permit the redevelopment of the subject property with a total of 886 residential units including apartments and townhouses, ground floor retail and a public park. The two existing apartment buildings would be demolished and the 141 rental units replaced in a new 9 storey building. Three additional buildings, ranging in height from 10 to 32 storeys, are proposed to contain 745 condominium units.

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 applications will be processed and considered within the context of the Markham-Ellesmere Revitalization Study. 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.1-2 Meadowglen Pl.Rezoning and Rental Housing Demo.Convers.
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14917.pdf>)

SC18.25	ACTION			Ward: 39
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4631 Steeles Avenue East and 53 Redlea Avenue - Rezoning Application - Status Report

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

Recommendations

The City Planning Division recommends that:

1. The applicant continue to fully explore the options presented in this report and provide staff with a revised proposal that addresses the concerns expressed in the March 13, 2008 report to Community Council in regards to achieving a comprehensive assembly.
2. Staff report back to Community Council upon receipt and preliminary evaluation of a revised proposal.

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 rezone the lands at 4631 Steeles Avenue East and 53 Redlea Avenue to permit additional uses and floor area increases in order to construct two, 3-storey buildings with restaurants, retail, offices, personal service shops, educational & training facilities and recreational uses. The project would also contain one, 6-storey parking deck. The two existing buildings on the subject lands will be demolished in order to accommodate the proposed development.

This application was before Community Council on April 8, 2008. Scarborough Community Council deferred consideration of this matter to its meeting of September 9, 2008.

The purpose of this report is to update Community Council on the application and the applicant's response to the concerns raised by staff.

Background Information

Status Report.4631 Steeles.53 Redlea.Rezoning App.

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14912.pdf>

25a 4631 Steeles Avenue East and 53 Redlea Avenue - Rezoning Application - Preliminary Report (Deferred from April 8, 2008)

(March 13, 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 in regards to achieving a comprehensive assembly. Staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised proposal is submitted that achieves a comprehensive redevelopment solution.
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 lands at 4631 Steeles Avenue East and 53 Redlea Avenue to permit additional uses and floor area increases in order to construct two, 3-storey buildings with restaurants, retail, offices, personal service shops, educational & training facilities and recreational uses. The project would also contain one, 6-storey parking deck. The two existing 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.

A community consultation meeting will be scheduled once a revised proposal is submitted that achieves a comprehensive development of this intersection. A final report will be prepared and public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information provided.

Background Information

Report.4631 Steeles Avenue East.53 Redlea Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14629.pdf>)

SC18.26	ACTION			Ward: 40
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2451 Birchmount Road - Rezoning Application - Preliminary Report

(August 13, 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 a 4 storey structure to be used as a columbarium containing approximately 17,500 niches at 2451 Birchmount Road.

In addition to the required rezoning application filed with the City, an application requesting consent to establish a cemetery has been submitted to the Registrar of the Ministry of Consumer and Business Services, under the Cemeteries Act (Revised) for a columbarium.

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. Once all the identified issues have been satisfactorily resolved and all required information is provided, a final report would be prepared and a public meeting would be scheduled.

Background Information

Report.2451 Birchmount Road.Rezoning App.

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14911.pdf>)

SC18.27	ACTION			Ward: 44
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North Side Sheppard Avenue East (Lands Adjacent to Boydwood Lane) Rezoning and Subdivision Applications - Preliminary Report

(August 19, 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 zoning by-law to create five new lots to permit the development of five new single detached residential units on a new single loaded public road by way of plan of subdivision. The site is located on lands adjacent to 33 Boydwood Lane and Sheppard Avenue East.

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 applications 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 in a timely manner.

Background Information

Report.Sheppard.Boydwood Lane.Rezoning and Subdivision Apps.
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14908.pdf>)

SC18.28	ACTION	1:30 PM		Ward: 40
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**3717 Sheppard Avenue East - Rezoning Application – Final Report
(Continuation of a Public Meeting on July 7, 2008)**

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-14701.pdf>)

Communications

(July 1, 2008) fax from Ella Ng (SC.Main.18.28.1)

28a 3717 Sheppard Avenue East - Request for Information on Sewer and Water Management Review - Supplementary Report

(August 21, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. The information contained in this report be considered along with the Final Report dated June 2, 2008 from the Director, 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 report back to Scarborough Community Council on a sewer and water management review of the subject property and the functionality of the existing septic tank system.

Background Information

Supp. Report.3717 Sheppard Avenue East.Sewer and Water
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14913.pdf>)

SC18.29	ACTION	1:30 PM		Ward: 35
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544 Birchmount Road – Rezoning Application – Final Report

Statutory - Planning Act, RSO 1990

(August 21, 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 Birchmount Park Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 10.
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. Before the necessary Bill is introduced to City Council for enactment, the Owner be required to enter into an agreement pursuant to Section 37 of the Planning Act, to secure the provision of facilities, services and matters identified in the draft zoning by-law amendment, outlined in Attachment 10.
4. Before the necessary Bill is introduced to City Council for enactment, the Owner be required to enter into a site plan agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act, 2006.
5. Before the necessary Bill is introduced to City Council for enactment, the Owner must pay all costs associated with the improvements recommended in the accepted Traffic Impact Study, dated July 20, 2007, prepared by Lea Consulting Ltd. to the satisfaction of the Director of Transportation Services and submit a certified cheque payable to the City of Toronto in the total amount of \$15,000.00 to fund the signal timing optimization of the intersections of Birchmount Road at St. Clair Avenue, Newlands Avenue and Danforth Road, including the installation of a northbound left turn advance phase at the Birchmount Road and Danforth Road intersection.

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 intensify the property at 544 Birchmount Road with the addition of a 10-storey apartment building with 153 dwelling units.

The proposed development represents the opportunity to add to the supply of affordable rental housing in the City. It represents an efficient use of land and existing and proposed public infrastructure and services. Community benefits will be secured including the preservation and improvement of the existing rental apartment building and site.

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

Background Information

Report.544 Birchmount Road.Rezoning

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14936.pdf>

SC18.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill