
Scarborough Community Council

Meeting No.	20	Contact	Betty Henderson
Meeting Date	Tuesday, November 18, 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

10:00 a.m. - Item SC20.1
1:30 p.m. - Item SC20.33 - SC20.36

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 - October 7, 2008

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

Communications/Reports

SC20.1	Presentation	10:00 AM		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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The Scarborough Hospital

Summary

Presentation by representatives of The Scarborough Hospital.

SC20.2	ACTION		Delegated	Ward: 35
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Business Improvement Area (BIA) Board of Management Nominations Crossroads of the Danforth BIA

(October 27, 2008) Report from Director, Business Services

Recommendations

The Director of Business Services recommends that:

1. Scarborough Community Council establish a Board of Management for the Crossroads of the Danforth BIA, as set out in Attachment 1.

2. Scarborough Community Council approve the nominations to the Crossroads of the Danforth BIA Board of Management, as set out in Attachment 2.
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to include the new Crossroads of the Danforth BIA.

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 establish a board of management for the Crossroads of the Danforth BIA and approve the nominees to the board. The Scarborough Community Council has delegated authority to establish BIA boards of management and to make final decisions regarding BIA appointments.

Background Information

Crossroads of the Danforth BIA.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16619.pdf>)

SC20.3	ACTION		Delegated	Ward: 36
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Request for Fence Exemption – 21 Knowlton Drive

(September 25, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. Refuse the existing 2 metre high wood fence and the proposed 30 centimetre lattice extension located in the front and side yard for a total overall height of 2.1 metres 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 21 Knowlton 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 not within 2.4 metres of the front lot line not exceed 1.2 metres and any other fence not exceed 2 metres on the side or rear yards of the property.

Background Information

Report.Fence.21 Knowlton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16318.pdf>)

Picture.1.21 Knowlton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16319.pdf>)

Picture.2.21 Knowlton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16320.pdf>)

Picture.3.21 Knowlton Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16321.pdf>)

SC20.4	ACTION		Delegated	Ward: 37
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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 2650 Lawrence Avenue East

(October 28, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

The Acting Director of Building 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 First Capital (Midland & Lawrence Corp.), 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.Four Wall Signs.2650 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16705.pdf>)

Drawings.Signs.2650 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16706.pdf>)

SC20.5	ACTION		Delegated	Ward: 41
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as Amended, for a Ground Sign at 1780 Markham Road

(October 28, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

The Acting Director of Building recommends that:

1. The requested variances be refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by Isabella Cerelli of Pride Signs Ltd. on behalf of Goldmanco – 1525374 Ont. Inc., for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of a second ground sign at the above address.

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

Staff reviewed the requested variances and recommends the variances to be refused.

Background Information

Report.Sign.1780 Markham Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16707.pdf>)

Drawings.Sign.1780 Markham Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16708.pdf>)

SC20.6	ACTION		Delegated	Ward: 35
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Request to Grant or Refuse the Application to Demolish A Residential Building at 240 Danforth Road with No Building Permit Issued

(October 28, 2008) Report from Acting Director of Toronto Building, Scarborough District

Recommendations

The Acting Director of Building recommends that:

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

Financial Impact

There are no financial implications resulting from this report.

Summary

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

In accordance with By-law No. 1009-2006 , I refer the demolition permit application for 240 Danforth Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permits.

Background Information

Report.Demolition.240 Danforth Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16709.pdf>

SC20.7	ACTION			Ward: 42
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Assumption of Services – Trans-Gate Inc. Registered Plan of Subdivision 66M-2402 - East of Morningside Avenue, North of Old Finch Avenue

(October 22, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2402 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-2402.
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 66M-2402 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.Trans-Gate Inc.

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16773.pdf>

**(Deferred from September 9 and October 7, 2008 - 2008.SC18.11 and
2008.SC19.3)**

SC20.8	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 additional 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-16182.pdf>

(Deferred from October 7, 2008 - 2008.SC19.13)

SC20.9	ACTION		Delegated	Ward: 44
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All-Way Stop Control Not Recommended – On Bonacres Avenue at Kimbolton Court and Reduced Speed Limit Issues on Bonacres Avenue

(September 18, 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 Bonacres Avenue at Kimbolton Court Drive.
2. Not approve the installation of a 40 km/hour speed limit regulation along Bonacres Avenue from Colonel Danforth Trail to Jean Dempsey Gate.
3. Adopt the “Through Streets” and “Compulsory Stops” regulations, as identified in Appendix 1 of this report.
4. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the recommended stop controls is approximately \$1,750.00. If an All-Way Stop Control were to be installed at Bonacres Avenue and Kimbolton Court, the additional financial cost is approximately \$500.00. The funding for these stop controls would be available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 Bonacres Avenue at Kimbolton Court and to implement a 40 km/h speed limit along Bonacres Avenue. 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 Bonacres Avenue at Kimbolton Court since the subject intersection failed to meet the warrant for installation which was adopted by Council for use in the City of Toronto. It is also recommended not to implement a 40 km/h speed limit along Bonacres Avenue as per Council Policy. It is, however, recommended that a minor street stop sign be installed at the subject uncontrolled three-way intersection 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 six other three way uncontrolled intersections in the Centennial Scarborough Neighbourhood, namely on: Brigadier Place at Bonacres Avenue, Ruddell Place at Ramblewood Drive, Whiteacres Avenue at Ramblewood Drive, Byford Street at Acheson Boulevard (west intersection), Byford Street at Acheson Boulevard (east intersection) and Boxhill Drive at Goldberry Square.

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

Stop Control.Bonacres Avenue/Kimbolton Court and Reduce Speed Limit
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16183.pdf>)

SC20.10	ACTION		Delegated	Ward: 35
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Proposed Minor Street Stop Signs – Jeavons Avenue and Raleigh Avenue Area

(October 21, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulations for the subject two uncontrolled three- way intersections, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the subject recommended stop controls and associated pavement markings is approximately \$700.00. The funding for these stop controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

Summary

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

While reviewing area signage, as a result of vehicle speed and volume studies in the Jeavons Avenue and Raleigh Avenue area, Transportation Services staff identified two uncontrolled three-way intersections in the immediate area (Rupert Street at Parnell Avenue, Kilmarnock Avenue at Moira Avenue).

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

Background Information

Report.Proposed Minor Street Stop Signs.Jeavons Ave. and Raleigh Ave. Area
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16738.pdf>

SC20.11	ACTION		Delegated	Ward: 35
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Proposed All-Way Stop Control on Sinnott Road and Civic Road

(October 21, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the installation of an All-Way Stop Control at the intersection of Sinnott Road and Civic Road.
2. Rescind the “Through Street” regulation, as identified in the Appendix 1 of this report.
3. Adopt the “Compulsory Stops” regulations, as identified in the Appendix 2 of this report.
4. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing these 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 TP0397.

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 provides the results of an All-Way Stop Control study conducted at the intersection of Sinnott Road and Civic Road.

Traffic studies reveal that an All-Way Stop Control is warranted at the noted intersection.

Background Information

Report.Proposed All-Way Stop Control.Sinnott Road and Civic Road
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16736.pdf>)

SC20.12	ACTION			Ward: 35, 38
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Left-Turn Prohibition Regulation – 2881 Eglinton Avenue East

(October 10, 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 “Left Turn Prohibition” regulation, as identified in the Appendix 1 of this report.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

There is no financial impact associated with this report, as the necessary signage is already in place.

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 advise on the need to enact a northbound No Left Turn regulation at the access to 2881 Eglinton Avenue East.

Background Information

Report.Left-Turn Prohibition Regulation.2881 Eglinton Avenue East
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16724.pdf>)

SC20.13	ACTION		Delegated	Ward: 36
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Request for an Encroachment Agreement - 226 Blantyre Avenue

(October 23, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the encroachment at 226 Blantyre Avenue as described in the report.
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 226 Blantyre Avenue for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Background Information

Report.Encroachment Agreement.226 Blantyre Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16813.pdf>

SC20.14	ACTION		Delegated	Ward: 36
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All-Way Stop Controls Not Recommended – Minerva Avenue and Waltonice Road, Minerva Avenue and Andrew Avenue

(October 21, 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 the intersection of Minerva Avenue at Waltonice Road.
2. Not approve the installation of an All-Way Stop Control at the intersection of Minerva Avenue at Andrew Avenue.
3. Not amend the appropriate by-law accordingly.

Financial Impact

There would be no financial impact associated with the staff recommendation; however, if All-Way Stop Controls were to be installed, the financial cost of installing the four addition stop signs, upgrading the existing signage and associated pavement markings is approximately \$2,750.00. The funding for these stop controls would be available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 reviews a request to install All-Way Stop Controls at the intersections of Minerva Avenue at Waltonice Road and Minerva Avenue at Andrew Avenue. The report shows that these intersections failed to meet the required technical warrants for this type of traffic control.

Background Information

Report.All-Way Stop Controls.Minerva Ave. Waltonice Rd.Andrew Ave.
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16737.pdf>

SC20.15	ACTION			Ward: 36
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Traffic Control Signal Study – St. Clair Avenue East and Jeanette Street

(October 20, 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 St. Clair Avenue East and Jeanette Street.
2. Not pass or amend the appropriate by-law(s) accordingly.

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 \$190,000.00 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 is to review the feasibility of the installation of traffic control signals at St. Clair Avenue East and Jeanette Street.

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

Background Information

Report.Traffic Control Signal Study.St. Clair Ave. E and Jeanette St.
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16734.pdf>

SC20.16	ACTION		Delegated	Ward: 37
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Proposed Minor Street Stop Signs – Ranstone Gardens and Kingsdown Drive Area

(October 20, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulations for the subject 18-uncontrolled three way intersections, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the subject recommended stop controls is approximately \$4,500.00. The funding for these stop controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

Summary

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

While reviewing area signage, as a result of vehicle speed and volume studies in the Ranstone Gardens area, Transportation Services staff identified 18 uncontrolled three-way intersections in the immediate area (Ashdean Drive at Flintridge Road, Axum Place at Flora Drive, Balaclava Drive at Flora Drive, Bauty Place at Flora Drive, Chopin Avenue at Mozart Avenue, Chopin Avenue at Ranstone Gardens, Hardcastle Street at Rosemount Drive, Leahann Drive at Flora Drive, Lozoway Drive at Ranstone Gardens, Mozart Avenue at Ranstone Gardens, Porter Crescent at Flora Drive, Tripp Crescent at Flora Drive, Tripp Crescent at Flintridge Road, Tripp Crescent at Leahann Drive (north intersection), Tripp Crescent at Leahann Drive (south intersection), Valerie Road at Flora Drive, Valerie Road at Porter Crescent and Yorkshire Road at Kingsdown Drive).

It is recommended that minor street stop signs be installed at the subject 18 uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow.

Background Information

Report.Proposed Minor Street Stop Signs.Ranstone Gdns.Kingsdown Drive Area
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16731.pdf>

SC20.17	ACTION		Delegated	Ward: 37
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Proposed Speed Limit Reduction on Flora Drive

(October 10, 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 regulation, as identified in the Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the posted speed limit signs is approximately \$2,500.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 Flora Drive 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.

Background Information

Report.Proposed Speed Limit Reduction.Flora Drive
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16727.pdf>

SC20.18	ACTION		Delegated	Ward: 38
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Left-Turn Prohibition Regulation – 480 Progress Avenue

(October 10, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Prohibition Turns” regulation, as identified in the Appendix 1 of this report.

2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

There is no financial impact associated with this report, as the necessary signage is already in place.

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 advise on the need to enact an eastbound No Left Turn regulation at the access to 480 Progress Avenue.

Background Information

Report.Left-Turn Prohibition.480 Progress Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16723.pdf>

SC20.19	ACTION		Delegated	Ward: 39
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Pedestrian Crossover (PXO) Study – Chester Le Boulevard, South of Morecambe Gate

(October 27, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve the installation of a Pedestrian Crossover (PXO) on Chester Le Boulevard, south of Morecambe Gate.
2. Not pass or amend the appropriate by-law(s) 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.

The purpose of this report is to review the feasibility of the installation of a Pedestrian Crossover (PXO) on Chester Le Boulevard south of Morecambe Gate.

Traffic studies reveal that a Pedestrian Crossover (PXO) is not warranted at this location.

Background Information

Report.Pedestrian Crossover (PXO) Study.Chester Le Blvd. S of Morecambe Gate
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16739.pdf>)

SC20.20	ACTION			Ward: 39
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Traffic Control Signal Study – Pharmacy Avenue and Arnall Avenue

(October 20, 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 Pharmacy Avenue and Arnall Avenue.
2. Not pass or amend the appropriate by-law(s) accordingly.

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 \$165,000.00 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 is to review the feasibility of the installation of traffic control signals at Pharmacy Avenue and Arnall Avenue.

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

Background Information

Report.Traffic Control Signal Study.Pharmacy Ave. and Arnall Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16735.pdf>)

SC20.21	ACTION		Delegated	Ward: 40
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Proposed Minor Street Stop Sign – Foxhill Road at Bugle Hill Road

(October 10, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulation, as identified in the Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the subject recommended stop control is approximately \$250.00. The funding for this stop control is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

Summary

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

While reviewing area signage, as a result of vehicle speed and volume studies in the Meadowacres Drive area, Transportation Services staff identified an uncontrolled three-way intersection in the immediate area (Foxhill Road at Bugle Hill Road).

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

Background Information

Report.Proposed Minor Street Stop Sign.Foxhill Road at Bugle Hill Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16719.pdf>

SC20.22	ACTION		Delegated	Ward: 40
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Proposed Parking Regulations on Pently Crescent

(October 10, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “No Parking” regulation, as identified in the 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 \$1,500.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 Pently Crescent. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Pently Crescent.

It is recommended that Transportation Services install “No Parking Anytime” on the south side of Pently Crescent.

Background Information

Report.Proposed Parking Regulations.Pentley Crescent
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16720.pdf>)

SC20.23	ACTION		Delegated	Ward: 41
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Proposed Parking Regulations on the South Side and North Side of Scottfield Drive, East of Middlefield Road

(October 10, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “No Parking” regulation, as identified in the 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 \$1,200.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 parking along Scottfield Drive, east of Middlefield Road, in the area of the curve near 23 Scottfield Drive. Staff reviewed this road section during a typical weekday and recorded a number of vehicles parked in the area of the curve, which hinders truck movements entering and exiting from 23 Scottfield Drive.

It is recommended that “No Parking Anytime” signs be installed on Scottfield Drive east of Middlefield Road to allow truck traffic to access 23 Scottfield Drive, assist motorists in travelling safely through the curve, and increase sightlines of motorists exiting driveways in the vicinity.

Background Information

Report.Proposed Parking Reg. S/S and N/S Scottfield Drive
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16726.pdf>

SC20.24	ACTION		Delegated	Ward: 41
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Follow-up Review of Sandhurst Circle – Northwest Quadrant

(October 20, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Receive this report for information.

Financial Impact

There is no financial impact 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 responds to a request to investigate the potential for traffic calming on Sandhurst Circle and to conduct a review of changes/upgrades that have been implemented on Sandhurst Circle in the northwest quadrant in the previous six months.

Staff applied the study results to the Traffic Calming Warrant Criteria and found that the minimum speed requirement is not satisfied at this location; therefore, Sandhurst Circle would not be a suitable location for additional traffic calming initiatives at this time.

There have been no reported collisions related to speed or involving pedestrians between December 31, 2007 and September 30, 2008 since our initial investigation results. There has been no change in operating speed on Sandhurst Circle, and the posted 40 kilometre per hour (km/h) speed limit is appropriate.

The conversion of the Pedestrian Crossover to Traffic Control Signals was approved by City Council and the work is pending.

Background Information

Report.Follow-up Review.Sandhurst Circle.N/W Quadrant
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16732.pdf>

SC20.25	ACTION		Delegated	Ward: 42
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Highway Alteration By-law – Littles Road at Steeles Avenue East

(October 22, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Authorize the closure of Littles Road on a temporary basis by installing a gate or barrier to prevent unauthorized access to this roadway.

Financial Impact

The financial cost of installing a gate on Littles Road is approximately \$5,000.00 (materials and installation). Funding is available in the Transportation Services Operating Budget to accommodate these costs.

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 recommend the enactment of a highway alteration by-law for a temporary road closure of Littles Road from Steeles Avenue East to a point approximately 700 metres south of Steeles Avenue East.

Background Information

Report.Highway Alteration By-law.Littles Road at Steeles Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16814.pdf>

SC20.26	ACTION		Delegated	Ward: 42
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Rouge Park – Options for Signage and Elimination of Lay-bys on Sewells Road

(October 23, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

Transportation Services, Scarborough District recommends that Scarborough Community Council:

1. Approve the locations for barrier-type devices to eliminate lay-bys on Sewells Road.
2. Approve the locations for new “No Dumping” signs in the Rouge Park.

Financial Impact

The financial cost of installing barrier-type devices on Sewells Road is approximately \$80,000.00 (materials and installation).

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 majority of illegal dumping in the Rouge Park occurs on Sewells Road. There are a number of lay-bys on Sewells Road that provide the “opportunity” for vehicles to park and illegally dump materials on the side of the roadway. Staff are proposing that barrier-type devices be installed to remove the lay-bys which are presently being used to facilitate illegal dumping in the area south of Little Rouge Creek to Old Finch Avenue.

This report also recommends locations for new “No Dumping” signs to replace existing signs in areas of the Rouge Park where illegal dumping occurs.

Background Information

Rouge Park.Options for Signage and Elimination of Lay-bys on Sewells Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16819.pdf>

SC20.27	ACTION		Delegated	Ward: 43
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Proposed Minor Street Stop Signs – Coronation Drive and Kitchener Road Area

(October 20, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not install an All-Way Stop Control at the intersection of Coronation Drive and Kitchener Road.
2. Adopt the “Compulsory Stops” regulations for the subject five uncontrolled three-way intersections, as identified in Appendix 1 of this report.
3. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the subject five recommended stop controls is approximately \$1,250.00. The funding for these stop controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

Summary

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

This report responds to a request to install an All-Way Stop Control at the intersection of Coronation Drive and Kitchener Road. The report shows that this intersection failed to meet the required technical warrant for this type of control. However, Transportation Services staff recommend the installation of minor street stop signs at five uncontrolled three-way intersections in the immediate area (Betty Frank Gate at Limevale Crescent, French Avenue at Kitchener Road, French Avenue at Rowallan Drive, Gloaming Drive at Danzig Street and Marlena Drive at Danzig Street).

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

Background Information

Report.Proposed Minor Street Stop Signs.Coronation Dr.Kitchener Road
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16733.pdf>)

SC20.28	ACTION		Delegated	Ward: 44
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Proposed Speed Limit Reduction on Lavery Trail

(October 10, 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 regulation, as identified in the Appendix 1 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the posted speed limit signs is approximately \$1,500.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0397.

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 Lavery Trail 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.

Background Information

Report.Proposed Speed Limit Reduction.Lavery Trail

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16725.pdf>)

SC20.29	ACTION			Ward: 35
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743 Warden Avenue – Rezoning Application – Preliminary Report

(October 30, 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 retail/commercial development with a total gross floor area of 8,240 square metres on the portion of the site fronting on Warden Avenue, and also proposes two employment buildings with a total gross floor area of 17,994 square metres on the interior of the site.

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 scheduled once all the identified issues have been satisfactorily resolved.

Background Information

Report.743 Warden Ave.Rezoning Application.Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16853.pdf>)

SC20.30	ACTION			Ward: 35
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651 Warden Avenue – Part Lot Control Application – Final Report

(October 27, 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 Lots 1 to 34 and Blocks 36 to 49 of Plan 66M-2455, 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 certain portions of the lands known as 651 Warden Avenue, to allow the division of land to create conveyable parcels for 152 dwelling units (68 semi-detached dwelling units and 84 townhouses). This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information

Report.651 Warden Avenue.Part Lot Control.Final Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16717.pdf>)

SC20.31	ACTION			Ward: 37
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975 Kennedy Road – Rezoning and Site Plan Control Applications Status Report

(October 29, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. Staff continue to process the revised development scheme and to address the issues raised in this report and that prior to the commencement of an upcoming OMB Hearing seek direction from City Council.

Financial Impact

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

Summary

The 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.

The purpose of this report is to provide Scarborough Community Council with an update respecting the processing of a substantially revised development scheme for 975 Kennedy Road in preparation for an upcoming, as yet unscheduled, Ontario Municipal Board (OMB) hearing.

The original rezoning and site plan control applications sought approvals for a 78-unit stacked townhouse development. The Preliminary Report on the rezoning, considered by Scarborough Community Council on June 10, 2008, indicated that the proposal did not comply with the Official Plan and encouraged the applicant to revise the proposal.

On September 12, 2008, the applicant appealed the rezoning and site plan control applications to the OMB because the requested zoning by-law had not been adopted and the site plan had not been approved.

On October 10, 2008, the applicant, in response to the issues raised in the Preliminary Report, submitted a revised development scheme for a 4-storey, 120-unit residential condominium building with both underground and surface parking.

Staff are processing the revised submission and will seek further direction from City Council prior to the OMB hearing.

Background Information

Report.975 Kennedy Road.Rezoning and Site Plan Control.Status Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16856.pdf>

SC20.32	ACTION			Ward: 41
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5789 Steeles Avenue E – Part Lot Control Application – Final Report

(October 14, 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 lands at 5789 Steeles Avenue East, as identified on the Draft Reference Plan, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. Prior to the enactment of the part lot control exemption by-law:
 - a. the underlying plan of subdivision for the entire property be registered;
 - b. all required municipal easements across the entire property be registered on a deposited Reference Plan to the satisfaction of the Executive Director of Technical Services;
 - c. all related conditions, securities, conveyances and associated obligations contained within a signed site plan agreement for this property be fulfilled to the satisfaction of the Director of Community Planning, Scarborough District and the Executive Director of Technical Services; and
 - d. staff be provided with proof of payment of all current property taxes for the subject lands.

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 lands at 5789 Steeles Avenue East, to allow the creation of conveyable lots for the development of retail buildings and associated easements. The lands are part of a larger commercial/ retail development site which include approvals for a large two-storey retail condominium building located at the southern portion of the site, and smaller commercial/retail buildings at the

northern portion of the site along Steeles Avenue East. This report recommends that a part lot control exemption by-law be enacted for a period of one year and that prior to the enactment of the part lot control exemption by-law, the applicant be required to fulfill all site plan obligations, register the underlying subdivision, and deposit an approved Reference Plan identifying all municipal easements in favour of the City.

Background Information

Report.5789 Steeles Ave. E.Part Lot Control Application

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16704.pdf>)

SC20.33	ACTION	1:30 PM		Ward: 39
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4577 - 4581 Steeles Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(October 30, 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 Milliken Employment District Zoning By-law substantially in accordance with the draft zoning by-law amendment in Attachment 6.
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 introducing the necessary Bill to City Council for enactment, the owner is required to:
 - a. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

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 rezone the lands at 4577 to 4581 Steeles Avenue East to permit an automated car wash and two commercial buildings. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses, retail and service commercial uses is appropriate at this location.

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

Background Information

Report.4577-4581 Steeles Ave. East.Zoning Application.Final Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16859.pdf>

SC20.34	ACTION	1:30 PM		Ward: 41
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2890 and 2900 Markham Road - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(October 30, 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 Tapscott Employment District West Zoning By-law 24982 substantially in accordance with the draft zoning by-law amendment, Attachment 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement pursuant to Section 37 of the Planning Act to secure the following public benefits and matters for convenience:
 - a. prior the issuance of the first above-grade permit, pay the City the sum of \$400,000 towards the works associated with the expansion of the Milliken Park Community Recreation Centre;
 - b. require that the cash amount identified above be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 agreement to the date of submission of the funds by the owner to the City; and

- c. the Owner(s) shall construct or provide securities equal to 100 percent of the cost of the implementation, of transportation improvements identified in the Traffic Impact Study, as may be revised to the satisfaction of the Executive Director, Technical Services.
4. Authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

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 rezone the lands at 2890 and 2900 Markham Road to permit a 3-storey mixed use building that will include a convention centre, office, restaurant uses and retail permissions. The current zoning by-law for the site permits retail and restaurant uses and the proposed floor area for these uses would be maintained at current permissible levels. The rezoning would only permit an increase in other employment uses (including office, convention centre, financial institutions, etc.) for an overall density of 1.13 times the area of the lot. The existing 3 buildings on the subject lands will be demolished in order to accommodate the proposed development.

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

Background Information

Report.2890 and 2900 Markham Road.Zoning Application.Final Report
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-17071.pdf>)

SC20.35	ACTION	1:30 PM		Ward: 44
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36 Brumwell Street and Lands North of St. Magnus Drive Unopened Road Allowance, between Centennial Road and Brumwell Street – Subdivision Application – Final Report

Statutory - Planning Act, RSO 1990

(October 30, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 299-2000, Council recommend that the Chief Planner approve the draft plan of subdivision application 06 198723 ESC 44 SB by Chiavatti Developments Limited, as generally illustrated on Attachment 1, subject to:
 - a. the appropriate conditions of approval as generally listed in Attachment 3, which must be fulfilled, unless otherwise noted, prior to the release of the plan of subdivision for registration; and
 - b. any such revisions to the proposed plan of subdivision or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes twenty six (26) new single detached lots within a draft plan of subdivision on a new public street. This is an infill subdivision situated between lots fronting onto Centennial Road and Brumwell Street. The proposed road is an extension of an existing but unbuilt road allowance known as St. Magnus Drive, which extends northward from Lawson Road.

The proposed infill subdivision is compatible with the established development pattern and lotting fabric of the neighbourhood in which it is located. The proposed lot sizes comply with existing zoning requirements. The development respects and appropriately mitigates impacts on the adjacent watercourse and Ravine By-law protected lands. It proposes both an open space block and parkland for conveyance to the City, to be used for reforestation purposes. The development is considered appropriate and represents good planning.

This report advises that the Chief Planner may approve the draft plan of subdivision subject to specific conditions of approval, as set out in Attachment 3.

Background Information

Report.36 Brumwell Street.Subdivision Application. Final Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-17011.pdf>

SC20.36	ACTION	1:30 PM		Ward: 44
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8833 Sheppard Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

(October 29, 2008) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
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 introducing the necessary Bill to City Council for enactment, the owner is required to:
 - a. enter into a servicing agreement and provide financial security in the form of a Letter of Credit, engineering and inspection fees in the form of a certified cheque and insurance, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor; and
 - b. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

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 an amendment to the zoning by-law to permit commercial uses, including car wash and retail store uses, on a vacant property at 8833 Sheppard Avenue East. The lands are currently zoned for industrial uses and subject to a Holding (H) symbol.

This report reviews and recommends approval of the application which proposes to amend the zoning by-law to place the lands into a commercial zone. It also recommends that the existing Holding (H) symbol on the site be removed given the applicants have demonstrated that both the site and the adjacent lands can be serviced to the City's satisfaction and that the development of this site will not preclude the future development of the adjacent lands.

Background Information

Report.8833 Sheppard Avenue East.Zoning Application

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16827.pdf>

SC20.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills