



## Scarborough Community Council

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|---------------------|---|----------------|-----------------|
| <b>Meeting No.</b>  | 13  | <b>Contact</b> | Betty Henderson |
| <b>Meeting Date</b> | Tuesday, February 12, 2008                | <b>Phone</b>   | 416-396-7288    |
| <b>Start Time</b>   | 9:30 AM                                   | <b>E-mail</b>  | scc@toronto.ca  |
| <b>Location</b>     | Council Chamber, Scarborough Civic Centre |                |                 |

*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the Minutes for the official record.*

**How to Read the Decision Document:**

- *recommendations of the Community Council to City Council appear after the item heading and any amendments by committee to recommendations appearing in a staff report are italicized;*
- *action taken by the Community Council on items that are "delegated" (Community Council makes final decision) are so noted;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item;*

*Declarations of Interest, if any, appear at the end of an item.*

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

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

#### Committee Decision

Scarborough Community Council:

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

### Financial Impact

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

### Summary

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

### Background Information

Report - Wexford Heights Business Improvement Area

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10160.pdf>)

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

(January 15, 2008) Report from Director, Toronto Building, Scarborough District

### Committee Decision

Scarborough Community Council:

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

### Financial Impact

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

## Summary

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

In accordance with By-law 1009-2006 , I refer the demolition permit application for 60 Craiglee Drive to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

## Background Information

Report - Demolition - 60 Craiglee Drive

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

Attachment 1 - Letter from BMO Financial Group

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

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| SC13.3 | ACTION | Amended | Delegated | Ward: 38 |
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## Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 665 Markham Road (Deferred from January 15, 2008)

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

## Committee Decision

Scarborough Community Council:

1. *Received the report (December 10, 2007) from the Director, Toronto Building, Scarborough District.*
2. *Approved the variances from the former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 665 Markham Road, subject to such sign not being larger or higher than the existing 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 Heinz Mertins, of Mertins Architect, on behalf La Prima Investments, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the installation of one ground sign.

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

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

### Background Information

Report-Signs-665 Markham Road

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

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| SC13.4 | ACTION | Amended | Delegated | Ward: 42 |
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### Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 1455-1457 McCowan Road (Deferred from November 27, 2007 and January 15, 2008)

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

### Committee Decision

Scarborough Community Council:

1. *Received the report (November 8, 2007) from the Director, Toronto Building, Scarborough District.*
2. *Approved the variances from the former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 1455-1457 McCowan Road, subject to the condition that no wall sign shall be installed on the building wall adjacent to the proposed ground sign.*

### Decision Advice and Other Information

Scarborough Community Council received the following communications:

- (November 22, 2007) from Alison Gorbould on behalf of the Battalion;
- (November 23, 2007) from Raj Bharati;
- (November 25, 2007) from Sara Lipson;
- (January 8, 2008) from Lisa Rytwinski, Assistant Property Manager, Ahern Real Estate Corporation.
- (January 13, 2008) from Shayla Duval; and
- (January 14, 2008) from Vincent Crisanti.

## Financial Impact

There are no financial implications resulting from this report.

## Summary

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

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

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

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

## Background Information

Report-Signs-1455-1457 McCowan Road

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

## Communications

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

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

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

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

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

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

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

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

## Committee Decision

Scarborough Community Council:

1. Adopted the “Through Streets”, “Compulsory Stops” and the “Heavy Truck Prohibition” regulations, as identified in Appendix 1 and 2 of this report.
2. Directed that the appropriate by-laws be amended accordingly.

### **Financial Impact**

There is no financial impact as the funding for the signage on the subject roadways has been secured from the Developer.

### **Summary**

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

This report describes the need to install minor street stop signs at sixteen currently uncontrolled intersections and various standard traffic controls in a new development in the Scarborough Southwest Community.

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

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

### **Background Information**

Report - Stop Signs - Warden Woods

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

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| SC13.6 | ACTION | Adopted | Delegated | Ward: 36 |
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### **Speed Bumps on Sandown Lane between Midland Avenue and Sandown Avenue**

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

### **Committee Decision**

Scarborough Community Council:

1. Approved the installation of four speed bumps in the east-west public lane designated as Sandown Lane between Midland Avenue and Sandown Avenue, at the locations shown on Drawing D06-2463 dated January 2008.
2. Approved a Speed Control Zone for Sandown Lane between Midland Avenue and Sandown Avenue for the speed bumps, subject to a legal mechanism being in place to allow for such Zones in the Scarborough District.

3. Authorized the appropriate City officials to prepare the necessary Road Alteration and speed limit Bills and By-laws, pursuant to the City of Toronto Act 2006.
4. Directed that the appropriate by-law(s) be passed or amended accordingly.

### Financial Impact

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

### Summary

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

### Background Information

Report - Speed Bumps on Sandown Lane

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

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

(October 30, 2007) Report from Director, Transportation Services, Scarborough District

### Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of April 8, 2008.

### Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$2,000.00. Funding for the signs is available in the Transportation Services 2007 Operating Budget, within Cost Centre TP0226.

### Summary

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

This report responds to a concern about lack of parking regulations on Great West Drive. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Great West Drive.

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

### **Background Information**

Report - Parking - Great West Drive

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

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

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

### **Committee Decision**

Scarborough Community Council:

1. Did not approve the installation of an All-Way Stop Control at Mammoth Hall Trail and Snowball Crescent (west intersection).
2. Adopted the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
3. Directed that the appropriate by-laws be amended accordingly.

### **Financial Impact**

The financial cost of installing these four recommended stop controls is approximately \$1,000.00. The funding for these stop controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

### **Summary**

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

This report responds to a request to install an All-Way Stop Control at the intersection of Mammoth Hall Trail and Snowball Crescent (west intersection). The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.



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

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

### **Background Information**

Report - Stop Signs - Mammoth Hall Trail Area

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

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

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

### **Decision Advice and Other Information**

Scarborough Community Council withdrew this item.

### **Financial Impact**

There is no financial cost associated with this report.

### **Summary**

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

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

### **Background Information**

Report - Steeles Avenue East

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

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

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

### **Committee Decision**

Scarborough Community Council:

1. Rescinded the stopping regulations on Windover Drive, as identified in Appendix 1 of this report.
2. Adopted the stopping and parking regulations on Windover Drive, as identified in Appendix 2 of this report.
3. Directed that the appropriate by-laws be amended accordingly.

### **Financial Impact**

The financial cost of installing the parking and stopping prohibitions recommended in this report is approximately \$1,500.00. The funding for these controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

### **Summary**

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

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

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

### **Background Information**

Report - Windover Drive

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

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

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

**Decision Advice and Other Information**

Scarborough Community Council:

1. *Directed staff to meet with the residents and the local Councillor to update the local community on issues arising from the construction of the WRP site.*
2. Received the following reports and communication for information:
  - (December 6, 2007) from the Acting Director, Development Engineering, Technical Services;
  - (May 23, 2007) from the Acting Scarborough District Manager, Municipal Licensing and Standards;
  - (June 27, 2006) from the Director, Facilities and Real Estate, and Acting Director, Technical Services;
  - (August 25, 2006) from the Acting Director, Development Engineering, Technical Services;
  - (August 25, 2006) from the Director, Design Construction and Asset Preservation; and
  - (February 12, 2008) from Don York, Chair, Manse Valley Community Association.

**Financial Impact**

There are no financial implications of this report.

**Summary**

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

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

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

### **Background Information**

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

### **Communications**

(February 12, 2008) letter from Don York, Chair, Manse Valley Community Association  
(SC.New.1)

### **11a Backyard Flooding Issues on and Abutting the Adjacent Properties East of the Proposed Development at 4331 Lawrence Avenue East (Deferred from September 13, 2006)**

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

### **Summary**

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

### **Background Information**

Report - May 23, 2006 - 4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10090.pdf>)

**11b 4331 Lawrence Avenue East - Flooding of Residential Properties East of the New 43 Division Police Station (Deferred from September 13, 2006)**

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

**Summary**

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

**Background Information**

Report - June 27, 2006 - Facilities and Technical - 4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10091.pdf>)

**11c The Groundwater Issues in the Former Scarborough Expressway Corridor and Surrounding Area (Deferred from September 13, 2006)**

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

**Summary**

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

**Background Information**

Report - Aug 25, 2006 - Technical - 4331 Lawrence Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10092.pdf>)

**11d 4331 Lawrence Avenue East - Flooding of Residential Properties East of 43 Division Police Station (Deferred from September 13, 2006)**

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

**Summary**

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

**Background Information**

Report - Aug 25, 2006 - Facilities - 4331 Lawrence Avenue East  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10093.pdf>

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

(January 18, 2008) Report from City Solicitor

**Decision Advice and Other Information**

Scarborough Community Council deferred consideration of this matter until its meeting of April 8, 2008.

**Financial Impact**

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

**Summary**

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

**Background Information**

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

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

(January 18, 2008) Report from City Solicitor

**Decision Advice and Other Information**

Scarborough Community Council deferred consideration of this matter until its meeting of April 8, 2008.

**Financial Impact**

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

**Summary**

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

**Background Information**

Report - Assumption - West of Kennedy Road (66M-2375)  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10164.pdf>

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

(January 21, 2008) Report from City Solicitor

**Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2395 and that the City formally assume the roads within the Plan of Subdivision.
2. Authorize the Legal Services Division to release the performance guarantee.
3. Prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2395.
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. Authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. Authorize the appropriate City officials to transfer ownership of the street lighting system constructed with Plan of Subdivision 66M-2395 to Toronto Hydro.

**Financial Impact**

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

## Summary

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

## Background Information

Report - Assumption - Staines Avenue

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

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

(January 22, 2008) Report from Chief Corporate Officer

## Committee Recommendations

Scarborough Community Council recommends that City Council:

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

## Financial Impact

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

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

## Summary

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



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

### Background Information

Report - 3097 Danforth Avenue

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

Attachment A - 3097 Danforth Avenue

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

Attachment B - 3097 Danforth Avenue

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

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

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

### Committee Recommendations

Scarborough Community Council recommends that:

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

### Decision Advice and Other Information

Scarborough Community Council received the following communications:

- (February 9, 2008) letter from Harry Gefen forwarding a petition from 34 residents; and
- (February 11, 2008) letter from Beth McEwan.

**Financial Impact**

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

**Summary**

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

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

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

**Background Information**

Report - 1725 Kingston Road

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

**Communications**

(February 9, 2008) letter from Harry Gefen forwarding a petition from 34 residents (SC.New.1)

(February 11, 2008) letter from Beth McEwen (SC.New.2)

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

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

**Committee Recommendations**

Scarborough Community Council recommends that:

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

**Financial Impact**

The recommendations in this report have no financial impact.

## Summary

A zoning amendment application has been filed to amend the Employment Districts Zoning By-law 24982, as amended, which proposes the lifting of the Holding Symbol (H), pursuant to Section 36 of the Planning Act, as it applies to portions of lands located west of Brimley Road, north of Progress Avenue, south of Highway 401 and located adjacent to Schick Court, referred to as Blocks 2 and 3 on the Transmetro draft plan of subdivision. The removal of the Holding Symbol would permit the development of these blocks for residential use, as part of the overall development of the lands for mixed-use, including a maximum of 1,797 dwelling units.

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

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

## Background Information

Report - 1750 Brimley Road

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

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.18 | ACTION | Adopted |  | Ward: 42 |
|---------|--------|---------|--|----------|

## 18 Rosebank Drive - Part Lot Control Application - Final Report

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

## Committee Recommendations

Scarborough Community Council recommends that:

1. City Council enact a part lot control exemption by-law with respect to a portion of land on Block 3 of Registered Plan 66M-2300, as identified on the Draft Reference Plan, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit exemption from part lot control for a certain portion of land known as 18 Rosebank Drive, to allow the creation of conveyable lots for the development of 9 freehold townhouses and associated easements. This application is part of a larger development site known as Block 3 with approvals for two, 16-storey residential high-rise buildings and a 4-storey commercial condominium component. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

## Background Information

Report - 18 Rosebank Drive

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

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.19 | ACTION | Adopted |  | Ward: 42 |
|---------|--------|---------|--|----------|

## 30 Massie Street (Part of Lots 1 to 75 inclusive) - Part Lot Control Application - Final Report

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

## Committee Recommendations

Scarborough Community Council recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject property for part of lots 1 to 75 inclusive on Plan 66M-2440 (collectively known as 30 Massie Street) to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.
2. City Council require the owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

### Background Information

Report - 30 Massie Street

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

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.20 | ACTION | Amended |  | Ward: 38 |
|---------|--------|---------|--|----------|

### 1221 Markham Road - Rezoning Application - Preliminary Report

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

### Decision Advice and Other Information

Scarborough Community Council:

1. *Directed that, at the applicant's expense, Notice for the community consultation meetings be given to landlords and residents:*
  - a. *within 120 metres of the site;*
  - b. *all streets within the Pegasus Trail subdivision; and*
  - c. *all streets within the Peace Drive subdivision.*
2. *Directed staff to schedule a community consultation meeting, together with the Ward Councillor, in March 2008.*
3. *Requested the applicant to revise the proposal to address the concerns expressed in this report, including reductions in density, height, and number of dwelling units, and improved massing.*
4. *Directed that Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.*
5. *Directed that the public meeting under the Planning Act be held not later than February 2009.*

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a zoning by-law amendment to permit a mixed use development

containing 1,217 residential condominium units (seniors apartments, apartments and stacked townhouses) and commercial uses (retail, restaurant and offices), in six buildings ranging in height from 4 to 32 storeys, at 1221 Markham Road.

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

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

### Background Information

Report - 1221 Markham Road

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

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.21 | ACTION | Amended |  | Ward: 41 |
|---------|--------|---------|--|----------|

### 2890, 2900 Markham Road and 3850 McNicoll Avenue – Rezoning Application - Preliminary Report

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

### Decision Advice and Other Information

Scarborough Community Council directed that:

1. Staff schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within *300 metres of the site, with the additional cost to be borne by the applicant.*
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to rezone the subject lands to permit additional employment uses and an associated floor area increase in order to construct a 3-storey mixed use building including a

convention centre, offices, restaurant uses and retail units. Current zoning uses permitted on the site would be maintained. The existing 3 buildings on the subject lands will be demolished in order to accommodate the proposed development.

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

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

### Background Information

Report - 2890 Markham Road

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

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.22 | ACTION | Amended |  | Ward: 41 |
|---------|--------|---------|--|----------|

### 160 Nashdene Road - Rezoning Application - Preliminary Report

(January 23, 2008) Report from Director, Community Planning, Scarborough District

### Decision Advice and Other Information

Scarborough Community Council directed that:

1. Staff schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within *300 metres of the site, with the additional cost to be borne by the applicant.*
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to amend the zoning by-law to permit a new car dealership operation at the northwest corner of Markham Road and Nashdene Road.

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

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

### **Background Information**

Report - 160 Nashdene Road

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

|         |        |          |  |          |
|---------|--------|----------|--|----------|
| SC13.23 | ACTION | Deferred |  | Ward: 42 |
|---------|--------|----------|--|----------|

### **1088 Progress Avenue - OPA & Rezoning Applications - Preliminary Report**

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

### **Decision Advice and Other Information**

Scarborough Community Council deferred consideration of this matter until its meeting of April 8, 2008.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

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



community consultation process.

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

### **Background Information**

Report - 1088 Progress Avenue

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

### **Communications**

(February 7, 2008) letter from David C.K. Tang, Gowling Lafleur Henderson, LLP, Barristers & Solicitors (SC.New.1)

(February 11, 2008) letter from Matthew Rea, Davies Howe Partners (SC.New.2)

|         |        |         |  |          |
|---------|--------|---------|--|----------|
| SC13.24 | ACTION | Adopted |  | Ward: 44 |
|---------|--------|---------|--|----------|

### **145 Homestead Road – Rezoning Application - Preliminary Report**

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

### **Decision Advice and Other Information**

Scarborough Community Council directed that:

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

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the existing zoning to permit 6 townhouse dwelling units at 145 Homestead Road as shown on the attached site plan (Attachment 1).

This report provides preliminary information on the above-noted application and seeks

Community Council's direction on further processing of the application and on the community consultation process.

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

### **Background Information**

Report - 145 Homestead Road

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.25 | ACTION | Deferred |  | Ward: 35, 36, 37,<br>38, 39, 40, 41, 42,<br>43, 44 |
|---------|--------|----------|--|--|

### **Advertising for the 2008 Scarborough New Year's Levee**

(January 24, 2008) Report from City Clerk

### **Decision Advice and Other Information**

Scarborough Community Council deferred consideration of this item until its meeting of April 8, 2008 to allow for public presentation and debate.

### **Financial Impact**

There are no financial implications resulting from this report.

### **Summary**

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

### **Background Information**

Report - Advertising for the 2008 Scarborough New Year's Levee

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10181.pdf>)

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.26 | ACTION | Received |  |  |
|---------|--------|----------|--|--|

### **Intensification Pertaining to Planning Matters – Scarborough District**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.27 | ACTION | Received |  |  |
|---------|--------|----------|--|--|

### **Rooming Houses – Scarborough District**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.28 | ACTION | Received |  |  |
|---------|--------|----------|--|--|

### **Community Gardens**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.29 | ACTION | Received |  |  |
|---------|--------|----------|--|--|

### **Review of Markham By-Pass - Environmental Assessment**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.30 | ACTION | Received |  | Ward: 35, 36, 37,<br>38, 39, 40, 41, 42,<br>43, 44 |
|---------|--------|----------|--|--|

### **Snow Clearing – Scarborough District**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

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

|         |        |          |  |  |
|---------|--------|----------|--|--|
| SC13.31 | ACTION | Received |  |  |
|---------|--------|----------|--|--|

### **Scarborough Highlights**

#### **Decision Advice and Other Information**

Scarborough Community Council received this item.

#### **Summary**

Scarborough Community Council introduced the following Scarborough Highlights:

1. “Landscaping and Driveway Requirements for Your Home” Brochure

Councillor Heaps, on behalf of Scarborough Community Council, thanked Bill Blakes, Manager, Municipal Licensing and Standards, and staff, together with the Toronto Real Estate Board, for this initiative which informs home purchasers of the requirements for widths of driveways and the amount of landscaping in the front yards of small residential buildings in the City.

2. Scarborough Arts Council

Councillor Heaps provided a review of the SNAP Youth Scholarship Awards for Fine Arts hosted by the Scarborough Arts Council open to secondary school students from across Scarborough District and the east end of Toronto. Councillor Heaps will be forwarding a letter to the City of Toronto Art Bank, requesting that they include this art in the City's art bank.

3. Scarborough Slogan

Councillor Kelly informed Members of the competition that the National Post is undertaking to find a slogan for Scarborough District. Councillor Kelly invited Members of Scarborough Community Council to participate.

4. Flags

Councillor Ainslie, on behalf of Scarborough Community Council, thanked Murray Hedges of the Royal Canadian Legion, Branch 164 and his colleagues for the suggestion and implementation of permanently installing the flags in all Community Council Chambers.

|            |        |  |           |  |
|------------|--------|--|-----------|--|
| SC13.Bills | ACTION |  | Delegated |  |
|------------|--------|--|-----------|--|

**General Bills**

The Scarborough Community Council passed [By-Laws 168-2008, 169-2008, as amended, 170-2008 and 171-2008](#).

**Confirmatory Bills**

The Scarborough Community Council passed a Confirmatory Bill as By-Law 172-2008.

**Meeting Sessions**

| Session Date | Session Type | Start Time | End Time | Public or Closed Session |
|--------------|--------------|------------|----------|--------------------------|
| 2008-02-12   | Morning      | 9:40 AM    | 1:50 PM  | Public                   |