



Decision Document

Scarborough Community Council

Meeting No.	14	Contact	Betty Henderson
Meeting Date	Tuesday, April 8, 2008	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	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.

SC14.1	Presentation	Received		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough Association of Seniors

Decision Advice and Other Information

Scarborough Community Council received the presentation.

Mr. Hedges, Lotti Cortovio and Thelma Woodhouse, on behalf of the Scarborough Association of Seniors, presented a plaque with a Canadian Flag to Councillor Paul Ainslie.

The Chair, on behalf of Scarborough Community Council, thanked Murray Hedges for his presentation.

Summary

Presentation by Murray Hedges, Scarborough Association of Seniors

SC14.2	Presentation	Received		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough Civic Action Network

Decision Advice and Other Information

Scarborough Community Council:

- 1.. Received the presentation
2. Requested the Scarborough Civic Action Network to inform Scarborough Community Council Members in advance of:
 - a. major events; and
 - b. the 2008 Scarborough Community Summit.

The Chair, on behalf of Scarborough Community Council, thanked the Scarborough Civic Action Network for their informative presentation.

Summary

Presentation by representatives of Scarborough Civic Action Network

SC14.3	ACTION	Deferred		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Advertising for the 2008 Scarborough New Year's Levee (Deferred from February 12, 2008 for public presentation and debate)

(January 24, 2008) Report from City Clerk

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of May 6, 2008.

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-11288.pdf>)

SC14.4	ACTION	Adopted		Ward: 44
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108 Beaverbrook Court – Application to Remove a Private Tree

(March 11, 2008) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Deny the request for a permit to remove one (1) privately-owned tree at 108 Beaverbrook Court.

Decision Advice and Other Information

Scarborough Community Council received a communication from Michael Morgan, Arborist.

Financial Impact

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

Summary

This report requests Council's authority to deny the request for removal of one (1) privately-owned tree located at the front of 108 Beaverbrook Court. The applicant is concerned that the tree is shallow rooted and that it could fall onto the house.

Inspection of the tree by staff revealed that the tree is in good condition. The tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree due to its viable condition.

Background Information

Removal of Tree - 108 Beaverbrook Crt
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11443.pdf>)

Communications

(April 7, 2008) letter from Michael Morgan, Arborist (SC.New.4.1)

SC14.5	ACTION	Adopted	Delegated	Ward: 44
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Request to Grant or Refuse the Application to Demolish Residential Buildings at 4671 & 4673 Kingston Road with No Building Permits Issued.

(February 26, 2008) Report from Director, Toronto Building, Scarborough District

Committee Decision

Scarborough Community Council:

1. Approved the applications to demolish the subject residential buildings with the following conditions:
 - a. a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. all debris and rubble be removed immediately after demolition;
 - c. the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
 - d. any holes on the properties are backfilled with clean fill.

Financial Impact

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

Summary

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

In accordance with By-law 1009-2006, I refer the demolition permit applications for 4671 and 4673 Kingston Road to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

Background Information

Report.Demolition.4671 & 4673 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11507.pdf>)

Attachments.Demolition.4671 & 4673 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11508.pdf>)

SC14.6	ACTION	Adopted	Delegated	Ward: 44
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Request to Grant or Refuse the Application to Demolish a Residential Building at 151 Chesterton Shores with No Building Permit Issued.

(February 26, 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; and
 - d. any holes on the property are backfilled with clean fill.

Financial Impact

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

Summary

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

In accordance with By-law No. 1009-2006 , I refer the demolition permit application for 151 Chesterton Shores 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.151 Chesterton Shores

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11505.pdf>)

Attachment.Demolition.151 Chesterton Shores

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11506.pdf>)

SC14.7	ACTION	Amended	Delegated	Ward: 36
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Request for Fence Exemption for 41 Lynndale Road

(January 4, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Decision

Scarborough Community Council:

- Received the report (January 4, 2008) from the Manager, Municipal Licensing and Standards, Scarborough District.*
- Approved the exemption from Chapter 447-Fences, Section (2) of the Toronto Municipal Code to permit the existing swimming pool fence to remain at 41 Lynndale Road, subject to the following condition:*

“Should the fence not be maintained to standards, as expressed in Chapter 447 Fences - Section (2) of the Toronto Municipal Code, temporary or otherwise, the pool will be drained and temporary fencing installed to secure the pool area for safety reasons until such time as the Municipal Code is complied with.”

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 41 Lynndale Road to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

- the maximum mesh size for a chain link fence is 38 millimetres (1.6 inches).

Background Information

Fence.41 Lynndale Road.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11418.pdf>)

Fence.41 Lynndale Road.Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11525.pdf>)

Fence.41 Lynndale Road.Pictures

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11526.pdf>)

SC14.8	ACTION	Amended	Delegated	Ward: 36
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Request for Fence Exemption for 103 Chine Drive

(February 12, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Decision

Scarborough Community Council:

- 1. Received the report (February 12, 2008) from the Manager, Municipal Licensing and Standards, Scarborough District.*
- 2. Approved the exemption from Chapter 447-Fences, Section (2) of the Toronto Municipal Code to permit the existing 2 metre high synthetic material swimming pool fence to remain at 103 Chine Drive.*

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 103 Chine Drive to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

1. “Every fence and gate used in a swimming pool enclosure shall be constructed to the following standards:”
 - a chain link fence constructed in a good workmanlike manner.
 - a wood fence constructed in a good workmanlike manner.
 - a metal picket fence in a good workmanlike manner.
2. “Have no element or attachment between 100 millimetres and 1.2 metres above grade that may facilitate climbing the outside of the enclosure.”

Background Information

Fence.103 Chine Drive.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11415.pdf>)

Fence.103 Chine Drive.Picture

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11416.pdf>)

Fence.103 Chine Drive.Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11417.pdf>)

SC14.9	ACTION	Amended	Delegated	Ward: 36
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Request for Fence Exemption for 25 Kingsbury Crescent

(January 4, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Decision

Scarborough Community Council:

1. *Received the report (January 4, 2008) from the Manager, Municipal Licensing & Standards, Scarborough District.*
2. *Approved the exemption from Chapter 447-Fences, Section (2) of the Toronto Municipal Code to permit the existing safety glass swimming pool fence to remain at 25 Kingsbury Crescent.*

Decision Advice and Other Information

Scarborough Community Council requested the Manager, Municipal Licensing and Standards, Scarborough District, together with appropriate staff, to meet with the owners of the property and request that they consult with Fatal Lightness Awareness Program to discuss and recommend solutions on the possibility of birds striking the safety glass fence.

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 25 Kingsbury Crescent to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

“Every fence and gate used in a swimming pool enclosure shall be constructed to the following standards:”

- a chain link fence constructed in a good workmanlike manner.

- a wood fence constructed in a good workmanlike manner.
- a metal picket fence in a good workmanlike manner.

Background Information

Fence.25 Kingsbury Crescent.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11409.pdf>)

Fence.25 Kingsbury Crescent.Pictures

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11410.pdf>)

Fence.25 Kingsbury Crescent.Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11411.pdf>)

SC14.10	ACTION	Adopted	Delegated	Ward: 36
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Request for Fence Exemption for 5 Wood Glen Road

(February 13, 2008) Report from Manager, Municipal Licensing and Standards, Scarborough District

Committee Decision

Scarborough Community Council:

1. Refused the request to permit the wood and chain link fence based on non-compliance with the requirements 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 5 Wood Glen Road to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

“A wood fence used in a swimming pool enclosure shall be constructed in a good, workmanlike manner as follows”:

- Vertical boards shall be not less than 19 millimetre by 89 millimetre lumber and have no element or attachment between 100 millimetres and 1.2 metres above grade that may facilitate climbing the outside of the enclosure

and

- 38 millimetres maximum mesh size for a chain link fence.

Background Information

Fence.5 Wood Glen Road.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11412.pdf>)

Fence.5 Wood Glen Road.Pictures

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11413.pdf>)

Fence.5 Wood Glen Road.Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11414.pdf>)

SC14.11	ACTION	Deferred	Delegated	Ward: 44
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Four Wall Signs at 271 Port Union Road (Deferred from November 27, 2007 and January 15, 2008)

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

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of June 10, 2008

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 Ravine Park Plaza Limited, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit additional four facial wall sign at the above location for TD Canada Trust.

In the opinion of staff, the TD's sign appears to blend with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

Background Information

Report - 271 Port Union Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11289.pdf>)

SC14.12	ACTION	Adopted		Ward: 40
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Proposed Permanent Closure and Sale of Portions of Public Highway Village Green Square (formerly Sufferance Road) Adjacent to 2055 Kennedy Road

(March 13, 2008) Report from General Manager, Transportation Services and Chief Corporate Officer

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Retain an easement for Toronto Water for below grade services on Part 3 of Sketch PS-2006-092b (“the Sketch”), on terms and conditions acceptable to the Chief Corporate Officer and in a form acceptable to the City Solicitor.
2. Permanently close portions of the public highway, Village Green Square (formerly Sufferance Road), being part of Lot 28, Concession 2 and shown as Parts 1 and 3 on the Sketch (the “Highway”), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162.
3. Direct Transportation Services staff to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Scarborough Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
4. Direct Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City’s Web site for at least five working days prior to the Scarborough Community Council meeting at which the proposed by-law to close the Highway will be considered.
5. Accept the Offer to Purchase from Metrogate Inc. (“Purchaser”) to purchase the Highway in the amount of \$120,000.00 substantially on the terms and conditions outlined in Appendix “A” to this report, and each of the Chief Corporate Officer and the Director of Real Estate be authorized severally to accept the Offer to Purchase on behalf of the City.

6. Grant the authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Highway and the completion of the sale transaction.
7. Authorize the City Solicitor to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending and/or waiving the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.
8. Authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

Financial Impact

The closing of the Highway will not result in any costs to the City as the Purchaser is required to pay all costs associated with the closing.

We anticipate revenue in the amount of \$120,000.00, (net of GST), less closing costs and the usual adjustments from this sale.

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

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that portions of the public highway, Village Green Square (formerly Sufferance Road) adjacent to 2055 Kennedy Road be permanently closed, and the Offer to Purchase from Metrogate Inc. be accepted substantially on the terms and conditions outlined in the attached Appendix “A”.

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

Background Information

Report.Closure and Sale.Village Green Square

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11655.pdf>)

Appendix "A".Closure and Sale.Village Green Square

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11656.pdf>)

Appendix "B".Closure and Sale.Village Green Square

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11657.pdf>)

SC14.13	ACTION	Adopted		Ward: 35
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Assumption of Services Broadview Foundation 3545-3555 Danforth Avenue

(March 17, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council :

1. Assume the services installed for the above development.
2. Authorize the Legal Services Division to release the performance guarantee.
3. Prepare an assumption By-law to assume the municipal services in the above development.
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.

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.3545-3555 Danforth Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11675.pdf>)

SC14.14	ACTION	Amended		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 (Deferred from February 12, 2008)

(January 18, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council, *subject to completion of works, as outlined in the Letter of Understanding dated April 7, 2008 from Monarch Corporation, and consultation with the Ward Councillor:*

1. Assume the services installed for Registered Plan 66M-2366 and 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-2366.
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-2366 to Toronto Hydro.

Decision Advice and Other Information

Scarborough Community Council received the communication (April 7, 2008) from Sebastian Birritteri, Monarch Corporation.

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-11285.pdf>)

Communications

(April 7, 2008) letter from Sebastian Birritteri, Monarch Corporation (SC.New.14.1)

SC14.15	ACTION	Amended		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 (Deferred from February 12, 2008)

(January 18, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council, *subject to completion of works, as outlined in the Letter of Understanding dated April 7, 2008 from Monarch Corporation, and consultation with the Ward Councillor:*

1. Assume the services installed for Registered Plan 66M-2375 and 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-2375.
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-2375.

Financial Impact

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

Summary

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11286.pdf>)

Communications

(April 7, 2008) letter from Sebastian Birritteri, Monarch Corporation (SC.New.15.1)

SC14.16	ACTION	Deferred		Ward: 40
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Assumption of Services – Graywood Investments Ltd. Registered Plan of Subdivision 66M-2358 Former Ontario Hydro Lands Warden North Corridor, Highway 401 to McNicoll Avenue

(March 18, 2008) Report from City Solicitor

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of May 6, 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 of Services.Warden North Corridor
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11678.pdf>

SC14.17	ACTION	Adopted		Ward: 41
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Assumption of Services – Middlefinch Developments Limited and Tiffield Development Corporation Registered Plan of Subdivision 66M-2266 South of Finch Avenue East, East of Middlefield Road

(March 18, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2266 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-2266.
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.

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.South of Finch Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11681.pdf>

SC14.18	ACTION	Adopted		Ward: 44
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Assumption of Services – 1453351 Ontario Inc. (prev. Riverfield Adams Park Inc.) Registered Plan of Subdivision 66M-2399 North of Rozell Road, West of Port Union Road

(March 17, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2399 and that the City formally assume the roads within the Plan of Subdivision.
2. Authorize the Legal Services Division to release the performance guarantee with the exception of a cash settlement in the amount of \$27,591.23 and a cash deposit in the amount of \$5,000.00 as set out in the report.
3. Prepare and assume an assumption By-law the public highways and municipal services in Subdivision Plan 66M-2399.

4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
6. Authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.

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.North of Rozell Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11682.pdf>

SC14.19	ACTION	Adopted		Ward: 36
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7 Lynn Road - Ontario Municipal Board Hearing

Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and subject to solicitor-client privilege.

(February 26, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Adopt the confidential instructions to staff in Attachment 1.
2. Authorize the public release of the confidential recommendations in Attachment 1 at the end of the Council meeting in the event they are adopted by Council.

Financial Impact

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

Summary

By Decision/Order dated August 17, 2007 ("Decision"), the Ontario Municipal Board ("Board") allowed the appeal by the City of Toronto from the decision of the Committee of Adjustment Scarborough Panel ("COA") and refused a minor variance to the minimum parking space dimensions under Scarborough Birchcliff Community Zoning By-law No. 8786 for the

lands known municipally as 7 Lynn Road (“Subject Lands”). The owners then brought an application to the Board for a review of the Decision. By decision dated February 19, 2008, the Board ordered that the Decision be rescinded and a new hearing be held.

Background Information

7 Lynn Road.OMB.Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11423.pdf>)

SC14.20	ACTION	Adopted	Delegated	Ward: 36
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Request for an Encroachment Agreement 7 Lynn Road

(March 4, 2008) Report from Director, Transportation Services, Scarborough District

Committee Decision

Scarborough Community Council:

1. Authorized an encroachment agreement with the owner(s) of 7 Lynn Road.
2. Authorized 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(s) of 7 Lynn Road for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Background Information

Report.Encroachment Agreement.7 Lynn Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11628.pdf>)

SC14.21	ACTION	Adopted	Delegated	Ward: 36
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Request for an Encroachment Agreement 28 Kelsonia Avenue

(March 5, 2008) Report from Director, Transportation Services, Scarborough District

Committee Decision

Scarborough Community Council approved the Encroachment application, subject to the following conditions:

1. The owner(s) enter into an encroachment agreement with the City to the satisfaction of the City Solicitor and the General Manager of Transportation Services.
2. The City Solicitor be authorized to prepare and execute the encroachment agreement.
3. The life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
4. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
5. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.
6. The owner(s) pay the following fees:
 - a. Application Fee of \$463.31;
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time rental fee of \$463.31.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 28 Kelsonia Avenue, being a one-family detached dwelling, for an encroachment agreement. The proposed encroachment is for a stone retaining wall fronting the property located within the City right of way.

Background Information

Report.Encroachment Agreement.28 Kelsonia

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11629.pdf>)

SC14.22	ACTION	Deferred	Delegated	Ward: 44
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Request for an Encroachment Agreement 119 Ridgewood Road

(March 5, 2008) Report from Director, Transportation Services, Scarborough District

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of May 6, 2008.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 119 Ridgewood Road, being a one-family detached dwelling, for an encroachment agreement. The proposed encroachments consist of: stone steps, stone retaining walls, decorative rocks/boulders, brick pillars with electric lighting, sprinkler system, shrubs, trees, hedges, wooden fence, and a corner section of the building where the eavestrough and fascia board overhang the City road allowance.

Background Information

Report.Encroachment Agreement.119 Ridgewood Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11630.pdf>)

Communications

(March 28, 2008) letter from David Muir (SC.New.22.1)

SC14.23	ACTION	Adopted		Ward: 35
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Proposed Speed Limit Reduction on Danforth Road From St. Clair Avenue East to Midland Avenue

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Not implement a 50 kilometre per hour speed limit on Danforth Road from St. Clair Avenue east to Midland Avenue.

Financial Impact

There is no financial impact related to the adoption of 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 provides the results of traffic studies conducted on Danforth Road, where a 50 kilometre per hour (km/h) speed limit is technically not justified and not recommended for implementation on the portion of Danforth Road from St. Clair Avenue East to Midland Avenue.

Background Information

Report.Speed Limit.Danforth Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11652.pdf>

SC14.24	ACTION	Adopted		Ward: 35
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Proposed Traffic Control Signals – Pharmacy Avenue and Newport Avenue

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Pharmacy Avenue and Newport Avenue.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$110,000.00. The funding for these signals is available in Transportation Services Division's Capital Works Budget under Project No. CTP708-01.

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals at Pharmacy Avenue and Newport Avenue.

Traffic studies reveal that a pedestrian crossover is warranted; however, a safety review indicates that this intersection is not a suitable location for a pedestrian crossover. As a result, traffic control signals should be installed.

Background Information

Report.Signals.Pharmacy Avenue and Newport Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11643.pdf>

SC14.25	ACTION	Adopted	Delegated	Ward: 37
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Proposed Parking Regulations on Great West Drive (Deferred from November 27, 2007 and February 12, 2008)

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

Committee Decision

Scarborough Community Council:

1. Enacted the parking regulations, as identified in Appendix 1 of the report.
2. Directed that the appropriate by-law be amended accordingly.

Decision Advice and Other Information

Scarborough Community Council requested the Director, Transportation Services, Scarborough District, to report to Scarborough Community Council at its meeting of October 7, 2008, providing an update on the new parking regulations implemented on Great West Drive.

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-11284.pdf>)

SC14.26	ACTION	Adopted		Ward: 38
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Proposed Speed Limit Reduction on Progress Avenue - From Brimley Road to Consilium Place/Grangeway Avenue

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Rescind the 60 kilometre per hour speed limit on Progress Avenue between Kennedy Road and Markham Road, as identified in Appendix 1 of this report.
2. Adopt the 60 kilometre per hour speed limit on Progress Avenue between Kennedy Road and Brimley Road, and on Progress Avenue between Consilium Place/Grangeway Avenue and Markham Road, as identified in Appendix 2 of this report.
3. Amend the appropriate bylaw(s) accordingly.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$5,000.00. Funding for the signage has been secured from the developer of the property at the northeast corner of Progress Avenue and Brimley Road.

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 provides the results of traffic studies conducted on Progress Avenue, where a 50 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation on the subject portion of Progress Avenue between Brimley Road and Consilium Place/Grangeway Avenue.

Background Information

Report.Speed Limit Reduction.Progress Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11653.pdf>)

SC14.27	ACTION	Adopted	Delegated	Ward: 40
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Proposed Parking Regulations on the South Side of Cass Avenue - East of Warden Avenue (Deferred from September 10 and October 2, 2007)

(August 21, 2007) Report from Director, Transportation Services, Scarborough District

Committee Decision

Scarborough Community Council:

1. Adopted the “No Parking” regulation, as identified in the Appendix 1 of this report.
2. Directed that the appropriate by-law be amended accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$250.00. 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 parking along Cass Avenue, east of Warden Avenue, in the area of a curve. Staff reviewed this road section during a typical weekday and recorded a number of vehicles parked in the curve area, which is a traffic concern.

It is recommended that “No Parking Anytime” signs be installed on the south side of Cass Avenue from 106 metres east of Warden Avenue to a point 35 metres further east. This will assist motorists in travelling safely through the curve, and increase sightlines of motorists exiting from the townhouse driveway.

Background Information

Report

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11292.pdf>)

SC14.28	ACTION	Adopted	Delegated	Ward: 40
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Proposed Parking Regulations on Palmdale Drive

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

Committee Decision

Scarborough Community Council:

1. Rescinded the parking regulations, as identified in Appendix 1 of the report.
2. Enacted the parking regulations, as identified in Appendix 2 of the report.
3. Directed that the appropriate by-law be amended accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$4,000.00. 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 clearly defined regulations pertaining to on-street parking and specific parking regulations to accommodate maintenance activities. Staff has confirmed the need for parking regulations in order to maintain safe and efficient two-way traffic on Palmdale Drive.

It is recommended that Transportation Services install “No Parking Anytime” on the west and south side of Palmdale Drive for the entire length of Palmdale Drive, and on the east and north side of Palmdale Drive in the curves only. It is also recommended that parking be prohibited between 12:01 a.m. to 6:00 a.m. on the straight portions on the east and north side, which would allow for some on-street parking to be permitted during the day and evening periods.

Background Information

Report.Parking.Palmdale Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11646.pdf>)

SC14.29	ACTION	Adopted		Ward: 41
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Proposed Traffic Control Signals – Steeles Avenue East at Maryvale Avenue

(March 3, 2008) Report from Director, Transportation Services, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Financial Impact

These traffic signals will be funded by Baif Development Limited (Markham Steeles Realty Inc.). This results in no financial impact on the Transportation Services Budget. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals on Steeles Avenue East at Maryvale Avenue.

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

Background Information

Report.Proposed Traffic Control Signals.Steeles Avenue East at Maryvale Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11625.pdf>)

SC14.30	ACTION	Adopted		Ward: 41
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Proposed Traffic Control Signals – Steeles Avenue at a Point Approximately 180 Metres West of Maryvale Avenue

(March 3, 2008) Report from Director, Transportation Services, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Approve the installation of traffic control signals on Steeles Avenue East at a point approximately 180 metres west of Maryvale Avenue.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

These traffic signals will be funded by Baif Development Limited (Markham Steeles Realty Inc.). This results in no financial impact on the Transportation Services Budget. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals on Steeles Avenue East at a point approximately 180 metres west of Maryvale Avenue.

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

Background Information

Report.Proposed Traffic Control Signals.Steeles.W of Maryvale Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11626.pdf>)

SC14.31	ACTION	Adopted		Ward: 41
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Proposed Traffic Control Signals – Markham Road at a Point Approximately 175 Metres South of Steeles Avenue East

(March 3, 2008) Report from Director, Transportation Services, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Approve the installation of traffic control signals on Markham Road at a point approximately 175 metres south of Steeles Avenue East.
2. Pass or amend the appropriate by-law(s) accordingly.

Financial Impact

These traffic signals will be funded by both Baif Development Limited (Markham Steeles Realty Inc.) and Fieldgate Developments. This results in no financial impact on the Transportation Services Budget. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals on Markham Road at a point approximately 175 metres south of Steeles Avenue East.

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

Background Information

Report.Proposed Traffic Control Signals.Markham Road
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11627.pdf>)

SC14.32	ACTION	Adopted	Delegated	Ward: 42
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Proposed Minor Street Stop Signs - Red Fox Place Area - 8800 Sheppard Avenue East - Phase 4

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

Committee Decision

Scarborough Community Council:

1. Adopted the “Compulsory Stops”, “Heavy Truck Prohibition” and the “No Parking” regulations, as identified in Appendix 1 and 2 of the report.
2. Directed that the appropriate by-laws be amended accordingly.

Financial Impact

The financial cost of installing the respective traffic signs is approximately \$3,500.00. Funding for basic signage on the subject roadways was secured from the developer. The funding for non-development related parking signage is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report describes the need to install minor street stop signs at five uncontrolled intersections in a new development in the Rouge Neighbourhood.

The subdivision is located north of Sheppard Avenue East and east of Rouge River Drive. It is recommended that minor street stop signs be installed at the five subject intersections to clearly define the right-of-way and to regulate traffic flow.

It is also recommended that “No Parking Anytime” signs be installed at the east end of Red Fox Place within the cul-de-sac. This will assist motorists in manoeuvring safely through the cul-de-sac and prevent parked vehicles from blocking the roadway.

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

Background Information

Report.Stop Signs.Red Fox Place Area.8800 Sheppard Avenue East.Phase 4
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11640.pdf>

SC14.33	ACTION	Adopted	Delegated	Ward: 42
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Proposed Disabled Loading Zone on the South Side of Hedge End Road North of Sheppard Avenue East

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

Committee Decision

Scarborough Community Council:

1. Directed that the parking regulations be enacted, as identified in Appendix 2 of the report.
2. Directed that the appropriate by-law be amended accordingly.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$350.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report responds to a concern about lack of a loading zone in front of #3 Hedge End Road. Staff has confirmed the need for this loading zone to facilitate Wheel Trans pick-up and drop-off of patrons.

It is recommended that Transportation Services install “Disabled Loading Zone” signs on the south/east side of Hedge End Road from a point 74 metres north of Sheppard Avenue East to a point 15 metres further east. This regulation will assist patrons in gaining access/egress to transportation services (provided by Wheel Trans).

Background Information

Report.Disabled Loading Zone.S/S Hedge End Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11631.pdf>)

SC14.34	ACTION	Adopted	Delegated	Ward: 36
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Parking Regulation Housekeeping on Crescentwood Road

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

Committee Decision

Scarborough Community Council:

1. Rescinded the “No Parking” regulations, as identified in Appendix 1 of this report.
2. Adopted the “No Parking” regulations, as identified in Appendix 2 of this report.
3. Directed that the appropriate by-laws be amended accordingly.

Financial Impact

The financial cost of changing the parking prohibitions recommended in this report is approximately \$2,000.00. 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 Crescentwood Road details the minor on-street parking regulation changes required to make the existing nightly parking prohibition enforceable and to update the street name used in the regulations.

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

Background Information

Report.Parking.Crescentwood Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11635.pdf>)

SC14.35	ACTION	Adopted	Delegated	Ward: 37
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All Way Stop Control Regulation Housekeeping on Glaive Drive and Wye Valley Road

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

Committee Decision

Scarborough Community Council:

1. Rescinded the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
2. Adopted the “Compulsory Stops” regulation, as identified in Appendix 2 of this report.
3. Directed that the appropriate by-laws be amended accordingly.

Financial Impact

There is no financial impact associated with this report.

Summary

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

This report on the All-Way Stop Control at Glaive Drive and Wye Valley Road details the minor on-street regulation changes required to make the existing All-Way Stop Control enforceable by updating the street name used in the regulations.

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

Background Information

Report.All Way Stop Control.Glaive Drive and Wye Valley Road
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11636.pdf>)

SC14.36	ACTION	Adopted		Ward: 44
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Proposed Speed Limit Reduction on Kingston Road - From Highway 2A Westbound Ramp to Ellesmere Road

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Rescind the 60 kilometre per hour speed limit on Kingston Road between Birchmount Road and the easterly limit of the Township of Scarborough, as identified in Appendix 1 of this report.
2. Adopt the 60 kilometre per hour speed limit on Kingston Road between Birchmount Road and Highway 2A Westbound Ramp, and on Kingston Road between Ellesmere Road and Graham Farm Lane, as identified in Appendix 2 of this report.
3. Adopt the 70 kilometre per hour speed limit on Kingston Road between Graham Farm Lane and the easterly limit of the City of Toronto, as identified in Appendix 2 of this report.
4. Amend the appropriate bylaws accordingly.

Financial Impact

The financial cost of installing these speed limit signs is approximately \$5,000.00. The funding for these signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report provides the results of traffic studies conducted on Kingston Road, where a 50 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation on the subject portion of Kingston Road between the Highway 2A Westbound Ramp and Ellesmere Road.

Background Information

Report.Speed Limit Reduction.Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11641.pdf>)

SC14.37	ACTION	Deferred		Ward: 39
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4631 Steeles Avenue East and 53 Redlea Avenue - Rezoning Application - Preliminary Report

(March 13, 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 September 9, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Report.4631 Steeles Avenue East.53 Redlea Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11496.pdf>)

SC14.38	ACTION	Deferred		Ward: 42
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1088 Progress Avenue - OPA & Rezoning Applications - Preliminary Report (Deferred from February 12, 2008)

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

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter sine die to allow the applicant to re-evaluate what type of development will best suit the neighbourhood and its residents.

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-11287.pdf>

Communications

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

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

SC14.39	ACTION	Adopted		Ward: 42
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3351 Markham Road – Removal of Holding Symbol (H) Application Final Report

(March 11, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District), as amended, by By-law 408-2006, with respect to lands municipally known as 3351 Markham Road, to lift the holding symbol (H) from the subject lands substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This report reviews and recommends approval of an application to amend the zoning by-law to remove the holding designation for the property at 3351 Markham Road, located at the southeast corner of Steeles Avenue East and Markham Road.

A zoning amendment application has been filed to lift the holding symbol (H) from the subject lands in order to permit a commercial/retail development consisting of five separate buildings on the site with multiple units within each building, and associated parking. City of Toronto By-law No. 408-2006 includes a Holding Symbol (H) which can be lifted when Council is satisfied as to the availability of all infrastructure and servicing requirements necessary to accommodate the proposed development, all transportation improvements under the Core Servicing Agreement have been secured, and a comprehensive site plan control application has been submitted to the satisfaction of the City of Toronto. The specific terms of the Holding Symbol (H) have now been met.

Background Information

Report.3351 Markham Road.Removal of Holding Symbol
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11495.pdf>)

SC14.40	ACTION	Adopted		Ward: 38
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50, 60 & 70 Town Centre Court & Lands Adjacent to Albert Campbell Square Extending to Town Centre Court – Official Plan & Zoning By-law Amendments – Final Report

Statutory - Planning Act, RSO 1990

(March 17, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that :

1. City Council amend the official plan substantially in accordance with the draft official plan amendment, attached as Attachment 1.
2. City Council amend the zoning by-law for the subject lands substantially in accordance with the draft zoning by-law amendment, attached as Attachment 2.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and/or draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report responds to a request from Council to amend the official plan and zoning by-law that apply to lands located at 50, 60 & 70 Town Centre Court and the lands adjacent to Albert Campbell Square extending to Town Centre Court. These amendments, if approved, would enable the use of existing Section 37 funds for a variety of community benefits not contemplated at the time of the original approval of the development on the subject lands and not currently permitted in the official plan or zoning by-law.

Background Information

Report.50, 60 & 70 Town Centre Court

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11613.pdf>)

SC14.41	ACTION	Amended		Ward: 40
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2787 Victoria Park Avenue and Leafield Drive South of Altair Avenue, North of Huntingwood Drive – Zoning and Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

(March 11, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the zoning by-law for the L'Amoreaux Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 3.
2. *City Council support the application, in part, in respect of the proposed two (2) single-family dwellings fronting Victoria Park Avenue.*
3. City Council recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - a. the conditions of approval as generally listed in Attachment 5, which, except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Decision Advice and Other Information

Scarborough Community Council received the communication (March 26, 2008) from Marika Allen.

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 ten (10) new single detached residential lots within a draft plan of

subdivision along an extension of Leaffield Drive and an amendment to the zoning by-law to permit the draft plan of subdivision. The applicant also proposes to amend the zoning by-law on an existing lot on Victoria Park Avenue to eventually allow the severance of the lot for two single-detached dwellings.

With the exception of the zoning amendment to allow the two proposed lots fronting Victoria Park Avenue, the proposed land use is consistent with the Neighbourhoods policies in the Toronto Official Plan. The proposal respects and reinforces the physical character of the surrounding neighbourhood. The zoning by-law amendment will allow for appropriate residential development on the subject lands.

This report reviews and recommends approval of the application to amend the zoning by-law on the lands subject to the draft plan of subdivision. The report recommends that City Council refuse that part of the application to amend the zoning by-law on the lands fronting Victoria Park Avenue.

Background Information

Report.2787 Victoria Park Ave. and Leaffield Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11601.pdf>

Communications

(March 26, 2008) letter from Marika Allen (SC.New.41.1)

SC14.42	ACTION	Withdrawn		Ward: 39
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3405 Kennedy Road

(April 8, 2008) Councillor Del Grande

Decision Advice and Other Information

Scarborough Community Council withdrew this item.

SC14.43	ACTION	Received		
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City of Toronto Act

(April 8, 2008) Councillor Del Grande

Decision Advice and Other Information

Scarborough Community Council received this item.

Summary

Councillor Del Grande commented on the proposed amendments to the City of Toronto Act.

SC14.44	ACTION	Referred		Ward: 36, 43, 44
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Gateway Scarborough - Kingston Road Initiative

(April 8, 2008) Councillor Ron Moeser

Decision Advice and Other Information

Scarborough Community Council referred the briefing note (April 7, 2008) entitled "Gateway Scarborough" to appropriate staff for comment and report to Scarborough Community Council at their earliest convenience.

Summary

At the request of Councillor Moeser, Scarborough Community Council discussed an initiative aimed to study and create an urban design vision for the Kingston Road Corridor, creating a Gateway into Toronto.

SC14.45	ACTION	Adopted		Ward: 44
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Liquor Licence - Royal Canadian Legion Annual Canada Day Event

(April 8, 2008) Member Motion from Councillor Moeser

Committee Decision

The Scarborough Community Council recommends that:

1. City Council declare, for liquor licensing purposes, the “Royal Canadian Legion Annual Canada Day Event” to be held on July 1, 2008, from 11:00 a.m. to 9:00 p.m. at the Royal Canadian Legion Branch 258, 45 Lawson Road, as an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the extension of their existing license to allow for an outside beer garden.

Summary

Seeking City Council's endorsement of an event for liquor licence purposes.

SC14.46	ACTION	Adopted	Delegated	Ward: 37
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Liquor Licences - Greek Community of Toronto Festivals and the Taste of Lawrence Festival

(April 8, 2008) Member Motion from Councillor Thompson

Committee Decision

Scarborough Community Council, for liquor licensing purposes, declared the:

1. Greek Community of Toronto Festivals, to be held at St. John's Greek Orthodox Church, located at 1385 Warden Avenue, on June 27 – July 1 (inclusive), from 5 p.m. to 1:00 a.m.; and
2. Taste of Lawrence Festival, held on Lawrence Avenue E. between Warden Avenue and Pharmacy Avenue on July 4, from 7:00 p.m. to 11:00 p.m.; July 5, from 12 noon to 11:00 p.m.; and July 6, 12 noon to 6:00 p.m.;

as events of community and/or municipal significance and advise the Alcohol and Gaming Commission that it has no objection to these events taking place.

Summary

Seeking Community Council's endorsement of various events for liquor licences purposes.

SC14.47	ACTION	Withdrawn		
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Mega Developments and the Changes to Scarborough

(April 8, 2008) Councillor Del Grande

Decision Advice and Other Information

Scarborough Community Council withdrew this item.

SC14.48	ACTION	Deferred		
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Transit Plan – Scarborough District

(April 8, 2008) Councillor Del Grande

Decision Advice and Other Information

Scarborough Community Council directed that an invitation be forwarded to the Toronto Transit Commission requesting that they make a presentation to Scarborough Community Council at its meeting of May 6, 2008, on a transit plan as it affects the Scarborough District.

Summary

At the request of Councillor Del Grande, Scarborough Community Council discussed the issue of transit in the Scarborough District.

SC14.49	ACTION	Withdrawn		
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Assumption of Services

(April 8, 2008) Councillor Del Grande

Decision Advice and Other Information

Scarborough Community Council withdrew this item.

SC14.50	ACTION	Adopted		
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Brimley Road SRT Station

(April 8, 2008) Member Motion from Councillor De Baeremaeker

Decision Advice and Other Information

Scarborough Community Council directed the appropriate planning staff to attend any upcoming Toronto Transit Commission meetings to support the construction of a Brimley Road SRT station and to work with appropriate staff, councillors and officials to help secure support, funding and approvals for the Brimley Road SRT Station.

Summary

Request by Councillor Baeremaeker for planning staff to attend Toronto Transit Commission meetings related to construction of a SRT station at Brimley Road.

SC14.51	ACTION	Adopted		
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Revitalization Study

(April 8, 2008) Member Motion from Councillor De Baeremaeker

Decision Advice and Other Information

Scarborough Community Council directed the Director, Community Planning, Scarborough District, to undertake an area revitalization study for the Markham Road and Ellesmere Road area, considering sites in the area with potential for intensification and revitalization; this area revitalization study should recommend a framework for future redevelopment that City Council can use as a guide for consideration of individual redevelopment proposals, including the one at 1221 Markham Road.

Summary

Request by Councillor De Baeremaeker for planning staff to undertake a revitalization study in the Markham Road and Ellesmere Road area.

SC14.52	ACTION	Received		
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Demolition Permits

(April 8, 2008) Councillor Lee

Decision Advice and Other Information

Scarborough Community Council received this item.

Summary

At the request of Councillor Lee, discussion on the issuance of demolition permits and follow up procedures.

SC14.53	ACTION	Received		
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Scarborough Highlight

Decision Advice and Other Information

Scarborough Community Council received the verbal/visual presentation from Anne Gloger, Manager, East Scarborough Storefront.

The Chair, on behalf of Scarborough Community Council, thanked Anne Gloger for her presentation and congratulated her on the very successful "Amazing Place" event she organized in her community.

Summary

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

SC14.54	ACTION	Received		
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Moment of Reflection

Decision Advice and Other Information

Scarborough Community Council received the presentation.

The Chair, of behalf of Scarborough Community Council, thanked Rev. Webster for attending Scarborough Community Council.

Summary

Moment of reflection by Rev. Steven Webster, Wishing Well Acres Baptist Church.

SC14.Bills	ACTION		Delegated	
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General Bills

The Scarborough Community Council passed By-Law 296-2008.

Confirmatory Bills

The Scarborough Community Council passed a Confirmatory Bill as By-Law 297-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-04-08	Morning	9:40 AM	12:25 PM	Public
2008-04-08	Afternoon	1:40 PM	3:55 PM	Public