



Scarborough Community Council

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

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.

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

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

Committee Decision

Scarborough Community Council:

1. Approved the nominations to the Kennedy Road BIA Board of Management as set out in Attachment 1.

2. Directed that Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend the Scarborough Community Council approve two nominations to the Kennedy Road BIA Board of Management. The Scarborough Community Council has delegated authority to make final decisions regarding BIA appointments.

Background Information

Report - Kennedy Road Business Improvement Area

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

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

(June 18, 2008) Report from City Surveyor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Grant an exception to its policy of avoiding the naming of streets after living persons, using a person's full name, and using names for public streets that could be construed as advertising a particular business and authorize:
 - a. the proposed public street located west of Warden Avenue, between Eglinton Avenue East and Ashtonbee Road, be named "*Hakim Avenue*", and be dedicated as a public highway; and
 - b. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.

Decision Advice and Other Information

Scarborough Community Council requested the City Surveyor to report directly to City Council providing Letters of Support and philanthropic information pertaining to this item.

Financial Impact

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

Summary

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

Background Information

Report - Naming Street - Warden Avenue, between Eglinton Ave E and Ashtonbee Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14064.pdf>

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

(June 16, 2008) Report from Director, Toronto Building, Scarborough District

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 sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
 - d. any holes on the properties are backfilled with clean fill.

Financial Impact

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

Summary

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

In accordance with By-law 1009-2006, I refer the demolition permit application for 101 Zaph Avenue to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

Background Information

Report - Demolition - 101 Zaph Avenue

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

Attachments

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

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

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

Decision Advice and Other Information

Scarborough Community Council received the report (June 19, 2008) from the Manager, Municipal Licensing and Standards, Scarborough District, for information.

Financial Impact

There are no financial implications.

Summary

This Staff Report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

The purpose of this Report is to consider a request by the owner(s) of 136 Porchester Drive to be exempted from Chapter 447 – Fences section (2) of the Toronto Municipal Code. This Section states that the maximum height of a fence for a Pool Enclosure is 1.2 meters on a single family residential property.

Background Information

Report - Fence Exemption - 136 Porchester Drive

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

Attachment

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

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

(June 9, 2008) Report from Director, Transportation Services, Scarborough District

Committee Decision

Scarborough Community Council:

1. Authorized an encroachment agreement with the owner of 14 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 of 14 Lynn Road for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Background Information

Report.Encroachment Agreement.14 Lynn Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14089.pdf>

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

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

Committee Decision

Scarborough Community Council:

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

Financial Impact

The financial cost of installing these speed limit signs is approximately \$1,500.00. The funding for these signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

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

Background Information

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

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

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

Committee Decision

Scarborough Community Council:

1. Rescinded the “No Parking” and “Prohibited Turns” regulations, as identified in Appendix 1 of this report.
2. Enacted the “No Parking” and “Prohibited Turns” regulations, 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 Briar Dale Boulevard details the minor on-street parking and turning prohibition regulation changes required to make the existing posted prohibitions enforceable and to update the street name used in the regulations.

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

Background Information

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

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

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

Committee Decision

Scarborough Community Council:

1. Adopted the 40 kilometres per hour speed limit on Sloley Road, as identified in Appendix 1 of this report.
2. 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 Sloley Road details the on-street parking regulation changes required to make the existing signed 40 kilometre per hour speed limit enforceable.

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

Background Information

Report.Speed Limit.Sloley Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14080.pdf>

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

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

Committee Decision

Scarborough Community Council:

1. Adopted the 40 kilometre per hour speed limit on Bernadine Street and adopt the “Compulsory Stops” regulation for Flintwick Drive at Hurley Crescent, as identified in Appendix 1 of this report.
2. Directed that the appropriate by-laws be amended accordingly.

Financial Impact

The financial cost of installing the posted speed limit signs as well as the stop sign at the uncontrolled three-way intersection is approximately \$1,750.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report provides the results of traffic studies conducted on Bernadine Street where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over the entire length of the subject roadway.

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

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

Background Information

Report.Speed Limit Reduction.Bernadine Street

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14071.pdf>)

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

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

Committee Decision

Scarborough Community Council:

1. *Received the report (June 11, 2008) from the Director, Transportation Services, Scarborough District.*
2. *Approved the installation of an All-Way Stop Control at Cedar Brae Boulevard and Danmary Road.*
3. *Directed that the appropriate by-law be amended accordingly.*

Financial Impact

There would be no financial impact associated with the staff recommendation; however, if an All-Way Stop Control were to be installed, the financial cost of installing the two addition stop signs is approximately \$500.00. The funding for these stop controls would be available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report responds to a request from Councillor De Baeremaeker to install an All-Way Stop Control at the intersection of Cedar Brae Boulevard and Danmary Road. The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.

It is recommended that an All-Way Stop Control not be installed at Cedar Brae Boulevard and Danmary Road since the subject intersection failed to meet the warrant for installation of an All-Way Stop Control which was adopted by Council for use in the city of Toronto.

Background Information

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

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

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

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

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

Background Information

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

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

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

Committee Decision

Scarborough Community Council:

1. Adopted the “Through Streets” and “Compulsory Stops” regulations, as identified in Appendix 1 of this report, *subject to amending Appendix 1 by adding the words "(South intersection)" after the words "Neilson Road" under the heading "Through Streets Regulations to be Enacted.*
2. Directed that the appropriate by-laws be amended accordingly.

Financial Impact

The financial cost of installing these stop controls is approximately \$3,000.00. The funding for these stop controls is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Summary

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

This report responds to a request to install a minor street stop sign at the uncontrolled intersection of Creekwood Drive and Oakmeadow Boulevard.

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

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

Background Information

Report.Minor Street Stop Sign.Creekwood Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14100.pdf>)

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

(June 18, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2370 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-2370.
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-2370 to Toronto Hydro.
7. *In the future, direct the City Solicitor to notify the Ward Councillor prior to the Development Acceptance form being signed and the Subdivision Agreement obligations completed.*

Decision Advice and Other Information

Scarborough Community Council requested Deputy City Manager Richard Butts to report directly to City Council on the integrity and accountability of the Development Acceptance form and process.

Financial Impact

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

Summary

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

Background Information

Report - Assumption of Services - High Glen Developments

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14200.pdf>)

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

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

Decision Advice and Other Information

Scarborough Community Council:

1. Directed staff to schedule a community consultation meeting together with the Ward Councillor.
2. Directed that Notice for the community consultation meeting be given to landowners and residents within 240 metres of the site, with the additional costs to be borne by the applicant.
3. Directed that Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a Public Meeting will be scheduled once all identified issues have been satisfactorily resolved.

Background Information

Report - Rezoning - 2655 Lawrence Avenue East

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

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

(June 12, 2008) Report from Director, Community Planning, Scarborough District

Decision Advice and Other Information

Scarborough Community Council:

1. Directed staff to schedule a community consultation meeting together with the Ward Councillor.
2. Directed that Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site *and expanded to include an area bounded by Silver Springs Boulevard to the West; Dancy Avenue to the South; Kennedy Road to the East, and McNicoll Avenue to the North, with notices to be given to the industrial buildings on the east side of Kennedy Road (2951 to 3115/3121 Kennedy Road), along with the Mon Sheong Scarborough Long-Term Care Centre located at 2030 McNicoll Avenue, with the additional costs to be borne by the applicant.*
3. Directed that Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The applicant proposes to construct 3 separate 1 and 2 storey buildings containing various commercial uses including restaurants, personal service stores and medical offices, with 232 parking spaces at grade at 3101 Kennedy Road.

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

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

Background Information

Report - Rezoning - 3101 Kennedy Road

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

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

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

Decision Advice and Other Information

Scarborough Community Council:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Report - 65 and 67 Livingston Road

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

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

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

Decision Advice and Other Information

Scarborough Community Council:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Report - Rezoning - 4111-4113 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14056.pdf>)

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

(June 3, 2008) Report from Director, Community Planning, Scarborough District

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

Report - 5 and 7 Pilkington Drive and Goulden Crescent

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13996.pdf>)

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

(June 9, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

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

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

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

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council endorse the Kingston Road Revitalization Study Phase 2 Report, A Vision for Kingston Road, attached as Attachment 1.
2. City Council direct Planning staff to hold an open house to present the Phase 2 Report with notice for the open house to be sent to all persons who have expressed interest in the study and to be advertised in the local paper.
3. City Council direct Planning staff to convene a meeting with owners and tenants of properties abutting Kingston Road to present the Phase 2 Report.
4. City Council direct Planning staff, in consultation with appropriate City divisions and agencies, to develop a strategy for implementing the Vision for Kingston Road to be presented for Council consideration in the fourth quarter of 2008 which includes:
 - a. official plan and zoning by-law amendments that incorporate the policy directions from the Vision report;
 - b. urban design guidelines for the properties abutting Kingston Road;
 - c. a streetscape plan of enhancements for Kingston Road that is coordinated with the ongoing Environmental Assessment for transit improvements along Kingston Road;
 - d. investigating opportunities for enhancement to parks and open spaces along Kingston Road and the Scarborough bluffs;
 - e. investigating opportunities for transportation enhancements such as new signals and pedestrian crosswalks along Kingston Road, and enhancement to the cycling environment such as new bike lanes on local streets;

- f. investigating opportunities for public off-street parking facilities along the corridor; and
- g. investigating City programs and initiatives that support and enhance the arts, cultural and heritage resources in Birch Cliff including economic development initiatives such as the Community Improvement and Business Improvement Areas programs.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

Report - Kingston Road Revitalization Study

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

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Steeles Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 4.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, subject to:
 - a. the conditions of approval as generally listed in Attachment 6, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.
4. *Permit Lots 1-6 and Lots 14-18 to provide a minimum of 40 percent front yard landscaping open space.*
5. *Direct the owner to provide the percentage of soft landscaping indicated on the plan entitled "Area of Hard Surfacing vs. Soft Surfacing" prepared by Weston Consulting Group Inc., dated May 30, 2008.*
6. *Permit Lots 7-10 abutting City Parkland to provide a minimum rear yard setback of 5.5 metres.*
7. *Direct that \$2,000.00 of the \$23,000.00 compensation to Parks, Forestry and Recreation for the encumbrance of the service connections to be located within L'Amoreaux District Park be allocated towards a Communications Package Fund for the promotion of the McNicoll Tree Arboretum.*
8. *Direct that the \$21,000.00 balance of the compensation be used to construct drainage improvements within L'Amoreaux District Park to eliminate flooding concerns.*

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with 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 eighteen (18) single detached residential lots on a new cul-de-sac within a draft plan of subdivision at 3291, 3293, and 3295 Birchmount Road and an amendment to the zoning by-law to permit the draft plan of subdivision.

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

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

Background Information

Report - Rezoning - 3291, 3293, 3295 Birchmount Road
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13824.pdf>

SC17.22	ACTION	Deferred		Ward: 40
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3717 Sheppard Avenue East - Rezoning Application – Final Report

Statutory - Planning Act, RSO 1990

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

Decision Advice and Other Information

Scarborough Community Council adjourned its public meeting under the Planning Act until September 9, 2008, to allow appropriate staff to conduct a complete sewer and water management review of 3717 Sheppard Avenue East and the impact on the property known as 2255 Birchmount Road and the functionality of the septic tank system on the property known as 3717 Sheppard Avenue East.

Scarborough Community Council commenced a statutory public meeting on July 7, 2008, and notice was given in accordance with the Planning Act.

The following appeared before the Scarborough Community Council:

- Ella Ng,
- Albert Ang; and
- Dr. Jarmila Filipko.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

Report - Rezoning - 3717 Sheppard Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13995.pdf>

Communications

(July 1, 2008) fax from Ella Ng (SC.New.17.22.1)

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

(July 2, 2008) Report from Director, Toronto Building, Scarborough District

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 1009-2006, I refer the demolition permit application for 189 Rouge Hills Drive to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Background Information

Report.Demolition.189 Rouge Hills Drive

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

Attachments.Demolition.189 Rouge Hills Drive

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

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

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Instruct the City Solicitor and Planning staff to attend the Ontario Municipal Board Hearing (Case PL080653) to support the Committee of Adjustment (East) decision to refuse a variance for 54 Maresfield Drive.

Summary

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

SC17.25	ACTION	Adopted		
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Canadian Idol Contestant

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

Decision Advice and Other Information

Scarborough Community Council congratulated Omar Lunan, Scarborough resident, on being a finalist on Canadian Idol and directed that a resolution be forwarded to Omar recognizing this achievement and to let him know that Scarborough Community Council Members are behind him 100 percent.

Summary

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

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

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

Decision Advice and Other Information

Scarborough Community Council congratulated and thanked all participants for making the 5th Annual Taste of Lawrence Festival such a huge success attracting 150,000 people, with special thanks to:

- CTV
- Toronto Fire Services
- Emergency Medical Services
- Transportation Staff
- Health Inspectors
- Toronto Police Services
- Superintendent Bob Qualtrough, 41 Division
- Wexford Heights BIA
- Community Volunteers

Summary

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

SC17.27	Presentation	Received		
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Scarborough Highlight**Decision Advice and Other Information**

Scarborough Community Council:

1. Thanked Arthur Milnes, Research Analyst, Queen's University, former resident of Scarborough, for attending Scarborough Community Council and for his remarks about his father's and his own memories of Scarborough.
2. Thanked Deborah Bodine, Chair, Scarborough Walk of Fame Nominations Committee, for addressing Scarborough Community Council and congratulated the following successful nominees who will be inducted into the Scarborough Walk of Fame on October 23, 2008:

Community:	Robbie International Soccer Tournament
Education:	Earl Campbell, former Director of Education and CEO of Scarborough Board of Education
Health and Science:	Dr. Sheila Basrur, former Chief Medical Officer of Health
Sports	Rick Middleton, former NHL player
Performers:	Ben Hepner, tenor Debra Cox, Recording Artist

Summary

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

SC17.Bills	ACTION		Delegated	
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General Bills

The Scarborough Community Council passed [By-Laws 692-2008 to 699-2008 and 700-2008](#), as amended.

Confirmatory Bills

The Scarborough Community Council passed a Confirmatory Bill as By-Law 701-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-07	Morning	9:35 AM	11:45 AM	Public
2008-07-07	Afternoon	1:35 PM	1:55 PM	Public
2008-07-07	Afternoon	2:05 PM	2:40 PM	Public