

Scarborough Community Council

Meeting No. 12	Contact Betty Henderson
Meeting Date Tuesday, January 15, 2008	Phone 416-396-7288
Start Time 9:30 AM	E-mail scc@toronto.ca
Location Council Chamber, Scarborough Civic Centre	

Attendance

Members of the Scarborough Community Council were present for some or all of the time periods indicated under the section headed "Meeting Sessions", which appears at the end of the Minutes.

Councillor Norm Kelly, Chair	X
Councillor Raymond Cho, Vice-Chair	X
Councillor Paul Ainslie	X
Councillor Brian Ashton	X
Councillor Glenn De Baeremaeker	X
Councillor Mike Del Grande	X
Councillor A. A. Heaps	X
Councillor Chin Lee	X
Councillor Ron Moeser	X
Councillor Michael Thompson	X

Confirmation of Minutes

On motion by Councillor Thompson, the Minutes of the meeting of the Scarborough Community Council held on November 27, 2007, were confirmed.

SC12.1	Presentation	Received	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Scarborough Media Image

Summary

Verbal presentation by Don Gillmor, Writer, Toronto Life Magazine.

Decision Advice and Other Information

Scarborough Community Council:

- a. Received the verbal presentation.
- b. Thanked Mr. Gillmor, for attending and answering Members' questions.

SC12.2	ACTION	Received	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Economic Development Strategies to Retain and Attract Investment to the Scarborough District (Deferred from November 27, 2007, for public presentation and debate.)

(November 13, 2007) Report from Director, Business Development and Retention, Economic Development, Culture & Tourism Division

Financial Impact

There is no financial impact of this report.

Summary

Economic Development Culture and Tourism (EDCT) has been asked to report back on the various investment attraction strategies being currently employed as they relate to the Scarborough District. These strategies can best be described in the following manner.

EDCT is actively promoting and marketing the Scarborough advantage as a leading area for ICI investment. Much of the recent investment which has taken place in Toronto has occurred in Scarborough. It is EDCT's intention to market this good news story and seek to attract more investment.

Secondly staff are focusing on stimulating local growth through expansion of local firms. This will be accomplished by core staff activities such as corporate care, increasing the attractiveness of Toronto's business climate, introducing business-friendly initiatives such as the concierge service.

Finally Economic development staff will be identifying next generation growth opportunities through in depth corporate interviews. The objective of these interviews will be to identify key business lines, with good growth potential, global mandates and supply chain linkages. This then arms our promotion activities to specifically target potential firms who would benefit from a Scarborough location.

Decision Advice and Other Information

Scarborough Community Council received the report (November 13, 2007) from the Director, Business Development and Retention, Economic Development, Culture and Tourism Division.

Links to Background Information

Report - Economic Development Strategies

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9252.pdf>

SC12.3	Presentation	Amended		
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Friends of the Rouge**Summary**

Presentation by Jim Robb, Friends of the Rouge

Decision Advice and Other Information

Scarborough Community Council directed that the presentation and recommendations by Mr. Jim Robb, Friends of the Rouge, on runoff management in existing urban areas, be forwarded to the General Manager, Toronto Water, for a report thereon to the Public Works and Infrastructure Committee.

Motions*Motion to Amend moved by Councillor Glenn De Baeremaeker (Carried)*

SC12.4	ACTION	Adopted	Delegated	Ward: 42
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Request to Grant or Refuse the Application to Demolish a Residential Building at 2264 Meadowvale Road with no Building Permit Issued

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;

- c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B,
- d. that any holes on the property are backfilled with clean fill; and
- e. that the approval of Toronto Public Health is obtained prior to the permit issuance.

Financial Impact

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

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 2264 Meadowvale Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Committee Decision

On motion by Councillor Cho, Scarborough Community Council:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor Raymond Cho (Carried)

Links to Background Information

Report.Demolition.2264 Meadowvale Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9364.pdf>)

Attachments.Demolition.2264 Meadowvale Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9365.pdf>)

SC12.5	ACTION	Adopted	Delegated	Ward: 42
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Request to Grant or Refuse the Application to Demolish a Residential Building at 360 Old Finch Avenue with no Building Permit Issued

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that Community Council:

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

Financial Impact

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

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 360 Old Finch Avenue to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Committee Decision

On motion by Councillor Cho, Scarborough Community Council :

1. Approved the application to demolish the subject residential building with the following conditions:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor Raymond Cho (Carried)

Links to Background Information

Report.Demolition.360 Old Finch Avenue

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9366.pdf>

Attachments.Demolition.360 Old Finch Avenue

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9367.pdf>

SC12.6	ACTION	Adopted	Delegated	Ward: 42
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Request to Grant or Refuse the Application to Demolish a Residential Building at 4 - 6 Pickering Townline with no Building Permit Issued

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B,

- d. that any holes on the property are backfilled with clean fill; and
- e. that the approval of Toronto Public Health is obtained prior to the permit issuance.

Financial Impact

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

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 4 – 6 Pickering Townline to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Committee Decision

On motion by Councillor Cho, Scarborough Community Council:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor Raymond Cho (Carried)

Links to Background Information

Report.Demolition.4-6 Pickering Townline

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9368.pdf>

Attachments.Demolition.4-6 Pickering Townline

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9369.pdf>

SC12.7	ACTION	Adopted	Delegated	Ward: 43
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Residential Demolition Application for 20 Portia Street, Subject to the Demolition Control By-law

(November 12, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that Community Council:

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

Financial Impact

There are no financial implications resulting from 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.

In accordance with section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, "Demolition Control", application for demolition permit at 20 Portia Street is

referred to Scarborough Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permits.

Committee Decision

On motion by Councillor Ainslie, Scarborough Community Council:

1. Approved the request to demolish the subject residential buildings with the following conditions:
 - a. all debris and rubble be removed immediately after demolition and the excavations be filled in;
 - b. the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;
 - c. 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;
 - d. the applicant for the demolition permit construct and substantially complete the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
 - e. on failure to complete the new building within the time specified in (d) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Paul Ainslie (Carried)

Links to Background Information

Report.Demolition.20 Portia Street

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9370.pdf>

Attachments.Demolition.20 Portia Street

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9371.pdf>

SC12.8	ACTION	Amended	Delegated	Ward: 38
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Request for Fence Exemption for 839 Brimorton Drive

(December 3, 2007) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

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

1. Refuse this request to permit the proposed approximately 1.82 metre high board on board wood fence based on the 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 839 Brimorton Drive to be exempted from Chapter 447-Fences section (2) of the Toronto Municipal Code.

This section states:

- a. that the maximum height of the fence in the front yard within 2.4 metres of the front lot line not exceed 1 metre;
- b. a fence in the front yard not within 2.4 metres of the front lot line not exceed 1.2metres;
- c. a fence in the flankage yard within 2.4 metres of a side lot line and 2.4 metres of any driveway not exceed 800 millimetres; and
- d. that the fence is located on private property.

Communications

(January 11, 2008) letter from Shirley Clarke (SC.New)

Committee Decision

On motion by Councillor De Baeremaeker, Scarborough Community Council:

1. Received the report (December 2, 2007) from the Manager, Municipal Licensing and Standards.

2. Approved the exemption from Chapter 447-Fences, Section (2) of the Toronto Municipal Code to permit the proposed approximately 1.82 metres high board on board wood fence at 839 Brimorton Drive, on the condition that the fence be moved back to the private property line and installed to the satisfaction of the Manager, Municipal Licensing and Standards, Scarborough District.

Decision Advice and Other Information

The following recorded vote was taken on the adoption of the recommendation, as amended:

Yes: Councillors Ainslie, Cho, De Baeremaeker, Del Grande, Heaps, Lee, Thompson

No: Councillor Ashton

Absent: Councillors Kelly, Moeser

(Carried)

Scarborough Community Council received the communication (January 11, 2008) from Shirley Clarke.

Motions

Motion to Amend (staff recommendation) moved by Councillor Glenn De Baeremaeker (Carried)

Links to Background Information

Report.Fence Exemption.839 Brimorton Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9565.pdf>

Pictures.Fence Exemption.839 Brimorton Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9566.pdf>

Letter.Fence.839 Brimorton

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9614.pdf>

Traffic Operation.Fence.839 Brimorton

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9615.pdf>

SC12.9	ACTION	Adopted	Delegated	Ward: 37
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Request for Approval of Variances from former City of Scarborough Sign By-law 22980, as amended, for Two Facial Signs at 1900 Eglinton Avenue East

(December 13, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variance be approved for sign projection above the roof for the sign located on the east elevation of the building.
2. The requested variance be refused for sign projection above the roof for the sign located on the west elevation of the building.
3. The requested variance be accepted for sign projection above the roof for the sign located on the west elevation of the building on the condition that the projection is limited to 1.8 m (5'-11") above the roof deck.

Financial Impact

There are no financial implications resulting from the adoption of 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 Christine Leu on behalf of the Bank of Montreal, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial signs at the above noted location.

Two facial signs are being proposed where their projection above the roof is not in compliance with the requirements of the By-law. This report deals with the required variance to allow the erection of these two signs.

Staff considers the sign projection above the roof located on the east elevation of the building to be minor and recommends approval of the variance. For the sign located on the west elevation of the building, staff does not consider it to be minor and recommends refusal of the variance. However, staff recommends the variance to be accepted if the roof projection is limited to 1.8 m (5'-11"), similar to the requested variance for the sign on the east elevation of the building.

Communications

(January 9, 2008) e-mail from Ryan Windle, MHBC Planning (SC.New.1)

Committee Decision

On motion by Councillor Thompson, Scarborough Community Council:

1. Approved the requested variance for sign projection above the roof for the sign located on the east elevation of the building.
2. Refused the requested variance for sign projection above the roof for the sign located on the west elevation of the building.
3. Approved the requested variance for sign projection above the roof for the sign located on the west elevation of the building on the condition that the projection is limited to 1.8 m (5'-11") above the roof deck.

Decision Advice and Other Information

Scarborough Community Council received the communication (January 9, 2008) from Ryan Windle, MHBC Planning.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Michael Thompson (Carried)

Links to Background Information

Report.Signs.1900 Eglinton Avenue East

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9373.pdf>

Attachments.Signs.1900 Eglinton Avenue East

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9374.pdf>

SC12.10	ACTION	Deferred	Delegated	Ward: 38
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Request for Approval of Variances from the Former City of Scarborough Sign By-law No. 22980, as amended, for One Ground Sign at 665 Markham Road

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

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variances be refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by Heinz Mertins, of Mertins Architect, on behalf La Prima Investments, for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the installation of one ground sign.

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

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

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of February 12, 2008.

Motions

Motion to Defer moved by Councillor Glenn De Baeremaeker (Carried)

Links to Background Information

Report.Sign.665 Markham Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9372.pdf>

SC12.11	ACTION	Deferred	Delegated	Ward: 42
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Sign at 1455-1457 McCowan Road (Deferred from November 27, 2007)

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

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variances be refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

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

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

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

Communications

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

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

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

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

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

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

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of February 12, 2008.

Motions

Motion to Defer moved by Councillor Raymond Cho (Carried)

Links to Background Information

Report - 1455-1457 McCowan Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9253.pdf>

SC12.12	ACTION	Adopted	Delegated	Ward: 44
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Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Ground Sign at 4509 Kingston Road (Deferred from November 27, 2007)

(November 5, 2007) Report from Director, Toronto Building, Scarborough District

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The requested variance be refused.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by J. Wigley of Gardiner Roberts LLP, solicitors for Bank of Nova Scotia, for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of one ground sign at 4509 Kingston Road.

The height of the proposed sign is not in compliance with the requirements of the by-law and this report deals with the required variance to allow the erection of the proposed sign.

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

Speakers

David Adam, Zip Signs Limited

Committee Decision

On motion by Councillor Moeser, Scarborough Community Council:

1. Refused the requested variance.

Motions

Motion to Adopt (staff recommendation) moved by Councillor Ron Moeser (Carried)

Links to Background Information

Report - 4509 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9255.pdf>)

SC12.13	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)

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

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The request for variances be approved for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by John (David) Adam, of Zip Signs Ltd., on behalf of 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 blends with the design of the new building in that location and will enhance the appearance of the building. Staff recommends approval of the variance.

Speakers

David Adam, Zip Signs Limited

Decision Advice and Other Information

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

Motions

Motion to Defer moved by Councillor Ron Moeser (Carried)

Links to Background Information

Report - 271 Port Union Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9254.pdf>

13a Request for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, for Wall Signs at 255 Morningside Avenue and 271 Port Union Road – Supplementary Report

(November 30, 2007) Report from Director, Toronto Building, Scarborough District

Financial Impact

There are no financial implications resulting from this report.

Summary

To review and make recommendations on requests by John (David) Adam, of Zip Signs Ltd. for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, to permit two facial wall signs at 255 Morningside Avenue and four facial wall signs at 271 Port Union Road. Both buildings are TD Canada Trust banks.

The variances for the signs are covered in the November 8th, 2007 reports from the Director of Building, submitted to the November 27th, 2007 meeting of Scarborough Community Council for consideration. In those reports, staff recommended approval of the requested variances for the facial signs.

Scarborough Community Council deferred consideration of those reports until its meeting of January 15th, 2008 and requested the Director of Building and Deputy Chief Building Official to report to the Scarborough Community Council meeting of January 15th, 2008, on the TD Canada Trust “Tower” Sign Structures.

This report deals with that request.

Links to Background Information

Report.Signs.255 Morningside.271 Port Union Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9375.pdf>

Attachments.Signs.255 Morningside.271 Port Union Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9376.pdf>

SC12.14	ACTION	Adopted	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 Two Wall Signs at 255 Morningside Avenue (Deferred from November 27, 2007)

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

Recommendations

The Director of Building and Deputy Chief Building Official recommends that:

1. The request for variances be approved for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from this report.

Summary

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

To review and make recommendations on a request by John (David) Adam, of Zip Signs Ltd., on behalf of First Capital Reality Inc., for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit two facial wall sign at the above location for TD Canada Trust.

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

Speakers

David Adam, Zip Signs Limited

Committee Decision

On motion by Councillor Moeser, Scarborough Community Council:

1. Approved the request for variances for the reasons outlined in this report.

Motions

Motion to Adopt (staff recommendation) moved by Councillor Ron Moeser (Carried)

Links to Background Information

Report - 255 Morningside Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9256.pdf>)

SC12.15	ACTION	Adopted	Delegated	Ward: 36
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Request for an Encroachment Agreement - 61 Rhydwen Avenue

(December 10, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Authorize an encroachment agreement with the owner(s) of 61 Rhydwen.
2. Authorize the City Solicitor to prepare and execute the encroachment agreement.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 61 Rhydwen Avenue for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

Committee Decision

On motion by Councillor Ashton, Scarborough Community Council:

1. Authorized an encroachment agreement with the owner(s) of 61 Rhydwen.
2. Authorized the City Solicitor to prepare and execute the encroachment agreement.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Brian Ashton (Carried)

Links to Background Information

Report.Encroachment.61 Rhydwen

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9353.pdf>

SC12.16	ACTION	Adopted	Delegated	Ward: 35
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Proposed Parking Prohibitions on Tyne Court

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

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

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$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 parking regulations on Tyne Court. Staff has confirmed the residents' desire for parking regulations adjacent to their property. In addition a show of support in the form of a petition was received by staff.

Committee Decision

On motion by Councillor Heaps, Scarborough Community Council:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor A.A. Heaps (Carried)

Links to Background Information

Report.Parking.Tyne Court

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9502.pdf>

SC12.17	ACTION	Adopted	Delegated	Ward: 35
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Proposed Minor Street Stop Signs – Pilkington Drive and Other Streets

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” and the “Heavy Truck Prohibition” regulations as identified in Appendix 1 and 2 of this report.
2. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the respective traffic signs is approximately \$4,000.00. The funding for the signage on the subject roadway was secured from the Developer.

Summary

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

This report describes the need to install minor street stop signs at eleven uncontrolled intersections in a new development in the Scarborough Southwest Community. The subdivision is located on the north side of Danforth Road west of Birchmount Road. It is recommended that minor street stop signs be installed at the eleven subject intersections to clearly define the right-of-way and to regulate traffic flow.

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

Committee Decision

On motion by Councillor Heaps, Scarborough Community Council:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor A.A. Heaps (Carried)

Links to Background Information

Report..Stop Signs.Pilkington Drive

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9503.pdf>)

SC12.18	ACTION	Adopted	Delegated	Ward: 36
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Proposed Minor Street Stop Signs - Highview Avenue Area

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve the installation of an All-Way Stop Control at South Bonnington Avenue and Willingdon Avenue,
2. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
3. Amend the appropriate by-law accordingly.

Financial Impact

The financial cost of installing the two recommended stop controls is approximately \$300.00. The funding for these stop controls 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 request to install an All-Way Stop Control at the intersection of South Bonnington Avenue and Willingdon Avenue. The report shows that this intersection failed to meet the required technical warrant for this type of traffic control.

While investigating the foregoing request, Transportation Services staff also reviewed the installation of minor street stop signs at two uncontrolled three-way intersections in the same Birchcliffe-Cliffside Neighbourhood namely at: Baudina Crescent and Anneke Road and Haslam Street and Malta Street.

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

Committee Decision

On motion by Councillor Ashton, Scarborough Community Council:

1. Denied the request for installation of an All-Way Stop Control at South Bonnington Avenue and Willingdon Avenue,
2. Adopted the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
3. Directed that the appropriate by-law be amended accordingly.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Brian Ashton (Carried)

Links to Background Information

Report.Stop Signs.Highview Avenue Area

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9504.pdf>)

SC12.19	ACTION	Amended	Delegated	Ward: 39
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Parking Issues – Elmartin Drive

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Receive this report for information.

Financial Impact

There is no financial impact related to 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.

This report describes the results of a request from the ward Councillor to study the need for parking prohibitions along Elmartin Drive. The Councillor requested a report on this matter to Scarborough Community Council.

Committee Decision

On motion by Councillor Del Grande, Scarborough Community Council:

1. Received the report (December 18, 2007) from the Director of Transportation Services, Scarborough District.
2. Adopted the “No Stopping Anytime” and “No Parking” regulations on Elmartin Drive in order to prohibit stopping and parking in a manner consistent with Scarborough By-Law 23503, as identified in Appendix 1 of this report, subject to the following amendments:

Column 2	161 metres to 191
Column 3	from 66 to 38
Column 2	157 metres north to 187
Column 3	78 metres to 48.
3. Directed that the appropriate by-law be amended accordingly.

Motions

Motion to Amend (staff recommendation) moved by Councillor Mike Del Grande (Carried)

Links to Background Information

Report.Parking.Elmartin Drive

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9526.pdf>

SC12.20	ACTION	Adopted	Delegated	Ward: 41
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Proposed Speed Limit Reduction on Placentia Boulevard and Area Minor Street Stop Signs

(December 18, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve the installation of All-Way Stop Controls at Rooksnest Trail and Placentia Boulevard.
2. Not approve the installation of All-Way Stop Controls at the west intersection of Shootfield Crescent and Placentia Boulevard.
3. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.

4. Adopt the “Maximum Rate of Speed – 40 Kilometres Per Hour” speed limit on Placentia Boulevard, as identified in Appendix 1 of this report.
5. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing these five recommended stop controls and the speed limit reduction signage is approximately \$1,500.00. The funding for these 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 responds to a request to install All-Way Stop Controls at both Rooksnest Trail and Placentia Boulevard and the west intersection of Shootfield Crescent and Placentia Boulevard. The report shows that these intersections failed to meet the required technical warrants for these types of traffic controls.

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

In addition, this report provides the results of traffic studies conducted on Placentia Boulevard, where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over its entire length.

Committee Decision

On motion by Councillor Lee, Scarborough Community Council:

1. Denied the request for the installation of All-Way Stop Controls at Rooksnest Trail and Placentia Boulevard.
2. Denied the request for the installation of All-Way Stop Controls at the west intersection of Shootfield Crescent and Placentia Boulevard.
3. Adopted the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
4. Adopted the “Maximum Rate of Speed – 40 Kilometres Per Hour” speed limit on Placentia Boulevard, as identified in Appendix 1 of this report.
5. Directed that the appropriate by-laws be amended accordingly.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Chin Lee (Carried)

Links to Background Information

Report.Speed Limit.Placentia Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9527.pdf>)

SC12.21	ACTION	Adopted	Delegated	Ward: 43
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Stopping and Parking Regulations on Slan Avenue at Heather Heights Public School

(December 5, 2007) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the stopping regulations on Slan Avenue, as identified in Appendix 1 of this report.
2. Adopt the stopping and parking regulations on Slan Avenue, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws accordingly.

Financial Impact

The financial cost of installing the parking controls recommended in this report is approximately \$1,200.00. 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 Slan Avenue details the minor on-street stopping and parking regulation changes required to enhance both traffic safety and flow in front of Heather Heights Public School. The “school side” parking and “opposite side” no stopping regulations outlined in this report are consistent with those found at many other school zones in the Scarborough District.

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

Committee Decision

On motion by Councillor Ainslie, Scarborough Community Council:

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

Motions

Motion to Adopt (staff recommendations) moved by Councillor Paul Ainslie (Carried)

Links to Background Information

Report.Stopping and Parking.Slan Avenue

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9534.pdf>

SC12.22	Information	Deferred		Ward: 44
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Drainage Issues on Former Scarborough Expressway Corridor (4331 Lawrence Avenue East) and Surrounding Lands

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

Financial Impact

There are no financial implications of this report.

Summary

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

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

The current design calls for regrading the lands to create positive drainage of the site and the introduction of a conveyance system through the use of swales, sewers, roads, and a pond. These improvements will provide adequate drainage for the subdivision lands and be beneficial

to adjacent properties. Furthermore the stormwater management scheme does not heavily rely on the removal of water through infiltration into the ground. As such a groundwater study is not warranted in this situation.

Decision Advice and Other Information

Scarborough Community Council deferred consideration of this matter until its meeting of February 12, 2008 to allow for notice to be given for public presentation and debate.

Motions

Motion to Defer moved by Councillor Ron Moeser (Carried)

Links to Background Information

Report.Drainage Issues.4331 Lawrence Avenue East
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9468.pdf>)

22a Backyard Flooding Issues on and Abutting the Adjacent Properties East of the Proposed Development at 4331 Lawrence Avenue East

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

Recommendations

It is recommended that Scarborough Community Council receive this report for information.

Summary

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

Links to Background Information

Report.May 23, 2006.4331 Lawrence Avenue East
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9645.pdf>)

22b 4331 Lawrence Avenue East - Flooding of Residential Properties East of the New 43 Division Police Station

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

Recommendations

That this report be received for information.

Summary

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

Links to Background Information

Report..June 27, 2006.4331 Lawrence Avenue East
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9646.pdf>)

22c The Groundwater Issues in the Former Scarborough Expressway Corridor and Surrounding Area

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

Recommendations

It is recommended that this report be received for information.

Summary

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

Links to Background Information

Report.Aug. 25, 2006.Tech. Services.4331 Lawrence Avenue East
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9647.pdf>)

22d 4331 Lawrence Avenue East - Flooding of Residential Properties East of 43 Division Police Station

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

Recommendations

That this report be received for information.

Summary

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

Links to Background Information

Report.Aug. 25, 2006.Dir., Design Construction.4331 Lawrence
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9648.pdf>

SC12.23	ACTION	Amended		Ward: 39
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3291, 3293, 3295 Birchmount Road - Rezoning and Draft Plan of Subdivision Applications - Preliminary Report

(December 11, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to amend the existing zoning to permit 18 single-family dwelling units as shown on the draft plan of subdivision for 3291, 3293, and 3295 Birchmount Road.

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 satisfactorily resolved and all required information is provided.

Decision Advice and Other Information

On motion by Councillor Del Grande, 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 homes located at 59 to 75 Morbank Drive, 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.

Motions

Motion to Adopt (staff recommendations 1 and 3) moved by Councillor Mike Del Grande (Carried)

Motion to Amend (staff recommendation 2) moved by Councillor Mike Del Grande (Carried)

Links to Background Information

Report.3291, 3293 & 3295 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9469.pdf>)

SC12.24	ACTION	Adopted		Ward: 40
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3717 Sheppard Avenue East – Rezoning Application – Preliminary Report

(December 7, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The application proposes a temporary rezoning to permit an existing dentist's office to remain for a three-year period at 3717 Sheppard 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 subject property has been the subject of previous community consultation meetings and public meetings. To proceed, a community consultation meeting should be held and a public meeting targeted for the second quarter of 2008.

Decision Advice and Other Information

On motion by Councillor Kelly, 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.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Norman Kelly (Carried)

Links to Background Information

Report.3717 Sheppard Avenue East

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9470.pdf>

SC12.25	ACTION	Amended		Ward: 35
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Danforth Avenue Study - Victoria Park Avenue to Medford Avenue - Official Plan, Zoning - Final Report

Statutory - Planning Act, RSO 1990

(December 18, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the official plan substantially in accordance with the draft official plan amendment attached as Attachment 3.
2. City Council amend the zoning by-law for the Oakridge Community By-law No. 9812 substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendment as may be required.
4. City Council adopt the Urban Design Guidelines, attached as Attachment 5, to guide the development of Danforth Avenue, in accordance with the official plan policy set out in Attachment 3.
5. City Council direct the General Manager of Transportation Services to investigate possible road connections and intersection improvements identified in this report and report back with implementation recommendations, as appropriate.
6. City Council request Toronto Parking Authority to actively pursue the establishment of municipal parking lots in the subject area.
7. City Council direct Parks, Forestry and Recreation staff to investigate park improvements and acquisitions within the area, as identified in Attachment 2, Concept Plan, and as outlined in the Urban Design Guidelines, Attachment 5, including, but not limited to investigation of the retention of 37 Mansion Avenue for park purposes, and the retention of the lands at 11 Macey Avenue and 20 St. Dunstan Drive for parks purposes, and report back on this matter.
8. City Council direct Parks, Forestry and Recreation staff and Real Estate staff to investigate possible future acquisition of Oakridge Park from the Toronto District School Board and report back on this matter.

9. City Council direct Parks, Forestry and Recreation staff, Real Estate Staff, Technical Services Staff and Transportation Staff to investigate further the acquisition of 2 Madelaine Avenue and closure of the section of Madelaine Avenue extending north from Danforth Avenue for a future courtyard, park entrance and extension of Madelaine Park, as outlined in the Concept Plan, Attachment 2 and report back on this matter.
10. City Council direct Toronto Water staff to investigate further the sewer capacity within the study area to determine available capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report back on this matter. City Council further directs that if existing capacities prove to be sufficient, that City Planning staff is to bring forward a zoning amendment to lift the holding provision currently set out in the zoning by-law.
11. City Council direct Technical Services staff and Transportation Services staff to incorporate the streetscape improvements outlined in the Urban Design Guidelines, Attachment 5, as a feature of all construction and or maintenance projects within this section of Danforth Avenue.

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.

The Danforth Avenue Study has created a vision for revitalization and enhancement of the segment of Danforth Avenue located between Victoria Park Avenue and Medford Avenue.

The vision for this Avenue is intended to guide development over a 20 to 25 year horizon. It seeks to create a vibrant, transit oriented, mixed-use main-street.

To implement results of this study this report recommends approval of the amendments to the official plan and the Oakridge Community Zoning By-law presented in Attachments 3 and 4. The report also recommends adoption of urban design guidelines in Attachment 5.

Communications

(January 15, 2008) letter from William J. McDonald, Chair "Friends of the Danforth" (SC.New.25.1)

(January 14, 2008) letter from Helga Abbott (SC.New.25.2)

Speakers

William McDonald, Friends of the Danforth

Steven Mastoris, on behalf of his parents

Committee Recommendations

On motion by Councillor Heaps, Scarborough Community Council recommended that:

1. City Council amend the official plan substantially in accordance with the draft official plan amendment attached as Attachment 3.
2. City Council amend the zoning by-law for the Oakridge Community By-law 9812 substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendment as may be required.
4. City Council adopt the Urban Design Guidelines, attached as Attachment 5, to guide the development of Danforth Avenue, in accordance with the official plan policy set out in Attachment 3.
5. City Council direct the General Manager of Transportation Services to investigate possible road connections and intersection improvements identified in this report and report back with implementation recommendations, as appropriate.
6. City Council request Toronto Parking Authority to actively pursue the establishment of municipal parking lots in the subject area.
7. City Council direct Parks, Forestry and Recreation staff to investigate park improvements and acquisitions within the area, as identified in Attachment 2, Concept Plan, and as outlined in the Urban Design Guidelines, Attachment 5, including, but not limited to investigation of the retention of 37 Mansion Avenue for park purposes, and the retention of the lands at 11 Macey Avenue and 20 St. Dunstan Drive for parks purposes, and report back on this matter.
8. City Council direct Parks, Forestry and Recreation staff and Real Estate staff to investigate possible future acquisition of Oakridge Park from the Toronto District School Board and report back on this matter.
9. City Council direct Parks, Forestry and Recreation staff, Real Estate Staff, Technical Services Staff and Transportation Staff to investigate further the acquisition of 2 Madelaine Avenue and closure of the section of Madelaine Avenue extending north from Danforth Avenue for a future courtyard, park entrance and extension of Madelaine Park, as outlined in the Concept Plan, Attachment 2 and report back on this matter.
10. City Council direct Toronto Water staff to investigate further the sewer capacity within the study area to determine available capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report back on this matter. City Council further directs that if existing

capacities prove to be sufficient, that City Planning staff is to bring forward a zoning amendment to lift the holding provision currently set out in the zoning by-law.

11. City Council direct Technical Services staff and Transportation Services staff to incorporate the streetscape improvements outlined in the Urban Design Guidelines, Attachment 5, as a feature of all construction and or maintenance projects within this section of Danforth Avenue.
12. City Council direct Transportation Services staff to report back on the inclusion of bicycle lanes along Danforth Avenue between Medford Avenue and Victoria Park Avenue.
13. City Council direct Planning staff and the City Solicitor to make further adjustments to the draft Zoning By-law, Attachment 4, as follows:
 - a. performance standard 39, minimum building setback, be amended by adding “SC”, “CC” and “I” zones after “M”, so that the amended performance standard reads as follows: “Minimum 7.5 metre building setback abutting “S”, “T”, “M”, “SC”, “CC”, “I” or “A” zones;
 - b. performance standard 39, as amended, shall not apply to the property at 3334 Danforth Avenue; and
 - c. section (a) of exception 46 be amended by deleting the words “Only the following uses are permitted” and replacing them with the following: “The following additional uses are permitted”.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on January 15, 2008, and notice was given in accordance with the Planning Act.

Scarborough Community Council received the following communications:

- (January 15, 2008) from William J. McDonald, Chair, Friends of the Danforth; and
- (January 14, 2008) from Helga Abbott.

Motions

Motion to Adopt (staff recommendations 1 to 11) moved by Councillor A.A. Heaps (Carried)

Motion to Amend (add recommendations 12 and 13) moved by Councillor A.A. Heaps (Carried)

Links to Background Information

Report.Danforth Avenue Study

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9651.pdf>

SC12.26	ACTION	Adopted		Ward: 36
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3706 & 3708 St. Clair Avenue East - Rezoning Application - Final Report

Statutory - Planning Act, RSO 1990

(December 17, 2007) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment attached as Attachment 8.
2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval substantially in accordance with the draft site plan control by-law attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft site plan control by-law amendments 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.

Monarch Corporation has applied to rezone the properties at 3706 and 3708 St. Clair Avenue East to permit four dwelling units including two single-detached dwellings and one semi-detached dwelling. The single-detached dwellings are proposed to be used as model homes on an interim basis to facilitate the sales of homes in the subdivision by Monarch Corporation currently under construction at the north end of Jeanette Street. The proposed development is appropriate for the site and compatible with adjacent residential uses. This report reviews and recommends approval of the application to amend the zoning by-law.

Committee Recommendations

On motion by Councillor Ashton, Scarborough Community Council recommended that :

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment attached as Attachment 8.

2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval substantially in accordance with the draft site plan control by-law attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft site plan control by-law amendments as may be required.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on January 15, 2008, and notice was given in accordance with the Planning Act.

Motions

Motion to Adopt (staff recommendations) moved by Councillor Brian Ashton (Carried)

Links to Background Information

Report.Rezoning.3706 & 3708 St. Clair Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9622.pdf>

SC12.27	Presentation	Received		
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Scarborough Highlight

Summary

Verbal/visual presentation by University of Toronto students.

Speakers

Katherine Chan, University of Toronto, Scarborough Campus
 Dorinda So, University of Toronto, Scarborough Campus

Decision Advice and Other Information

Scarborough Community Council received the presentation “Fair Share Scarborough” by Dorinda So and Katherine Chan, of the University of Toronto, and thanked the Chair for the initiative and Dorinda So and Katherine Chan for their informative presentation.

SC12.28	ACTION	Adopted	Delegated	Ward: 44
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Seeking Community Council's Endorsement of an Event for Liquor Licences Purposes

(January 15, 2008) Member Motion from Councillor Moeser

Recommendations

Scarborough Community Council:

1. Approve the declaration, for liquor licensing purposes, of the “Highland Creek Heritage Day Festival” to be held on June 14, 2008, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston 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 issuance of a liquor licence for this event.

Summary

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

Committee Decision

On motion by Councillor Moeser, Scarborough Community Council:

1. Approved the declaration, for liquor licensing purposes, of the “Highland Creek Heritage Day Festival” to be held on June 14, 2008, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston 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 issuance of a liquor licence for this event.

Motions

Motion to Adopt moved by Councillor Ron Moeser (Carried)

SC12.29	ACTION	Adopted		Ward: 39
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Appeal - 4 Lovering Road

(January 14, 2008) Letter from Councillor Mike Del Grande

Recommendations

Scarborough Community Council recommend that City Council:

1. Authorize the City Solicitor and, if necessary, outside planners, to appear at the Superior Court of Justice Divisional Court to support the position of the Committee of

Adjustment's refusal and the Ontario Municipal Board Decision/Order 1960 of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

Summary

Letter from Councillor Del Grande requesting authorization for City representation at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment.

Committee Recommendations

On motion by Councillor Del Grande, Scarborough Community Council recommended that City Council:

1. Authorize the City Solicitor and, if necessary, outside planners, to appear at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment's refusal and the Ontario Municipal Board Decision/Order 1960 of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

Motions

Motion to Adopt moved by Councillor Mike Del Grande (Carried)

Links to Background Information

Letter - 4 Lovering Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10030.pdf>

SC12.30	ACTION	Adopted		Ward: 38
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Section 37 Funds - 50, 60 and 70 Town Centre Court and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court

(January 15, 2008) Member Motion from Councillor Glenn De Baeremaeker

Recommendations

Scarborough Community Council recommend to City Council:

1. City Council authorize City staff to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement that apply to lands at 50, 60 & 70 Town Centre Court the lands adjacent to Albert Campbell; such Amendments, if approved, allocates the remaining \$700,000 of Section 37 funds as follows:
 - \$300,000 to the Trudelle Street Splash Pad;
 - \$200,000 to the 400 McCowan Road TCHC property/McCowan Road

- Park/McCowan Road School area for playground equipment;
 - \$100,000 to the Scarborough Animal Centre for improvements such as the Dog Kennel Construction Project;
 - \$80,000 for parks/tree planting/playgrounds and school playground improvements in Ward 38 as approved by the local councillor and the General Manager of Parks and Recreation; and
 - \$20,000 to order Scarborough flags to be used for municipal and civic purposes by the City and local City Councillors.
2. City Council direct City Planning staff to initiate the process to formally amend the Official Plan and/or Zoning By-law as deemed necessary, and Section 37 Agreement, including obtaining the consent of the affected landowners.
 3. City Council direct City Planning staff to report on this matter and hold a public meeting at the April 8, 2008 meeting of Scarborough Community Council.

Summary

Request from Councillor De Baeremaeker to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement.

Committee Recommendations

On motion by Councillor De Baeremaeker, Scarborough Community Council recommended that:

1. City Council authorize City staff to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement that apply to lands at 50, 60 & 70 Town Centre Court the lands adjacent to Albert Campbell; such Amendments, if approved, allocates the remaining \$700,000 of Section 37 funds as follows:
 - \$300,000 to the Trudelle Street Splash Pad;
 - \$200,000 to the 400 McCowan Road TCHC property/McCowan Road Park/McCowan Road School area for playground equipment;
 - \$100,000 to the Scarborough Animal Centre for improvements such as the Dog Kennel Construction Project;
 - \$80,000 for parks/tree planting/playgrounds and school playground improvements in Ward 38 as approved by the local councillor and the General Manager of Parks and Recreation; and
 - \$20,000 to order Scarborough flags to be used for municipal and civic purposes by the City and local City Councillors.
2. City Council direct City Planning staff to initiate the process to formally amend the Official Plan and/or Zoning By-law as deemed necessary, and Section 37 Agreement, including obtaining the consent of the affected landowners.
3. City Council direct City Planning staff to report on this matter and hold a public meeting at the April 8, 2008 meeting of Scarborough Community Council.

Motions

Motion to Adopt moved by Councillor Glenn De Baeremaeker (Carried)

SC12.31	ACTION	Adopted		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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New Year's Day Levee - Scarborough District

(January 15, 2008) Member Motion from Councillor Paul Ainslie

Summary

Request from Councillor Ainslie pertaining to advertising for the New Year's Levy in the Scarborough District.

Decision Advice and Other Information

Scarborough Community Council requested the Chief of Protocol to submit an information report on advertising for the Scarborough District New Year's Levy, to the Scarborough Community Council meeting of February 8, 2008.

Motions

Motion to Adopt moved by Councillor Paul Ainslie (Carried)

SC12.Bills	ACTION		Delegated	
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General Bills

Councillor Ashton moved that leave be granted to introduce the following Bills, and that these Bills, prepared for this meeting of Community Council, be passed and hereby declared as By-laws, which carried.

Bill No.	By-law No.	Date of Adoption	Title/Authority
Bill No. 29	33-2008	January 15, 2008	To amend City of Toronto Municipal Code Chapter 447, Fences, to exempt the fence on the property municipally known as 21 Landfair Crescent from the maximum height requirements.

Scarborough Community Council Item 11.5, as adopted by Scarborough Community Council on November 27, 2007 under the delegated authority of §§ 27-149B and 27-152 of Chapter 27, Council Procedures, of the City of Toronto Municipal Code.

Bill No. 30 34-2008 January 15, 2008

To amend further By-law No. 23505 of the former City of Scarborough, respecting the speed limits on Placentia Boulevard.

Scarborough Community Council Item 12.20, as adopted by Scarborough Community Council on January 15, 2008 under the delegated authority of §§ 27-149B and 27-152 of Chapter 27, Council Procedures, of the City of Toronto Municipal Code.

Bill No. 31 35-2008 January 15, 2008

To amend further By-law No. 23503 of the former City of Scarborough, respecting the regulation of traffic on Tyne Court, Slan Avenue, Pilkington Drive and various other streets.

Scarborough Community Council Items 12.16, 12.17, 12.18, 12.20 and 12.21, as adopted by Scarborough Community Council on January 15, 2008 under the delegated authority of §§ 27-149B and 27-152 of Chapter 27, Council Procedures, of the City of Toronto Municipal Code.

Confirmatory Bills

Councillor Lee moved that leave be granted to introduce the following Bill, and that this Bill, prepared for this meeting of Community Council, be passed and hereby declared as a By-law, which carried.

Bill No. 32	36-2008	January 15, 2008	To confirm the proceedings of Scarborough Community Council at its meeting held on the 15th day of January, 2008 as it relates to decisions made under delegated authority.
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(This final confirming By-law confirms the actions taken by Community Council under delegated authority at this meeting, including the enactment of any previous confirming By-laws.)

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-01-15	Morning	9:40 AM	12:30 PM	Public
2008-01-15	Afternoon	1:35 PM	3:35 PM	Public

Chair