
Scarborough Community Council

Meeting No. 13
Meeting Date Tuesday, February 12, 2008
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
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SC13.14	NO AMENDMENT			Ward: 42
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Assumption of Services – Trans-Gate Inc. - Registered Plan of Subdivision 66M-2395 - Staines Avenue and Finch Avenue East

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

(January 21, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

Background Information

Report - Assumption - Staines Avenue

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

SC13.15	NO AMENDMENT			Ward: 35
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Sale of Vacant Parcel of Land at the Rear of 3097 Danforth Avenue

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council accept the Offer to Purchase from Mohammad Aslam, to purchase the City-owned vacant parcel of land described as being Part of Lot 15, Plan 757 (the "Property"), in the amount of \$17,500.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer to Purchase on behalf of the City.

3. City Council grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

(January 22, 2008) Report from Chief Corporate Officer

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Financial Impact

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

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

Summary

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

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

Background Information

Report - 3097 Danforth Avenue

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

Attachment A - 3097 Danforth Avenue

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

Attachment B - 3097 Danforth Avenue

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

SC13.16	NO AMENDMENT			Ward: 36
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1725 Kingston Road - Rezoning and Site Plan Applications - Request for Direction Report

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board hearing to oppose the applications as currently proposed.
2. City Council direct staff to continue to negotiate with the applicant in an attempt to

resolve outstanding matters as outlined in this report including building setbacks, landscaping treatments, urban design and site plan matters.

3. Subject to the applicant addressing the issues raised in this report to the satisfaction of the Director of Community Planning, Scarborough District, City Council:
 - a. determine that the development of the lands at the south-west corner of Kingston and Birchmount Roads is in keeping with the objectives and emerging principles of the Kingston Road Revitalization Study for this segment of Kingston Road, and that the development can proceed prior to the completion of the Study; and
 - b. authorize the City Solicitor to settle the appeal in consultation with the Director of Community Planning, Scarborough District.

Decision Advice and Other Information

Scarborough Community Council received the following communications:

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

Financial Impact

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

Summary

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

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

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

Background Information

Report - 1725 Kingston Road

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

Communications

(February 9, 2008) letter from Harry Gefen, forwarding a petition from residents on Springbank Avenue and Lower Birchmount Road (SC.New.1)

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

Speakers

Jassie Khurana

SC13.17	NO AMENDMENT			Ward: 37
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**1750 Brimley Road - Zoning Application to Lift Holding Provisions (H)
Final Report****City Council Decision**

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Report - 1750 Brimley Road

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

Speakers

Lorne Ross, Lorne Ross Planning Services

SC13.18	NO AMENDMENT			Ward: 42
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18 Rosebank Drive - Part Lot Control Application - Final Report

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

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

exemption by-law.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

Report - 18 Rosebank Drive

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

SC13.19	NO AMENDMENT			Ward: 42
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30 Massie Street (Part of Lots 1 to 75 inclusive) - Part Lot Control Application - Final Report

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject

property for part of lots 1 to 75 inclusive on Plan 66M-2440 (collectively known as 30 Massie Street) to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing.

2. City Council require the owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

Report - 30 Massie Street

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

Submitted Tuesday, February 12, 2008

Councillor Norman Kelly, Chair, Scarborough Community Council