
Scarborough Community Council

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

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Scarborough Community Council

Meeting No. 17
Meeting Date Monday, July 7, 2008
Start Time 9:30 AM
Location Council Chamber, Scarborough Civic Centre

Contact Betty Henderson
Phone 416-396-7288
E-mail scc@toronto.ca

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

City Council Decision

City Council on July 15,16 and 17, 2008, adopted the following motion:

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

(June 18, 2008) Report from City Surveyor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Grant an exception to its policy of avoiding the naming of streets after living persons, using a person's full name, and using names for public streets that could be construed as advertising a particular business and authorize:

- a. the proposed public street located west of Warden Avenue, between Eglinton Avenue East and Ashtonbee Road, be named "Hakim Avenue", and be dedicated as a public highway; and
- b. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.

Committee Decision Advice and Other Information

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

A recorded vote on the adoption of Councillor Del Grande's motion, to name the street "Hakim Avenue", was as follows:

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

No: Councillor Ashton

Absent: Councillor Moeser

Carried

A recorded vote on the adoption of the recommendations, as amended by Councillor Del Grande, was as follows:

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

No: Nil

Absent: Councillor Moeser

Carried Unanimously

Financial Impact

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

Summary

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

Background Information (Committee)

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

Background Information (City Council)

(July 14, 2008) supplementary report from the City Surveyor (SC17.2a)
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14700.pdf>

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

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

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

Background Information (Committee)

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

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

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

(June 18, 2008) Report from City Solicitor

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2370 and that the City formally

assume the roads within the Plan of Subdivision.

2. Authorize the Legal Services Division to release the performance guarantee.
3. Prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2370.
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. Authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. Authorize the appropriate City officials to transfer ownership of the street lighting system constructed with Plan of Subdivision 66M-2370 to Toronto Hydro.
7. In the future, direct the City Solicitor to notify the Ward Councillor prior to the Development Acceptance form being signed and the Subdivision Agreement obligations completed.

Committee Decision Advice and Other Information

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

Financial Impact

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

Summary

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

Background Information (Committee)

Report - Assumption of Services - High Glen Developments
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14200.pdf>

Background Information (City Council)

(July 14, 2008) supplementary report from Deputy City Manager Richard Butts (SC17.13a)
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14687.pdf>

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information (Committee)

Report - 5 and 7 Pilkington Drive and Goulden Crescent

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

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

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

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

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council enact a part lot control exemption by-law with respect to Blocks 1 to 11 (both inclusive) of Registered Plan 66M-2447.
2. City Council deem that the part lot control exemption by-law shall expire two (2) years from the date of its passing.
3. City Council require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the part lot control exemption by-law.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft part lot control exemption by-law as may be required.
5. City Council authorize the City Solicitor to introduce the part lot control exemption by-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, City Planning, or his delegate.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information (Committee)

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

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council endorse the Kingston Road Revitalization Study Phase 2 Report, A Vision for Kingston Road attached as Attachment 1.
2. City Council direct Planning staff to hold an open house to present the Phase 2 Report with notice for the open house to be sent to all persons who have expressed interest in the study and to be advertised in the local paper.
3. City Council direct Planning staff to convene a meeting with owners and tenants of properties abutting Kingston Road to present the Phase 2 Report.

4. City Council direct Planning staff, in consultation with appropriate City divisions and agencies, to develop a strategy for implementing the Vision for Kingston Road to be presented for Council consideration in the fourth quarter of 2008 which includes:
 - a. official plan and zoning by-law amendments that incorporate the policy directions from the Vision report;
 - b. urban design guidelines for the properties abutting Kingston Road;
 - c. a streetscape plan of enhancements for Kingston Road that is coordinated with the ongoing Environmental Assessment for transit improvements along Kingston Road;
 - d. investigating opportunities for enhancement to parks and open spaces along Kingston Road and the Scarborough bluffs;
 - e. investigating opportunities for transportation enhancements such as new signals and pedestrian crosswalks along Kingston Road, and enhancement to the cycling environment such as new bike lanes on local streets;
 - f. investigating opportunities for public off-street parking facilities along the corridor; and
 - g. investigating City programs and initiatives that support and enhance the arts, cultural and heritage resources in Birch Cliff including economic development initiatives such as the Community Improvement and Business Improvement Areas programs.

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

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council endorse the Kingston Road Revitalization Study Phase 2 Report, A Vision for Kingston Road attached as Attachment 1.
2. City Council direct Planning staff to hold an open house to present the Phase 2 Report with notice for the open house to be sent to all persons who have expressed interest in the study and to be advertised in the local paper.
3. City Council direct Planning staff to convene a meeting with owners and tenants of properties abutting Kingston Road to present the Phase 2 Report.
4. City Council direct Planning staff, in consultation with appropriate City divisions and agencies, to develop a strategy for implementing the Vision for Kingston Road to be presented for Council consideration in the fourth quarter of 2008 which includes:

- a. official plan and zoning by-law amendments that incorporate the policy directions from the Vision report;
- b. urban design guidelines for the properties abutting Kingston Road;
- c. a streetscape plan of enhancements for Kingston Road that is coordinated with the ongoing Environmental Assessment for transit improvements along Kingston Road;
- d. investigating opportunities for enhancement to parks and open spaces along Kingston Road and the Scarborough bluffs;
- e. investigating opportunities for transportation enhancements such as new signals and pedestrian crosswalks along Kingston Road, and enhancement to the cycling environment such as new bike lanes on local streets;
- f. investigating opportunities for public off-street parking facilities along the corridor; and
- g. investigating City programs and initiatives that support and enhance the arts, cultural and heritage resources in Birch Cliff including economic development initiatives such as the Community Improvement and Business Improvement Areas programs.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information (Committee)

Report - Kingston Road Revitalization Study

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

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

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

construct drainage improvements within L'Amoreaux District Park to eliminate flooding concerns.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Committee Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The applicant proposes eighteen (18) single detached residential lots on a new cul-de-sac within a draft plan of subdivision at 3291, 3293, and 3295 Birchmount Road and an amendment to the zoning by-law to permit the draft plan of subdivision.

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

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

Background Information (Committee)

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

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

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

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

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Summary

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

Submitted Monday, July 7, 2008

Councillor Norman Kelly, Chair, Scarborough Community Council