
Scarborough Community Council

Meeting No. 19
Meeting Date Tuesday, October 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

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SC19.2	Adopted			Ward: 35
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20 Holswade Road - Application to Remove a Private Tree

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council deny the request for a permit to remove one (1) privately-owned 48 centimetre diameter Colorado spruce tree at 20 Holswade Road.

(September 16, 2008) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Deny the request for a permit to remove one (1) privately-owned 48 centimetre diameter Colorado spruce tree at 20 Holswade Road.

Financial Impact

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

Summary

This report recommends that Council deny the request for removal of one (1) privately-owned tree located at the front of 20 Holswade Road. The owner is seeking removal as she states the tree is diseased, and requires removal to accommodate renovations to the existing house.

Inspection of the tree by staff revealed that the tree is in good condition and there are no visible signs of disease. The tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree due to its viable condition.

Background Information (Committee)

Remove a Private Tree - 20 Holswade Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15606.pdf>)

Speakers (Committee)

Mario Marsillo

SC19.5	Adopted			Ward: 35
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Proposed Traffic Control Signals – Lebovic Avenue 315 Metres South of Eglinton Avenue East (Private Driveway for 800 Warden Avenue)

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council approve the installation of traffic control signals on Lebovic Avenue 315 metres south of Eglinton Avenue East (private driveway for 800 Warden Avenue).
2. City Council direct that the appropriate by-law(s) be amended accordingly.

(September 12, 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 Lebovic Avenue 315 metres south of Eglinton Avenue East (private driveway for 800 Warden Avenue).
2. Direct that the appropriate by-law(s) be amended accordingly.

Financial Impact

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

Summary

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

The purpose of this report is to obtain approval for the installation of traffic control signals on Lebovic Avenue 315 metres south of Eglinton Avenue East (private driveway for 800 Warden

Avenue).

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

Background Information (Committee)

Proposed Traffic Control Signals, Lebovic Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15661.pdf>)

SC19.7	Adopted			Ward: 37
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Request to Install Pedestrian Crossing Protection at 2220 Midland Avenue

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council not approve the installation of pedestrian crossing protection devices at 2220 Midland Avenue at this time.

(September 18, 2008) Report from Director, Transportation Services, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Not approve the installation of pedestrian crossing protection devices at 2220 Midland Avenue at this time.

Committee Decision Advice and Other Information

Scarborough Community Council requested the Director, Transportation Services, Scarborough District, to continue to monitor the situation at this location and report to Scarborough Community Council in six months time on the feasibility of installing a pedestrian crossover at 2220 Midland Avenue.

Financial Impact

There is no financial impact associated with this report.

Summary

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

This report concerns a request for pedestrian crossing protection at 2220 Midland Avenue.

Traffic studies reveal that all warrants for pedestrian crossing protection, specifically, pedestrian crossover and/or a pedestrian refuge island are not warranted at this location at this time. As a result, pedestrian crossing protection devices should not be installed.

Background Information (Committee)

Request to Install Pedestrian Crossing Protection at 2220 Midland Avenue
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15673.pdf>

SC19.16	Adopted			Ward: 35
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9, 11, 25-31, 45, 47, 65-99 and 103-113 Pilkington Drive (350 Danforth Road), Part Lot Control Application – Final Report

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council enact a part lot control exemption by-law with respect to the subject property for Lots 3, 7, 9, Lots 14 to 25 inclusive, and part of Block 111 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.

(September 15, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Enact a part lot control exemption by-law with respect to the subject property for Lots 3, 7, 9, Lots 14 to 25 inclusive, and part of Block 111 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. 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 the odd numbered properties at 9, 11, 25, 27, 29, 31, 45, 47, 65-99 and 103-113 Pilkington Drive, (part of the larger property known as 350 Danforth Road), to allow the development of 32 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)

9, 11, 25-31, 45, 47, 65-99.103-113 Pilkington Dr. (350 Danforth Rd). Part Lot Control Application

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15667.pdf>)

SC19.17	Adopted			Ward: 36
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Northwest of Gerrard Street East and Clonmore Drive - Rezoning and Site Plan Applications - Request for Direction Report

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council direct the City solicitor to attend the Ontario Municipal Board to oppose the zoning and site plan appeals.
2. City Council direct Planning staff to continue to review and process the applications within the context of the Birchcliff Quarry Lands Study which is scheduled for completion in late 2008 with a final report recommending planning directions for the entire Quarry Lands area with associated Official Plan and zoning amendments targeted for the first Planning and Growth Management Committee meeting in 2009.

(October 1, 2008) Report from Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City solicitor to attend the Ontario Municipal Board to oppose the zoning and site plan appeals.
2. Direct Planning staff to continue to review and process the applications within the context of the Birchcliff Quarry Lands Study which is scheduled for completion in late

2008 with a final report recommending planning directions for the entire Quarry Lands area with associated Official Plan and zoning amendments targeted for the first Planning and Growth Management Committee meeting in 2009.

Committee Decision Advice and Other Information

Scarborough Community Council received the report (September 19, 2008) from the Director, Community Planning, Scarborough District.

Financial Impact

There are no financial implications arising from this report.

Summary

The purpose of this report is to obtain direction respecting an upcoming Ontario Municipal Board hearing scheduled for 5 days beginning November 24, 2008. This rezoning application proposes dwelling unit size adjustments for all four blocks of this 4.1 hectare (10.1 acre) parcel of land northwest of Gerrard Street East and Clonmore Drive. A site plan application has been submitted for one of four development blocks and that application has also been appealed.

The City is currently undertaking a comprehensive study of the Birchcliff Quarry Lands situated east of Victoria Park Avenue, south of the CN rail tracks and fronting on Gerrard Street East and Clonmore Drive. The subject lands fall within the study area. City Planning has been directed to process the rezoning application concurrently with the Birchcliff Quarry Lands Study.

This report recommends that the City solicitor oppose the application to amend the zoning by-law, and to oppose the site plan application at the Ontario Municipal Board.

Background Information (Committee)

Action Report (October 1, 2008) - NW of Gerrard Street East and Clonmore Drive
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16035.pdf>

SC19.18	Amended			Ward: 37
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City Initiated 'Avenue' Study of Lawrence Avenue East between Victoria Park Avenue to East of Birchmount Road – Final Report

City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council amend the Wexford Community Zoning By-law 9511, the Dorset Park Community Zoning By-law 9508 and the Employment Districts Zoning By-law – Wexford Employment District 24982, as amended, substantially in accordance with the draft zoning by-law amendments, attached to this report as Attachments 2, 3 and 4, and

to correct a typographical error, Attachment No. 2, the draft Wexford Community Zoning By-law No. 9511, as amended, contained in the staff report dated September 12, 2008, from the Director, Policy and Research, and the Director, Community Planning, Scarborough District, be deleted and replaced with the attached, corrected Wexford Community Zoning By-law No. 9511, as amended.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendments as may be required.
3. City Council support, in principle, the streetscape improvements to the Lawrence Avenue right-of-way, shown conceptually in Attachment 5, page 60 on Figure 6.3 of the Consultants Final Report, and that the Chief Planner and Executive Director City Planning, in consultation with the General Managers of Transportation Services and Economic Development, Culture and Tourism, further develop streetscape improvements for the Study Area, and report to Scarborough Community Council in six months' time on the costs and work program to implement the streetscape improvements.
4. City Council adopt the Urban Design Guidelines shown in Attachment 5 on pages 63 through to 77 of the Consultants Final Report.
5. City Council direct Parks, Forestry and Recreation and Real Estate staff, in consultation with the Ward Councillor, to investigate park improvements and acquisitions within the Study Area, as identified in Attachment 5, page 72, Figure 7.7 of the Consultants Final Report, with a focus on developing parkland on the Hydro Corridor lands along the north side of Lawrence Avenue and report thereon to Scarborough Community Council in six months' time.
6. City Council direct City Planning, Transportation Services, and Parks, Forestry and Recreation staff, to work with local landowners and the Ward Councillor to secure publicly accessible open space, parkland and other landscaped open space in order to create linear connections within the Study Area as shown on the Concept Plan on Attachment 5, page 72, Figure 7.7 of the Consultants Final Report and report thereon to Scarborough Community Council in six months' time.
7. City Council direct Toronto Water staff to investigate the sewer capacity within the Study Area to determine the availability of capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report to Scarborough Community Council in six months' time on any capacity issues.
8. City Council direct Transportation Services, the Co-ordinated Street Furniture Program to consider Lawrence Avenue East between Victoria Park Avenue and east of Birchmount Road as a priority area for the placement of street furniture in Ward 37.
9. City Council direct Transportation Services, in consultation with the Ward Councillor and City Planning, to examine the feasibility of reconfiguring the Lawrence Avenue East public right-of-way cross-section between Victoria Park Avenue to east of

Birchmount Road to accommodate bicycle lanes and opportunities for median landscaping, while continuing to provide an appropriate level of service for through and turning traffic, and report thereon to Scarborough Community Council in six months' time.

10. City Council direct Transportation Services, Right-of-Way Management, in conjunction with Municipal Licensing and Standards, Investigations, to develop strategy to actively pursue removing private landowner encroachments on the public boulevard and report thereon to Scarborough Community Council in six months' time.
11. City Council direct Transportation Services, in consultation with the Ward Councillor, to examine the feasibility of adding a traffic control signal at the Lawrence Avenue/Wayne Avenue intersection and report thereon to Scarborough Community Council in six months' time.
12. City Council hereby determine, pursuant to Section 34(17) of the Planning Act, that no further notice is to be given with respect to the proposed zoning by-law.

Statutory - Planning Act, RSO 1990

(September 12, 2008) Report from Director, Policy and Research and Director, Community Planning, Scarborough District

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Wexford Community Zoning By-law 9511, the Dorset Park Community Zoning By-law 9508 and the Employment Districts Zoning By-law – Wexford Employment District 24982, as amended, substantially in accordance with the draft zoning by-law amendments, attached to this report as Attachments 2, 3, and 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendments as may be required.
3. City Council support, in principle, the streetscape improvements to the Lawrence Avenue right-of-way, shown conceptually in Attachment 5, page 60 on Figure 6.3 of the Consultants Final Report, and that the Chief Planner and Executive Director City Planning, in consultation with the General Managers of Transportation Services and Economic Development, Culture and Tourism, further develop streetscape improvements for the Study Area, and report to Scarborough Community Council in six months' time on the costs and work program to implement the streetscape improvements.
4. City Council adopt the Urban Design Guidelines shown in Attachment 5 on pages 63 through to 77 of the Consultants Final Report.

5. City Council direct Parks, Forestry and Recreation and Real Estate staff, in consultation with the Ward Councillor, to investigate park improvements and acquisitions within the Study Area, as identified in Attachment 5, page 72, Figure 7.7 of the Consultants Final Report, with a focus on developing parkland on the Hydro Corridor lands along the north side of Lawrence Avenue and report thereon to Scarborough Community Council in six months' time.
6. City Council direct City Planning, Transportation Services, and Parks, Forestry and Recreation staff, to work with local landowners and the Ward Councillor to secure publicly accessible open space, parkland and other landscaped open space in order to create linear connections within the Study Area as shown on the Concept Plan on Attachment 5, page 72, Figure 7.7 of the Consultants Final Report and report thereon to Scarborough Community Council in six months' time.
7. City Council direct Toronto Water staff to investigate the sewer capacity within the Study Area to determine the availability of capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report to Scarborough Community Council in six months' time on any capacity issues.
8. City Council direct Transportation Services, the Co-ordinated Street Furniture Program to consider Lawrence Avenue East between Victoria Park Avenue and east of Birchmount Road as a priority area for the placement of street furniture in Ward 37.
9. City Council direct Transportation Services, in consultation with the Ward Councillor and City Planning, to examine the feasibility of reconfiguring the Lawrence Avenue East public right-of-way cross-section between Victoria Park Avenue to east of Birchmount Road to accommodate bicycle lanes and opportunities for median landscaping, while continuing to provide an appropriate level of service for through and turning traffic, and report thereon to Scarborough Community Council in six months' time.
10. City Council direct Transportation Services, Right-of-Way Management, in conjunction with Municipal Licensing & Standards, Investigations, to develop strategy to actively pursue removing private landowner encroachments on the public boulevard and report thereon to Scarborough Community Council in six months' time.
11. City Council direct Transportation Services, in consultation with the Ward Councillor, to examine the feasibility of adding a traffic control signal at the Lawrence Avenue/Wayne Avenue intersection and report thereon to Scarborough Community Council in six months' time.

Committee Decision Advice and Other Information

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

Scarborough Community Council received the following communications:

- a. (October 6, 2008) from Randall Roth, MMM Group Limited; and
- b. (October 6, 2008) from R. John Wadman, President, RJW.

A recorded vote on the recommendation to City Council was as follows:

Yes: Councillors Ashton, De Baeremaeker, Del Grande, Heaps, Lee, Moeser,
Thompson

No: Nil

Absent: Councillors Ainslie, Cho, Kelly

(Carried unanimously)

Financial Impact

The recommendations in this report have no financial impact.

Summary

These City-initiated zoning by-law amendments are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends approval of amendments to the Wexford and Dorset Park Community Zoning By-laws and the Employment Districts – Wexford Employment District Zoning By-law to implement the results of the Lawrence Avenue East Study as shown in Attachments 2, 3 and 4. The report also recommends adoption of Urban Design Guidelines and outlines implementation strategies to achieve, over time the revitalization of Lawrence Avenue East between Victoria Park Avenue to east of Birchmount Road.

The final report of the City's consultants, Young and Wright Architects Inc. in consultation with GHK International (Canada) Ltd., Dillon Consulting Ltd. and J.C. Williams Group Ltd. is attached as Attachment 5.

The proposed initiatives contained within this report support Council's focus on investment in quality of life, the desire to link public initiatives with private investment in order to stimulate development and the need to strategically create opportunities that will act as catalysts to achieving the desired future of the area.

Background Information (Committee)

Avenue Study - Lawrence East - Victoria Park to east Birchmount Road
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15720.pdf>)

Attachment 5 - Table of Contents to Page 5

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15807.pdf>)

Attachment 5 - Pages 6-18

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15808.pdf>)

Attachment 5 - Pages 19-29

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15809.pdf>)

Attachment 5 - Pages 30-33

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15810.pdf>)

Attachment 5 - Pages 34-38

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15811.pdf>)

Attachment 5 - Pages 39-43

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15812.pdf>)

Attachment 5 - Pages 44-58

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15813.pdf>)

Attachment 5 - Pages 59-63

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15814.pdf>)

Attachment 5 - Pages 64-68

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15815.pdf>)

Attachment 5 - Pages 69-78

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15816.pdf>)

Attachment 5 - Pages 79-85

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15817.pdf>)

Attachment 5 - Pages 86-88

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15819.pdf>)

Attachment 5 - Pages 89-91

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15820.pdf>)

Attachment 5 - Pages 92-98 (End of attachment 5)

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-15821.pdf>)

Background Information (City Council)

corrected Wexford Community Zoning By-law No. 9511

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-16801.pdf>)

Communications (Committee)

(October 6, 2008) letter from Randall Roth, MMM Group Limited (SC.New.19.18.1)

(October 6, 2008) e-mail from R. John Wadman, President, RJW
Incorporated (SC.New.19.18.2)

Speakers (Committee)

Paget Blaza, on behalf of the Council of Wexford Heights United Church
John Wadman, President, RJW Incorporated

Submitted Tuesday, October 7, 2008

Councillor Norman Kelly, Chair, Scarborough Community Council