
Scarborough Community Council

Meeting No.	20	Contact	Betty Henderson
Meeting Date	Tuesday, November 18, 2008	Phone	416-396-7288
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre	Chair	Councillor Norman Kelly

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Scarborough Community Council

Meeting No. 20 Meeting Date Tuesday, November 18, 2008 Start Time 9:30 AM Location Council Chamber, Scarborough Civic Centre	Contact Betty Henderson Phone 416-396-7288 E-mail scc@toronto.ca Chair Councillor Norman Kelly
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SC20.7	Adopted			Ward: 42
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Assumption of Services – Trans-Gate Inc. - Registered Plan of Subdivision 66M-2402 - East of Morningside Avenue, North of Old Finch Avenue

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council assume the services installed for Registered Plan 66M-2402 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-2402.
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-2402 to Toronto Hydro.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2402 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-2402.
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-2402 to Toronto Hydro.

Origin

(October 22, 2008) Report from City Solicitor

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.Trans-Gate Inc.

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16773.pdf>

SC20.12	Adopted			Ward: 35, 38
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Left-Turn Prohibition Regulation – 2881 Eglinton Avenue East

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council adopt the “Left Turn Prohibition” regulation, as identified in the Appendix 1 of this report.
2. City Council pass or amend the appropriate by-law(s) accordingly.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Adopt the “Left Turn Prohibition” regulation, as identified in the Appendix 1 of this report.
2. Pass or amend the appropriate by-law(s) accordingly.

Origin

(October 10, 2008) Report from Director, Transportation Services, Scarborough District

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 advise on the need to enact a northbound No Left Turn regulation at the access to 2881 Eglinton Avenue East.

Background Information (Committee)

Report.Left-Turn Prohibition Regulation.2881 Eglinton Avenue East
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16724.pdf>

SC20.30	Adopted			Ward: 35
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651 Warden Avenue – Part Lot Control Application – Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council enact a part lot control exemption by-law with respect to Lots 1 to 34 and Blocks 36 to 49 of Plan 66M-2455, 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.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Enact a part lot control exemption by-law with respect to Lots 1 to 34 and Blocks 36 to 49 of Plan 66M-2455, 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.

Origin

(October 27, 2008) Report from Director, Community Planning, Scarborough District

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 certain portions of the lands known as 651 Warden Avenue, to allow the division of land to create conveyable parcels for 152 dwelling units (68 semi-detached dwelling units and 84 townhouses). This report recommends that a part lot control exemption by-law be enacted for a period of one year.

Background Information (Committee)

Report.651 Warden Avenue.Part Lot Control.Final Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16717.pdf>

SC20.32	Adopted			Ward: 41
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5789 Steeles Avenue East – Part Lot Control Application – Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council enact a part lot control exemption by-law with respect to the lands at 5789 Steeles Avenue East, 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 direct that, prior to the enactment of the part lot control exemption by-law:
 - a. the underlying plan of subdivision for the entire property be registered;
 - b. all required municipal easements across the entire property be registered on a deposited Reference Plan to the satisfaction of the Executive Director of Technical Services;

- c. all related conditions, securities, conveyances and associated obligations contained within a signed site plan agreement for this property be fulfilled to the satisfaction of the Director of Community Planning, Scarborough District and the Executive Director of Technical Services; and
- d. staff be provided with proof of payment of all current property taxes for the subject lands.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Enact a part lot control exemption by-law with respect to the lands at 5789 Steeles Avenue East, 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. Direct that, prior to the enactment of the part lot control exemption by-law:
 - a. the underlying plan of subdivision for the entire property be registered;
 - b. all required municipal easements across the entire property be registered on a deposited Reference Plan to the satisfaction of the Executive Director of Technical Services;
 - c. all related conditions, securities, conveyances and associated obligations contained within a signed site plan agreement for this property be fulfilled to the satisfaction of the Director of Community Planning, Scarborough District and the Executive Director of Technical Services; and
 - d. staff be provided with proof of payment of all current property taxes for the subject lands.

Origin

(October 14, 2008) Report from Director, Community Planning, Scarborough District

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 lands at 5789 Steeles Avenue East, to allow the creation of conveyable lots for the development of retail buildings and associated easements. The lands are part of a larger commercial/ retail development site which include approvals for a large two-storey retail condominium building located at the southern portion of the site, and smaller commercial/retail buildings at the northern portion of the site along Steeles Avenue East. This report recommends that a part lot control exemption by-law be enacted for a period of one year and that prior to the enactment of

the part lot control exemption by-law, the applicant be required to fulfill all site plan obligations, register the underlying subdivision, and deposit an approved Reference Plan identifying all municipal easements in favour of the City.

Background Information (Committee)

Report.5789 Steeles Ave. E.Part Lot Control Application
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16704.pdf>

SC20.33	Adopted			Ward: 39
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4577 – 4581 Steeles Avenue East – Zoning Application – Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council amend the zoning by-law for the Milliken Employment District Zoning By-law substantially in accordance with the draft zoning by-law amendment in Attachment 6.
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, before introducing the necessary Bill to City Council for enactment, direct the owner to:
 - a. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Milliken Employment District Zoning By-law substantially in accordance with the draft zoning by-law amendment in Attachment 6.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, direct the owner to:

- a. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

Committee Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the Planning Act.

Origin

(October 30, 2008) Report from Director, Community Planning, Scarborough District

Summary

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

The applicant proposes to rezone the lands at 4577 to 4581 Steeles Avenue East to permit an automated car wash and two commercial buildings. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses, retail and service commercial uses is appropriate at this location.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information (Committee)

Report.4577-4581 Steeles Ave. East.Zoning Application.Final Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16859.pdf>

Speakers (Committee)

Tyler Peck, Walker, Nott, Dragicevic Associates Ltd.

SC20.34	Adopted			Ward: 41
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2890 and 2900 Markham Road - Zoning Application - Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council amend the zoning by-law for the Tapscott Employment District West Zoning By-law 24982 substantially in accordance with the draft zoning by-law amendment, Attachment 5.
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. Before introducing the necessary Bills to City Council for enactment, City Council direct that the owner be required to enter into an agreement pursuant to Section 37 of the Planning Act to secure the following public benefits and matters for convenience:
 - a. prior the issuance of the first above-grade permit, pay the City the sum of \$400,000 towards the works associated with the expansion of the Milliken Park Community Recreation Centre;
 - b. require that the cash amount identified above be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 agreement to the date of submission of the funds by the owner to the City; and
 - c. the Owner(s) shall construct or provide securities equal to 100 percent of the cost of the implementation, of transportation improvements identified in the Traffic Impact Study, as may be revised to the satisfaction of the Executive Director, Technical Services.
4. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Tapscott Employment District West Zoning By-law 24982 substantially in accordance with the draft zoning by-law amendment, Attachment 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, direct that the owner be required to enter into an agreement pursuant to Section 37 of the Planning Act to secure the following public benefits and matters for convenience:
 - a. prior the issuance of the first above-grade permit, pay the City the sum of \$400,000 towards the works associated with the expansion of the Milliken Park Community Recreation Centre;

- b. require that the cash amount identified above be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 agreement to the date of submission of the funds by the owner to the City; and
 - c. the Owner(s) shall construct or provide securities equal to 100 percent of the cost of the implementation, of transportation improvements identified in the Traffic Impact Study, as may be revised to the satisfaction of the Executive Director, Technical Services.
4. Authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Committee Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the Planning Act.

Origin

(October 30, 2008) Report from Director, Community Planning, Scarborough District

Summary

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

The applicant proposes to rezone the lands at 2890 and 2900 Markham Road to permit a 3-storey mixed use building that will include a convention centre, office, restaurant uses and retail permissions. The current zoning by-law for the site permits retail and restaurant uses and the proposed floor area for these uses would be maintained at current permissible levels. The rezoning would only permit an increase in other employment uses (including office, convention centre, financial institutions, etc.) for an overall density of 1.13 times the area of the lot. The existing 3 buildings on the subject lands will be demolished in order to accommodate the proposed development.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information (Committee)

Report.2890 and 2900 Markham Road.Zoning Application.Final Report
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-17071.pdf>)

SC20.35	Adopted			Ward: 44
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36 Brumwell Street and Lands North of St. Magnus Drive Unopened Road Allowance, between Centennial Road and Brumwell Street – Subdivision Application – Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council, in accordance with the delegated approval under By-law 299-2000, recommend that the Chief Planner approve the draft plan of subdivision application 06 198723 ESC 44 SB by Chiavatti Developments Limited, as generally illustrated on Attachment 1, subject to:
 - a. the appropriate conditions of approval as generally listed in Attachment 3, which must be fulfilled, unless otherwise noted, prior to the release of the plan of subdivision for registration; and
 - b. any such revisions to the proposed plan of subdivision or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council include in the conditions of approval, the provision of a fence for the property at 342 Lawson Road along St. Magnus Drive.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. In accordance with the delegated approval under By-law 299-2000, recommend that the Chief Planner approve the draft plan of subdivision application 06 198723 ESC 44 SB by Chiavatti Developments Limited, as generally illustrated on Attachment 1, subject to:
 - a. the appropriate conditions of approval as generally listed in Attachment 3, which must be fulfilled, unless otherwise noted, prior to the release of the plan of subdivision for registration; and
 - b. any such revisions to the proposed plan of subdivision or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. Include in the conditions of approval, the provision of a fence for the property at 342 Lawson Road along St. Magnus Drive.

Committee Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the Planning Act.

Origin

(October 30, 2008) Report from Director, Community Planning, Scarborough District

Summary

This application proposes twenty six (26) new single detached lots within a draft plan of subdivision on a new public street. This is an infill subdivision situated between lots fronting onto Centennial Road and Brumwell Street. The proposed road is an extension of an existing but unbuilt road allowance known as St. Magnus Drive, which extends northward from Lawson Road.

The proposed infill subdivision is compatible with the established development pattern and lotting fabric of the neighbourhood in which it is located. The proposed lot sizes comply with existing zoning requirements. The development respects and appropriately mitigates impacts on the adjacent watercourse and Ravine By-law protected lands. It proposes both an open space block and parkland for conveyance to the City, to be used for reforestation purposes. The development is considered appropriate and represents good planning.

This report advises that the Chief Planner may approve the draft plan of subdivision subject to specific conditions of approval, as set out in Attachment 3.

Background Information (Committee)

Report.36 Brumwell Street.Subdivision Application. Final Report
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-17011.pdf>

Speakers (Committee)

Andrew Ip, applicant, Masongsong Associates Engineering Limited
 Archie Papanicolou
 Mike Bennett

SC20.36	Adopted			Ward: 44
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8833 Sheppard Avenue East – Zoning Application – Final Report

City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council amend the Employment Districts Zoning By-law 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment,

attached as Attachment 6.

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. Before introducing the necessary Bill to City Council for enactment, City Council direct that the owner is required to:
 - a. enter into a servicing agreement and provide financial security in the form of a Letter of Credit, engineering and inspection fees in the form of a certified cheque and insurance, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor; and
 - b. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the Employment Districts Zoning By-law 24982 of the former City of Scarborough substantially in accordance with the draft zoning by-law amendment, attached as Attachment 6.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, direct that the owner is required to:
 - a. enter into a servicing agreement and provide financial security in the form of a Letter of Credit, engineering and inspection fees in the form of a certified cheque and insurance, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor; and
 - b. submit a site plan application to the satisfaction of the Director of Community Planning, Scarborough District.

Committee Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the Planning Act.

Origin

(October 29, 2008) Report from Director, Community Planning, Scarborough District

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 an amendment to the zoning by-law to permit commercial uses, including car wash and retail store uses, on a vacant property at 8833 Sheppard Avenue East. The lands are currently zoned for industrial uses and subject to a Holding (H) symbol.

This report reviews and recommends approval of the application which proposes to amend the zoning by-law to place the lands into a commercial zone. It also recommends that the existing Holding (H) symbol on the site be removed given the applicants have demonstrated that both the site and the adjacent lands can be serviced to the City's satisfaction and that the development of this site will not preclude the future development of the adjacent lands.

Background Information (Committee)

Report.8833 Sheppard Avenue East.Zoning Application
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-16827.pdf>)

Speakers (Committee)

David Stevenson, owner, Honeywood Developments Inc.
James Bissessar

*Submitted Tuesday, November 18, 2008
Councillor Norman Kelly, Chair, Scarborough Community Council*