
Scarborough Community Council

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| Meeting No. | 22 | Contact | Yvonne Davies, Committee Administrator |
| Meeting Date | Tuesday, January 13, 2009 | Phone | 416-396-7288 |
| Start Time | 9:30 AM | E-mail | scc@toronto.ca |
| Location | Council Chamber, Scarborough Civic Centre | | |

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| Councillor Mike Del Grande (Chair-elect) Councillor Michael Thompson (Acting Chair) | Councillor Paul Ainslie Councillor Brian Ashton Councillor Raymond Cho Councillor Glenn De Baeremaeker | Councillor Adrian Heaps Councillor Norman Kelly Councillor Chin Lee Councillor Ron Moeser |
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Schedule of Timed Items

10:00 a.m. - Item SC22.1
1:30 p.m. - Item SC22.18

Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.

Moment of Reflection

Scarborough Highlight

Declarations of Interest under the *Municipal Conflict of Interest Act*.

Confirmation of Minutes - November 18, 2008 and December 2, 2008

Speakers/Presentations – A complete list will be distributed at the meeting

Communications/Reports

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| SC22.1 | Presentation | 10:00 AM | | Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 |
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Environmental Initiatives

Summary

Presentation by Chief Planner and Executive Director, City Planning, on the Division's environmental initiatives, including the environmental activities of the Waterfront Secretariat.

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| SC22.2 | ACTION | | | Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 |
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Appointment of Members of Council to the Community Museum Management Board and Scarborough Community Preservation Panel

Origin

(December 11, 2008) Report from City Clerk

Recommendations

The City Clerk recommends that Scarborough Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One to two Members to the Scarborough Historical Museum Management Board for a term of office ending November 30, 2010, and until their successors are appointed.
2. One to two Members to the Scarborough Community Preservation Panel for a term of office ending November 30, 2010, and until their successors are appointed.

Summary

This report forwards information and a list of Members' preferences for appointment to the Scarborough Historical Museum Management Board and the Scarborough Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Appointment - Museum Board

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17724.pdf>)

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| SC22.3 | ACTION | | | Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 |
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Appointment of a Member of Council to Toronto and Region Conservation Authority Don Watershed Regeneration Council

Origin

(December 11, 2008) Report from City Clerk

Recommendations

The City Clerk recommends that Scarborough Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of one Member to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term ending November 30, 2010, and until a successor is appointed.

Summary

This report forwards information and a list of Members' preferences for appointment to the Don Watershed Regeneration Council so that Community Council may nominate a Member for appointment by Council.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Appointment - Don Watershed Regeneration Council
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17727.pdf>

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| SC22.4 | ACTION | | | Ward: 37 |
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1-95 Ellesmere Road - Inclusion on Heritage Inventory

Origin

(October 21, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that City Council:

1. Include the property at 1-95 Ellesmere Road (specifically the portion with the convenience address of 15 Ellesmere Road) on the City of Toronto Inventory of Heritage Properties.

Summary

There is a proposed development application for the property at 1-95 Ellesmere Road, which contains Parkway Plaza. The site contains a rare late 20th century grocery store with a distinctive curved roof that is most recently occupied by a Dominion (now Metro) franchise and has a convenience address of 15 Ellesmere Road.

Following research and evaluation, staff have determined that the property has cultural heritage value and merits listing on the City of Toronto Inventory of Heritage Properties. The inclusion of the property on the City's heritage inventory would enable staff to monitor the site and encourage the retention of its heritage values and attributes.

Financial Impact

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17615.pdf>

Attachment 1 - Map

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17616.pdf>

Attachment 2 - Photographs

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17617.pdf>

Attachment 3 - Reasons for Listing

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17618.pdf>

4a 1-95 Ellesmere Road - Inclusion on Heritage Inventory**Origin**

(November 28, 2008) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Scarborough Community Council that City Council:

1. Include the property at 1-95 Ellesmere Road (specifically the portion with the convenience address of 15 Ellesmere Road) on the City of Toronto Inventory of Heritage Properties.

Summary

The Toronto Preservation Board on November 27, 2008, considered the report (October 21, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

Letter from Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17613.pdf>

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| SC22.5 | ACTION | | | Ward: 40 |
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Assumption of Services – Graywood Investment Ltd. (former Ontario Hydro Corridor Lands) - Registered Plan of Subdivision 66M-2363 - Highway 401 to Sheppard Avenue East

Origin

(December 16, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2363 be assumed and that the City formally assume the roads within the Plan of Subdivision.
2. The Legal Services Division be authorized to release the portion of the performance guarantee held with respect to this development Plan 66M-2363.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2363.

4. The City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. The City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.
6. The appropriate City officials be authorized to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2363 to Toronto Hydro.

Summary

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

Financial Impact

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

Background Information

Staff Report - Assumption of Services - Graywood Investments Ltd.
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17881.pdf>

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| SC22.6 | ACTION | | | Ward: 37 |
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Rescind Left-Turn Prohibition Regulation – 615 Ellesmere Road

Origin

(December 15, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “Prohibited Turns” regulation, as identified in the Appendix 1 of this report.
2. Pass or amend the appropriate by-law(s) accordingly.

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 rescind a northbound No Left Turn regulation at the access to 615 Ellesmere Road.

Financial Impact

There is no financial impact associated with this report.

Background Information

Staff Report - Rescind Left-turn Prohibition Regulation - 615 Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17798.pdf>)

Location Plan - 615 Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17799.pdf>)

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| SC22.7 | ACTION | | Delegated | Ward: 37 |
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Proposed Speed Limit Reduction – Wexford Boulevard**Origin**

(December 15, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve a 40 km/h speed zone along Wexford Boulevard.
2. Not amend the appropriate by-law(s) accordingly.

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 staff report concerns the feasibility of installing a 40 km/h speed zone on Wexford Boulevard from Lawrence Avenue East to the south limit of Wexford Boulevard. Along this section of Wexford Boulevard, a 40 kilometre per hour (km/h) speed limit is not technically justified.

Financial Impact

There are no financial implications at this time.

Background Information

Staff Report - Proposed Speed Limit Reduction - Wexford Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17833.pdf>)

Location Plan - Wexford Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17834.pdf>)

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| SC22.8 | ACTION | | Delegated | Ward: 38 |
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Traffic Control Signal Request at 830 Progress Avenue – Status Report

Origin

(December 15, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Receive this report for information.

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 respond to a request from Scarborough Community Council to provide the status of a request to consider installing Traffic Control Signals on Progress Avenue at the Proponents' private accesses to 830 Progress Avenue and 831 Progress Avenue, approximately 275 metres east of Bellamy Road.

An updated Traffic Impact Assessment submitted by the Proponents revealed that Traffic Control Signals were not technically warranted at this location. The Proponents subsequently withdrew the request to consider installing Traffic Control Signals at this location.

Financial Impact

There is no financial impact associated with this report.

Background Information

Staff Report - Control Signal Request - 830 Progress Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17811.pdf>)

Location Plan - 830 Progress Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17812.pdf>)

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| SC22.9 | ACTION | | | Ward: 38 |
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Proposed All-Way Stop Control – Bushby Drive at Grangeway Avenue

Origin

(December 1, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the installation of an All-Way Stop Control at the intersection of Bushby Drive at Grangeway Avenue.
2. Adopt the “Compulsory Stops” regulation, as identified in the Appendix 1 of this report.
3. Amend the appropriate by-law accordingly.

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 report provides the rationale for an All-Way Stop Control to be installed at the intersection of Bushby Drive and Grangeway Avenue.

An All-Way Stop Control is warranted at this intersection due to its reconfiguration through the construction of the Grangeway Avenue extension from Bushby Drive south to Ellesmere Road.

Financial Impact

The financial cost of installing these stop controls is approximately \$5,000.00. The funding of these controls is available in the Transportation Services 2009 Operating Budget, within Cost Centre TPO397.

Background Information

Staff Report - All-Way Stop Control - Bushby Drive at Grangeway Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17850.pdf>)

Location Plan - Bushby Drive at Grangeway Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17851.pdf>)

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| SC22.10 | ACTION | | | Ward: 41 |
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Proposed Traffic Control Signals – McNicoll Avenue at Silver Star Boulevard

Origin

(December 11, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Approve the installation of traffic control signals on McNicoll Avenue at Silver Star Boulevard.
2. Amend the appropriate by-law(s) accordingly.

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 McNicoll Avenue at Silver Star Boulevard.

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

Financial Impact

All costs associated with the installation of these traffic control signals are the responsibility of Canopy Developments Inc. and Kreadar Enterprises. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Background Information

Staff Report - Traffic Control Signals - McNicoll Avenue at Silver Star Boulevard

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17848.pdf>

Location Plan - McNicoll Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17849.pdf>

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| SC22.11 | ACTION | | Delegated | Ward: 43 |
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Proposed Minor Street Stop Signs – Catalina Drive and Prince Philip Boulevard Area

Origin

(December 15, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “Compulsory Stops” regulations, as identified in Appendix 1 of this report.
2. Adopt the “Through Street” and “Compulsory Stops” regulations for those subject uncontrolled three-way intersections, as identified in Appendix 2 of this report.
3. Amend the appropriate by-law accordingly.

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 compulsory stop controls at various intersections in the Catalina Drive and Prince Philip Boulevard neighbourhood.

Transportation Services staff reviewed the installation of stop signs at minor street uncontrolled intersections and replacement of yield signs with stop signs as a standard practice of using compulsory stop signs at three-way uncontrolled intersections in the Guildwood Village Park neighbourhood.

The installation of minor street stop signs is recommended at the intersections of: Bournville Drive and Earswick Drive, Catalina Drive and Bledlow Manor Drive, Catalina Drive and Bournville Drive, Grandor Court and Prince Philip Boulevard, Rowatson Road and Fareham Crescent (north intersection), and Rowatson Road and Fareham Crescent (south intersection).

The replacement of yield signs with stop signs is recommended at the intersections of: Avonmore Square and Prince Philip Boulevard (north intersection), Avonmore Square and Prince Philip Boulevard (south intersection), Bournville Drive and Prince Philip Boulevard, Prince Philip Boulevard and Sonneck Square (north intersection), and Prince Philip Boulevard and Sonneck Square (south intersection).

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

Financial Impact

The financial cost of installing the recommended stop controls and associated pavement markings is approximately \$3,000.00. The funding for these stop controls is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Stop Signs - Catalina Drive and Prince Philip Blvd Area
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17828.pdf>

Location Plan - Catalina Drive

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17829.pdf>

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| SC22.12 | ACTION | | Delegated | Ward: 43 |
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Proposed Minor Street Stop Signs on Keeler Boulevard and Vicinity

Origin

(December 15, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulation, as identified in Appendix 1 of this report.
2. Amend the appropriate by-law accordingly.

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 a minor street stop sign at the uncontrolled intersections along Keeler Boulevard.

At the same time, Transportation Services staff also reviewed the installation of minor street stop signs at other uncontrolled three-way intersections in the immediate area.

It is recommended that minor street stop signs be installed at the subject uncontrolled three-way intersections to clearly define the right-of-way and to regulate traffic flow. Minor street stops will also encourage motorists to stop before the sidewalk to enhance pedestrian safety.

Financial Impact

The financial cost of installing these stop controls is approximately \$2,750.00. The funding for these stop controls is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Street Stop Signs - Keeler Boulevard and Vicinity

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17793.pdf>)

Location Plan - Keeler Boulevard Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17794.pdf>)

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| SC22.13 | ACTION | | | Ward: 35 |
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250 Danforth Road – Zoning and Subdivision Applications – Preliminary Report

Origin

(December 10, 2008) 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.

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 a zoning by-law amendment and a draft plan of subdivision application to permit the redevelopment of the site with 46 townhouse units at 250 Danforth 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.

A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Zoning and Subdivision Applications - 250 Danforth Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17753.pdf>

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| SC22.14 | ACTION | | | Ward: 44 |
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38 Tideswell Boulevard – Zoning and Site Plan Applications - Preliminary Report

Origin

(December 10, 2008) 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.

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 15 townhouses on a private lane located at 38 Tideswell Boulevard (Tideswell and Rylander Boulevards).

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.

This application should proceed through the standard 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 in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Zoning and Site Plan Applications - 38 Tideswell Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17786.pdf>

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| SC22.15 | ACTION | | | Ward: 35 |
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1 Seminoff Street, 330-398B Danforth Road, 2 Pilkington Drive and 35-55 Wilkes Crescent (350 Danforth Road) – Part Lot Control Exemption Application – Final Report

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject lands as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor and to expire two years after registration following enactment by City Council.
2. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the part lot control exemption by-law.
3. Prior to the introduction of the part lot control exemption Bill, City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the written consent of the Chief Planner or his designate.
4. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the associated common elements condominium has been registered.
5. City Council authorize and direct the City Solicitor to register the part lot control exemption by-law on title.
6. 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.

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 properties at 1 Seminoff Street, the even numbered properties at 330-398B Danforth Road, 2 Pilkington Drive, and the odd numbered properties at 35-55 Wilkes Crescent (part of the larger property known as 350 Danforth Road).

The requested exemption from the part lot control provisions of the Planning Act is required to create conveyable lots for 50 common element condominium townhouses.

This report reviews and recommends approval of the part lot control exemption.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Part Lot Control Exemption Application - 350 Danforth Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17749.pdf>

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| SC22.16 | ACTION | | | Ward: 37 |
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975 Kennedy Road – Zoning and Site Plan Control Applications - Request for Direction Report

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor to attend the OMB on the revised proposal consisting of a 4-storey, 120-unit residential development as generally illustrated on Attachments 1 and 2. The applicant is required to submit revisions to this proposal based on the latest review by City staff to address, among other matters, improvements to the lower level entrances and balconies facing Kennedy Road, additional tree planting along Kennedy Road and within the site, information and clarifications on the stormwater and arborist reports, details on the waste and recycling management facilities, and additional details and dimensions for the landscaping including the building rooftop area, walkways, truck turning radii and parking spaces.
2. City Council authorize the City Solicitor to, upon the applicant making satisfactory revisions to plans, drawings and reports to address outstanding matters, and in consultation with City Planning staff, prepare and make such stylistic and technical changes to the zoning by-law amendment to establish the appropriate development standards including a maximum floor area, building height, and lot coverage and for establishing appropriate setbacks, landscaping and parking ratio requirements for the revised development scheme.

3. City Council support the OMB approval of the site plan control application upon the satisfactory resolution of the outstanding issues including the requirement for the owner to enter into the City of Toronto's standard site plan control agreement that is registered on title to the subject lands.
4. City Council authorize the execution of any agreement that may be required to secure matters in this report or to implement any OMB decision.
5. City Council instruct the City Solicitor to request, if necessary, that the OMB withhold its Order pending completion of any outstanding matters.

Summary

The applications were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The purpose of this report is to seek direction for the City Solicitor for an upcoming Ontario Municipal Board (OMB) hearing and to inform Scarborough Community Council on the outcome of the Community Consultation Meeting held on the revised proposal consisting of a 4-storey, 120-unit residential condominium building. A Pre-hearing Conference was held on December 12, 2008 at which time the OMB set a further Pre-hearing Conference for February 2, 2009.

Financial Impact

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

Background Information

Staff Report - Zoning and Site Plan Control Applications - 975 Kennedy Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17853.pdf>

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| SC22.17 | ACTION | | | Ward: 44 |
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North Side Sheppard Avenue East (Lands Adjacent to Boydwood Lane) – Zoning and Subdivision Applications - Request for Direction Report

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and necessary City staff to appear before the Ontario Municipal Board (OMB) in opposition to the applications in their current form as the applicant has not adequately demonstrated that the proposed 10 metre setback adequately addresses the Official Plan and Provincial Policy Statement with respect to

the protection of the Provincially significant Area of Natural and Scientific Interest (ANSI) and Official Plan policy concerning set back from the top of bank.

2. City Council authorize City staff and the Toronto and Region Conservation Authority (TRCA) to continue to work together with all parties to define the appropriate setback from the Rouge Valley and determine the appropriate developable portion of the applicant's lands.
3. Subject to determining the appropriate developable limits and portion of the subject lands for redevelopment, City Council authorize City staff to support one or more residential lots for single detached dwellings.
4. City Council authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this report to ensure an acceptable setback and appropriate residential performance standards are developed to protect the Provincially significant Area of Natural and Scientific Interest (ANSI) and to ensure the City's interests are appropriately represented and secured.

Summary

The purpose of this report is to seek City Council's direction on an upcoming Ontario Municipal Board hearing scheduled for February 11, 2009 on an appealed zoning by-law amendment and associated subdivision application.

The applicant proposes to amend the zoning by-law to create six new lots to permit the development of six new single detached residential units on a new single loaded public road by way of plan of subdivision. The site is located on lands adjacent to 33 Boydwood Lane, fronting Sheppard Avenue East.

The applicant has appealed the rezoning and subdivision applications to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the Planning Act. The purpose of this report is to seek City Council's direction on the appeal and authorization for the City Solicitor and necessary City staff to attend the Ontario Municipal Board to ensure the City's interests are appropriately represented.

Financial Impact

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

Background Information

Staff Report - North Side Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17889.pdf>)

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| SC22.18 | ACTION | 1:30 PM | | Ward: 41 |
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160 Nashdene Road - Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for 160 Nashdene Road substantially in accordance with the draft zoning by-law amendment attached as 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.

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 amend the zoning by-law to permit a new car dealership operation with associated indoor vehicle storage space and a vehicle service use at the northwest corner of Markham Road and Nashdene Road.

The land use proposed is consistent with the Employment Areas policies in the Toronto Official Plan. The proposed development will support the economic function of the Employment Area. The zoning by-law amendment will allow for appropriate development on the subject lands.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Zoning Application - 160 Nashdene Road
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17855.pdf>)

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| SC22.Bills | ACTION | | Delegated | |
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General Bills
Confirmatory Bills