
Scarborough Community Council

Meeting No.	27	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Tuesday, June 9, 2009	Phone	416-396-7287
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre	Chair	Councillor Mike Del Grande

Councillor Mike Del Grande(Chair) Councillor Michael Thompson (Vice 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
----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

Members of Council and Staff: Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

Special Assistance for Members of the Public: City staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-396-7088, TTY 416-338-0889 or e-mail scc@toronto.ca.

Closed Meeting Requirements: If the Scarborough Community Council wants to meet in closed session (privately), a member of the committee must make a motion to do so and give the reason why the Committee has to meet privately. (City of Toronto Act, 2006)

Notice to people writing or making presentations to the Scarborough Community Council: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, Scarborough Civic Centre, 150 Borough Drive, Toronto ON M1P 4N7 or by calling 416-396-7088.

Schedule of Timed Items

1:30 p.m. - Items SC27.22 - SC27.26
7:30 p.m. - Item SC27.27

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

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

Confirmation of Minutes - May 14, 2009

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

SC27.1	ACTION		Delegated	Ward: 36
--------	--------	--	-----------	----------

Request for a Fence Exemption- 198 Phyllis Avenue

Origin

(May 12, 2009) Report from Manager, Municipal Licensing and Standards, Scarborough

Recommendations

Municipal Licensing and Standards, Scarborough District, recommends that Scarborough Community Council:

1. Refuse the existing 2.7 metre approximate height wood fence located in the side and rear yard of a residential property based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal code.

Summary

This Staff Report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

The purpose of this Report is to consider a request by the owner(s) of 198 Phyllis Avenue to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the maximum height of a fence in the side and rear yards is 2 metres.

Financial Impact

There are no financial implications.

Background Information

Staff Report - Fence Exemption - 198 Phyllis Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21452.pdf>)

Attachments - Pictures - 198 Phyllis Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21492.pdf>)

SC27.2	ACTION		Delegated	Ward: 38
--------	--------	--	-----------	----------

Request for a Fence Exemption- 18 Abbeville Road**Origin**

(May 12, 2009) Report from Manager, Municipal Licensing and Standards, Scarborough District

Recommendations

Municipal Licensing and Standards, Scarborough District, recommends that Scarborough Community Council:

1. Refuse the existing 1.5 metre high wrought iron fence located in the front yard of a residential property based on height non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal code.

Summary

This Staff Report is about a matter for which Community Council has delegated authority from City Council to make final decisions.

The purpose of this Report is to consider a request by the owner(s) of 18 Abbeville Road to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the maximum height of a fence in the front yard be 1.2 metres and if within 2.4 metres of a driveway be open fence construction.

Financial Impact

There are no financial implications.

Background Information

Staff Report - Fence - 18 Abbeville Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21589.pdf>)

Attachments - Pictures - 18 Abbeville Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21590.pdf>)

SC27.3	ACTION		Delegated	Ward: 37
--------	--------	--	-----------	----------

Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Additional Signage at 1-85 Ellesmere Road (Parkway Mall)

Origin

(May 20, 2009) Report from Director, Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The request for variance be refused for the reasons outlined in this report.

Summary

This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

The purpose of this report is to review and make recommendations on a request by Sylvia Liao, of Steel Art Signs Corp., on behalf of Colliers International for approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the installation of additional tenant signage on the existing ground sign at the Parkway Mall.

The requested variance, in staff's opinion, is not minor in nature. Staff recommends the requested variance be refused.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - 1-85 Ellesmere Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21246.pdf>

Attachment - 1-85 Ellesmere Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21247.pdf>

SC27.4	ACTION		Delegated	Ward: 38
--------	--------	--	-----------	----------

Request for Approval of Variance from the former City of Scarborough Sign Code, By-law 22980, as amended, for an Accessory Ground Sign at 1250 Markham Road

Origin

(May 20, 2009) Report from Director, Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The requested variance be approved.
2. The applicant be informed to obtain a sign permit prior to the installation of the proposed ground sign.

Summary

This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

The purpose of the report is to review and make recommendations on a request by Bryan Wang of Forward Sign Ltd. on behalf of Tom Lodu Trustee of the Scarborough Gospel Temple, for approval of variance from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of an accessory ground sign at the above address.

The requested variance, for overall height of the sign is recommended to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - 1250 Markham Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21244.pdf>

Attachment - 1250 Markham Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21245.pdf>

SC27.5	Information			Ward: 42
--------	-------------	--	--	----------

Proposed Naming of Joyce Trimmer Park

Origin

(May 26, 2009) Report from General Manager, Parks, Forestry and Recreation

Summary

Scarborough Community Council, at its meeting of May 14, 2009, in considering a request regarding the naming of the park situated at Sheppard Avenue East and Conlins Road, currently known as McAsphalt Park, in honour of the late Mayor of Scarborough, Joyce Trimmer, referred the matter to the General Manager of Parks, Forestry and Recreation for a report back to Community Council for its meeting of June 9, 2009 (Item SC26.26).

This is to advise that the staff report will be submitted to the supplementary agenda.

Background Information

Staff Report - Proposed Naming of Joyce Trimmer Park

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21582.pdf>)

SC27.6	ACTION			Ward: 44
--------	--------	--	--	----------

Assumption of Services – 1250012 Ontario Inc. (prev. 788423 Ontario Inc) Registered Plan of Subdivision 66M-2344 South of Lawrence Avenue East, West of Beechgrove Drive

Origin

(May 20, 2009) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. The services installed for Registered Plan 66M-2344 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 performance guarantee.
3. An assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2344.
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-2344 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

The Recommendations have no financial impact beyond what has already been approved in the current year's budget.

Background Information

Staff Report - Assumption of Services - Lawrence Avenue East and Beechgrove Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21254.pdf>)

Attachment - Lawrence Avenue East and Beechgrove Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21255.pdf>)

SC27.7	ACTION		Delegated	Ward: 42
--------	--------	--	-----------	----------

Supplementary Report - Proposed Stopping and Parking Regulations – Steeles Avenue East and Sewells Road

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “No Parking”, “Parking for Restricted Periods” and “No Stopping” regulations, as identified in Appendix 1 of this report.
2. Adopt the “No Stopping” and “Parking for Restricted Periods” as identified in Appendix 2 of this report.
3. 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 supplementary report responds to a deferral of this item SC16.12 at the June 10, 2008 Scarborough Community Council meeting “to allow the owner of Standard Auto Wreckers time to review options for alternative parking arrangements for their business.

It is recommended that “No Stopping Anytime” regulations on both Steeles Avenue East and Sewells Road be enacted to mitigate illegal roadside dumping activities along these roads. It is also recommended that one hour parking, be allowed on Sewells Road in the vicinity of Standard Auto Wreckers during their business hours.

Financial Impact

The financial cost of installing the necessary signs is approximately \$10,000.00. The funding for these signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Supplementary - Steeles Avenue East and Sewells Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21248.pdf>

Location Map - Steeles Avenue East and Sewells Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21249.pdf>

(Deferred from June 10, 2008 - 2008.SC16.12)

7a Proposed Stopping Regulations – Steeles Avenue East and Sewells Road

Origin

(May 20, 2008) Report from Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “No Parking”, “Parking for Restricted Periods” and “No Stopping” regulations, as identified in Appendix 1 of this report.
2. Adopt the “No Stopping” regulations, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws 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 implement “No Stopping Anytime” zones on Sewells Road in the vicinity of an automobile wrecking yard.

It is recommended that “No Stopping Anytime” regulations on both Steeles Avenue East and Sewells Road be enacted to mitigate illegal roadside dumping activities along these roads as well as unsafe stopping, standing and parking activities in the vicinity of the automobile wrecking yard.

Financial Impact

The financial cost of installing the necessary “No Stopping Anytime” signs is approximately \$10,000.00. The funding for these signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

Background Information

Report - Stopping Regulations - Steeles Avenue East and Sewells Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21250.pdf>

Location Map - Steeles and Sewells - 2008 Report
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21251.pdf>

Communications

(June 3, 2008) e-mail from Kevin Clark, Invotronics (SC.Main.SC27.7a.1)

(June 4, 2008) e-mail from Anne Mairs, Standard Auto Wreckers (SC.Main.SC27.7a.2)

(June 9, 2008) fax from Michael Stewart, Goodmans LLP (SC.Main.SC27.7a.3)

SC27.8	ACTION	STAFF PRESENTATION	Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
--------	--------	-----------------------	----------------------------------------------------

Long Term On-Street Parking Exclusion Area - Scarborough District

Origin

(May 22, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Amend Toronto Municipal Code Chapter 925 to amend the definition of Exclusion Area to include all of the Scarborough Community Council Area, save and except the following streets/areas:
 - a. In Ward 35, the area bounded by Victoria Park Avenue, Danforth Avenue, Warden Avenue, and the Canadian National Railway (Kingston Subdivision), excluding these boundary streets themselves;
 - b. In Ward 36, the area bounded by Victoria Park Avenue, Gerrard Street East, Blantyre Avenue, Kingston Road, Fallingbrook Road, and Queen Street East, excluding all of these boundary streets except Fallingbrook Road;

- c. In Ward 36, all of Haig Avenue south of Kingston Road;
 - d. In Ward 36, all of Warden Avenue south of Kingston Road; and
 - e. In Ward 36, Queensbury Avenue from Kingston Road to 300 metres north of Kingston Road.
2. Authorize the appropriate City officials to amend Toronto Municipal Code Chapter 925 accordingly, including any necessary technical and stylistic changes.
 3. Grand-parent any existing long-term permissive parking regulations in the Scarborough Community Council Area in excess of three hours, notwithstanding Recommendations 1 and 2.
 4. Harmonize the 1976 Borough of Scarborough Long-Term On-Street Parking Policy for free permissive parking so that it follows the same technical approval process as prescribed in Toronto Municipal Code Chapter 925 for Permit Parking.

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 responds to a request from Scarborough Community Council to report back on a potential implementation strategy originally for long term parking in the southwest portion of Ward 36 only, while adding the rest of the Scarborough District into the Exclusion Area as defined by Toronto Municipal Code Chapter 925.

Financial Impact

There are no financial implications associated with this report at this time.

Background Information

Staff Report - Long Term On-Street Parking Exclusion Area - Scarborough District
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21423.pdf>)

Location Map - Existing 12-Hour Parking Areas
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21430.pdf>)

Scarborough District Exclusion Area
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21431.pdf>)

Location Map - Proposed Inclusion Areas
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21432.pdf>)

SC27.9	ACTION		Delegated	Ward: 35
--------	--------	--	-----------	----------

Proposed Minor Street Stop Sign – Bexhill Avenue at Dolphin Drive

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulation, as identified in the Appendix 1 of this report.
2. 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.

As a result of a request from Access Toronto on behalf of a resident in the Dolphin Drive area, Transportation Services staff reviewed the location, and the immediate area. The three-way intersection (Bexhill Avenue at Dolphin Drive) is the only uncontrolled intersection in the area.

It is recommended that a minor street stop sign be installed at the subject uncontrolled three-way intersection to clearly define the right-of-way and to regulate traffic flow.

Financial Impact

The financial cost of installing the subject recommended stop control is approximately \$250.00. The funding for this stop control is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Stop Sign - Bexhill Avenue at Dolphin Drive

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21324.pdf>

Location Map - Bexhill Avenue at Dolphin Drive

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21325.pdf>

SC27.10	ACTION		Delegated	Ward: 35
---------	--------	--	-----------	----------

Proposed Lane Designation and Signs – Southbound on Lebovic Avenue at Comstock Road

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “One Way Traffic Lanes” regulations as identified in Appendix 1 of this report.
2. 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 report describes the need to install lane designation signage at a signalized intersection in the Scarborough Southwest Community in the Warden and Eglinton Employment District.

It is recommended the implementation of “One Way Traffic Lanes” (turning movement lanes) for southbound traffic at the intersection of Lebovic Avenue and Comstock Road be installed to clearly define traffic lane usage. This measure is being recommended to normalize traffic operations and mitigate any conflicting turning movements.

Financial Impact

The financial cost of installing these lane designation signs is approximately \$3,000.00.

Funding for the signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Southbound on Lebovic Avenue at Comstock Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21326.pdf>

Location Map - Southbound on Lebovic Avenue at Comstock Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21327.pdf>

SC27.11	ACTION		Delegated	Ward: 36
---------	--------	--	-----------	----------

Proposed Minor Street Stop Signs – Balcarra Avenue and Faircroft Boulevard Area

Origin

(May 15, 2009) Report from Acting 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 “Compulsory Stops” regulations for those subject three-way intersections, as identified in Appendix 2 of this report.
3. 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 report responds to a staff request to install compulsory stop controls at various intersections in the Balcarra Avenue and Faircroft Boulevard area.

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

The installation of minor street stop signs is recommended at the following two uncontrolled three-way intersections of: Cudia Crescent at McNab Boulevard and Ledge Road at Pine Ridge Drive.

The replacement of five yield signs with stop signs is recommended at the intersections of: Balcarra Avenue at Fenwood Heights, Faircroft Boulevard at Balcarra Avenue/Pine Ridge Drive (east intersection), Faircroft Boulevard at Balcarra Avenue/Pine Ridge Drive (west intersection), McNab Boulevard at Balcarra Avenue (east intersection) and McNab Boulevard at Balcarra Avenue (west 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 \$1,650.00. 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 - Balcarra Avenue and Faircroft Blvd. Area
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21330.pdf>

Location Map - Balcarra Avenue and Faircroft Boulevard Area
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21331.pdf>

SC27.12	ACTION		Delegated	Ward: 38
---------	--------	--	-----------	----------

Proposed Speed Limit Reduction on Cedar Brae Boulevard

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “40 Kilometre Per Hour” speed limit regulation, as identified in the Appendix 1 of this report.
2. 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 report provides the results of traffic studies conducted on Cedar Brae Boulevard where a 40 kilometre per hour (km/h) speed limit is technically justified and recommended for implementation over the entire length of the subject roadway.

Financial Impact

The financial cost of installing the posted speed limit signs is approximately \$3,900.00. Funding for the signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Speed Limit Reduction - Cedar Brae Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21344.pdf>

Location Map - Cedar Brae Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21345.pdf>

SC27.13	ACTION		Delegated	Ward: 39
---------	--------	--	-----------	----------

Proposed Parking Regulation Amendments on Both Sides of Silver Springs Boulevard in the Vicinity of 222 Silver Springs Boulevard

Origin

(May 19, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the “No Stopping” and “Parking for Restricted Periods” regulations, as identified in Appendix 1 of this report.
2. Enact the “No Stopping” and “Parking for Restricted Periods” regulations, as identified in Appendix 2 of this report.
3. 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 report responds to a concern about lack of parking regulations on the both sides of Silver Springs Boulevard in the vicinity of 222 Silver Springs Boulevard. Staff has confirmed the need for parking regulations, in order to maintain safe and efficient two-way traffic on Silver Springs Boulevard, near the school where heritage classes are being held on Saturdays.

It is recommended that Transportation Services install “No Stopping”, 8:00 a.m. to 4:00 p.m., Monday to Saturday, on the east side of Silver Springs Boulevard and 30 - Minute Permissive Parking, 8:00 a.m. to 4:00 p.m., Monday to Saturday on the west side of this roadway.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$3,000.00. Funding for the signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Parking - 222 Silver Springs Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21334.pdf>

Location Map - 222 Silver Springs Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21335.pdf>

SC27.14	ACTION		Delegated	Ward: 40
---------	--------	--	-----------	----------

Proposed Minor Street Stop Signs – Pently Crescent and Earlton Road Area

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulations for those subject three-way intersections, as identified in Appendix 1 of this report.
2. 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 report responds to a staff request to install compulsory stop controls at various intersections in the Pently Crescent and Earlton Road area.

Transportation Services staff reviewed the installation of stop signs at minor street uncontrolled intersections and also the replacement of an existing yield sign with a stop sign as a standard practice of using compulsory stop signs at three-way intersections in the Tam O’Shanter-Sullivan neighbourhood.

The installation of minor street stop signs is recommended at the following ten uncontrolled three-way intersections of: Araman Drive at Cass Avenue, Dempster Street at Neddie Drive, Hartleyford Gate at Araman Drive, Kerwood Crescent at Earlton Road, Kerwood Crescent at Marsha Drive, Lejune Road at Earlton Road, Marsha Drive at Earlton Road, Murmouth Road at Cass Avenue, Murmouth Road at Earlton Road and Neddie Drive at Cass Avenue.

In addition, the replacement of an existing yield sign with a stop sign is recommended at the intersection of Pently Crescent at Earlton Road.

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 \$3,025.00. 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 - Pently Crescent and Earlton Road Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21336.pdf>)

Location Map - Pently Crescent and Earlton Road Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21337.pdf>)

SC27.15	ACTION		Delegated	Ward: 41
---------	--------	--	-----------	----------

Proposed Minor Street Stop Signs – Brimstone Crescent and Lansbury Drive Area

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Adopt the “Compulsory Stops” regulations for those subject three-way intersections, as identified in Appendix 1 of this report.
2. 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 report responds to a staff request to install compulsory stop controls at various intersections in the Brimstone Crescent and Lansbury Drive area within the Agincourt North neighbourhood.

Transportation Services staff reviewed the installation of stop signs at minor street uncontrolled intersections and also the replacement of two existing yield signs with stop signs. It is a standard practice to use compulsory stop signs at three-way intersections.

The installation of minor street stop signs is recommended at the following four uncontrolled three-way intersections of: Garston Place at Lansbury Drive, Lady Sarah Crescent at Ashridge Drive, Path Hill Place at Silbury Drive and Wessex Place at Silbury Drive.

The replacement of two existing yield signs with stop signs is also recommended at the intersections of: Brimstone Crescent at Lansbury Drive (north intersection) and Brimstone Crescent at Lansbury Drive (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 \$1,650.00. 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 - Brimstone Crescent and Lansbury Drive Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21338.pdf>)

Location Map - Brimstone Crescent and Lansbury Drive Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21339.pdf>)

SC27.16	ACTION		Delegated	Ward: 43
---------	--------	--	-----------	----------

Parking Regulations on Mornelle Court East Side and north limit of 3050 Ellesmere Road North Driveway (West Side)

Origin

(May 15, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Rescind the parking regulations, as identified in Appendix 1 of this report.
2. Adopt the standing regulations, as identified in Appendix 2 of this report.
3. 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 report responds to a concern about vehicles parked on east side and west side of Mornelle Court and the lack of space for Emergency Vehicles and Snow Removal clearing during winter time. This activity restricts the safe and efficient flow of one-way counter clockwise direction from northbound to southbound traffic. Toronto Fire Services and Emergency Medical Services have expressed concern that parked vehicles on the east side and west side of Mornelle Court north at 3050 Ellesmere Road would reduce their response times.

Community Council's approval of the recommended parking regulations will enhance traffic safety at this location and allow enforcement by the Toronto Police Service.

Financial Impact

The financial cost of installing the parking controls recommended in this report is approximately \$1,600.00. The funding for these controls is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Parking Regulations - Mornelle Court E/S and North Limit of 3050 Ellesmere Road North Driveway (West Side)

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21340.pdf>)

Location Map - Mornelle Court - 3050 Ellesmere Road North Driveway

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21341.pdf>)

SC27.17	ACTION			Ward: 40
---------	--------	--	--	----------

2967 Sheppard Ave East – Zoning Application – Preliminary Report

Origin

(May 20, 2009) 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 the use of an existing single detached residential dwelling at 2967 Sheppard Avenue East as a physiotherapy clinic for a temporary, three year period. Seven on-site parking spaces are proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report and public meeting are targeted for late Fall 2009 provided all the required information is provided by the applicant in a timely fashion and issues raised during the review are addressed in a satisfactory manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Zoning Application - 2967 Sheppard Avenue East
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21352.pdf>

SC27.18	ACTION			Ward: 35
---------	--------	--	--	----------

671 Warden Ave – Removal of Holding Provision (H) Application – Final Report

Origin

(May 20, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Warden Woods Community Zoning By-law No. 950-2005 as amended by Zoning By-law No. 153-2006, substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 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.

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

A zoning amendment application has been filed which proposes the lifting of the Holding Provision (H) from the southeastern portion of the property at 671 Warden Avenue to permit the development of the lands with townhouse dwellings in accordance with the underlying zoning.

The proposed development of 671 Warden Avenue is no longer contemplated to be a primarily stacked townhouse development, and the subject lands are no longer required for visitor parking purposes.

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 - Removal of Holding Provision (H) - 671 Warden Avenue
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21353.pdf>

SC27.19	ACTION			Ward: 44
---------	--------	--	--	----------

Hainford Street (Formerly 4331 Lawrence Avenue East) – Part Lot Control Application – Final Report

Origin

(May 14, 2009) 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.
2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a part lot control exemption by-law to expire (2) years from the date of enactment.
3. 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 enactment of the part lot control exemption by-law.
4. City Council authorize and direct the City Solicitor to register the part lot control exemption by-law on title.

Summary

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

This application proposes to lift part lot control on Lots 1 to 18 and Lots 27 to 30, on a registered plan 66M-2464, in order to enable the separate conveyances of 44 semi-detached homes to be known municipally as 80-122 (even numbers only) and 135-165 (odd numbers only) Hainford Street. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Hainford Street - Part Lot Control - Final Report

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21383.pdf>

SC27.20	Information			Ward: 44
---------	-------------	--	--	----------

1049 Military Trail – Removal of Holding Provision (H) Application – Final Report**Origin**

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Summary

On May 6, 2009 Cassels Brock & Blackwell LLP, on behalf of the Governing Council of the University of Toronto, applied for a zoning application on a portion of the University of Toronto's Scarborough Campus lands at 1049 Military Trail at Ellesmere Road, to remove the Holding ('H') Provision on the lands.

Removing the Holding Provision on these lands would enable the development of a new institutional building for the University approximately 14,000 square metres in size, to be used as an instructional centre providing lecture hall, classroom and office space for students and faculty.

This is a time sensitive project, as funding for the project is through the Federal Knowledge Infrastructure Program, grants for which have limited time frames.

The applicant has provided the necessary reports addressing matters such as servicing, transportation, environmental studies including subsurface investigations, storm and ground water management. These reports must be satisfactory to the City before the Holding Provision can be removed. The reports are currently being reviewed by the appropriate City staff.

In the event that the reports are satisfactory to City staff, the Final Report recommending the removal of the Holding Provision will be submitted to the June 9, 2009 Scarborough Community Council meeting.

Background Information

1049 Military Trail - Removal of Holding Provision (H) - Final Report

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21382.pdf>

SC27.21	Information			Ward: 37
---------	-------------	--	--	----------

2231 Lawrence Avenue East – Site Plan Application – Proposed Addition to McGregor Community Centre

Summary

The City Planning review of this application by the Parks, Forestry & Recreation Division for a 136 m² (1,464 sq. ft.) addition to the McGregor Community Centre is nearing completion. Planning staff advised the Ward Councillor that the application was close to approval. The Councillor has requested that the application be 'bumped-up' for a report to Community Council prior to any approval.

This is to advise that the staff report will be provided for the Supplementary Agenda.

Background Information

Staff Report - 2231 Lawrence Avenue East - Site Plan Application
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21613.pdf>

SC27.22	ACTION	1:30 PM		Ward: 35
---------	--------	---------	--	----------

250 Danforth Road – Zoning & Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Warden Woods Community Zoning By-law No. 950-2005 substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 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, require the owner to enter into an agreement and make the following payments, pursuant to Section 37 of the Planning Act:

- a. a cash contribution, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,500.00 per residential unit (for a minimum of 50 units) to be used as a contribution towards the Warden Woods community centre, or to parks in the Warden Woods Community, or to parks in the vicinity of the Warden Woods Community;
 - b. pre-payment of \$39,167.18, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges; and
 - c. pre-payment of \$26,275.47, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Outdoor Park Portion of the Parks and Recreation Component of the City's Development Charges.
4. That in accordance with the delegated approval under By-Law No. 229-2000, City Council be advised that the Chief Planner may approve the draft plan of subdivision, as generally illustrated on Attachment No. 2, subject to:
- a. the conditions as generally listed in Attachment No. 6, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;
 - b. such revisions to the proposed subdivision plan or 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; and
 - c. draft plan approval not being issued until the necessary zoning is in full force and effect.

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 draft plan of subdivision application to permit the redevelopment of the site with between 45 and 51 townhouse units at 250 Danforth Road.

The proposed land use is consistent with the Mixed Use Area and Neighbourhood policies of the City's Official Plan. The proposal implements objectives of the Warden Woods Community Secondary Plan. The zoning by-law amendment will allow for the appropriate development of the site, compatible with the surrounding development.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - 250 Danforth Road - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21381.pdf>)

SC27.23	ACTION	1:30 PM		Ward: 37
---------	--------	---------	--	----------

1966 - 1972 Eglinton Avenue East – Zoning Application –Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council determine that as the proposed zoning amendment does not involve any new development at 1966 – 1972 Eglinton Avenue East and overall infrastructure is unaffected, the proposed zoning amendment can proceed prior to the completion of an Avenue Study.
2. City Council amend the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 4.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into an amending site plan agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act to address site plan matters including pedestrian circulation and improving the site in accordance with the City's Guidelines for Greening Surface Parking Lots.

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 to delete the zoning performance standard which limits the retail sale of food to a maximum of 700 square metres in any retail store at 1966 – 1972 Eglinton Avenue East.

The zoning by-law amendment requested by the applicant for the existing commercial development is consistent with the Mixed Use Area policies of the City’s Official Plan and Site Specific Policy Number 129, which permits retail and service uses, including stand-alone retail stores and/or “power centres.” The existing development is also compatible with the surrounding land uses in the Golden Mile Employment District.

This report reviews and recommends approval of the application to amend the Golden Mile Employment Districts Zoning By-law No. 24982.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - 1966-1972 Eglinton Avenue East - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21380.pdf>

SC27.24	ACTION	1:30 PM		Ward: 36
----------------	--------	---------	--	----------

3201-3227 Eglinton Avenue East– Zoning, Official Plan and Plan of Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 22, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment No. 8.
2. City Council amend Zoning By-law 10010 substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 9
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendment as may be required.
4. City Council adopt the Urban Design Guidelines attached as Attachment 11 to guide the implementation of the Markington Square development.
5. That City Council determine that the development of the lands at 3201 - 3227 Eglinton Avenue East addresses the objectives and policies of the Official Plan for these segments of Eglinton Avenue East and Kingston Road, and that development can proceed prior to the completion of Avenue Studies.

6. Before introducing the necessary Bills to City Council for enactment, the Owner be required to enter into an agreement and, pursuant to Section 37 of the Planning Act, to include:
 - a. a cash contribution prior to the issuance of building permits, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,100,000.00 to be used as a contribution towards:
 - i. \$350,000 in Phase 1 for an addition at the Scarborough Village Community Recreation Centre or other community programming space.
 - ii. \$250,000 in Phase 2 for an addition at the Scarborough Village Community Recreation Centre or other community programming space.
 - iii. \$250,000 in Phase 2 for parkland improvements for the park to be provided in Phase 2.
 - iv. \$250,000 in Phases 1 and 2 for enhanced streetscape improvements in both phases, or community programming space at the discretion of the City.
 - b. upon application for the first building permit, the City would require a pre-payment in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges for Phase 1; and
 - c. upon application for the first building permit, the City would require a pre-payment in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Outdoor Park Portion of the Parks and Recreation Component of the City's Development Charges for Phase 1.
7. City Council recommend to the Chief Planner and Executive Director that the draft plan of subdivision be approved, generally as illustrated in Attachment 6, subject to:
 - a. the conditions generally listed in Attachment 10, 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 or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.

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.

Rezoning, official plan amendment and plan of subdivision applications have been submitted to permit the comprehensive redevelopment of the Markington Square shopping centre.

The applications seek approval for the redevelopment of 3.2 hectares (7.9 acres) of the total 6.8 hectare (16.8 acre) site for a phased mixed use project comprised of 1,057 residential units in seven condominium apartment buildings with 5,486 square metres (59,052 square feet) of retail uses at grade along the Eglinton Avenue and Kingston Road frontages, a public park and a public street system running south from Eglinton Avenue, then southeast connecting with Kingston Road. The existing Dominion Food Store and Beer Store would remain on adjacent lands to the west. Altogether, 97,726 square metres (1,051,948 square feet) of residential gross floor area are proposed in the seven condominium apartments, which include 3 buildings in the 7 to 9-storey range, two point towers of 18 storeys and two point towers of 21 storeys. It is anticipated that the project will be built out over a period of 10-15 years. The purpose of the official plan amendment is to establish a new public road and establish that the first priority for Section 37 for this large site is community space and not affordable housing.

This report reviews and recommends approval of the applications to amend the Official Plan and zoning by-law. The development consists of a master planned mixed use neighbourhood with both retail and residential uses in three phases within an area that has sufficient infrastructure. The proposal achieves a number of city goals and objectives. Staff conclude that the proposal represents an appropriate balance between intensification of a site and respect for the local context. Community improvements will flow from the project, such as the provision of a new park, improvements to it, and contributions towards improvement to the local community centre. Further, the development will add to the vitality of the immediate quadrant bounded by Eglinton Avenue East, Kingston Road and Markham Road as a mixed use area.

This report also advises that the Chief Planner may approve the draft plan of subdivision.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - 3201-3227 Eglinton Ave. East - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21462.pdf>)

Communications

- (May 25, 2009) e-mail from Susan Reilly (SC.Main.SC27.24.1)
- (May 25, 2009) e-mail from Catharine Watters (SC.Main.SC27.24.2)
- (May 25, 2009) fax from Stephen Liu (SC.Main.SC27.24.3)
- (May 25, 2009) fax from Polly Wong (SC.Main.SC27.24.4)

SC27.25	ACTION	1:30 PM		Ward: 36
----------------	--------	---------	--	----------

3738 St. Clair Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 20, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the zoning by-law for the Cliffcrest Community substantially in accordance with the draft zoning by-law amendment attached as Attachment No.7.
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, require the applicant to:
 - a. submit a servicing study for review to the satisfaction of the Executive Director, Technical Services Division, and any necessary infrastructure improvements identified, secured to the Executive Director of Technical Services and the City Solicitor's satisfaction; and
 - b. secure consent for the shared access between the subject lands and 3740 St. Clair Avenue East to the City Solicitor's satisfaction.

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 report reviews and recommends approval of the application to amend the zoning by-law to permit a 7 storey, 55 unit seniors retirement home at 3738 St. Clair Avenue East.

The proposal represents an appropriate balance between intensification of a site and respect for the local context, and the proposed built form, height and massing is considered appropriate for the site. The project represents appropriate infill development on a major arterial road in an area well served by public transit.

This report recommends approval of the zoning application and recommends the by-law not be enacted by Council until the applicant fulfills two conditions. The applicant must submit a servicing study for review to the satisfaction of the Executive Director, Technical Services Division, and any necessary infrastructure improvements identified, secured to the Executive Director of Technical Services and the City Solicitor's satisfaction; and consent for the shared access between the subject lands and 3740 St. Clair Avenue East shall be secured to the City Solicitor's satisfaction.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - 3738 St. Clair Avenue East - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/sc/bjrd/backgroundfile-21384.pdf>

Communications

(May 13, 2009) letter from H. Rachel King (SC.Main.SC27.25.1)

SC27.26	ACTION	1:30 PM		Ward: 35
---------	--------	---------	--	----------

743 Warden Ave – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 22, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 24982 substantially in accordance with the draft zoning by-law amendment attached as Attachment No.10.
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 require that prior to the introduction of the necessary zoning bill for enactment, the applicant:
 - a. secure appropriate access to Upton Road, to the satisfaction of City Planning and Legal Services;
 - b. enter into the standard Golden Mile Employment District Transportation System Improvement (TSI) agreement, for registration on title; and

- c. provide the Toronto Transit Commission (TTC) with funds in the amount of \$50,000, in a form satisfactory to the TTC, for installation of signal priority at two area intersections.
4. City Council authorize the Chief Planner or designate to execute the TSI agreement on behalf of the City.
 5. City Council direct the Executive Director of Transportation Services to withhold the lifting of the 0.3 metre reserve across the proposed commercial driveway to Deans Drive until:
 - a. the owner has entered into a site plan agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act, for the proposed commercial uses (supermarket, drug store, and bank buildings), which addresses, among other matters, access, site circulation, landscaping, fencing, and screening, and appropriate measures to restrict truck access between the proposed commercial development and Deans Drive; and
 - b. the owner agrees to conduct, one year after substantial occupancy of the new commercial development, a study of traffic and queuing on Deans Drive and infiltration into the community to the south, and provide a financial security to the City to guarantee the study and implementation of measures to mitigate identified traffic issues, to the satisfaction of the Executive Director of Transportation Services.

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 retail/commercial development with a total gross floor area of 7,322 square metres on the portion of the site fronting on Warden Avenue, and two employment buildings with a total gross floor area of 17,224 square metres on the interior of the site.

The proposed development will provide retail/commercial uses to serve the surrounding residential neighbourhoods, including the new Warden Woods Community, and employment uses at the rear of the site.

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 - 743 Warden Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bjrd/backgroundfile-21385.pdf>)

Communications

- (May 22, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.1)
 (May 22, 2009) e-mail from Philip Hu, Xiaoya Hu and Xiao Peng (SC.Main.SC27.26.2)
 (May 25, 2009) e-mail from Dhanya Bansal (SC.Main.SC27.26.3)
 (May 25, 2009) e-mail from Dianne Hilliard, on behalf of Kathy Emmanouil (SC.Main.SC27.26.4)
 (May 26, 2009) e-mail from Renee Carbonneau and Mathieu Beauregard (SC.Main.SC27.26.5)
 (May 25, 2009) e-mail from Li Lai (SC.Main.SC27.26.6)
 (May 25, 2009) e-mail from Zhongwen Tang and Wen Tang (SC.Main.SC27.26.7)
 (May 25, 2009) e-mail from Kien, who provided a petition containing approximately 100 signatures (SC.Main.SC27.26.8)
 (May 27, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.9)
 (May 27, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.10)
 (May 27, 2009) e-mail from Carol Francine Cochrane (SC.Main.SC27.26.11)
 (May 27, 2009) e-mail from Kien (SC.Main.SC27.26.12)

(Continuation of Public Meeting on May 14, 2009 - 2009.SC26.22)

SC27.27	ACTION	7:30 PM		Ward: 38
----------------	--------	---------	--	----------

Markham-Ellesmere Revitalization Study - Final Report

Statutory - Planning Act, RSO 1990

Origin

(April 28, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan amendment attached as Attachment 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment as may be required.
3. City Council adopt the Urban Design Guidelines and Conceptual Master Plan attached as Attachment 6, to guide the development of the Markham-Ellesmere Revitalization Area.
4. City Council direct appropriate City staff to take action to implement the Conceptual Master Plan, where possible through conditions of approval of new developments in the area, and otherwise through the relevant Capital Works Programs; such initiatives to include:

- a. new public road connections;
 - b. new traffic signals on Markham Road between Ellesmere Road and Tuxedo Court, and on Ellesmere Road between Markham Road and Dormington Drive/Gander Drive;
 - c. continuous planted centre medians on Markham Road and Ellesmere Roads;
 - d. improvements to Woburn Park and the Scarborough Centennial Recreation Centre; and
 - e. improvements to pedestrian connections throughout the area.
5. City Council encourage the Toronto District School Board to plant trees along the western and northern boundaries of the Woburn Collegiate Institute property as illustrated on the Conceptual Master Plan, and to facilitate enhanced community use of the indoor and outdoor facilities at both Woburn Jr. Public School and Woburn Collegiate.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report presents the conclusions of the Markham-Ellesmere Revitalization Study. It recommends approval of an amendment to the Official Plan to add new road links to Schedule 2, the list of planned but unbuilt roads, and to introduce a new Site and Area Specific Policy to establish specific priorities for public realm improvements and private sector investment for the study area. In addition, this report recommends the adoption of Urban Design Guidelines, including a Conceptual Master Plan, which will provide guidance for reviewing current and future development applications, and encourage private and public landowners in and near the study area to improve their properties. The proposed Official Plan Amendment, along with the Urban Design Guidelines and Conceptual Master Plan, provide the framework for the co-ordinated, long term incremental public and private reinvestment that will renew the area.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Markham-Ellesmere Revitalization Study - Part 1
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21234.pdf>)

Staff Report - Markham-Ellesmere Revitalization Study - Part 2
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21235.pdf>)

Communications

(April 27, 2009) e-mail from Robert MacMillan (SC.Main.SC27.27.1)

(May 1, 2009) letter from Catherine Rose, Manager, Policy, Planning & Development Department, City of Pickering (SC.Main.SC27.27.2)

(May 12, 2009) e-mail from Dale Bartlett, Owner Operator, Bartlett Family Restaurants

Inc. (SC.Main.SC27.27.3)

(May 13, 2009) e-mail from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP (SC.Main.SC27.27.4)

(May 13, 2009) e-mail from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP (SC.Main.SC27.27.5)

(May 13, 2009) letter from Willard Ramjass, Assistant General Counsel, McDonald's Restaurants of Canada Limited (SC.Main.SC27.27.6)

(May 13, 2009) letter from Ian Fichtenbaum, Director, Asset Planning and Investment, Toronto Community Housing Corporation (SC.Main.SC27.27.7)

SC27.28	ACTION		Delegated	Ward: 35
----------------	--------	--	-----------	----------

Events of Municipal Significance for Liquor Licensing Purposes

Origin

(May 22, 2009) Letter from Councillor Adrian Heaps

Summary

Requesting Scarborough Community Council to declare the following events of the Royal Canadian Legion, Branch 73, as events of community/municipal significance:

Wednesday July 1 st	12:00pm to 9:00pm	Canada Day Community Barbecue
Monday Aug. 3 rd	12:00pm to 9:00pm	Civic Holiday Community Barbecue
Saturday Aug. 22 nd	12:00pm to 9:00pm	Warriors Day Community Celebration
Monday Sept. 7 th	12:00pm to 9:00pm	Labour Day Community Barbecue

Background Information

Letter from Councillor Heaps - Royal Canadian Legion, Branch 73
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21455.pdf>

28a Events of Municipal Significance for Liquor Licensing Purposes

Origin

(May 26, 2009) Letter from Councillor Chin Lee

Summary

Requesting Scarborough Community Council to declare, for liquor licensing purposes, of the “Royal Canadian Legion Annual Parade and Military Tattoo” to be held on August 16, 2009, from 11:00 a.m. to 10:00 p.m. at the Royal Canadian Legion Centennial Branch 614, 100 Salome Drive, as an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the extension of their existing license to allow for an outside beer garden.

Background Information

Letter from Councillor Chin Lee re Royal Canadian Legion, Centennial Branch 614 (100 Salome Drive)

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21594.pdf>)

SC27.29	Presentation			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
---------	--------------	--	--	----------------------------------------------------

Cash-in-lieu of Parkland Dedication in the Scarborough District**Summary**

Parks, Forestry and Recreation staff to give presentation on the City's policy relating to cash-in-lieu of parkland dedication.

SC27.Bills	ACTION		Delegated	
------------	--------	--	-----------	--

General Bills**Confirmatory Bills**