
Scarborough Community Council

Meeting No.	29	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Tuesday, October 13, 2009	Phone	416-396-7287
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre		

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
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Schedule of Timed Items

- 9:30 a.m. - Scarborough Highlight
- 9:45 a.m. - Item SC29.3
- 10:00 a.m. - Item SC29.26
- 10:15 a.m. - Item SC29.21
- 10:30 a.m. - Item SC29.22
- 10:45 a.m. - Item SC29.23
- 1:30 p.m. - Item SC29.27

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

Scarborough Highlight:

9:30 a.m. Scarborough Walk of Fame

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

Confirmation of Minutes - September 15, 2009

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

SC29.1	ACTION		Delegated	Ward: 37, 40
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Origin

(September 8, 2009) Report from Director, Business Services

Recommendations

The Director, Business Services, recommends that Scarborough Community Council:

1. Approve the addition to the Kennedy Road BIA Board of Management as set out in Attachment No. 1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Board of Management.

Summary

The purpose of this report is to recommend Scarborough Community Council approve an addition to the Kennedy Road BIA Board of Management. The Scarborough Community Council has delegated authority to make final decisions regarding BIA appointments.

Financial Impact

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

Background Information

Staff Report and Attachment 1 - Business Improvement Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23581.pdf>)

SC29.2	ACTION			Ward: 44
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21 and 23 Mastwood Crescent (formerly Buttermill Subdivision, East Side of East Avenue) – Protection and Removal of Private Trees

Origin

(September 18, 2009) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. City Council deny the request for a permit to remove two (2) privately-owned trees, 30 and 46 cm diameter willow trees, and approve the request to remove three (3) privately-owned trees, a 33 cm diameter silver maple and two poplar trees with diameters of 43 and 46 cm, located at the rear of 21 and 23 Mastwood Crescent.

Summary

This report recommends that Council deny the request for the removal of two (2) privately-owned trees, and approve the request for removal of three (3) privately-owned trees. Staff from Urban Forestry, Technical Services and Toronto Building have been working with the applicant's arborist and engineer to determine if the site can be graded to allow for the preservation of five (5) privately-owned trees.

The grading plan for the site is being revised by the applicant to allow for the preservation of two (2) of the five (5) privately-owned trees. The remaining three (3) trees have been severely injured and require removal. Ninety-seven (97) trees are proposed for planting at the site.

Financial Impact

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

Background Information

Staff Report.21 and 23 Mastwood Crescent.Protection and Removal of Private Trees

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23506.pdf>)

SC29.3	ACTION	9:45 AM	Delegated	Ward: 44
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Request for Fence Exemption – 4698 Kingston Road

Origin

(September 21, 2009) Report from Manager, Municipal Licensing and Standards Scarborough District

Recommendations

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

1. Not grant the fence exemption and refuse the proposed 6 foot 7/8 inch high (approx. 1.8m) wrought iron fence, 8 foot 5 and 3/4 inch high (approx. 2.6m) wrought iron gates and the 8 foot 6 5/8 inch high (approx. 2.6m) concrete columns based on non-compliance with the requirement set out in Chapter 447 of the Toronto Municipal Code.

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 consider a request by the owner(s) of 4698 Kingston Road to be exempted from Chapter 447 – Fences section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence in the front yard on a Non-Residential Property within 2.4 metres of the front lot line and beyond 2.4 metres of the front lot line shall not exceed 1.2 metres (4 foot) for open mesh chain-link fence or equivalent open fence construction that does not restrict sight lines.

Financial Impact

There are no financial implications.

Background Information

Staff Report - Fence - 4698 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23692.pdf>

Pictures - Fence - 4698 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23689.pdf>

SC29.4	ACTION		Delegated	Ward: 36
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Request to Grant or Refuse the Application to Demolish a Residential Building at 2 Northview Avenue with No Building Permit Issued

Origin

(September 18, 2009) Report from Director, Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that Scarborough Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B;
 - d. that any holes on the property are backfilled with clean fill;
 - e. that in accordance with the Municipal Code Chapter 363-12, the applicant for the demolition permit constructs and substantially completes the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
 - f. that on failure to complete the new building within the time specified in (e) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 2 Northview Avenue to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Financial Impact

Future property tax revenues may be reduced due to a change in the property's classification.

Background Information

Staff Report - Demolition - 2 Northview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23584.pdf>)

Attachments - Demolition - 2 Northview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23585.pdf>)

SC29.5	ACTION		Delegated	Ward: 37
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Request to Grant or Refuse the Application to Demolish a Residential Building at 1465 Birchmount Road with No Building Permit Issued

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The application to demolish the subject residential building be approved with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B;
 - d. that any holes on the property are backfilled with clean fill;
 - e. that in accordance with the Municipal Code Chapter 363-12, the applicant for the demolition permit constructs and substantially completes the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
 - f. that on failure to complete the new building within the time specified in (e) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 1465 Birchmount Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permits.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Demolition - 1465 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23649.pdf>)

Attachments - Demolition - 1465 Birchmount Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23650.pdf>)

SC29.6	ACTION		Delegated	Ward: 39
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Request to Grant or Refuse the Application to Demolish a Residential Building at 53 Havendale Road with No Building Permit Issued

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The application to demolish the subject residential building be approved with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B;
 - d. that any holes on the property are backfilled with clean fill;

- e. that in accordance with the Municipal Code Chapter 363-12, the applicant for the demolition permit constructs and substantially completes the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced;
- f. that on failure to complete the new building within the time specified in (e) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued; and
- g. that the approval of Toronto Public Health is obtained prior to the permit issuance.

Summary

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

In accordance with By-law No. 1009-2006, I refer the demolition permit application for 53 Havendale Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permits.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Demolition - 53 Havendale Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23590.pdf>

Attachments - Demolition - 53 Havendale Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23591.pdf>

SC29.7	ACTION		Delegated	Ward: 36
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Replacement of an Existing Ground Sign at 2965-3049 Kingston Road

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The requested variances 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 this report is to review and make recommendations on a request by Velta Mussellam on behalf of Cliffcrest Plaza Limited, the owner of the referenced property, for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a ground sign at the above address.

The proposed sign area exceeds the maximum allowed by the Sign By-law. Also, the proposed sign will be along the same frontage as an existing ground sign and the distance between the two ground signs will be less than that permitted by the Sign By-law. This report deals with the required variances to allow the erection of this new ground sign at the proposed location.

The requested variances for area, number of signs along a street frontage and distance from another ground sign on the same premises are considered by staff to be minor and the variances are recommended to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Sign - 2965-3049 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23661.pdf>)

Attachments - Sign - 2965-3049 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23662.pdf>)

SC29.8	ACTION		Delegated	Ward: 38
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Erection of a New Ground Sign at 2100 Ellesmere Road

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that Scarborough Community Council:

1. Approve the requested variances.
2. Inform the applicant 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 this report is to review and make recommendations on a request by Vincent Crisanti of Knight Signs on behalf of Aldgate Construction(1988) Ltd., for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a ground sign at the above address.

The applicant is proposing to erect a new ground sign that has an area of 13.14 m² (141.40 ft²), a height of 7.11 m (23.33 ft.) and is located 141m away from an existing ground sign. The proposed sign area exceeds the maximum area allowed by the Sign By-law. The proposed distance between the signs is less than the minimum distance required by the Sign By-Law. This report deals with the required variances to allow the erection of this new ground sign.

The requested variances for area and distance between signs are recommended by staff to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Sign - 2100 Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23672.pdf>)

Attachments - Sign - 2100 Ellesmere Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23673.pdf>)

SC29.9	ACTION		Delegated	Ward: 38
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Erection of a New Ground Sign at 1210 Markham Road

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that Scarborough Community Council:

1. Approve the requested variances subject to the condition that the existing ground sign be removed.
2. Inform the applicant 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 this report is to review and make recommendations on a request by Steve Goldberger of Aldgate Construction(88) Ltd on behalf of Forestwood Estates Ltd., for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a ground sign at the above address.

The applicant is proposing to replace an existing ground sign with one that has an area of 17.25 m² (185.61 ft²) and a height of 7.26 m (23.83 ft.). The proposed sign area and height exceed the maximum allowed by the Sign By-law. This report deals with the required variances to allow the erection of this new ground sign.

The requested variances for area and height are recommended by staff to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Sign - 1210 Markham Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23677.pdf>

Attachments - Sign - 1210 Markham Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23678.pdf>

SC29.10	ACTION		Delegated	Ward: 38
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Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Erection of a New Ground Sign at 2030-2060 Ellesmere Road

Origin

(September 24, 2009) Report from Director of Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that Scarborough Community Council:

1. Approve the requested variances.
2. Inform the applicant 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 this report is to review and make recommendations on a request by Vincent Crisanti of Knight Signs on behalf of Forestwood Estates Ltd., for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a ground sign at the above address.

The applicant is proposing to erect a new ground sign that has an area of 17.25 m² (185.61 ft²) and a height of 7.26 m (23.83 ft.). The proposed sign area and height exceed the maximum allowed by the Sign By-law. This report deals with the required variances to allow the erection of this new ground sign.

The requested variances for area and height are recommended by staff to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Sign - 2030-2060 Ellesmere Road
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23680.pdf>)
Attachments - 2030-2060 Ellesmere Road
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23683.pdf>)

SC29.11	ACTION		Delegated	Ward: 41
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Request for Approval of Variances from the Former City of Scarborough Sign By-law No. 22980, as amended, for a Pylon Ground Sign at 3250 Midland Avenue

Origin

(September 24, 2009) Report from Director, Toronto Building, Scarborough District

Recommendations

Toronto Building, Scarborough District, recommends that:

1. The requested variances not be approved.
2. The applicant be informed to revise the design of the proposed ground sign to conform to the provisions in Sign By-law 22980.

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 Doug Jackett of Knight Signs Ltd. on behalf Reisman & Associates Ltd., for approval of variances from the former City of Scarborough Sign Code, By-law No. 22980, as amended, to permit the erection of a pylon ground sign at the above address.

The requested variances, for maximum sign area and height of the proposed ground sign are considered by staff to be significant and the variances are recommended not to be approved.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Staff Report - Sign - 3250 Midland Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23684.pdf>

Attachments - Sign - 3250 Midland Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23685.pdf>

SC29.12	ACTION		Delegated	Ward: 36
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Proposed Disabled Parking/Loading Zone on the West Side of Harding Boulevard just South of Hollis Avenue

Origin

(September 16, 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 the Appendix 1 of this report.
2. Enact the parking and standing regulations, 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 concern about lack of a disabled parking/loading zone in front of #160 Harding Boulevard. Staff has confirmed the need for this loading zone to facilitate access/egress from the home to a specialized private vehicle as well as Wheel Trans pick-up and drop-off of patrons.

It is recommended that Transportation Services install “Disabled Parking/Loading Zone” signs on the west side of Harding Boulevard from a point 10 metres south of Hollis Avenue to a point 6 metres further south. This will assist the patrons in gaining access/egress from the main floor of their home, to a private vehicle and transportation services provided by other agencies.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$750.00. Funding for the signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Disabled Parking/Loading Zone - West Side Harding Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23612.pdf>)

Map - Disabled Parking/Loading Zone - West Side Harding Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23613.pdf>)

SC29.13	ACTION		Delegated	Ward: 37
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Proposed Speed Limit Reduction – Droxford Avenue

Origin

(September 17, 2009) Report from Acting 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 Droxford Avenue.
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 Droxford Avenue from Elmbank Road to Sherwood Avenue. On Droxford Avenue, 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 - Speed Limit Reduction - Droxford Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23608.pdf>

Map - Speed Limit Reduction - Droxford Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23609.pdf>

SC29.14	ACTION			Ward: 37
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Proposed No Right Turn on Red Regulation at the Proposed new Traffic Control Signals to be Installed on Pharmacy Avenue at Singleton Road / Biscayne Boulevard

Origin

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

Recommendations

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

1. City Council enact the No Right Turn on Red Regulation as identified in Appendix 1 of this report.
2. City Council 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 of a valid by-law prohibiting north /south “No Right Turn on Red” for the proposed Traffic Control Signal.

Financial Impact

There is no financial impact associated with this report as the regulatory signage will be included in the new installation of Traffic Control Signals in the near future.

Background Information

Staff Report - No Right Turn on Red Regulation - Pharmacy.Singleton.Biscayne
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23606.pdf>

Map - No Right Turn on Red - Pharmacy.Singleton.Biscayne
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23607.pdf>

SC29.15	ACTION		Delegated	Ward: 38
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Proposed Traffic Control Signals – Town Centre Court and Borough Drive/Scarborough Town Centre Driveway

Origin

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

Recommendations

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

1. Approve the installation of traffic control signals at the intersection of Town Centre Court and Borough Drive/Scarborough Town Centre Driveway.
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.

The purpose of this report is to review the feasibility of the installation of traffic control signals at Town Centre Court and Borough Drive / Scarborough Town Centre Driveway.

Traffic studies reveal that a traffic control signal is warranted at this location.

Financial Impact

The financial cost of installing these new traffic control signals is approximately \$160,000.00. The funding for these signals is available in Transportation Services Division's Capital Works Budget under Project No. CTP 708-01.

Background Information

Staff Report - Traffic Control Signals - Town Centre Court.Borough Drive
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23610.pdf>

Map - Traffic Control Signals - Town Centre Court.Borough Drive
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23611.pdf>

SC29.16	ACTION		Delegated	Ward: 40
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Proposed All-Way Stop Control Not Recommended – Pharmacy Avenue and Terraview Boulevard

Origin

(September 16, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. Not approve the installation of an All-Way Stop Control at Pharmacy Avenue and Terraview 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 report responds to a request from Councillor Kelly to install an All-Way Stop Control at the intersection of Pharmacy Avenue and Terraview Boulevard. The report shows that this intersection did not meet the required technical warrant for this type of traffic control.

It is recommended that an All-Way Stop Control not be installed at Pharmacy Avenue and Terraview Boulevard as the numerical study values did not meet the warrant for installation of an All-Way Stop Control.

Financial Impact

There would be no financial impact associated with the staff recommendation; however, if an All-Way Stop Control were to be installed, the minimal financial cost of installing the two addition stop signs is approximately \$500.00. The funding for these stop controls would be available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - All-Way Stop Control - Pharmacy and Terraview
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23601.pdf>
 Map - All-Way Stop Control - Pharmacy and Terraview
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23602.pdf>

SC29.17	ACTION			Ward: 42
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Proposed Traffic Control Signals on Morningside Avenue at McNicoll Avenue /Oasis Boulevard

Origin

(September 16, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. City Council approve the installation of Traffic Control Signals at the intersection of Morningside Avenue at McNicoll Avenue/Oasis Boulevard.
2. City Council 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 Morningside Avenue at McNicoll Avenue/Oasis 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 the Morningside Heights Landowners Group, pursuant to the Core Servicing Agreement signed between the City of Toronto and the developers, dated February 22, 2002. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

Background Information

Staff Report - Traffic Control Signals - Morningside.McNicoll.Oasis

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23624.pdf>)

Map - Traffic Control Signals - Morningside.McNicoll.Oasis Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23625.pdf>)

SC29.18	ACTION			Ward: 44
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All-Way Stop Controls Not Recommended on East Avenue at Mastwood Crescent and East Willow Gate

Origin

(September 17, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. City Council not approve the installation of an all-way stop control at the intersection of East Avenue and East Willow Gate/Mastwood Crescent.
2. City Council not 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 feasibility of installing all-way top control at this intersection in Ward 44.

It is recommended that an all-way stop control not be installed at East Avenue and East Will Gate/Mastwood Crescent since the subject intersection failed to meet the warrant for installation which was adopted by Council for use in the City of Toronto.

Financial Impact

There is no financial impact associated with this report; however, the financial cost of installing a new all-way stop control is approximately \$600.00. Funding for compulsory signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TPO397.

Background Information

Staff Report - All-Way Stop Controls - East Avenue.Mastwood.East Willow Gate

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23614.pdf>)

Map - All-Way Stop Controls - East Avenue.Mastwood.East Willow Gate

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23615.pdf>)

SC29.19	ACTION			Ward: 44
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Proposed Permanent Closure of a Portion of Cherry Street, East of Schooner Lane

Origin

(September 23, 2009) Report from Acting Director, Transportation Services, Scarborough District

Recommendations

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

1. City Council rescind Clause No. 17 of Scarborough Community Council Report No. 6, as adopted by City Council at its meeting held on July 22, 23 and 24, 2003.
2. City Council permanently close the portion of Cherry Street shown as Part 1 on the attached Sketch No. PS-2009-076 (the “Highway”), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council approving the sale of the Highway to the abutting owner, Metrolinx.
3. If City Council approves the sale of the Highway to Metrolinx, authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Scarborough Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed draft by-law.
4. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notices page of the City’s web site for at least five working days prior to the Scarborough Community Council meeting at which the proposed by-law to close the Highway will be considered.

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.

Transportation Services recommends that a portion of Cherry Street, east of Schooner Lane, be permanently closed.

Financial Impact

The subject closing will not result in any costs to the City as Metrolinx will be responsible to pay all costs associated with the closing of the Highway as part of the sale transaction.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

Staff Report - Closure of a Portion of Cherry Street, E of Schooner Lane

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23620.pdf>)

Map - Closure of a Portion of Cherry Street, E of Schooner Lane

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23621.pdf>)

SC29.20	ACTION		Delegated	Ward: 44
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Proposed Parking Prohibitions on Ridware Crescent

Origin

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

Recommendations

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

1. Adopt the regulations, as identified in Appendix 1 of this report.
2. 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 concern about the lack of parking regulations on both sides of Ridware Crescent. Staff has received a petition from the residents of Ridware Crescent confirming that the majority (74%) of respondents support “No Parking 7:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays”, restrictions. Due to the proximity to the University of Toronto (Scarborough Campus) as well as nearby Centennial College (HP Science and Technology Campus), student parking on this roadway, as well as other adjacent roadways, has been problematic for area residents. The potential for parking abuses along this segment of Ridware Crescent has been confirmed by staff.

To mitigate on-street parking problems, changes to parking regulations along Ridware Crescent, as outlined in this report, are recommended at this time.

Financial Impact

The financial cost of installing these parking prohibition signs is approximately \$5,500.00. Funding for the signs is available in the Transportation Services 2009 Operating Budget, within Cost Centre TP0397.

Background Information

Staff Report - Proposed Parking Prohibitions on Ridware Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23617.pdf>)

Map - Proposed Parking Prohibitions on Ridware Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23618.pdf>)

SC29.21	Presentation	10:15 AM		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Traffic Control Device Decisions - Scarborough District**Summary**

Presentation by Manager, Traffic Operations - Scarborough District.

SC29.22	Presentation	10:30 AM		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Status of Transit City Projects in the Scarborough District**Summary**

Presentation by City Planning Division staff.

SC29.23	Presentation	10:45 AM		Ward: 41
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Presentation by the Sheppard East Village Business Improvement Area**Origin**

(September 28, 2009) Letter from Councillor Chin Lee

Summary

Letter from Councillor Chin Lee advising of a request by the Sheppard East Village Business Improvement Area (SEVBIA) to make a presentation about their concerns over the potential negative impact that the construction of the Sheppard Avenue East Light Rail Transit line may have on their member businesses.

Background Information

Letter from Councillor Chin Lee - Sheppard East Village Business Improvement Area - LRT Construction

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23771.pdf>)

SC29.24	Information			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Section 37 Funds: All Scarborough Wards & Scarborough Centre

Origin

(September 23, 2009) Report from Director, Community Planning, Scarborough District

Summary

At its meeting of September 15, 2009, Scarborough Community Council referred four motions to Planning Staff respecting Section 37 for a report back to Scarborough Community Council at its next meeting.

This report is to advise that staff are working on a follow-up report, regarding the above-noted request and will attempt to finalize the report for submission in advance of the October 13, 2009 meeting of Scarborough Community Council.

Background Information

Staff Report - Section 37 Funds

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-24219.pdf>

Staff Report - Section 37 Funds - Notice of Pending

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23628.pdf>

SC29.25	ACTION			Ward: 40
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2451 Birchmount Road – Rezoning & Site Plan Applications – Request for Direction Report

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the applications to permit a columbarium at this location for the reasons outlined in this report.
2. City Council refuse the request for approval under Section 3(2) of the Cemeteries Act (Revised) to establish a cemetery.
3. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing in opposition to the applications.

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 construct a 4 storey (20.24 metre) building to be used as a columbarium containing approximately 12,600 niches and 25 parking spaces at 2451 Birchmount Road.

This applicant has appealed the zoning by-law amendment, site plan application and the request for approval under Section 3(2) of the Cemeteries Act (Revised) to establish a cemetery, to the Ontario Municipal Board (OMB) due City Council's failure to make a decision. The purpose of this report is to seek Council's direction for an as yet unscheduled OMB hearing.

This report recommends that the proposed zoning amendment, site plan application and the request for approval under Section 3(2) of the Cemeteries Act (Revised) be opposed at the OMB for the reasons outlined in this report including:

- a. the applicant has not provided an adequate number of parking spaces on site to serve the proposal;
- b. the applicant has not sufficiently demonstrated the proposal can be adequately serviced;
- c. the proposal constitutes overdevelopment of the site; and
- d. if a cemetery is established, and the operation fails the city will be financially responsible for the care and maintenance of the proposed facility.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report - Request for Direction - 2451 Birchmount Road
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23635.pdf>

SC29.26	ACTION	10:00 AM		Ward: 41
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181 Nugget Avenue – Rezoning Application – Refusal Report

Origin

(September 23, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Zoning By-law Amendment Application for the reasons outlined in this report.

2. Should the zoning by-law amendment application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to attend the Ontario Municipal Board hearing in support of Council's refusal.

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 has filed a zoning by-law amendment application to permit a place of worship in the existing vacant industrial building at 181 Nugget Avenue. The land use proposed does not provide adequate on-site parking, poses health and safety risks, and generates land use compatibility concerns with the existing heavy industrial businesses in the area.

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

Background Information

Staff Report - Refusal Report - 181 Nugget Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23631.pdf>

SC29.27	ACTION	1:30 PM		Ward: 43
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4111 - 4113 Lawrence Ave E – Rezoning Application – Final Report

Statutory - Planning Act, RSO 1990

Origin

(September 10, 2009) Report from Director, Community Planning, Scarborough District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 10327 substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 5.
2. City Council enact a site plan control by-law pursuant to Section 114 of the City of Toronto Act to designate 4111 and 4113 Lawrence Avenue East as an area subject to site plan control, substantially in accordance with the draft site plan control by-law in Attachment No. 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to draft zoning by-law amendment and site plan control by-law as may be required.
4. Before introducing the necessary zoning by-law amendment Bill for enactment, City

Council require the applicant to:

- i. submit and have approved a site plan control application under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act;
- ii. submit a Site Servicing Review to the satisfaction of the Executive Director, Technical Services Division, and any necessary infrastructure improvements identified, secured to the satisfaction of the Executive Director of Technical Services and the City Solicitor; and
- iii. submit a Pedestrian Crossing Warrant Study for Lawrence Avenue and Andover Crescent, to the satisfaction of the Executive Director of Technical Services Division, and any pedestrian crossing protection identified, be secured to the satisfaction of the Executive Director of Technical Services and the City Solicitor.

Summary

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

This application proposes to rezone the lands at 4111 and 4113 Lawrence Avenue East to permit the construction of a 10-storey mixed use development, consisting of 70 residential dwelling units and 274 square metres (2,949 square feet) of ground floor commercial space.

The proposal represents an appropriate form of intensification for this site which is well served by public transit. The built form, height and massing will be compatible with the surrounding neighbourhood context and provides an appropriate transition to the lower scale townhouses to the south. This proposal represents investment in one of the City's Priority Neighbourhoods.

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 - Rezoning Application - 4111-4113 Lawrence Avenue E
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23626.pdf>)

Communications

(September 21, 2009) Letter from Lewis and Krista Bellows (SC.Main.SC29.27.1)

SC29.28	ACTION			Ward: 44
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Hainford Street (Formerly 4331 Lawrence Avenue East) – Part Lot Control Application – Final Report

Origin

(September 23, 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 19 to 26, on registered plan 66M-2464, in order to enable the separate conveyances of 16 semi-detached homes to be known municipally as 85-97 (odd numbers only) and 167-179 (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 - Part Lot Control App. - Hainford Street (formerly 4331 Lawrence Avenue East) (<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23627.pdf>)

SC29.29	ACTION			Ward: 44
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38 Tideswell Boulevard – Rezoning and Site Plan Applications Request for Direction Report

Origin

(September 23, 2009) 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 in opposition to the applicant's submitted proposal.
2. City Council authorize the City Solicitor, in consultation with the Director of Community Planning, Scarborough District, to settle the appeal if a revised development proposal, consistent with the Official Plan's criteria for infill development and City Council's policy regarding new development complying with the Development Infrastructure Policy and Standards (DIPS), and addressing the design objectives of the Urban Design Guidelines for Infill Townhouses is put forward.
3. City Council authorize the City Solicitor and any other City staff to take any necessary steps to implement the foregoing.

Summary

These 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 due to City Council's failure to make a decision within the prescribed timeframe on the rezoning application and associated site plan control application at 38 Tideswell Boulevard. The OMB hearing is scheduled to commence on November 2, 2009.

The applications propose a 15-unit infill residential townhouse development on lands currently occupied by a single-family dwelling. The applicant's proposal is not consistent with the Official Plan policy to require public streets within new developments nor does it implement City Council's adopted criteria for being an exception to being on a public street. The applicant's proposal also is not consistent with the Official Plan's criteria for infill development.

This report recommends that the City attend the OMB in opposition to the application in its current form. However, City Planning would support an alternative townhouse development concept that is in keeping with Council's policy for new development that can be considered an exception to requiring a new public street and, that provides for compatible development with the existing physical character of the established neighbourhood. City Planning seeks direction to attend the OMB in support of an alternative concept at the OMB hearing.

Financial Impact

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

Background Information

Staff Report - Request for Direction - 38 Tideswell Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23630.pdf>)

(Deferred from September 15, 2009 - 2009.SC28.23)

SC29.30	ACTION			Ward: 44
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Liquor Licence Application - Nadi's Family Restaurant Bar and Pool Lounge - 155 Morningside Avenue, Unit 3 and 4

Origin

(August 28, 2009) Letter from Councillor Moeser

Recommendations

1. That Scarborough Community Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (the "AGCO") that permitting an expansion to the existing license at Nadi's Family Restaurant Bar and Pool Lounge, located at 155 Morningside Avenue, Unit 3 and 4, is not in the public interest, having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Review the liquor licence.
2. That the AGCO be requested to provide the City of Toronto with an opportunity to participate in any proceedings with respect to the Premises.
3. That the City Solicitor be authorized to attend all proceedings before the AGCO on this matter and be directed to take all necessary actions to address the issues of the local residents.

Summary

The owners of Nadi's Family Restaurant Bar and Pool Lounge (the "Licensees") have made an application to the Alcohol and Gaming Commission of Ontario (the "AGCO") for additional licensed facilities of the indoor area of their establishment, expanding the capacity from 28 to 88 persons.

AGCO has received a formal objection from the Councillor's office, as well as a resident living in the vicinity of Nadi's Family Restaurant Bar and Pool Lounge. This establishment has prompted a number of complaints to the local Councillor from neighbouring residents and from the local community association. The issues include, but are not limited to, excessive noise, loitering, rowdiness and allegations of criminal activity. The Municipal Licensing and Standards division received a complaint relating to loud music and noise at the establishment in September 2008.

There is a great deal of concern amongst the residents that an expansion to the existing license would accentuate these existing problems and add significantly to noise disturbances caused by the establishment. There is also concern that the Licensee does not have effective control of the premises, but still wishes to increase the capacity of its liquor licence where potential impacts on the residents will be magnified.

There is urgency to this matter, because the advertising for the liquor licence application was completed on July 12, 2009.

Background Information

Letter from Councillor Moeser regarding Liquor Licence Application
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-23560.pdf>

SC29.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills