



## Decision Document

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### Scarborough Community Council

**Meeting No.** 23

**Meeting Date** Monday, February 9, 2009

**Start Time** 9:30 AM

**Location** Council Chamber  
Scarborough Civic Centre

**Contact** Yvonne Davies  
Committee Administrator

**Phone** 416-396-7288

**E-mail** scc@toronto.ca

**Chair** Councillor Mike Del Grande

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*The Decision Document and Decision Summary are for preliminary reference purposes only. Please refer to the Minutes for the official record.*

***How to Read the Decision Document:***

- *recommendations of the Community Council to City Council appear after the item heading;*
- *action taken by the Community Council on items that are "delegated" (Community Council makes final decision) are so noted;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information".*

***How to Read the Decision Summary (published after City Council meeting)***

- *decisions of City Council or the Community Council (where final decision-making authority has been delegated) appear after the item heading;*
- *action taken by the Community Council on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information".*

***Declarations of Interest, if any, appear at the end of an item.***

SC23.1	ACTION	Deferred	Delegated	Ward: 35
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### **Request for Fence Exemption – 1355 Victoria Park Avenue**

#### **Decision Advice and Other Information**

The Scarborough Community Council deferred consideration of this item until its next meeting on March 26, 2009.

#### **Origin**

(January 5, 2009) Report from Manager, Municipal Licensing and Standards, Scarborough District

#### **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 1355 Victoria Park Avenue to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the maximum height of the fence in the side and rear yards shall not exceed 2 metres.

#### **Background Information**

Report.Fence.1355 Victoria Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18361.pdf>)

Pictures.Fence.1355 Victoria Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18362.pdf>)

SC23.2	ACTION	Deferred	Delegated	Ward: 37
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### **Request for a Fence Exemption - 1 Gully Drive**

#### **Decision Advice and Other Information**

The Scarborough Community Council deferred consideration of this item until its next meeting on March 26, 2009.

#### **Origin**

(January 6, 2009) Report from Manager, Municipal Licensing and Standards, Scarborough District

#### **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 1 Gully Drive to be exempted from Chapter 447-Fence section (2) of the Toronto Municipal Code. This section states that the height of the fence in the front yard within 2.4 metres of the front lot line be a maximum 1 metre and a fence in the front yard not within 2.4 of the front lot line be a maximum 1.2 metres.

### Background Information

Fence.1 Gully Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18363.pdf>)

Fence.1 Gully Drive.Pictures

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18364.pdf>)

SC23.3	ACTION	Adopted	Delegated	Ward: 36
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### Request to Grant or Refuse the Application to Demolish a Residential Building at 2661 Kingston Road with No Building Permit Issued

### Committee Decision

Scarborough Community Council:

1. Approved 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; and
  - d. that any holes on the property are backfilled with clean fill.

### Origin

(January 13, 2009) Report from Acting Director, Toronto Building, Scarborough District

### 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 2661 Kingston Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

## Background Information

Report.Demolition.2661 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18359.pdf>)

Attachments.Demolition.2661 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18360.pdf>)

SC23.4	ACTION	Amended		Ward: 40
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## All-Way Stop Control Study - Pharmacy Avenue at Pachino Boulevard (Recommendation 3 deferred on November 18, 2008)

### Committee Recommendations

The Scarborough Community Council recommends that City Council:

1. Approve the installation of an All-Way Stop Control at Pharmacy Avenue and Pachino Boulevard.
2. Pass or amend the appropriate by-law(s) accordingly.

### Origin

(January 22, 2009) Letter from City Clerk

### Summary

Letter from the City Clerk advising that Scarborough Community Council, at its meeting on November 18, 2008, considered the attached report (August 6, 2008) from the Director, Transportation Services, Scarborough District, entitled “All-Way Stop Control Study – Pharmacy Avenue at Pachino Boulevard”.

The Community Council adopted staff recommendations 1, 2 and 4 and deferred consideration of the following Recommendation 3 until its meeting on February 9, 2009:

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

3. Not approve the installation of an All-Way Stop Control at Pharmacy Avenue and Pachino Boulevard.”

## Background Information

Letter.City Clerk.All-Way Stop Control Pharmacy Avenue at Pachino Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18657.pdf>)

Report.All-Way Stop Control.Pharmacy Avenue at Pachino Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18421.pdf>)

Location Plan.All-Way Stop Control Study.Pharmacy at Pachino

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18457.pdf>)

SC23.5	ACTION	Amended	Delegated	Ward: 38
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## **Traffic Control Signal Request at 830 Progress Avenue – Status Report**

### **Decision Advice and Other Information**

Scarborough Community Council requested Transportation Services staff to report back to Scarborough Community Council for its meeting to be held on May 14, 2009 on potential safety improvements that may be required on Progress Avenue between Bellamy and Markham Roads.

### **Origin**

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

### **Summary**

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

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

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

### **Background Information**

Staff Report - Control Signal Request - 830 Progress Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18341.pdf>)  
Location Plan - 830 Progress Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18342.pdf>)

SC23.6	ACTION	Adopted	Delegated	Ward: 37
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## **Proposed U-Turn Prohibition – Canadian Road east of Warden Avenue**

### **Committee Decision**

Scarborough Community Council:

1. Approved the installation of a U-Turn Prohibition on Canadian Road from Warden Avenue to 170 metres further northeast, as identified in Appendix 1 of this report.
2. Directed that the appropriate by-law be amended accordingly.

**Origin**

(January 20, 2009) Report from Director, Transportation Services, Scarborough District

**Summary**

This staff report is about a matter for which the Community Council does have delegated authority from City Council to make a final decision.

The purpose of this report is to obtain approval for the installation of a U-Turn Prohibition and associated signage on Canadian Road from Warden Avenue to 170 metres further northeast.

Traffic studies reveal that a U-Turn Prohibition is warranted.

**Background Information**

Report.U-Turn Prohibition.Canadian Road East of Warden Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18448.pdf>)

Location Plan.U-Turn.Canadian Road East of Warden Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18449.pdf>)

SC23.7	ACTION	Adopted	Delegated	Ward: 39
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## **Rescind No Parking Anytime Regulation – Bamburgh Circle Abutting Terry Fox Park**

**Committee Decision**

Scarborough Community Council:

1. Rescinded the “No Parking” regulation, as identified in Appendix 1 of this report.
2. Adopted the “No Parking” regulations, as identified in Appendix 2 of this report.
3. Directed that the appropriate by-law be amended accordingly.

**Origin**

(January 20, 2009) Report from Director, Transportation Services, Scarborough District

**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 advise on a request to rescind the current No Parking Anytime prohibition along Bamburgh Circle abutting Terry Fox Park.

## Background Information

Report.Rescind No Parking.Bamburgh Circle Abutting Terry Fox Park  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18443.pdf>)

Location Plan.No Parking.Bamburgh Circle Abutting Terry Fox Park  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18444.pdf>)

SC23.8	ACTION	Adopted	Delegated	Ward: 43
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## Proposed Minor Street Stop Signs in the Guildwood Neighbourhood

### Committee Decision

Scarborough Community Council:

1. Adopted the “Compulsory Stops” regulations, as identified in Appendix 1 of this report.
2. Directed that the appropriate by-law be amended accordingly.

### Origin

(January 20, 2009) Report from Director, Transportation Services, Scarborough District

### Summary

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

This report responds to a request to install a minor street stop sign at the uncontrolled intersections of Fintona Avenue at Greyabbey Trail.

At the same time, Transportation Services staff also reviewed the installation of minor street stop signs at other uncontrolled three-way intersections in the immediate area (Cushendun Road at Fintona Avenue, Cushendun Road at Fordover Drive, Denny Court at Greyabbey Trail, Moss Street at Fintona Avenue, and Moss Street at Fordover Drive), all of which are in the Guildwood neighbourhood.

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

## Background Information

Report.Minor Street Stop Signs.Guildwood Neighbourhood  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18439.pdf>)

Location Plan.Minor Street Stop Signs in Guildwood Neighbourhood  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18440.pdf>)

SC23.9	ACTION	Adopted	Delegated	Ward: 37
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## **Business Improvement Area (BIA) Boards of Management - Additions and Deletions**

### **Committee Decision**

Scarborough Community Council:

1. Approved the additions and deletions respecting the Wexford Heights BIA Board of Management as set out in Attachment 1.

### **Origin**

(January 7, 2009) Report from Director, Business Services

### **Summary**

The purpose of this report is to recommend the Scarborough Community Council approve two additions to, and two deletions from, the Wexford Heights BIA Board of Management. The Scarborough Community Council has delegated authority to make final decisions regarding BIA appointments.

### **Background Information**

Report.Wexford Heights BIA

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18464.pdf>)

SC23.10	ACTION	Amended		Ward: 38
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## **Scarborough Centre Library Branch – Proposal Update**

### **Committee Recommendations**

The Scarborough Community Council recommends that City Council:

1. Direct City Facilities and Real Estate staff to work with the Toronto Parking Authority in an attempt to create a parking supply as outlined in Option A (231 spaces) or Option B (332 spaces) of the September 2008 Scarborough Civic Centre Branch Library Conceptual study.
2. Request the Toronto Parking Authority to consider constructing a Toronto Parking Authority parking lot as outlined in the September 2008 Scarborough Civic Centre Branch Library Conceptual study.
3. Submit the Scarborough Centre Library Branch Proposal to the City Manager as a City of Toronto project for funding under the Federal Infrastructure Program.



## Decision Advice and Other Information

The Scarborough Community Council:

1. Endorsed the Toronto Public Library's proposed Scarborough Centre Library Branch to be located at 150 Borough Drive , as detailed in Attachment 1.
2. Requested the Toronto Public Library Board to consider the addition of a cafe/restaurant for this facility.
3. Received the communication (January 26, 2009) from Jane Pyper, City Librarian.

## Origin

(January 12, 2009) Report from Chief Corporate Officer

## Summary

This report requests Scarborough Community Council's endorsement of the Toronto Public Library's ("TPL") proposed Scarborough Centre Library Branch in the vicinity of south-east quadrant of the Scarborough Civic Centre site.

## Background Information

Report.Chief Corporate Officer.Scarborough Centre Library Branch.Proposal Update

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18613.pdf>)

Report.Chief Corporate Officer.Appendix A.Site Map

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18614.pdf>)

Report.Chief Corporate Officer.Appendix B.Location Map

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18615.pdf>)

Report.Attachment 1.Library Report.Update

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18616.pdf>)

Report.Att. 1.Library Report.Scarborough Centre Map

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18617.pdf>)

## Communications

(January 26, 2009) letter from Jane Pyper, City Librarian (SC.New.23.10.1)

SC23.11	ACTION	Deferred		Ward: 38
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## Scarborough Centre Civic Precinct Implementation Plan

## Decision Advice and Other Information

The Scarborough Community Council deferred consideration of this item until its next meeting on March 26, 2009.

## Origin

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

## Summary

This report presents an implementation plan to achieve, over time, the policies and objectives outlined in the Scarborough Centre Secondary Plan for the Civic Precinct. The Implementation Plan is illustrated in Attachment 1.

The initiatives recommended in this report support Council's focus on investment in quality of life and the desire to build upon the important role that the Civic Precinct plays as a community within the Scarborough Centre and within Toronto.

## Background Information

Report.Scarborough Centre Civic Precinct Implementation Plan  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18527.pdf>)

SC23.12	ACTION	Adopted		Ward: 35
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## 3520 Danforth Avenue – Zoning and Site Plan Applications - Request for Direction Report

## Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor to oppose the original 12-storey proposal at the upcoming Ontario Municipal Board (OMB) hearing.
2. Direct the City Solicitor to support a settlement at the upcoming OMB hearing, based upon the “without prejudice” submission illustrated in Attachments 1, 2, 3 and 4 with the following features and conditions:
  - a. maximum of 7 storeys as illustrated on the elevation drawings;
  - b. stepping of heights at the north side of the building to minimize shadow impacts on the neighbourhood to the north, as illustrated on the massing drawings;
  - c. elimination of balconies in the stepped section of the north wall to reduce overlook of the neighbourhood to the north, as illustrated on the elevation drawings and on the massing drawing;
  - d. provision of a common outdoor terrace facing northward from the 6th floor, with appropriate screening to prevent overview of the neighbourhood to the north;
  - e. balconies to have opaque glass screens to reduce overlook;
  - f. minimum of 95 parking spaces, with 19 for visitors and commercial customers;

- g. restaurant uses limited to a total gross floor area of no more than 150 square metres (1,615 square feet);
  - h. applicant to provide free TTC Metropasses for one year to each purchaser of a “car-free” unit;
  - i. applicant to agree to a Construction Management Plan in accordance with relevant City regulations, to minimize and mitigate construction impacts on neighbouring properties and City streets; and
  - j. applicant to enter into the City’s standard site plan control agreement addressing matters such as CN Rail’s noise requirements, waste management plan, stormwater management, servicing, loading areas, road widenings, streetscape and landscaping improvements, improved traffic control measures on Scotia Avenue, traffic signal timing optimization and related costs, and any other matters that arise from the detailed technical review of the site plan submission.
3. Direct the City Solicitor to request that the OMB withhold its order with respect to the zoning by-law amendment until such time as the City and the applicant have executed the necessary site plan control agreement and the City has received the associated financial securities.

### **Decision Advice and Other Information**

The Scarborough Community Council received the following communications:

- a. (February 8, 2009) from Mrs. A. Milios
- b. (February 6, 2009) from Dan Glazier and Joe Murillo, Crossroads of the Danforth BIA; and
- c. (February 9, 2009) from George Killan

### **Origin**

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

### **Summary**

The applicant has appealed the zoning by-law amendment and site plan control applications for a 12-storey, 126 unit residential-commercial mixed use building at 3520 Danforth Avenue to the Ontario Municipal Board (OMB). The applicant is seeking a settlement of the issue and has made a “without prejudice” submission featuring a 7-storey, 95 unit residential-commercial mixed use building. The applications were made prior to the enactment of the new provisions of the Planning Act and the City of Toronto Act, 2006. The applicant and an area resident have also appealed the Danforth Avenue Study Zoning By-law Number 104-2008, enacted by Council on January 30, 2008, as it applies to this site only.

The purpose of this report is to seek Council’s direction on the appeals. The OMB has scheduled a 5-day hearing to begin on March 2, 2009.

The proposed 7 storey, 95 unit building is generally in keeping with the vision and direction for development in this area established by the Danforth Avenue Study approved by City Council in January of 2008. Accordingly, it is recommended that the City Solicitor be directed to support a settlement of the “without prejudice” submission, subject to addressing the outstanding issues and concerns outlined in this report.

### Background Information

Report.3520 Danforth Ave. Zoning and Site Plan App. Request for Direction  
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18521.pdf>

### Communications

(February 8, 2009) fax from Mrs. A Milios (SC.New.23.12.1)  
 (February 6, 2009) letter from Dan Glazier and Joe Murillo, Crossroads of the Danforth BIA (SC.New.23.12.2)  
 (February 9, 2009) fax from George Killan (SC.New.23.12.3)

SC23.13	ACTION	Adopted		Ward: 36
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### 39 – 91 National Street – Part Lot Control Application – Final Report

### Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Enact a part lot control exemption by-law with respect to the subject lands as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor and to expire two years after registration following enactment by City Council.
2. Require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the part lot control exemption by-law.
3. Prior to the introduction of the part lot control exemption Bill, require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the written consent of the Chief Planner or his designate.
4. Authorize and direct the City Solicitor to register the part lot control exemption by-law on title.
5. Authorize the City Solicitor to make such stylistic and technical changes to the draft part lot control exemption by-law as may be required.

### Origin

(January 19, 2009) Report from Director, Community Planning, Scarborough District

### Summary

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

This application proposes to lift part lot control on blocks 43 – 47 of Phase 1 of Monarch Corporation's Evergreen Subdivision to enable the separate conveyances of 26 townhouse units at 39-91 National Street. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

### Background Information

Report.39-91 National Street.Part Lot Control Application

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18493.pdf>)

SC23.14	ACTION	Referred		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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### Scarborough Community Council - Meeting Format

### Decision Advice and Other Information

The Scarborough Community Council referred this item to the City Clerk for report back to the Community Council.

### Origin

(January 26, 2009) Letter from Councillor Mike Del Grande

### Summary

Letter from Councillor Mike Del Grande providing suggestions on how to make Scarborough Community Council more effective.

### Background Information

Letter.Councillor Mike Del Grande.SCC Meetings

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18652.pdf>)

SC23.15	ACTION	Amended		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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## **Overview of a Toronto Transit Commission Service that Responds to Commuter Needs in the Scarborough District**

### **Decision Advice and Other Information**

Scarborough Community Council directed the Administrator to request a representative from Metrolinx and the TTC to provide the Community Council [for its meeting on April 21 or May 14] with an overview of a comprehensive plan that focuses on transit in Scarborough.

### **Origin**

(January 26, 2009) Member Motion from Councillor Mike Del Grande

### **Summary**

Member Motion by Councillor Mike Del Grande requesting the Members of Scarborough Community Council, who are both present and former members of the Toronto Transit Commission, to provide an overview of their vision and direction, of having a TTC service that responds to commuter needs as it relates to the Scarborough District.

### **Background Information**

Motion. Councillor Del Grande. TTC Service

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18653.pdf>)

SC23.16	Presentation	Received		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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## **Snow Removal**

### **Decision Advice and Other Information**

The Scarborough Community Council received for information a presentation by the Director, Transportation Services, Scarborough District, providing an update on winter maintenance.

### **Summary**

Presentation to Scarborough Community Council on the subject of snow removal.

SC23.17	Information	Referred		Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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### Where Do We Go From Here?

#### Decision Advice and Other Information

The Chair requested Members of Scarborough Community Council to contact him via e-mail with their suggestions.

#### Summary

Verbal request by Councillor Del Grande for feedback from Members of Scarborough Community Council.

SC23.18	ACTION	Adopted	Delegated	
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### Enactment of By-laws

#### Committee Decision

Scarborough Community Council enacted By-laws 163-2009 to 167-2009.

#### Summary

Introduction and consideration of Bills for enactment as By-laws.

#### Background Information

Scarborough Community Council By-law Index for February 9, 2009  
<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18921.pdf>

### Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2009-02-09	Morning	9:35 AM	2:40 PM	Public