
Scarborough Community Council

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

Item	Page
SC22.2	Appointment of Members of Council to the Community Museum Management Board and Scarborough Community Preservation Panel (Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44)
SC22.3	Appointment of a Member of Council to Toronto and Region Conservation Authority Don Watershed Regeneration Council (Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44)
SC22.4	1-95 Ellesmere Road - Inclusion on Heritage Inventory (Ward: 37)
SC22.5	Assumption of Services – Graywood Investment Ltd. (former Ontario Hydro Corridor Lands) - Registered Plan of Subdivision 66M-2363 Highway 401 to Sheppard Avenue East (Ward: 40)
SC22.6	Rescind Left-Turn Prohibition Regulation – 615 Ellesmere Road (Ward: 37)
SC22.9	Proposed All-Way Stop Control – Bushby Drive at Grangeway Avenue (Ward: 38)
SC22.10	Proposed Traffic Control Signals – McNicoll Avenue at Silver Star Boulevard (Ward: 41)
SC22.15	1 Seminoff Street, 330-398B Danforth Road, 2 Pilkington Drive and 35-55 Wilkes Crescent (350 Danforth Road) – Part Lot Control Exemption Application – Final Report (Ward: 35)

Item		Page
SC22.16 975 Kennedy Road – Zoning and Site Plan Control Applications Request for Direction Report (Ward: 37)		8
SC22.17 North Side Sheppard Avenue East (Lands Adjacent to Boydwood Lane) – Zoning and Subdivision Applications - Request for Direction Report (Ward: 44)		
SC22.18 160 Nashdene Road - Zoning Application - Final Report (Ward: 41)		

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Location	Council Chamber, Scarborough Civic Centre	Acting Chair	Councillor Michael Thompson

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council appoint Councillor Norman Kelly to the Scarborough Historical Museum Management Board for a term of office ending November 30, 2010, and until his successor is appointed.
2. City Council appoint Councillor Paul Ainslie and Councillor Chin Lee to the Scarborough Community Preservation Panel for a term of office ending November 30, 2010, and until their successors are appointed.

Committee Recommendations

Scarborough Community Council recommends that City Council appoint:

1. Councillor Norman Kelly to the Scarborough Historical Museum Management Board for a term of office ending November 30, 2010, and until his successor is appointed.
2. Councillor Paul Ainslie and Councillor Chin Lee to the Scarborough Community Preservation Panel for a term of office ending November 30, 2010, and until their successors are appointed.

Origin

(December 11, 2008) Report from City Clerk

Summary

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

Background Information (Committee)

Staff Report - Appointment - Museum Board

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

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council appoint Councillor Norman Kelly to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term ending November 30, 2010, and until a successor is appointed.

Committee Recommendations

Scarborough Community Council recommends that City Council appoint Councillor Norman Kelly to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term ending November 30, 2010, and until a successor is appointed.

Origin

(December 11, 2008) Report from City Clerk

Summary

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

Background Information (Committee)

Staff Report - Appointment - Don Watershed Regeneration Council

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17727.pdf>)

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Committee Decision Advice and Other Information

Scarborough Community Council received the following communications:

- a. (November 26, 2008) from Brian T. Parker, Gowling Lafleur Henderson, LLP; and
- b. (November 28, 2008) from the Toronto Preservation Board.

Origin

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

Summary

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

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

Background Information (Committee)

Staff Report

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

Attachment 1 - Map

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

Attachment 2 - Photographs

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

Attachment 3 - Reasons for Listing

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

Communications (Committee)

(November 26, 2008) fax from Brian T. Parker, Gowling Lafleur Henderson LLP (SC.New.22.4.1)

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

Origin

(November 28, 2008) Letter from Toronto Preservation Board

Summary

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

Background Information (Committee)

Letter from Toronto Preservation Board

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

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council assume the services installed for Registered Plan 66M-2363 and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the portion of the performance guarantee held with respect to this development Plan 66M-2363.
3. City Council prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2363.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in

the Land Registry Office, at the expense of the Owner.

5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. City Council authorize the appropriate City officials to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2363 to Toronto Hydro.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Assume the services installed for Registered Plan 66M-2363 and that the City formally assume the roads within the Plan of Subdivision.
2. Authorize the Legal Services Division to release the portion of the performance guarantee held with respect to this development Plan 66M-2363.
3. Prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2363.
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. Authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. Authorize the appropriate City officials to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2363 to Toronto Hydro.

Origin

(December 16, 2008) Report from City Solicitor

Summary

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

Background Information (Committee)

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

SC22.6	Adopted on Consent			Ward: 37
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Rescind Left-Turn Prohibition Regulation – 615 Ellesmere Road

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Origin

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

Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

The purpose of this report is to advise on the need to rescind a northbound No Left Turn regulation at the access to 615 Ellesmere Road.

Background Information (Committee)

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

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

Location Plan - 615 Ellesmere Road

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

SC22.9	Adopted on Consent			Ward: 38
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Proposed All-Way Stop Control – Bushby Drive at Grangeway Avenue

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council approve the installation of an All-Way Stop Control at the intersection of Bushby Drive at Grangeway Avenue.

2. City Council adopt the “Compulsory Stops” regulation, as identified in the Appendix 1 of this report.
3. City Council amend the appropriate by-law accordingly.

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Origin

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

Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

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

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

Background Information (Committee)

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

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

Location Plan - Bushby Drive at Grangeway Avenue

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

SC22.10	Adopted on Consent			Ward: 41
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Proposed Traffic Control Signals – McNicoll Avenue at Silver Star Boulevard

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

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

Origin

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

Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

The purpose of this report is to obtain approval for the installation of traffic control signals on McNicoll Avenue at Silver Star Boulevard.

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

Background Information (Committee)

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

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

Location Plan - McNicoll Avenue

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

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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

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 the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the associated common elements condominium has been registered.
5. Authorize and direct the City Solicitor to register the part lot control exemption by-law on title.

6. 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

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

Summary

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

An application has been submitted to permit exemption from part lot control for the properties at 1 Seminoff Street, the even numbered properties at 330-398B Danforth Road, 2 Pilkington Drive, and the odd numbered properties at 35-55 Wilkes Crescent (part of the larger property known as 350 Danforth Road).

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

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

Background Information (Committee)

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

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct the City Solicitor to attend the OMB on the revised proposal consisting of a 4-storey, 120-unit residential development as generally illustrated on Attachments 1 and 2. The applicant is required to submit revisions to this proposal based on the latest review by City staff to address, among other matters, improvements to the lower level entrances and balconies facing Kennedy Road, additional tree planting along Kennedy Road and within the site, information and clarifications on the stormwater and arborist reports, details on the waste and recycling management facilities, and additional details and dimensions for the landscaping including the building rooftop area, walkways, truck turning radii and parking spaces.
2. City Council authorize the City Solicitor to, upon the applicant making satisfactory revisions to plans, drawings and reports to address outstanding matters, and in

consultation with City Planning staff, prepare and make such stylistic and technical changes to the zoning by-law amendment to establish the appropriate development standards including a maximum floor area, building height, and lot coverage and for establishing appropriate setbacks, landscaping and parking ratio requirements for the revised development scheme.

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

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor to attend the OMB on the revised proposal consisting of a 4-storey, 120-unit residential development as generally illustrated on Attachments 1 and 2. The applicant is required to submit revisions to this proposal based on the latest review by City staff to address, among other matters, improvements to the lower level entrances and balconies facing Kennedy Road, additional tree planting along Kennedy Road and within the site, information and clarifications on the stormwater and arborist reports, details on the waste and recycling management facilities, and additional details and dimensions for the landscaping including the building rooftop area, walkways, truck turning radii and parking spaces.
2. Authorize the City Solicitor to, upon the applicant making satisfactory revisions to plans, drawings and reports to address outstanding matters, and in consultation with City Planning staff, prepare and make such stylistic and technical changes to the zoning by-law amendment to establish the appropriate development standards including a maximum floor area, building height, and lot coverage and for establishing appropriate setbacks, landscaping and parking ratio requirements for the revised development scheme.
3. Support the OMB approval of the site plan control application upon the satisfactory resolution of the outstanding issues including the requirement for the owner to enter into the City of Toronto's standard site plan control agreement that is registered on title to the subject lands.
4. Authorize the execution of any agreement that may be required to secure matters in this report or to implement any OMB decision.

5. Instruct the City Solicitor to request, if necessary, that the OMB withhold its Order pending completion of any outstanding matters.

Origin

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

Summary

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

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

Background Information (Committee)

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

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

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct the City Solicitor and necessary City staff to appear before the Ontario Municipal Board (OMB) in opposition to the applications in their current form as the applicant has not adequately demonstrated that the proposed 10 metre setback adequately addresses the Official Plan and Provincial Policy Statement with respect to the protection of the Provincially significant Area of Natural and Scientific Interest (ANSI) and Official Plan policy concerning set back from the top of bank.
2. City Council authorize City staff and the Toronto and Region Conservation Authority (TRCA) to continue to work together with the applicant to define the appropriate developable land based on a 30 metre, publicly-owned, set back from the top of bank.
3. Subject to determining the appropriate developable lands based on a 30 metre, publicly-owned, set back on the subject lands, City Council authorize City staff to support one or more residential lots for single detached dwellings.

4. City Council authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this report to ensure an acceptable setback and appropriate residential performance standards are developed to protect the Provincially significant Area of Natural and Scientific Interest (ANSI) and to ensure the City's interests are appropriately represented and secured.

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Direct the City Solicitor and necessary City staff to appear before the Ontario Municipal Board (OMB) in opposition to the applications in their current form as the applicant has not adequately demonstrated that the proposed 10 metre setback adequately addresses the Official Plan and Provincial Policy Statement with respect to the protection of the Provincially significant Area of Natural and Scientific Interest (ANSI) and Official Plan policy concerning set back from the top of bank.
2. Authorize City staff and the Toronto and Region Conservation Authority (TRCA) to continue to work together with the applicant to define the appropriate developable land based on a 30 metre, publicly-owned, set back from the top of bank.
3. Subject to determining the appropriate developable lands based on a 30 metre, publicly-owned, set back on the subject lands, authorize City staff to support one or more residential lots for single detached dwellings.
4. Authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this report to ensure an acceptable setback and appropriate residential performance standards are developed to protect the Provincially significant Area of Natural and Scientific Interest (ANSI) and to ensure the City's interests are appropriately represented and secured.

Origin

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

Summary

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

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

The applicant has appealed the rezoning and subdivision applications to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the

Planning Act. The purpose of this report is to seek City Council's direction on the appeal and authorization for the City Solicitor and necessary City staff to attend the Ontario Municipal Board to ensure the City's interests are appropriately represented.

Background Information (Committee)

Staff Report - North Side Sheppard Avenue East

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

SC22.18	Adopted on Consent			Ward: 41
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160 Nashdene Road - Zoning Application - Final Report

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council amend the zoning by-law for 160 Nashdene Road substantially in accordance with the draft zoning by-law amendment attached as Attachment 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for 160 Nashdene Road substantially in accordance with the draft zoning by-law amendment attached as Attachment 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Committee Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on January 13, 2009, and notice was given in accordance with the Planning Act.

Origin

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

Summary

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

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

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

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

Background Information (Committee)

Staff Report - Zoning Application - 160 Nashdene Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-17855.pdf>)

Submitted Tuesday, January 13, 2009

Councillor Michael Thompson, Acting Chair, Scarborough Community Council