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## Scarborough Community Council

<b>Meeting No.</b>	23	<b>Contact</b>	Yvonne Davies Committee Administrator
<b>Meeting Date</b>	Monday, February 9, 2009	<b>Phone</b>	416-396-7288
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	scc@toronto.ca
<b>Location</b>	Council Chamber Scarborough Civic Centre	<b>Chair</b>	Councillor Mike Del Grande

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SC23.4	ACTION			Ward: 40
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### All-Way Stop Control Study - Pharmacy Avenue at Pachino Boulevard

#### 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>)

SC23.10	ACTION			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)

## Speakers

Anne Bailey, Toronto Public Library

SC23.12	ACTION			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)

## Speakers

Barry Horosko, Bratty & Partners LLP, rep. Liberty Development  
A. Milios, area resident

SC23.13	ACTION			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>)

*Submitted Monday, February 9, 2009*

*Councillor Mike Del Grande, Chair, Scarborough Community Council*