

## Scarborough Community Council

<b>Meeting No.</b>	24	<b>Contact</b>	Yvonne Davies, Committee Administrator
<b>Meeting Date</b>	Thursday, March 26, 2009	<b>Phone</b>	416-396-7287
<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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<b>Location</b>	Council Chamber, Scarborough Civic Centre	<b>Chair</b>	Councillor Mike Del Grande

SC24.7	ACTION			Ward: 40
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### **Assumption of Services – Graywood Investment Ltd. (former Ontario Hydro Corridor Lands) - Registered Plan of Subdivision 66M-2359 Sheppard Avenue East to Huntingwood Drive**

#### **Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2359 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-2359.
3. City Council prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2359.
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-2359 to Toronto Hydro.

#### **Origin**

(March 4, 2009) 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

Staff Report - Sheppard Avenue East to Huntingwood Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19434.pdf>)

Attachment 1 - Site Map - Sheppard Avenue East to Huntingwood Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19435.pdf>)

SC24.8	ACTION			Ward: 44
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## **Assumption of Services – Tanis Woods Developments Inc. - Registered Plan of Subdivision 66M-2422 - 6233, 6241, 6249, 6255 and 6267 Kingston Road**

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2422 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-2422
3. City Council prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2422.
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 within Plan of Subdivision No. 66M-2422 to Toronto Hydro.

### Origin

(March 4, 2009) 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**

Staff Report - 6233, 6241, 6249, 6255 and 6267 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19433.pdf>)

Attachment 1 - Site Map - 6233, 6241, 6249, 6255 and 6267 Kingston Road

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19436.pdf>)

SC24.9	ACTION			Ward: 35
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**Left-Turn Prohibition Regulation – 720-726 Warden Avenue****Committee Recommendations**

Scarborough Community Council recommends that:

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

**Origin**

(March 5, 2009) Report from Acting 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 enact a northbound and eastbound No Left Turn regulation at the access to 720-726 Warden Avenue.

**Background Information**

Staff Report and Attachment 1 - 720-726 Warden Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19473.pdf>)

Attachment 2 - Location Plan - 720-726 Warden Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19474.pdf>)

SC24.11	ACTION			Ward: 36
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**Proposed Speed Limit Reduction – Warden Avenue, Clonmore Drive/Hollis Avenue to South Limit of Warden Avenue****Committee Recommendations**

Scarborough Community Council recommends that:

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For City Council Consideration on April 6, 2009

1. City Council not approve a 40 km/h speed zone along Warden Avenue from Clonmore Drive/Hollis Avenue to the south limit of Warden Avenue.
2. City Council not amend the appropriate by-law(s) accordingly.

### Origin

(March 5, 2009) Report from Acting 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.

This staff report concerns the feasibility of installing a 40 km/h speed zone on Warden Avenue from Clonmore Drive/Hollis Avenue to the south limit of Warden Avenue. Along this section of Warden Avenue, a 40 kilometre per hour (km/h) speed limit is not technically justified.

### Background Information

Staff Report - Warden Avenue, Clonmore Drive/Hollis Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19455.pdf>

Attachment 1 - Location Plan - Warden Avenue, Clonmore Drive/Hollis Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19456.pdf>

SC24.15	ACTION			Ward: 42
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### Compulsory Stops and Through Streets Regulation Housekeeping along Morningside Avenue

#### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council rescind the “Compulsory Stops” and “Through Streets” regulations, as identified in Appendix 1 of this report.
2. City Council enact the “Through Streets” regulation, as identified in Appendix 2 of this report.
3. City Council amend the appropriate by-laws accordingly.

### Origin

(March 5, 2009) Report from Acting 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.

This report for Morningside Avenue details the minor on-street compulsory stops and through streets regulation changes required to rescind legacy stop controls at the intersection of Morningside Avenue and Neilson Road/Nightstar Road.

City Council's approval of the regulation amendments will prevent these orphaned unsigned regulations from being unnecessarily consolidated into the Toronto Municipal Code, and will clarify the extent of the through street regulation along Morningside Avenue.

### Background Information

Staff Report - Morningside Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19463.pdf>

Attachment 1 - Location Plan - Morningside Avenue

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19464.pdf>

SC24.17	ACTION			Ward: 38
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### Scarborough Centre Civic Precinct Implementation Plan

#### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council endorse the Scarborough Centre Civic Precinct Implementation Plan generally as illustrated on Attachment 1.
2. City Council advance the implementation of the Scarborough Centre Secondary Plan for the Civic Precinct by:
  - a. directing Facilities and Real Estate, City Planning and other relevant City Divisions to work with the Toronto Public Library to facilitate the construction of the Toronto Public Library Scarborough Centre Branch;
  - b. encouraging the Toronto District School Board to work cooperatively with the City and other stakeholders with respect to achieving the objectives of the Scarborough Centre Secondary Plan as illustrated in the Scarborough Centre Civic Precinct Implementation Plan, and, in particular, the enhancement of the Civic Centre forecourt on Borough Drive;
  - c. directing Parks, Forestry and Recreation staff, in consultation with the Ward Councillor, Cultural Services and City Planning, to develop a preliminary design and budget for the proposed sculpture garden, including necessary relocation of Civic Centre sculptures, as identified on the Scarborough Centre Civic Precinct Implementation Plan, Attachment 1, and report back as necessary to obtain the appropriate approvals and funding;
  - d. encouraging the Toronto Parking Authority (TPA) to establish a municipal parking facility within the Civic Precinct;

- e. directing Parks, Forestry and Recreation staff to update the 1989 Woodlot Management and Restoration Plan as required, and develop an implementation strategy and report back, if necessary, to obtain the appropriate approvals and funding;
- f. directing Facilities & Real Estate and Parks, Forestry and Recreation staff, in consultation with City Planning, to initiate a process whereby a qualified landscape architectural consultant is retained for the design and development of the expanded Albert Campbell Square, including new furnishings for the existing Square, so that implementation can occur when the City receives the strata land interest, and report back, if necessary;
- g. directing Facilities and Real Estate staff, in consultation with the Ward Councillor, City Planning and the Toronto Transit Commission (TTC), to develop a proposal for weather protection enhancements to the Galleria connecting Albert Campbell Square to the Scarborough Town Centre and report back as necessary to obtain the appropriate approvals and funding;
- h. directing Transportation Services staff in consultation with the Ward Councillor and City Planning to examine the feasibility of reconfiguring Borough Approach East and Borough Approach West to allow for full-moves intersections at Ellesmere Road, and report back as necessary to obtain the appropriate approvals and funding;
- i. directing Transportation Services and City Planning staff, in consultation with the Ward Councillor, to examine the feasibility of greening, enhancing and reconfiguring the Borough Drive public right-of-way between Town Centre Court and Brimley Road, and report back as necessary to obtain the appropriate approvals and funding;
- j. directing Cultural Services staff, in consultation with City Planning, to develop a public art program for the public art areas identified on Attachment 1 and report back as necessary to obtain the appropriate approvals and funding;
- k. directing Facilities and Real Estate staff, in consultation with City Planning and Transportation Services, to develop a signage and way-finding program for the Civic Precinct and report back as necessary to obtain the appropriate approvals and funding;
- l. directing Facilities and Real Estate staff, in consultation with Parks, Forestry and Recreation, to investigate opportunities for creating a shower/gym facility in the Civic Precinct and report back as necessary to obtain the appropriate approvals and funding, and to explore the opportunity for partnerships with the YMCA for the use of gymnasium facilities;

- m. directing Facilities and Real Estate staff and other relevant City Divisions to continue to investigate the potential redevelopment of the Civic Centre parking garage at Borough Drive and Town Centre Court; and
- n. directing Transportation Services staff to fund the necessary works associated with the reconfiguration of Borough Drive East and West to allow for full-moves intersections at Ellesmere Road. This work should be included in the planned Transportation Services Capital Program major road resurfacing project that is planned for 2010 on this section of Ellesmere Road.

### 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

Staff Report and Attachments 1-2 - Scarborough Centre Civic Precinct Implementation Plan  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19094.pdf>)

SC24.18	ACTION			Ward: 36, 43, 44
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### Kingston Road – Wards 36, 43, 44 – Kingston Road Initiative

#### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council direct City Planning staff, in consultation with appropriate City Divisions including Transportation Services, Municipal Licensing and Standards and Parks, Forestry and Recreation, to report back in the third quarter of 2009 with an implementation plan for the three Kingston Road Improvement Project Areas including possible funding sources.

### Origin

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

## Summary

This report introduces the Kingston Road Initiative and identifies three Improvement Project Areas along Kingston Road for Wards 36, 43 and 44.

Kingston Road is a prominent and well travelled feature of Scarborough, reflective of its surrounding communities. It is an area where the Ward Councillors would like to make an impact, reclaiming and beautifying the right-of-way. It is an area where the City can set an example and demonstrate its commitment to improving the public realm for the benefit of residents and business owners alike. A team of staff from various divisions has been assembled to put the principles into action in three project improvement areas that can become the precedents for the future of Kingston Road. This report is a collaborative effort by the interdivision staff team and local Councillors.

## Background Information

Staff Report - Kingston Road Initiative - Wards 36, 43, 44  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19593.pdf>)

SC24.19	ACTION			Ward: 39
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## 39 Redlea Avenue – Removal of Holding Designation (H) Application Final Report

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended by By-law No. 582-2000, with respect to lands municipally known as 39 Redlea Avenue, to lift the Holding designation (H) from the subject lands substantially in accordance with the draft zoning by-law amendment attached as Attachment 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

### Origin

(March 9, 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 report reviews and recommends approval of an application to amend the zoning by-law to remove the Holding By-law designation (H) for the property at 39 Redlea Avenue, located south of Steeles Avenue East, on the east side of Redlea Avenue.

Lifting of the Holding designation (H) from the subject lands is one step in achieving the future vision for the development of this area which will likely require future applications to provide for additional parking for the shopping centre immediately to the north (Splendid China Square), a land exchange with GO Transit and additional uses.

City of Toronto By-law No. 582-2000 includes a Holding designation (H) which can be lifted in whole or in part by amending by-law when Council is satisfied as to the adequacy of all road and access arrangements necessary to provide and maintain appropriate access to the subject lands as well as other neighbouring properties, and when the owner has entered into a cost sharing agreement with the City of Toronto with respect to the sewer extensions on Redlea Avenue. The specific terms of the Holding designation (H) have now been met.

### Background Information

Staff Report and Attachments 1-4 - 39 Redlea Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19533.pdf>)

SC24.21	ACTION			Ward: 35
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### 1151 Victoria Park Avenue, 2 - 60 Strangford Lane and 15 - 45 Strangford Lane – Common Elements Condominium Application Final Report

*Statutory - Planning Act, RSO 1990*

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council, in accordance with the delegated approval under By-law 229-2000, be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
  - a. the conditions as generally listed in Attachment 2, which except as otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

### Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on March 26, 2009, and notice was given in accordance with the Planning Act.

**Origin**

(March 5, 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 create a common elements condominium to support a 142-unit residential development consisting of 30 freehold townhouses and 112 stacked townhouses. The lands are known municipally as 1151 Victoria Park Avenue, 2 - 60 Strangford Lane and 15 - 45 Strangford Lane. The common elements condominium would contain internal private driveways and walkways, surface parking, landscape amenity areas, and a garbage storage facility.

The common elements condominium is required to provide legal access to and from Victoria Park Avenue and to ensure shared ownership and maintenance of the internal private driveways and walkways, surface parking, landscaped areas and the garbage storage facility.

The 112 stacked townhouses, contained within 4 blocks within the development, will be a standard condominium created through a separate condominium application (08 190244 ESC 35 CD). The stacked townhouses will have exclusive use of the underground parking garage accessed from a driveway from St. Clair Avenue East.

This report reviews and recommends approval of the draft plan of common elements condominium.

**Background Information**

Staff Report and Attachments 1-3 - 1151 Victoria Park Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19537.pdf>)

SC24.23	ACTION			Ward: 44
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**Request for Endorsement of Events for Liquor Licences****Committee Recommendations**

The Scarborough Community Council recommends that:

1. City Council, for liquor licence purposes, advise the Alcohol and Gaming Commission, that it has no objection to the issuance of a liquor licence for an outside beer garden, for the Highland Creek Heritage Day Festival to be held on Saturday, June 20, 2009, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston Road, which has been designated by the Scarborough Community Council as an event of municipal significance.

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

Scarborough Community Council declared the Highland Creek Heritage Day Festival to be held on Saturday, June 20, 2009, from 11:00 a.m. to 11:59 p.m. at Morrish Road and Old Kingston Road, as an event of municipal and community significance.

### **Origin**

(March 10, 2009) Letter from Councillor Ron Moeser

### **Summary**

Seeking Community Council's endorsement of an event for liquor licence purposes.

### **Background Information**

Letter-Liquor Licences

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-19592.pdf>)

*Submitted Thursday, March 26, 2009*

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