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## Scarborough Community Council

**Meeting No.** 26  
**Meeting Date** Thursday, May 14, 2009  
**Start Time** 9:30 AM  
**Location** Council Chamber, Scarborough Civic Centre

**Contact** Yvonne Davies, Committee Administrator  
**Phone** 416-396-7287  
**E-mail** scc@toronto.ca  
**Chair** Councillor Mike Del Grande

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<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

<b>SC26.4</b>	ACTION			Ward: 43
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### **Assumption of Services - 758893 Ontario Limited - Registered Plan of Subdivision 66M-2417 - 79-91 Westcroft Drive and 30 Weir Crescent**

#### **Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2417 and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the performance guarantee held with respect to this development Plan 66M-2417.
3. City Council prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2417.
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 the 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-2417 to Toronto Hydro.

#### **Origin**

(April 24, 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 - Assumption of Services - 758893 Ontario Limited  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20765.pdf>)  
Attachment - Site Map - 79-91 Westcroft Drive and 30 Weir Crescent  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20766.pdf>)

SC26.6	ACTION			Ward: 40
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## Compulsory Turn Regulation Housekeeping – Victoria Park Avenue at Consumers Road, Esquire Road/Private Access and Huntingwood Drive

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council rescind the “Entry Prohibitions” regulation, as identified in Appendix 1 to the report (March 25, 2009) from the Acting Director, Transportation Services, Scarborough District.
2. City Council enact the “Compulsory Turn” and “Prohibited Turns” Regulations as identified in Appendix 2 to the report (March 25, 2009) from the Acting Director, Transportation Services, Scarborough District.
3. City Council pass or amend the appropriate by-law(s) accordingly.

### Origin

(March 25, 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 housekeep inappropriate entry prohibitions by converting them into compulsory turn regulations at Victoria Park Avenue and Consumers Road, Esquire Road/Private Access and Huntingwood Drive.

### Background Information

Staff Report - Compulsory Turn - Victoria Park Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20672.pdf>)  
Location Map - Compulsory Turn - Victoria Park Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20673.pdf>)

SC26.8	ACTION			Ward: 35
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## **Proposed Permanent Closure of an Untravelled Portion of New Crescent, between 697 and 699 Danforth Road**

### **Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council permanently close the untravelled public highway illustrated as Part 1 on the attached Location Map (part of Public Highway “New Crescent”) to the report (April 21, 2009) from the Acting Director, Transportation Services, Scarborough District, subject to compliance with the requirements of the City of Toronto Municipal Code, Chapter 162, and subject to City Council declaring the land surplus and authorizing the sale of the lands to the Habitat for Humanity.
2. City Council authorize Transportation Services staff to give notice to the public of the proposed by-law to close the untravelled Public Highway, in accordance with the requirements of the 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.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the noted public 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 notice 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 this portion of untravelled public highway will be considered.

### **Origin**

(April 21, 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.

Transportation Services recommends that the untravelled portion of New Crescent, illustrated as Part 1, Sketch No. PS-2003-100 on Attachment 1 be permanently closed.

### **Background Information**

Staff Report - New Crescent, between 697 and 699 Danforth Road  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20698.pdf>)  
Location Map - New Crescent, between 697 and 699 Danforth Road  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20699.pdf>)

SC26.10	ACTION			Ward: 36
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## Proposed Parking Prohibition at 3100 Kingston Road - Driveway

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council rescind the “No Parking 7:00 a.m. to 9:00 a.m.” regulation, as identified in Appendix 1 to the report (April 14, 2009) from the Acting Director, Transportation Services, Scarborough District.
2. City Council enact the installation of a “No Parking Anytime” regulation, at the private driveway located at 3100 Kingston Road, as identified in Appendix 2 to the report (April 14, 2009) from the Acting Director, Transportation Services, Scarborough District.
3. City Council amend the appropriate by-law(s) accordingly.

### Origin

(April 14, 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 responds to a request raised by the condominium/townhouse corporation of the property at 3100 Kingston Road to install a "No Parking Anytime" prohibition at their driveway. The driveway is located west of the signalized intersection of Kingston Road and Fenwood Heights. The property is located in the Cliffcrest Neighbourhood.

The section of Kingston Road is between McCowan Road and Markham Road. The restriction will maintain clear sightlines for motorists accessing the private driveway; therefore, prohibiting parking near the driveway is prudent.

### Background Information

Staff Report - Parking - 3100 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20706.pdf>

Location Map - 3100 Kingston Road

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20707.pdf>

SC26.11	ACTION			Ward: 37
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## Request to Install Pedestrian Crossing Protection at 2220 Midland Avenue

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council not approve the installation of pedestrian crossing protection devices at 2220 Midland Avenue at this time.

### Decision Advice and Other Information

The Scarborough Community Council requested the Acting Director, Transportation Services, Scarborough District, to continue to monitor the situation at 2220 Midland Avenue and report back as appropriate.

### Origin

(April 20, 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 concerns a follow-up request for pedestrian crossing protection at 2220 Midland Avenue.

Traffic studies reveal that all warrants for pedestrian crossing protection, specifically, pedestrian crossover and/or a pedestrian refuge island are not warranted at this location at this time. As a result, pedestrian crossing protection devices should not be installed.

### Background Information

Staff Report - Pedestrian Crossing Protection - 2220 Midland Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20708.pdf>)  
Location Map - 2220 Midland Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20709.pdf>)

SC26.14	ACTION			Ward: 41
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## Highway Alteration By-law – Midland Avenue at Steeles Avenue East

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council authorize the recommended intersection improvements in the vicinity of the Midland Avenue/Steeles Avenue East intersection identified in Appendix A of the report (April 21, 2009) from the Acting Director, Transportation Services, Scarborough District.

### Origin

(April 21, 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 recommend the enactment of a highway alteration by-law for the recommended improvements to the intersection of Midland Avenue at Steeles Avenue East as noted in Appendix 1 of this report. The proposed modifications will be undertaken and secured by the developer of 4600 Steeles Avenue East (1685904 Ontario Inc.).

### Background Information

Staff Report - Highway Alteration - Midland Avenue at Steeles Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20719.pdf>

Location Map - Midland Avenue at Steeles Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20720.pdf>

SC26.17	ACTION			Ward: 36
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## 93 - 115 National Street, 123 - 127 National Street, 82 and 87 Jeanette Street – Part Lot Control Application – Final Report

### Committee Recommendations

Scarborough Community Council 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 the report (April 28, 2009) from the Director, Community Planning, Scarborough District, 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.

### Origin

(April 28, 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 40, 41 and 42 of Phase 1 of Monarch Corporation's Evergreen Subdivision to enable the separate conveyances of 17 townhouse units at 93 - 115 National Street, 123 -127 National Street and 82 and 87 Jeanette Street. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

### Background Information

Staff Report - Part Lot Control - National Street and Jeanette Street  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20797.pdf>)

SC26.18	ACTION			Ward: 44
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### Tideswell Boulevard – Subdivision Agreement Amendment – Blocks 70 and 71, Plan 66M-2410

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council authorize the City Solicitor to amend the existing subdivision agreement governing Plan 66M-2410, former City of Scarborough, as required, to allow the request by Vineland Estates Inc., to:
  - a. construct a single detached residential dwelling on Block 70, Plan 66M-2410; and

- b. authorize the transfer of Block 71, Plan 66M-2410 to the City for public park purposes, for nominal consideration and free of encumbrances to the satisfaction of the City Solicitor, in consultation with the General Manager, Parks, Forestry and Recreation.
2. City Council require the Owners to enter into a secured agreement for the required restoration work to the satisfaction of the Executive Director of Technical Services and the City Solicitor.

### **Origin**

(April 27, 2009) Report from Director, Community Planning, Scarborough District

### **Summary**

The purpose of this report is to seek City Council's authorization to amend an existing subdivision agreement between Vineland Estates Inc. and the City of Toronto. Vineland Estates Inc. has made this request in order to permit two abutting blocks within a residential plan of subdivision, originally intended to be used for a future road connection to lands to the north, to be used for single detached residential (Block 70) and public park (greenbelt) purposes (Block 71) respectively.

Staff support the request to remove the obligation to construct a public road, to permit Block 70 to be used for single detached residential purposes and to require the conveyance of Block 71 to the City for park purposes.

### **Background Information**

Staff Report - Tideswell Boulevard - Subdivision Agreement Amendment  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20773.pdf>)

### **Speakers**

John Rose  
Brian Robertson  
Jon Burman  
Scott Kapuscinski, Plantactics

SC26.21	ACTION			Ward: 38
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### **38 Estate Drive – Zoning Application – Final Report**

*Statutory - Planning Act, RSO 1990*

#### **Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council amend the Progress Employment District By-law No. 24982, substantially in accordance with the draft zoning by-law amendment in Attachment 5 to the report (April 16, 2009) from the Director, Community Planning, Scarborough District.
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.

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

The Scarborough Community Council held a statutory public meeting on May 14, 2009, and notice was given in accordance with the Planning Act.

#### **Origin**

(April 16, 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.

The application proposes the construction of a four-storey, 3,513 square metre, 64-suite hotel on the site of an existing four-storey, 95-suite hotel on the north side of Estate Drive, north of Progress Avenue and west of Markham Road. This application proposes to amend the zoning by-law to permit an increase in density, an increase in the number of hotel bedrooms and maximum total gross floor area for hotel use.

The proposed land use is consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. The proposed addition of a second hotel on the site is compatible with surrounding development and appropriate at this location.

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

#### **Background Information**

Staff Report - Zoning Application - 38 Estate Drive  
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-20758.pdf>)

SC26.24	ACTION			
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## Endorsement of Events for Liquor Licensing Purposes

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission, that it has no objection to the request for an extension to the existing liquor licence for the Royal Canadian Legion, Branch 258 at 45 Lawson Road, to allow for an outside beer garden during the annual Highland Creek Canada Day Parade to be held on Wednesday, July 1, 2009, which has been endorsed by the Scarborough Community Council as an event of community and/or municipal significance.

### Decision Advice and Other Information

Scarborough Community Council:

1. Endorsed the Second Annual Port Union Waterfront Festival to be held on Saturday, June 13, 2009 from 11:00 a.m. to 3:00 p.m. at the Port Union Village Common located at the foot of Port Union Road, south of Lawrence Avenue, and declared it to be an event of municipal and/or community significance.
2. Endorsed the annual Highland Creek Canada Day Parade to be held on Wednesday, July 1, 2009, at the Royal Canadian Legion Branch 258, 45 Lawson Road, and declared it to be an event of municipal and/or community significance.
3. Endorsed having the fees waived for the cost of installing the banner across Lawson Road for the Highland Creek Canada Day Parade.

### Origin

(May 1, 2009) Letter from Councillor Ron Moeser

### Summary

Letter (May 1, 2009) from Councillor Ron Moeser, requesting Scarborough Community Council to declare the Port Union Waterfront Festival to be held on Saturday, June 13, 2009 from 11:00 a.m.- 3:00 p.m. at the Port Union Community Common as an event of community/municipal significance.

Letter (April 29, 2009) from The Royal Canadian Legion, Branch 258, 45 Lawson Road, requesting that the annual Highland Creek Canada Day Parade on Wednesday, July 1, 2009, be declared an event of municipal/community significance and seeking an extension of the existing liquor licence to allow for an outside beer garden.

### Background Information

Letter - Port Union Waterfront Festival

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21015.pdf>

### Communications

(May 1, 2009) letter from Councillor Ron Moeser (SC.Main.SC26.24.1)

(April 29, 2009) letter from Wayne Powell, Royal Canadian Legion Highland Creek Branch 258 (SC.Supp.SC26.24.2)

SC26.25	ACTION			Ward: 37
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### 2410 Lawrence Avenue East and 6 Nantucket Boulevard - Zoning Application - Final Report

#### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 (Dorset Park) substantially in accordance with the draft zoning by-law amendment attached as Attachment 4 to the report (March 26, 2009) from the Director, Community Planning, Scarborough District.
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.
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a site plan agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.

#### Origin

(May 5, 2009) Letter from City Clerk

#### Summary

City Council at its meeting on April 29 and 30, 2009 considered Item SC25.21 headed “2410 Lawrence Avenue East and 6 Nantucket Boulevard – Zoning Application – Final Report (Ward 37 – Scarborough Centre)”.

City Council referred this Item back to the Scarborough Community Council and in so doing referred the following Recommendations back to the Scarborough Community Council, for further consideration:

“Scarborough Community Council recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982 (Dorset Park) substantially in accordance with the draft zoning by-law amendment attached as Attachment 4 to the report (March 26, 2009) from the Director, Community Planning, Scarborough District.

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.
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a site plan agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act and to provide financial securities for the proposed landscaping on the subject lands.”.

### Background Information

Letter to SCC - 2410 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21080.pdf>

Council Extracts - 2410 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21081.pdf>

Staff Report - 2410 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21082.pdf>

SC26.27	ACTION			Ward: 37
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### Tree Planting Plan for City-owned Lands - Lawrence Avenue East/Kennedy Road

#### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council direct the City Forester, in consultation with the local Councillor, to develop and implement a tree-planting plan for the City-owned lands at the western portion of the Lawrence Avenue East overpass east of Kennedy Road, and enter into discussions with neighbouring commercial and industrial land owners and businesses to seek financial contributions.

#### Origin

(May 14, 2009) Member Motion from Councillor Michael Thompson

#### Summary

Tree planting plan for city-owned lands in the area of Lawrence Avenue East and Kennedy Road.

*Submitted Thursday, May 14, 2009*

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