

29 Meadowvale Road – Designation of Site Plan Control Area – Final Report

Date:	January 19, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	10 107147 ESC 44 TM

SUMMARY

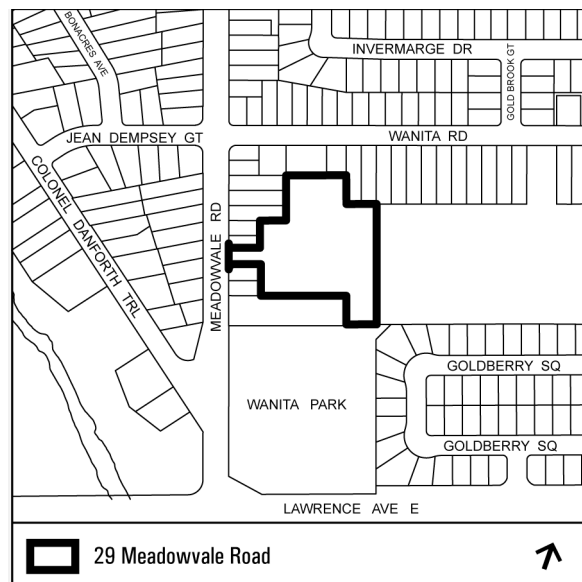
This report recommends that the lands at 29 Meadowvale Road be designated as a Site Plan Control Area.

Planning staff have been advised that the lands have been purchased by the Conseil Scolaire de District Catholique Centre-Sud to construct an elementary school. The school should be subject to site plan control.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a site plan control by-law to designate 29 Meadowvale Road as areas subject to site plan control, substantially in accordance with the draft site plan control by-law attached as Attachment No. 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

These lands were assembled to form a landholding for which rezoning and draft plan of subdivision applications were approved by order of the Ontario Municipal Board in June 2007, upon settlement with the City. The subdivision proposed a total of 16 residential lots and a new 16.5 metre wide public road. The zoning approved by the OMB reflected the proposed development for single detached dwellings. The 16 single detached residential lots are not subject to site plan approval.

COMMENTS

The subject lands are located within an established low density residential neighbourhood. Planning staff have been advised that the Conseil Scolaire de District Catholique Centre-Sud has purchased the lands and they have begun preliminary discussions with Planning staff for the construction of a new elementary school on the lands. The subject lands are zoned Single-Family Residential (S) Zone and Park Zone (P), and the proposed school use is permitted by the zoning by-law. It is appropriate to amend the site plan control by-law to include these lands in order to require submission of a site plan control application. This would enable the review of site and building design, transportation operations including bus drop-off and pick-up areas, storm water management practices and servicing considerations.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Site Plan Control By-law Amendment

Attachment 1: Draft Site Plan Control By-law

Authority: Scarborough Community Council Item as adopted by City of Toronto
Council

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2010

To amend Site Plan Control By-law No. 21319, as amended, of the former City of Scarborough, to designate a Site Plan Control Area, with respect to lands known municipally in the year 2009 as 29 Meadowvale Road.

WHEREAS authority is given to Council by Section 114 of the *City of Toronto Act*, S.O. 2006, Chapter 11, Schedule A, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1.** By-law No. 21319 is amended by designating the land shown outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

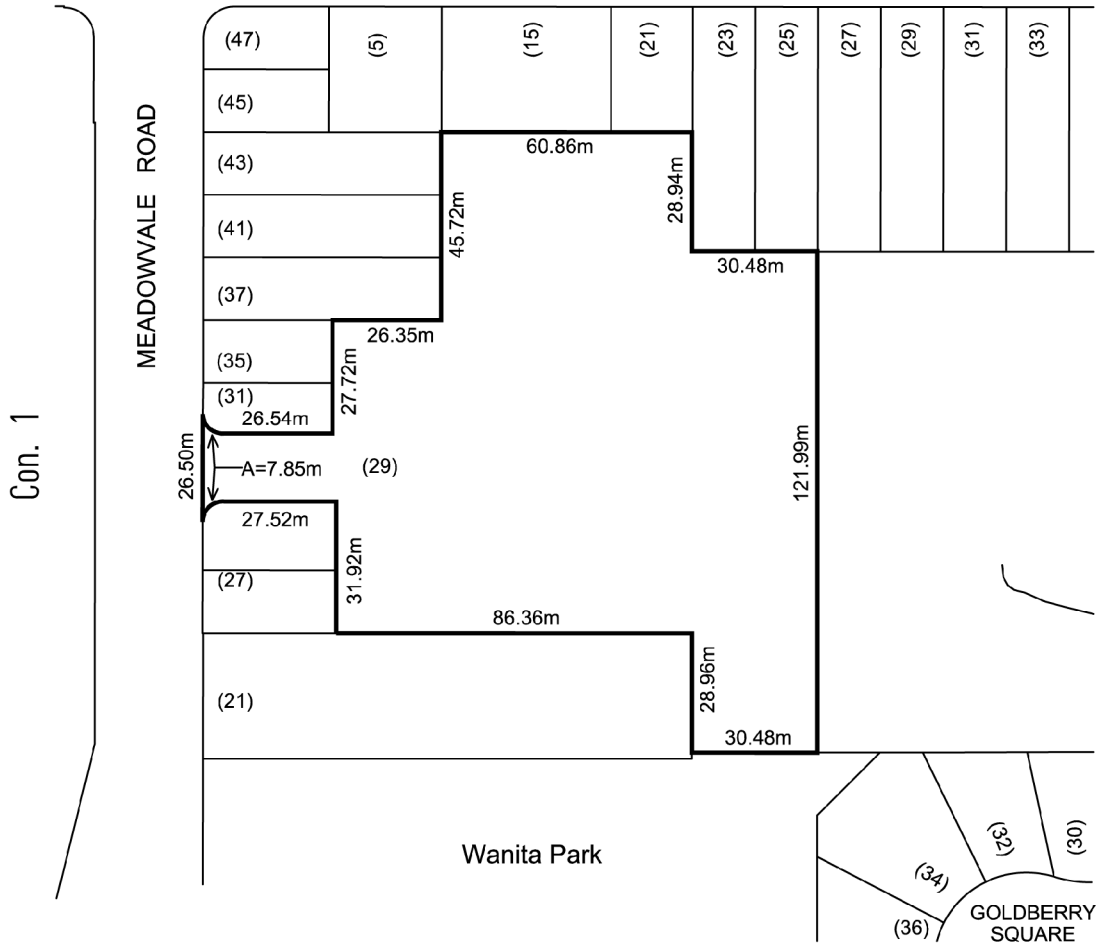
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 4

WANITA ROAD



Site Plan Control Amendment

29 Meadowvale Road

File # 06-128381 OZ

 Area Affected By This By-Law

Centennial Community By-law
Not to Scale
1/19/10
