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## Scarborough Community Council

<b>Meeting No.</b>	18	<b>Contact</b>	Betty Henderson
<b>Meeting Date</b>	Tuesday, September 9, 2008	<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		

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**Start Time** 9:30 AM  
**Location** Council Chamber, Scarborough Civic Centre

**Contact** Betty Henderson  
**Phone** 416-396-7288  
**E-mail** [scc@toronto.ca](mailto:scc@toronto.ca)

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SC18.2	Adopted			Ward: 42
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### **Draft By-law - To Permanently Close Part of the Public Highway, Neilson Road, Designated as Parts 1, 2, 3, 4, 7, 8, 9 and 10 on Plan 66R-21412, City of Toronto**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motion:

1. City Council enact the draft by-law from the City Solicitor to permanently close part of the public highway, Neilson Road.

*Statutory - City of Toronto Act, 2006*

(August 21, 2008) Draft By-law from City Solicitor

#### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Enact the draft by-law from the City Solicitor to permanently close part of the public highway, Neilson Road.

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

The Scarborough Community Council held a public meeting and notice was given, in accordance with the City of Toronto Act, 2006, of the proposed enactment of the draft by-law and was posted on the City's web site. No one appeared before the Community Council.

#### **Summary**

To enact By-law to permanently close part of the public highway, Neilson Road, designated as

Parts 1, 2, 3, 4, 7, 8, 9 and 10 on Plan 66R-21412, City of Toronto.

### **Background Information (Committee)**

Draft By-law.Neilson Road

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14964.pdf>

Extract.Neilson Road.Toronto East Community Council

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14965.pdf>

SC18.13	Adopted			Ward: 41
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### **Proposed Traffic Control Signals – Steeles Avenue East at State Crown Boulevard/Shadlock Street**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council approve the installation of traffic control signals on Steeles Avenue East at State Crown Boulevard/Shadlock Street.
2. City Council pass or amend the appropriate by-law(s) accordingly.

(August 7, 2008) Report from Director, Transportation Services, Scarborough District

#### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Approve the installation of traffic control signals on Steeles Avenue East at State Crown Boulevard/Shadlock Street.
2. Pass or amend the appropriate by-law(s) accordingly.

#### **Financial Impact**

These traffic signals will be funded by the Tapscott Industrial Landowners Group. This results in no financial impact on the Transportation Services Budget. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

#### **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 Steeles Avenue East at State Crown Boulevard/Shadlock Street.

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

### **Background Information (Committee)**

Proposed Traffic Control Signals - Steeles/State Crown/Shadlock  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14826.pdf>

SC18.15	Adopted			Ward: 42
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### **Proposed Traffic Control Signals – McNicoll Avenue at Tapscott Road**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

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

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(August 7, 2008) Report from Director, Transportation Services, Scarborough District

#### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

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

#### **Financial Impact**

All costs associated with the installation of this traffic control signals are the responsibility of the Morningside Heights Landowners Group, pursuant to the Core Servicing Agreement signed between the City of Toronto and the developers, dated February 22, 2002. The proposed Traffic Control Signals are estimated to cost \$200,000.00.

#### **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 Tapscott Road.

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

### **Background Information (Committee)**

Proposed Traffic Control Signals - McNicoll Avenue at Tapscott Road  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14825.pdf>

SC18.16	Adopted			Ward: 42
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### **Railway Whistling Cessation Study – Morningside Heights Area**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council authorize staff to arrange a railway whistling cessation study for the level crossings of the Canadian Pacific Railway at Tapscott Road, Neilson Road, Reesor Road and Beare Road in the City of Toronto, with Council's ultimate intention to pass a Resolution forbidding the use of train whistles at these level crossings where feasible.
2. City Council authorize staff to give the necessary Public Notice of this study in a Community Newspaper and on the Internet, and to also give notice of the study to the relevant organizations.

(August 12, 2008) Report from Director, Transportation Services, Scarborough District

#### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Authorize staff to arrange a railway whistling cessation study for the level crossings of the Canadian Pacific Railway at Tapscott Road, Neilson Road, Reesor Road and Beare Road in the City of Toronto, with Council's ultimate intention to pass a resolution forbidding the use of train whistles at these level crossings where feasible.
2. Authorize staff to give the necessary Public Notice of this study in a Community Newspaper and on the Internet, and to also give notice of the study to the relevant organizations.

#### **Financial Impact**

The financial cost of the study and the Public Notice is approximately \$10,000.00, the funding for which is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0295.

## 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.

Recent residential development in the Morningside Heights community has raised noise issues relating to the use of train whistles (horns) by the Canadian Pacific Railway at level crossings in the area. Federal guidelines require that various safety issues be studied prior to train whistling being prohibited at specific level crossings.

It is recommended that a whistling cessation study be commenced with appropriate Notice being given to the public and relevant organizations as per the applicable Federal legislation and guidelines.

## Background Information (Committee)

Railway Whistling Cessation Study

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14818.pdf>

SC18.21	Adopted			Ward: 44
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## Parking and Stopping Regulation Housekeeping on Kingston Road

### City Council Decision

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council rescind the regulations, as identified in Appendix 1 of this report.
2. City Council adopt the regulations, as identified in Appendix 2 of this report.
3. City Council amend the appropriate by-laws accordingly.

(August 7, 2008) Report from Director, Transportation Services, Scarborough District

### Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Rescind the regulations, as identified in Appendix 1 of this report.
2. Adopt the regulations, as identified in Appendix 2 of this report.
3. Amend the appropriate by-laws accordingly.

### Financial Impact

The financial cost of installing and replacing parking and stopping prohibition signs is approximately \$3,000.00. Funding for the signs is available in the Transportation Services 2008 Operating Budget, within Cost Centre TP0226.

### 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 on Kingston Road details the on-street parking regulation changes required to make the existing signed no parking prohibitions enforceable, and to provide a no stopping prohibition in the vicinity of a curb-side bicycle lane.

Community Council's approval of the parking regulation amendment will allow enforcement by the Toronto Police Service.

### Background Information (Committee)

Parking & Stopping Regulation Housekeeping on Kingston Road  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14824.pdf>

SC18.23	Adopted			Ward: 44
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### 505 and 515 Centennial Road - OPA & Rezoning Applications - Refusal Report

#### City Council Decision

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council refuse the applications for Official Plan and Zoning By-law Amendments by FC515 Land Corp./Accentia Development Inc., for the lands at 505-515 Centennial Road because the proposal seeks to establish a new residential community in an isolated location that raises significant land use concerns, including compatibility and adverse impact on the ongoing viability of the commercial area in which it is located, and does not represent good planning.
2. City Council, in the event of an appeal, direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to represent the City's interests to oppose the applications.

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(August 21, 2008) Report from Director, Community Planning, Scarborough District

#### Committee Recommendations

Scarborough Community Council recommends that City Council:

1. Refuse the applications for Official Plan and Zoning By-law Amendments by FC515 Land Corp./Accentia Development Inc., for the lands at 505-515 Centennial Road because the proposal seeks to establish a new residential community in an isolated location that raises significant land use concerns, including compatibility and adverse impact on the ongoing viability of the commercial area in which it is located, and does not represent good planning.
2. In the event of an appeal, direct the City Solicitor and appropriate Staff to attend the Ontario Municipal Board hearing to represent the City's interests to oppose the applications.

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

A recorded vote to adopt the Recommendations to City Council, moved by Councillor Moeser, was as follows:

Yes: Councillors Ainslie, Ashton, Cho, De Baeremaeker, Del Grande, Heaps, Kelly, Lee Moeser and Thompson

No: Nil

(Carried Unanimously)

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

These 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.

These applications propose to amend the official plan and zoning by-law to permit the development of 112 three-storey residential townhouses on a private road at 505 and 515 Centennial Road. A related draft plan of subdivision application (file no. 08 161198 ESC 44 SB) proposes the creation of 112 individual lots and twelve blocks of land. One block of land would include the private road, surface visitor parking areas, common areas, walkways and tot lot, and would form the basis of a future common element condominium application. The other eleven blocks are intended to serve as the driveways for the below-unit parking spaces.

The subject site falls within a Site and Area Specific Official Plan Policy area which does not permit residential uses. The proposed development raises concerns related to land use, built form and design. Staff is of the opinion that the applications represent a fragmented change to the official plan policy and zoning for the area. The site is located in an inappropriate area to establish a new residential community. The proposed development raises issues of conflicts between residential and commercial traffic, safe and convenient pedestrian access for residents, as well as issues of noise and odour. Further, the applications are unacceptable in their current



form, and refusal of the applications is recommended.

### **Background Information (Committee)**

Report.505 and 515 Centennial Road.OPA & Rezoning  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14934.pdf>

### **Speakers (Committee)**

Clancy Delbarre, President, Highland Creek Community Association  
 Richard Weldon, President, FC 515 Land Corporation

SC18.28	Adopted			Ward: 40
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### **3717 Sheppard Avenue East - Rezoning Application – Final Report (Continuation of a Public Meeting on July 7, 2008)**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council amend the zoning by-law for the Tam O'Shanter Community 12360 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.
3. City Council consider the information contained in the report (August 21, 2008) from the Director, Community Planning, Scarborough District, along with the final report dated June 2, 2008, from the Director, Community Planning, Scarborough District.

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*Statutory - Planning Act, RSO 1990*

(June 2, 2008) Report from Director, Community Planning, Scarborough District

#### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Amend the zoning by-law for the Tam O'Shanter Community 12360 substantially in accordance with the draft zoning by-law amendment, attached as Attachment 4.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

3. Consider the information contained in the report (August 21, 2008) from the Director, Community Planning, Scarborough District, along with the final report dated June 2, 2008 from the Director, Community Planning, Scarborough District.

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

The Scarborough Community Council commenced a statutory public meeting on July 7, 2008, and continued the public meeting on September 9, 2008 and notice was given in accordance with the Planning Act.

Scarborough Community Council:

- a. Directed the Manager of Municipal Licensing and Standards to provide the owner of 2255 Birchmount Road, Scarborough, with a contact name and telephone number regarding any by-law violations pertaining to snow removal.
- b. Requested the applicant to place the snow at the eastern boundary of the property.
- c. Requested the Ward Councillor consult with the applicant and the owner of 2255 Birchmount Road regarding the Letter of Undertaking.
- d. Received the communication (September 9, 2008) from Ella Ng.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **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 a temporary rezoning to permit an existing dentist's office to remain for a further three-year period at 3717 Sheppard Avenue East.

This report reviews and recommends approval of the application to amend the zoning by-law for a further three-year period.

### **Background Information (Committee)**

Report - Rezoning - 3717 Sheppard Avenue East  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14701.pdf>)

### **Communications (Committee)**

(July 1, 2008) fax from Ella Ng (SC.Main.18.28.1)  
(September 9, 2008) fax from Ella Ng (SC.New.18.28.2)

### **Speakers (Committee)**

Ella Ng, (July 7, 2008 meeting)  
Albert Ang, (July 7, 2008 meeting)

Dr. Jamila Filipko, (July 7, 2008 meeting)  
 David Ang, (September 9, 2008 meeting)

## **28a 3717 Sheppard Avenue East - Request for Information on Sewer and Water Management Review - Supplementary Report**

(August 21, 2008) Report from Director, Community Planning, Scarborough District

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **Summary**

The purpose of this report is to report back to Scarborough Community Council on a sewer and water management review of the subject property and the functionality of the existing septic tank system.

### **Background Information (Committee)**

Supp. Report.3717 Sheppard Avenue East.Sewer and Water  
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14913.pdf>

SC18.29	Amended			Ward: 35
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## **544 Birchmount Road – Rezoning Application – Final Report**

### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council adopt the following recommendations contained in the Final Report (August 21, 2008) from the Director, Community Planning, Scarborough District, subject to a negotiated Section 37 Agreement based on a per unit fee of \$1,000.00 (total \$153,000.00) to be earmarked for capital project improvement to local parks including Danforth Gardens, such monies to be paid at the time of the issuance of the building permit:
  1. City Council amend the zoning by-law for the Birchmount Park Community substantially in accordance with the draft zoning by-law amendment, attached as Attachment 10.
  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 the necessary Bill is introduced to City Council for enactment,

the Owner be required to enter into an agreement, pursuant to Section 37 of the Planning Act, to secure the provision of facilities, services and matters identified in the draft zoning by-law amendment, outlined in Attachment 10.

4. Before the necessary Bill is introduced to City Council for enactment, the Owner be required to enter into a site plan agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act, 2006.
  5. Before the necessary Bill is introduced to City Council for enactment, the Owner must pay all costs associated with the improvements recommended in the accepted Traffic Impact Study, dated July 20, 2007, prepared by Lea Consulting Ltd. to the satisfaction of the Director of Transportation Services and submit a certified cheque payable to the City of Toronto in the total amount of \$15,000.00 to fund the signal timing optimization of the intersections of Birchmount Road at St. Clair Avenue, Newlands Avenue and Danforth Road, including the installation of a northbound left turn advance phase at the Birchmount Road and Danforth Road intersection.
2. The Chief Planner and Executive Director, City Planning, be requested to meet with the applicant and the local Councillor to explore the possibility of increasing the amenity space on this site.

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*Statutory - Planning Act, RSO 1990*

(August 21, 2008) Report from Director, Community Planning, Scarborough District

### **Committee Recommendations**

Scarborough Community Council recommends that City Council:

1. Refuse this application for the following reasons:
  - a. location of the proposed building;
  - b. number of units represents over intensification for the site;
  - c. lack of amenity space and inadequate provision of social and community supports; and
  - d. existing plan does not address the transition between apartment and residential neighbourhoods according to the principles of the Official Plan.
2. Receive the report (August 21, 2008) from the Director, Community Planning, Scarborough District.

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

The Scarborough Community Council held a statutory public meeting on September 9, 2008,

and notice was given in accordance with the Planning Act.

Scarborough Community Council received the following communications:

- a. (August 29, 2008) from Patricia Welsh, CRSP, CHSC Present, Safety Consulting Services;
- b. (September 5, 2008) from Sandra and Frank Mugford; and
- c. (September 8, 2008) from Stephen Da Cambra

A recorded vote on the Recommendations to City Council to refuse the application, moved by Councillor Heaps, was as follows:

Yes: Councillors Ashton, Cho, De Baeremaeker, Del Grande, Heaps, Kelly, Lee, Moeser

No: Nil

Absent: Councillors Ainslie, Thompson

(Carried Unanimously)

### **Financial Impact**

The recommendations in this report have no financial impact.

### **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 intensify the property at 544 Birchmount Road with the addition of a 10-storey apartment building with 153 dwelling units.

The proposed development represents the opportunity to add to the supply of affordable rental housing in the City. It represents an efficient use of land and existing and proposed public infrastructure and services. Community benefits will be secured including the preservation and improvement of the existing rental apartment building and site.

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

### **Background Information (Committee)**

Report.544 Birchmount Road.Rezoning  
(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-14936.pdf>)

### **Communications (Committee)**

- (August 29, 2008) e-mail from Patricia Welsh (SC.New.18.29.1)  
(September 5, 2008) e-mail from Sandra and Frank Mugford (SC.New.18.29.2)  
(September 8, 2008) e-mail from Stephen Da Cambra (SC.New.18.29.3)

### **Communications (City Council)**

(September 23, 2008) letter from Councillor Georgio Mammoliti, Ward 7, York West (CC.New.SC18.29.1)

**Speakers (Committee)**

Adam Brown, Sherman Brown Dryer Karol, Barristers & Solicitors, on behalf of the applicant  
Valerie Harding, provided a written presentation with 31 area residents in opposition  
Antoinette Sorrenti, provided a written presentation with a petition notice  
Frisca Ozorio, Chairperson, Santamonica-Birchmount Neighbourhood Association  
Debra Gallant

*Submitted Tuesday, September 9, 2008*

*Councillor Norman Kelly, Chair, Scarborough Community Council*