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**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING 1**

**Date of Meeting:** Tuesday, January 18, 2005      **Enquiry:** Betty Henderson  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chamber      **416-396-7288**  
Scarborough Civic Centre      **bhender1@toronto.ca**  
150 Borough Drive  
Toronto, Ontario

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Under the *Municipal Act, 2001*, the Scarborough Community Council must adopt a motion to meet in camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – November 16, 2004

Speakers/Presentations – A complete list will be distributed at the meeting:

9:45 a.m.      - Item 1  
10:00 a.m.      - Item 2  
10:15 a.m.      - Item 3  
10:30 a.m.      - Item 4  
11:30 a.m.      - Item 5  
2:00 p.m.      - Item 35

Communications/Reports:

- 1. Herb Duncan House, 53 Old Kingston Road – Authority to enter into a Heritage Easement Agreement (Ward 44 – Scarborough East)**

(Speakers – 9:45 a.m.)

Report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking authority to enter into a Heritage Easement Agreement for the heritage property at 53 Old Kingston Road.

Recommendations:

It is recommended that:

- (1) prior to Site Plan Approval, the Owner will:
    - (a) enter into, and register on title, a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
    - (b) provide Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement;
    - (c) submit a Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to undertaking any landscape work or Site Plan Approval, if changes to the landscape and parking area occur;
  - (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 53 Old Kingston Road, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
  - (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- 1(a).** Communication (November 18, 2004) from the Toronto Preservation Board advising that the Board, at its meeting held on November 18, 2004, considered the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism and deferred it to the meeting of the Board scheduled to be held on January 13, 2005.

*(Note: Under the provisions of the Ontario Heritage Act, the Community Council has the right to proceed with this matter and forward its recommendations to City Council, despite the deferral by the Toronto Preservation Board.)*

**2. Removal of Seven Privately-owned Trees – 5 and 6 Falcon Lane  
(Ward 44 – Scarborough East)**

**(Deferred from September 14, 2004)**

**(Speakers – 10:00 a.m.)**

Report (August 18, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking permission to remove privately owned trees at 5 and 6 Falcon Lane.

**Recommendations:**

It is recommended that:

- (1) the request for a permit to remove three (3) privately-owned trees at 5 Falcon Lane, and four (4) privately-owned trees at 6 Falcon Lane be approved conditional on:
  - (a) the owner planting ten (10) 70mm caliper replacement trees, consisting only of native species, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism, upon completion of construction in accordance with the plan submitted September 26, 2002; and
  - (b) the trees in question not be removed until permitted construction activities commence which warrant the destruction of the trees;

**OR**

- (2) the request for a permit to remove seven (7) privately-owned trees located at 5 and 6 Falcon Lane be denied.

**3. Comprehensive By-law Compliance Program**

**(Staff Presentation – 10:15 a.m.)**

Presentation by Urban Development Services on the progress of the Comprehensive By-law Compliance Program.

**4. Principles and Proposed By-law Provisions for City-wide A-frame and Mobile Signs By-law**

**(Speakers – 10:30 a.m.)**

Communication (December 7, 2004) from the Planning and Transportation Committee forwarding a report (November 15, 2004) from the Commissioner, Urban Development Services, regarding a City-wide A-frame and mobile signs by-law, which the Planning and Transportation Committee, on December 7, 2004, amongst other things, referred to the Community Councils for consideration and report thereon to the Planning and Transportation Committee on March 7, 2005.

**5. East District Staffing Complement and Impact on Service Levels**

**(Speakers – 11:30 a.m.)**

Senior staff discussion with the Community Councillors on issues related to inadequate service levels in Scarborough.

**6. Request for Approval of Variances from the Scarborough Sign By-law No. 22980, as amended, for One Ground Sign at 5631 Steeles Avenue East (Ward 41 – Scarborough Rouge River)**

**(Deferred from November 16, 2004)**

Report (November 5, 2004) from the Director of Building and Deputy Chief Building Official, seeking approval of variances from the Scarborough Sign By-Law No. 22980, as amended, for one additional ground sign.

Recommendation:

It is recommended that the requested variances be refused for the reasons outlined in this report.

**7. Complaints and Enforcement of Illegal Signs in the East District**

Report (January 4, 2005) from the Director of Building and Deputy Chief Building Official, and the Acting Manager East District, Municipal Licensing and Standards, reporting on the number of complaints received from private citizens and Councillors; the number of Notices to Remove (NTR) and Orders to Comply (OTC) issued; the number of seizures and removal of illegal signs; and the number of court proceedings, including decisions.

Recommendation:

It is recommended that this report be received for information.

**8. Environmental Assessment – Closure of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way (Ward 39 – Scarborough Agincourt)**

**(Deferred from November 16, 2004)**

Report (October 29, 2004) from the Director, Transportation Services, East District, seeking authority to commence a Municipal Class Environmental Assessment to stop up and close portions of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way.

Recommendations:

It is recommended that:

- (1) authority be given to commence the necessary Municipal Class Environmental Assessment in order to determine the feasibility of stopping up and closing portions of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way; and
- (2) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto.

**9. Proposed All-Way Stop Control on Eglinton Avenue East South Service Road at Transway Crescent (Ward 35 – Scarborough Southwest)**

Report (December 16, 2004) from the Director, Transportation Services, East District, reporting on the results of an all-way stop control study conducted at the intersection of Eglinton Avenue East South Service Road and Transway Crescent.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted;
- (2) coincident with the installation of the stop signs on Eglinton Avenue East South Service Road and Transway Crescent, the existing pedestrian crossover be removed; and

- (3) the appropriate by-laws be amended accordingly.

**10. Proposed Installation of Traffic Control Signals  
Comstock Road and Lebovic Avenue (Ward 35 – Scarborough Southwest)**

Report (December 29, 2004) from the Director, Transportation Services, East District, seeking approval for the installation of traffic control signals at the intersection of Comstock Road and Lebovic Avenue, 300 metres west of Warden Avenue.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Comstock Road and Lebovic Avenue; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

**11. City-owned Transit Shelter Located on Private Property  
2044 Lawrence Avenue East (Ward 37 – Scarborough Centre)**

Report (December 13, 2004) from the Director, Transportation Services, East District, seeking authority for the City to enter into an encroachment agreement with the owners of 2044 Lawrence Avenue East to legitimize a City transit shelter located on their property.

Recommendations:

It is recommended that:

- (1) the City enter into encroachment agreements with the property outlined in this report; and
- (2) the appropriate City staff be authorized to prepare and execute the necessary encroachment agreements.

**12. Proposed Parking Prohibition on Toyota Place North of Corporate Drive  
(Ward 38 – Scarborough Centre)**

Report (December 16, 2004) from the Director, Transportation Services, East District, reporting on the results of traffic studies relating to traffic and parking concerns on Toyota Place north of Corporate Drive.

Recommendations:

It is recommended that:

- (1) the “No Parking” regulation, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**13. Proposed Installation of Mid-Block Pedestrian-Actuated Traffic Control Signals  
Warden Avenue, approximately 290 Metres North of Finch Avenue East  
(Ward 39 – Scarborough Agincourt)**

Report (December 10, 2004) from the Director, Transportation Services, East District, seeking approval for the installation of pedestrian-actuated traffic control signals on Warden Avenue, approximately 290 metres north of Finch Avenue East.

Recommendations:

It is recommended that:

- (1) that mid-block pedestrian-actuated traffic control signals be approved on Warden Avenue, approximately 290 metres north of Finch Avenue East;
- (2) coincident with the installation of traffic control signals, the existing pedestrian refuge island be removed; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

**14. Status Report – Redlea Avenue (Ward 39 – Scarborough Agincourt)**

Report (December 24, 2004) from the Commissioner of Corporate Services and Acting Commissioner of Works and Emergency Services, providing the status on the realignment project for Redlea Avenue.

Recommendation:

It is recommended that this report be received for information.

**15. Proposed Installation of Traffic Control Signals  
Passmore Avenue and Silver Star Boulevard  
(Ward 41 – Scarborough Rouge River)**

Report (December 10, 2004) from the Director, Transportation Services, East District, seeking approval for the installation of traffic control signals at Passmore Avenue and Silver Star Boulevard.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Passmore Avenue and Silver Star Boulevard; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

**16. Installation of Temporary (Lane Control) Traffic Control Signals on Morningside Avenue North of Old Finch Avenue (Ward 42 – Scarborough Rouge River)**

Report (January 4, 2005) from the Director, Transportation Services, East District, reporting on the installation of temporary (lane control) traffic control signals on Morningside Avenue north of Old Finch Avenue.

Recommendations:

It is recommended that:

- (1) this report be referred to the Policy and Finance Committee so that authority can be obtained to release \$40,000 from former Scarborough Account for roads: 70691-853 (SAP#350214 - Reserve Funds, Subdividers Deposits) to fund the installation of temporary (lane control) traffic control signals to improve



pedestrian and vehicular safety through the narrow CP Rail underpass on Morningside Avenue north of Old Finch Avenue; and

- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

**17. Proposed Replacement of Business Identification Sign GO Transit/Via Rail Guildwood Station – 4105 Kingston Road (Ward 43 – Scarborough East)**

Report (December 13, 2004) from the Director, Transportation Services, East District, seeking authority for the replacement and upgrading of a business identification sign within the untravelled (boulevard area) portion of the public right-of-way abutting 4105 Kingston Road.

Recommendations:

It is recommended that:

- (1) Council authority be granted to enter into the necessary legal agreement with GO Transit, 20 Bay Street, Suite 600, Toronto, Ontario M5J 2W3 to replace the existing with a new sign at the present location and maintain the replacement sign within the boulevard area of the City's road right-of-way abutting 4105 Kingston Road;
- (2) the proposed agreement to contain such terms and conditions as deemed necessary by the City Solicitor, Chief Financial Officer and Treasurer and Commissioner of Works and Emergency Services, to protect the City's interests up to and including the payment of fair market rent, removal of the encumbrance, at no cost to the City when the property is needed for municipal purposes; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to proceed including the introduction in Council of any bills.

**18. Dedication and Naming of the 0.3 Metre Wide Reserve Strip to Form Part of Starfire Drive (Ward 44 – Scarborough East)**

Report (December 29, 2004) from the Director, Transportation Services, East District, seeking authorization for the dedication and naming of the 0.3 metre wide reserve strip (the "Reserve"), shown as PART 2 on Plan 66R-21485, for public highway purposes and to incorporate PART 2 into the Starfire Drive road allowance.

Recommendations:

It is recommended that:

- (1) the Reserve, shown as Part 2 on Plan 66R-21485 (Part 1 on attached Sketch PS-2004-170), be dedicated and named for public highway purposes, to form part of Starfire Drive; and
- (2) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that might be necessary.

**19. Assumption of Services – 955159 Ontario Limited – 11 Grand Marshall Drive  
(Ward 42 – Scarborough Rouge River)**

Report (December 15, 2004) from the City Solicitor, seeking authority for the City to assume the services with respect to the subject development.

Recommendations:

It is recommended that:

- (1) the services installed for the above development be assumed and that the City formally assume the road within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee; and
- (3) the City Clerk and Chief Financial Officer and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**20. Land Exchange – Rear of 3132 Eglinton Avenue East  
(Ward 38 – Scarborough Centre)**

Report (December 24, 2004) from the Commissioner of Corporate Services, seeking authorization for the conveyance of a portion of surplus land located at the rear of 3132 Eglinton Avenue East in exchange for land to be conveyed to the City and a cash payment.

Recommendations:

It is recommended that:

- (1) authority be granted to enter into and complete the transactions provided for in a land exchange agreement and ancillary documentation with Hudson Developments Inc. (“HDI”) providing for the conveyance by the City to HDI of a portion of vacant City land located the at the rear of 3132 Eglinton Avenue East, shown as Part 2 on the attached Sketch (“the City Lands”), in exchange for the conveyance by HDI to the City of a portion of vacant land, shown as Part 1 on the attached Sketch (“the HDI Lands”), together with a cash payment of \$3,000.00, substantially as outlined in this report, on terms satisfactory to the Commissioner of Corporate Services;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to the Property;
- (3) the City Solicitor be authorized to complete the transactions on behalf of the City, including making payment of any necessary expenses and amending the closing date and other related transaction dates to such earlier or later date(s), on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**21. Sale of Surplus Land – Located at the Southeast Corner of Tallpines Court and Sheppard Avenue East (Ward 44 – Scarborough East)**

Report (December 24, 2004) from the Commissioner of Corporate Services, seeking authorization for the disposal of a parcel of vacant land located on the southeast corner of Tallpines Court and Sheppard Avenue East.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Sukjinder Singh, Nichattar Kaur and Jagwinder Singh Johal to purchase the City-owned parcel of vacant land located on the southeast corner of Tallpines Court and Sheppard Avenue East, described as part of Block 224 on Plan 66M-2167, also shown as Parts 1, 2 and 3 on Sketch No. PS-2003-089 (the “Property”), in the amount of \$50,000.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**22. Preliminary Report – Rezoning Application 04 186294 ESC 37 OZ  
The One Accord Apostolic Church of the First Born  
718 and 724 Brimley Road – Bendale Community  
(Ward 37 – Scarborough Centre)**

Report (December 13, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) the owner be directed to erect the property signage indicating that the rezoning application has been filed with the City;
- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor and adjacent Ward Councillor;
- (3) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**23. Preliminary Report – Rezoning Application 04 128687 ESC 37 OZ  
447112 Ontario Limited - 45 Munham Gate  
Dorset Park Employment District (Ward 37 – Scarborough Centre)**

Report (December 20, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**24. Preliminary Report – Rezoning Application 04 188142 ESC 41 OZ  
Brian Feeley, Robynwood Homes Inc. – 2756 Brimley Road  
Agincourt North Community (Ward 41 – Scarborough Rouge River)**

Report (January 4, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**25. Preliminary Report – Official Plan Amendment & Rezoning Application 04 185245 ESC 41 OZ – Draft Plan of Subdivision 04 185260 ESC 41 SB - Brookside Gardens Inc. – Architect: Suriano Design Consultants Inc. – Sandhurst Circle N/E Corner at White Heather Boulevard – Agincourt North Community (Ward 41 – Scarborough Rouge River)**

Report (January 4, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**26. Preliminary Report – Rezoning Application 04 186473 ESC 42 OZ Trinity Falls Corporation – 145 Milner Avenue – Malvern Employment District (Ward 42 – Scarborough Rouge River)**

Report (December 20, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners within 120 metres of the site; and

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**27. Preliminary Report – Rezoning Application 04 193649 ESC 43 OZ  
Rouge Valley Health System – Peter Ng, Kearns Mancini Architects Inc.  
South-east Corner Ellesmere Road and Neilson Road – Morningside Community  
(Ward 43 – Scarborough East)**

Report (December 20, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**28. Preliminary Report – OPA & Rezoning Application 04 178040 ESC 43 OZ  
985198 Ontario Inc. – Architect: George Popper – 976 Brimorton Drive and  
Orton Park Road – Woburn Community (Ward 43 – Scarborough East)**

Report (December 20, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**29. Preliminary Report – OPA & Rezoning Application 04 180325 ESC 44 OZ  
Draft Plan of Subdivision Application 04 180330 SB – Havendale Holdings Inc.  
Ellesmere Road, west of Calverley Trail – Highland Creek Community  
(Ward 44 – Scarborough East)**

Report (December 15, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**30. Final Report – Rezoning Application 04 183726 ESC 42 OZ  
Removal of Holding (H) Symbol – Mattamy (Rouge) Limited  
8800 Sheppard Avenue East – Rouge Community  
(Ward 42 – Scarborough Rouge River)**

Report (December 17, 2004) from the Acting Director, Community Planning, East District, seeking approval of an application to amend the Zoning By-Law to remove a holding symbol which applies to the west half of the Mattamy (Rouge) Subdivision lands, to allow for the lands to develop in accordance with the draft approved residential plans of subdivision.

Recommendations:

It is recommended that City Council:



- (1) amend the Zoning By-law to remove the existing Holding Symbol (H) on the subject lands, substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 3; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**31. Final Report – Part Lot Control Application 03 196788 E00 00 PL  
Petunia Valley Developments Inc. - Lands west of Morningside Avenue, south of  
Highway 401 (Ward 43 – Scarborough East)**

Report (December 10, 2004) from the Acting Director, Community Planning, East District, seeking approval of an application to extend the exemption from Part Lot Control under By-Law 223-2004, in order that the dwellings covered by the By-Law may continue to be conveyed into separate ownership.

Recommendations:

It is recommended that City Council:

- (1) amend By-law 223-2004 to extend Part Lot Control exemption by a further one year, to expire on March 3, 2006;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation (1);
- (3) prior to introduction of Bills in Council, the owner shall confirm payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department; and
- (4) the appropriate City officials be authorized and directed to register the By-law on title.

**32. Final Report – Designation of Site Plan Control Area – 03 035258 36 SA  
(TF SPC 2003 0021) 216 and 220 Scarborough Golf Club Road  
Claudiana Developments Limited and Phyllis Nunno in Trust  
Scarborough Village Community (Ward 36 – Scarborough Southwest)**

Report (January 7, 2005) from the Acting Director, Community Planning, East District, seeking to designate 216 and 220 Scarborough Golf Road as a Site Plan Control Area.

Recommendations:

It is recommended that City Council:

- (1) enact a Site Plan Control By-law pursuant to Section 41 of the Planning Act to designate 216 and 220 Scarborough Golf Club Road as an area subject to Site Plan Control, substantially in accordance with the draft Site Plan Control By-law in Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required.

**33. Supplementary Report – Site Plan Control Application 03 035259 ESC 40 SA  
1554177 Ontario Limited – Holt/Architect – 170 Ellesmere Road  
Maryvale Community (Ward 40 – Scarborough Agincourt)**

Report (January 5, 2005) from the Acting Director, Community Planning, East District, seeking approval of Site Plan Control Application 03 035259 ESC 40 SA, 170 Ellesmere Road.

Recommendations:

It is recommended that City Council:

- (1) approve the proposed 354 square metre, motor vehicle sales and repair facility at 170 Ellesmere Road as generally indicated on the drawings illustrated by Attachments 1 and 2, subject to the conditions of approval as listed in Attachment 4;
- (2) direct the City Solicitor to prepare any necessary site plan agreement(s); and
- (3) authorize the Acting Director of Community Planning to execute the agreement.

**34. Inventory of Unused School Sites**

**(Report to follow)**

**35. Final Report – OPA and Rezoning Application 04 160357 ESC 38 OZ  
The Goldman Group (SkyGold Investments Ltd. and Equinox V Holdings Inc.)  
(Graziani/Corazza Architects Inc.) Lands Adjacent to Albert Campbell Square  
Progress Employment District (Ward 38 – Scarborough Centre)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

**(Report to follow)**



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**SCARBOROUGH COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 1**

<b>Date of Meeting:</b>	<b>Tuesday, January 18, 2005</b>	<b>Enquiry:</b>	<b>Betty Henderson</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Meeting Hall</b>		<b>396-7288</b>
	<b>Scarborough Civic Centre</b>		<b>bhender1@toronto.ca</b>

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**34. Inventory of Unused School Sites**

Report (January 6, 2005) from the Acting Director, Community Planning, East District, responding to a request by Scarborough Community Council for information on unused school sites in the Scarborough area.

Recommendations:

It is recommended that this report be received for information.

**35. Final Report – OPA and Rezoning Application 04 160357 ESC 38 OZ  
The Goldman Group (Graziani/Corazza Architects Inc.) Lands Adjacent to  
Albert Campbell Square, extending east to Albert Campbell Square - Progress  
Employment District  
(Ward 38 – Scarborough Centre)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 5, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Official Plan and Zoning By-law and to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto, to permit the phased development of 38, 34 and 29-storey residential buildings with commercial uses located on the ground floor, on lands east of the Scarborough Civic Centre and Albert Campbell Square and west of Town Centre Court.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with the proposed modification attached as Attachment No. 10;
- (3) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No.11;
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with the proposed modification attached as Attachment No. 12;
- (5) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No 13;
- (6) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No 14;
- (7) before introducing the necessary Bills to City Council for enactment and before the Ontario Municipal Board is requested to modify the Official Plan for the City of Toronto, the owner shall:
  - (a) enter into a Land Exchange Agreement with the City respecting the lands adjacent to the Scarborough Civic Centre, east of Albert Campbell Square and extending to Town Centre Court;
  - (b) enter into one or more agreements with the City pursuant to Section 37 of the Planning Act to secure the public benefits identified in the draft Zoning By-law Amendment outlined in Attachment 13 and to address matters respecting the provision of the new park, to the satisfaction of the City Solicitor, in consultation with the Commissioners of Urban Development Services and Economic Development Culture and Tourism or their successors, including their designates;

- (c) enter into a Site Plan Agreement under Section 41 of the Planning Act for the overall development, generally consistent with the development concept identified on Attachments 3 to 6 ; and
  - (d) make arrangements, to the satisfaction of the City Solicitor, in consultation with the Commissioner of Economic Development Culture and Tourism or his successor, including his designate, for maintenance of the underground parking structure beneath the City's park, and associated protection of the City's park.
- (8) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments, Proposed Modifications to the Toronto Official Plan, and the draft Zoning By-law Amendments as may be required.