



**Date of Meeting:** Wednesday, March 30, 2005  
**Location:** Council Chamber  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario

**Enquiry:** Betty Henderson  
416-396-7288  
bender1@toronto.ca

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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 – February 8, 2005

Deputations/Presentations:

9:45 a.m. - Item 1

10:00 a.m. - Item 3

10:30 a.m.- Item 2

Communications/Reports:

1. **Scarborough Civic Action Network – Scarborough Community Summit**  
(*No written material*)

Presentation by Scarborough Civic Action Network on the results of the Scarborough Community Summit held in November, 2004.

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

(Deferred from January 18, 2005)

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.
- 2(a).** Communication (March 4, 2005) from the Toronto Preservation Board advising that, at its meeting on March 3, 2005, the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism, entitled “53 Old Kingston Road (Herb Duncan House) – Authority to Enter into a Heritage Easement Agreement (Ward 44 Scarborough East)”, was withdrawn at the request of the Department.

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

**(10:00 a.m. – Mayor Miller to attend – no written material)**

The Scarborough Community, at its meeting on January 18, 2005:

- (1) deferred consideration of issues relating to the East District Staffing Complement and Impact on Service Levels until its meeting of March 30, 2005; and

- (2) received the communication (January 10, 2005) from Mayor David Miller, requesting deferral of this matter until the Scarborough Community Council meeting of March 30, 2005.

#### **4. Conditions In and Around Scarborough Civic Centre**

Report (March 7, 2005) from the Commissioner of Corporate Services, reporting on the conditions in and around the Scarborough Civic Centre.

Recommendation:

It is recommended that this report be received for information.

#### **5. Access to Scarborough Civic Centre – Official Parking Garage**

Report (March 7, 2005) from the Commissioner of Corporate Services, providing a list of persons authorized to park in the official parking lot at the Scarborough Civic Centre, as requested by Community Council on February 8, 2005.

Recommendation:

It is recommended that this report be received for information.

#### **6. Inclusion on the City of Toronto Inventory of Heritage Properties 300 Danforth Road (Lily Cups Office Building) (Ward 35 – Scarborough Southwest)**

Report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking City Council approval to include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 6(a).** Communication (March 4, 2005) from the Toronto Preservation Board, recommending to Scarborough Community Council, that City Council adopt the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**7. Scarborough Community Heritage Preservation Panel Annual Report to Council**

Communication (January 31, 2005) from Rick Schofield, Chairman, Scarborough Community Preservation Panel, providing the Panel's annual report for 2004.

**8. Removal of Eleven (11) Private Trees – 29 Blueking Crescent  
(Ward 44 – Scarborough East)**

Report (February 25, 2005) from the Commissioner of Economic Development, Culture and Tourism, reporting on an application that has been received for a permit to remove eleven (11) trees located on private property at 29 Blue King Crescent, from the property owner.

Recommendations:

It is recommended that:

- (1) the request for a permit to remove eleven (11) privately owned trees at 29 Blueking Crescent be approved conditional on:
  - (a) the trees in question not being removed until permitted construction activities in accordance with plans approved by the City commence which warrant the destruction of the trees; and
  - (b) upon completion of construction, the owner shall plant eleven (11) replacement trees in accordance with the plan on file with Urban Forestry Services;

**OR**

- (2) the request for a permit to remove eleven (11) privately owned trees located at 29 Blueking Crescent be denied.

**9. Release of Requirement to Construct a Secondary Access to Morningside Avenue affecting Vacant Land East of Portia Street (Ward 43 – Scarborough East)**

Report (February 28, 2005) from the Commissioner of Corporate Services, seeking approval to rescind Recommendation 5(b) in Clause 19, Report 2 of the Scarborough Community Council, adopted by City Council on February 13, 14 and 15, 2002.

Recommendations:

It is recommended that:

- (1) Clause 19 of Report 2 of the Scarborough Community Council, as adopted by City Council at its meeting held on February 13, 14 and 15, 2002, be amended to rescind Recommendation 5(b); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**10. Proposed On-Street Disabled Parking in Front of 2400 Queen Street East (Ward 36 – Scarborough Southwest)**

Report (March 4, 2005) from the Director, Transportation Services, East District, reporting on a request to permit disabled parking in front of 2400 Queen Street East.

Recommendations:

It is recommended that:

- (1) the parking regulations, as identified in Appendix 1 of this report be rescinded;
- (2) the parking regulations, as identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-law be amended accordingly.

**11. Proposed Minor Street Stop Signs in the Ionview Community (Ward 37 – Scarborough Centre)**

Report (March 2, 2005) from the Director, Transportation Services, East District, reporting on a request to install minor street stop signs at uncontrolled “tee” intersections in the Ionview Community.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” regulations, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**12. Proposed Minor Street Stop Signs at Uncontrolled Intersections in the Wexford Community (Ward 37 – Scarborough Centre)**

Report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the results of all-way stop control studies conducted at the intersections of Biscayne Boulevard and Shangarry Drive, Dyson Boulevard and Arncliffe Crescent, and Shangarry Drive and Dyson Boulevard.

Recommendations:

It is recommended that:

- (1) an all-way stop control not be installed on Biscayne Boulevard at Shangarry Drive;
- (2) an all-way stop control not be installed on Dyson Boulevard at Arncliffe Crescent;
- (3) an all-way stop control not be installed on Shangarry Drive at Dyson Boulevard;
- (4) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
- (5) the appropriate by-laws be amended accordingly.

**13. Review of Traffic Operations on Brimley Road South of Ellesmere Road (Wards 37 and 38 – Scarborough Centre)**

Report (March 2, 2005) from the Director, Transportation Services, East District, reporting on follow-up observations conducted after the extension of the median and related turn restrictions on Brimley Road, immediately south of Ellesmere Road.

Recommendations:

It is recommended that this report be received for information.

**14. Proposed Parking Regulations on Calthorpe Avenue between Ellesmere Road and Calverley Trail (Ward 44 – Scarborough East)**

Report (March 3, 2005) from the Director, Transportation Services, East District, reporting on a request to prohibit parking on both sides of Calthorpe Avenue between Ellesmere Road and Calverley Trail from 7:00 a.m. to 6:00 p.m. Monday to Friday.

Recommendations:

- (1) the parking regulations, as identified in Appendix 1 of this report be enacted; and
- (2) the appropriate by-law(s) be amended accordingly.

**15. Request for All-Way Stop Controls on Wayne Avenue at Lancefield Avenue and at Lingarde Drive (Ward 37 – Scarborough Centre)**

Report (March 2, 2005) from the Director, Transportation Services, East District, reporting the results of all-way stop control studies conducted at the above-noted intersections.

Recommendations:

It is recommended that:

- (1) an all-way stop control not be installed on Wayne Avenue at Lancefield Avenue; and
- (2) an all-way stop control not be installed on Wayne Avenue at Lingarde Drive.

**16. Proposed Traffic Controls within the Sullivan Community (Ward 40 – Scarborough Agincourt)**

Report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the proposed implementation of turn prohibitions and a 40 km/h speed limit within the Sullivan community bounded by Sheppard Avenue East, Pharmacy Avenue, Highway 401 and Victoria Park Avenue.

Recommendations:

It is recommended that:

- (1) southbound through movements be prohibited on Pharmacy Avenue at Sheppard Avenue East between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report;
- (2) westbound left-turns be prohibited on Sheppard Avenue East at Abbotsfield Gate, Pharmacy Avenue, and Commons Drive between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report;
- (3) a 40 Km/h speed limit be implemented on Meadowacres Drive, Farmcrest Drive, Norbert Road, Dobbin Road, Bugle Hill Road, and Foxhill Road; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction to Council of any bills that may be required.

**17. Proposed Turn Prohibitions – 2094 Brimley Road  
(Ward 41 – Scarborough Rouge River)**

Report (March 4, 2005) from the Director, Transportation Services, East District, reporting on terms of site plan approval as they relate to access restrictions to the property located at 2094 Brimley Road.

Recommendations:

It is recommended that:

- (1) northbound left-turn and eastbound left-turn prohibitions be enacted at all times at the driveway located on the west side of Brimley Road, at a point 55 metres north of Sheppard Avenue East, as identified in Appendix 1 of this report;
- (2) all costs associated with signage in support of the prohibitions at the subject driveway be borne by the owner of the property serviced by the driveway, as per the site plan approval for Site Plan Control Application 04 144702 ESC 41 SA; and
- (3) the appropriate by-law be amended accordingly.



**18. Preliminary Report – Rezoning Application 05 110329 ESC 35 OZ  
Maryannet and Jenuraj Sebastiampillai – 779A-779 Danforth Road  
Kennedy Park Community and Birchmount Park Employment District By-laws  
(Ward 35 – Scarborough Southwest)**

Report (March 9, 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.

**19. Preliminary Report – Rezoning Application 05 101960 ESC 40 OZ  
Daniel Executive Holdings Inc. (Architect: Henry Chiu)  
3195 Sheppard Avenue East - Sullivan Community  
(Ward 40 – Scarborough Agincourt)**

Report (March 15, 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 in the second quarter of the year;
- (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.

**20. Preliminary Report – Rezoning Application 05 110341 ESC 44 OZ  
Pioneer Petroleums Limited – 7445 Kingston Road – Rouge Community  
(Ward 44 – Scarborough East)**

Report (March 15, 2005) from the Acting Director, Community 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.

**21. Preliminary Report – Rezoning Application 04 204958 ESC 44 OZ  
1453351 Ontario Inc. – Rear Portion of 22 Rozell Road  
and Block 66, Plan 66M-2399 – Centennial Community  
(Ward 44 – Scarborough East)**

Report (March 15, 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.

**22. Preliminary Report – Rezoning Application 05 104584 ESC 44 OZ and Plan of Subdivision Application 05 104571 ESC 44 SB –Honeywood Properties Inc. Rear Portions of 84, 86 and 92 Scarboro Avenue – Highland Creek Community (Ward 44 – Scarborough East)**

Report (March 15, 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.

**23. Preliminary Report – Rezoning Application 05 102824 ESC 44 OZ 313 Port Union Road Limited – 313-367 Port Union Road – Centennial Community (Ward 44 – Scarborough East)**

Report (March 15, 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;

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the applicant be instructed to submit an application for Official Plan Amendment in addition to the application to amend the Zoning By-law, in order to amend the 'Reversed Lots or Other Restricted Access' policies of the West Rouge Neighbourhood within the Centennial Community Secondary Plan.

**24. Final Report – Rezoning Application 02 035463 ESC 38 OZ  
Removal of Holding Symbol (H) – OMERS Realty Holdings Inc.  
530 Progress Avenue (N/W Corner Progress and Corporate Drive)  
Progress Employment District  
(Ward 38 – Scarborough Centre)**

Report (March 7, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the zoning by-law to remove a holding symbol which applies to the lands at the north-west corner of Progress Avenue and Corporate Drive (Block E – 3, Plan M1410) to allow for the development of the site for a retail use (furniture store).

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 4; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**25. Final Report – Official Plan Amendment and Rezoning Application  
04 150743 ESC 37 OZ - Gykan Enterprises Inc.  
(Architect: Turner Fleischer Architects Inc.) 1510 Birchmount Road  
Wexford Employment District  
(Ward 37 – Scarborough Centre)**

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

Report (March 15, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and the Zoning By-law to expand the range of permitted uses at 1510 Birchmount Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Wexford Employment District Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Wexford) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

**26. Final Report - Official Plan Amendment Application 04 183984 ESC 41 OZ  
Rezoning Application 04 151999 ESC 41 OZ  
Kreadar Enterprises Inc. (Architect: Gross Kaplin Coviensky)  
2150 McNicoll Avenue - Milliken Employment District  
(Ward 41 – Scarborough Rouge River)**

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

Report (March 16, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan and the Zoning By-law for a retail development on a 2.7 hectare (6.7 acre) site at the northwest corner of McNicoll Avenue and Silver Star Boulevard.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Employment Districts Zoning By-law (Milliken) No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment 7; and

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Scarborough Official Plan Amendment and Proposed Modification to the Toronto Official Plan, and the draft Zoning By-law Amendment as may be required.

**27. Final Report - Official Plan Amendment and Rezoning Application  
03 166812 ESC 41 OZ - Ogden Funeral Homes Limited  
(Architect: Mark Nawrocki)  
14 Donalda Crescent – Agincourt Community  
(Ward 41 – Scarborough Rouge River)**

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

Report (March 17, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan of the former City of Scarborough and the Agincourt Community Zoning By-law to permit the expansion of a surface parking lot for an existing funeral home operation onto abutting lands which are currently used for residential purposes.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) amend Site Plan Control By-law 21319 to designate the lands at 14 Donalda Crescent as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 7;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments and draft designating Site Plan Control By-law as may be required; and
- (5) before introducing the necessary Bills to City Council for enactment, the applicant shall obtain Site Plan Approval under Section 41 of the Planning Act.

**28. Final Report - Official Plan Amendment and Rezoning Application  
02 035542 ESC 44 OZ - Kelmore Ltd./Romlek Enterprises Inc.  
215 Morrish Road - Highland Creek Community  
(Ward 44 – Scarborough East)**

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

Report (March 17, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and Zoning By-law to permit a total of 16 common element condominium residential dwelling units consisting of 14 townhouses and 2 semi-detached dwellings.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 7;
- (2) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act, for the residential development; and
- (5) authorize staff to enter into an agreement to provide an exemption for the requirement of 10 on-site parking spaces, subject to Payment In Lieu of Parking as per Council Policy. The agreement is to be executed prior to introducing the necessary Bills to City Council for enactment.

**28(a).** Communication (March 14, 2005) from Heidi Kreiner-Ley, Opportunity Holdings Inc.; and

**28(b).** Communication (March 11, 2005) from Percy Lucas.

**SCARBOROUGH COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 3**

<b>Date of Meeting:</b>	<b>Wednesday, March 30, 2005</b>	<b>Enquiry:</b>	<b>Betty Henderson</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Committee Administrator</b>
<b>Location:</b>	<b>Council Chamber</b>		<b>416-396-7288</b>
	<b>Scarborough Civic Centre</b>		<b>bhender1@toronto.ca</b>
	<b>150 Borough Drive</b>		
	<b>Toronto, Ontario</b>		

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**NEW ITEMS**

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

Report (March 16, 2005) from the Acting Manager, East District, Municipal Licensing and Standards, reporting on the number of complaints received from private citizens and Councillors, Municipal Licensing and Standards response times, the number of Notices to Remove, the number of seizures and removal of illegal signs, and the number of court proceedings.

Recommendations:

It is recommended that this report be received for information.

**30. Naming of Proposed Private Lane Extending Southerly from Staines Road, Opposite Mantis Road – Chicory Lane (Ward 42 – Scarborough Rouge River)**

Report (March 15, 2005) from the City Surveyor, recommending that the proposed private lane extending southerly from Staines Road, opposite Mantis Road, be named “Chicory Lane”.



Recommendations:

- (1) the proposed private lane extending southerly from Staines Road, opposite Mantis Road, be named "Chicory Lane";
- (2) Mattamy (Staines) Limited pay the costs estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**31. Final Report – Site Plan Control Application 02 035533 ESC 40 SA  
(OPA and Employment Districts Zoning By-law 24982 - South Agincourt  
Application 01 036249 ESC 40 OZ - Plan of Subdivision 02 035523 ESC 40 SB)  
2055 Kennedy Road - 1309230 Ontario Limited  
(Canderel Stoneridge Equity Group) Agincourt Community  
(Ward 40 – Scarborough Agincourt)**

Report (March 21, 2005) from the Acting Director, Community Planning, East District, recommending to City Council that a Site Plan Control By-law be enacted for the subject property.

Recommendations:

It is recommended that City Council:

- (1) amend the Site Plan Control By-law Number 21319 for the Agincourt Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment 4; 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.

**32. Preliminary Report – OPA and Rezoning Application 04 200797 ESC 42 OZ  
Plan of Subdivision Application 04 200806 ESC 42 SB – Cedarbrae Golf and  
Country Club and Runnymede Development Corporation  
6431 and 6461 Steeles Avenue East – Morningside Heights Community  
(Ward 42 – Scarborough Rouge River)**

Report (March 21, 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 the appropriate interest groups; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**33. Preliminary Report – OPA and Rezoning Application 05 105326 ESC 44 OZ  
Buttermill Developments Inc. – East Side of East Avenue between  
Baronial Court and Broadbridge Drive – Centennial Community  
(Ward 44 – Scarborough East)**

Report (March 18, 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the applicant be instructed to submit draft plan of subdivision, part lot control and/or site plan control applications in consultation with Planning staff, in support of these applications, having particular regard to the issues raised in this report.