



**SCARBOROUGH COMMUNITY COUNCIL
DECISION DOCUMENT
MEETING 5**

Report 5 to be considered by City Council on June 14, 15 and 16, 2005

Date of Meeting:	May 31, 2005	Enquiry	Betty Henderson
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chambers		416-396-7288
	Scarborough Civic Centre		bhender1@toronto.ca
	150 Borough Drive		
	Toronto, Ontario		

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the minutes for the official record.

How to Read the Decision Document:

- *recommendations of the Community Council to City Council are in bold type after the item heading;*
- *action taken by the Community Council on its own authority does not require Council's approval – it is reported to Council for information, and is listed in the decision document in bold type under the heading "Action taken by the Community Council"; and*
- *Declarations of Interest, if any, appear at the end of an item.*

Minutes Confirmed – Meeting of May 3, 2005.

Communications/Reports:

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

(Public Meeting under the *Municipal Act, 2001*)

Report 5, Clause 1

The Scarborough Community Council recommends that City Council enact a by-law in the form of the Draft By-law.

In accordance with Clause 14, Report 3 of the Scarborough Community Council, adopted by City Council on April 12, 13 and 14, 2005, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

2. Naming of Proposed Private Lane Extending Westerly from Brimley Road, South of Lawrence Avenue – Corner Lane (Ward 37 – Scarborough Centre)

(Public Meeting under the *Municipal Act, 2001* – 10:00 a.m.)

Report 5, Clause 2

The Scarborough Community Council recommends that City Council enact a by-law in the form of the Draft By-Law.

In accordance with Clause 9, Report 2 of the Scarborough Community Council, adopted by City Council on February 16, 2005, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

3. Front Yard Parking and Driveway Widening

Report 5, Clause 14(a)

Action taken by the Community Council:

The Scarborough Community Council:

- (1) directed the Deputy City Manager to include in the final report on front yard parking to be submitted in the Fall of 2005, that Scarborough Community Council wish to reconfirm the existing policies and zoning by-laws as it pertains to parking in residential zones; and further wish to state its objection to any permissive initiatives to introduce any changes within the East District;**
- (2) requested the Acting General Manager, Transportation Services, in consultation with the Deputy City Manager and Chief Financial Officer, to report to the Works Committee on the development of an information protocol to inform residents of the negative effect and impact on the water system of front yard parking pads, with such information to be included in the Water Bill.**

- (3) requested the Acting Manager, Municipal Licensing Services, East District to provide Members of Scarborough Community Council with the following:**
 - (a) a picture when a rectification/barrier is installed on a property in their Ward that has been identified as being in violation of Scarborough Municipal Licensing parking standards;**
 - (b) a standard caution letter regarding driveway instructions; and**
 - (c) a list of violations in their specific Ward.**
- (2) received the following report and communication:**
 - (a) report (May 17, 2005) from the Acting General Manager, Transportation Services; and**
 - (b) communication (May 30, 2005) from Valerie Plunkett, President, Rosewood Taxpayers' Association, in opposition to allowing front yard parking pads within the Scarborough area.**

Report (May 17, 2005) from the Acting General Manager, Transportation Services, providing, as requested by Toronto and East York Community Council, certain information related to residential off-street parking (front yard parking and driveway widening).

Recommendation:

It is recommended that this report be received for information.

**4. Demolition of a Designated Building (Bickford Residence/Guild Inn)
201 Guildwood Parkway (The Guild Inn) - Authority to Enter into a
Heritage Easement Agreement, and Amendment to the Designation By-law
(Ward 43 – Scarborough East)**

Report 5, Clause 3

(To be considered with Clause 9, Report 5 of the Administration Committee)

The Scarborough Community Council recommends that City Council:

- (1) adopt the staff recommendations in the Recommendation Section of the report (March 9, 2005) from the former Commissioner of Economic Development, Culture and Tourism, as recommended by the Toronto Preservation Board, subject to the following:**

- (a) amending Recommendation (3) by deleting the words, “Commissioner of Economic, Development, Culture and Tourism” and replacing with the words, Director, Policy and Research, City Planning; and
 - (b) amending Recommendations (8) and (9) by deleting the words “Commissioner of Economic, Development, Culture and Tourism” and replacing with the words, “Chief Planner and Executive Director, City Planning Division; and
- (2) adopt the following Toronto Preservation Board resolution:

“WHEREAS the Toronto Preservation Board realizes that the Bickford House and Guild Inn have been seriously neglected for several years by the former Metro and the City and its Lessees; and

WHEREAS the current condition of the historically designated structure is such that restoration and adaptive reuse may not be feasible; and

WHEREAS the current structure would require extensive renovations to bring it up to building and accessibility codes, renovations which would likely compromise the historical integrity of the building;

NOW THEREFORE BE IT RESOLVED that the Toronto Preservation Board endorsed the following Scarborough Community Preservation Panel’s resolution as amended:

‘that the Developer, Members of the Scarborough Community Preservation Panel and City staff work together:

- (1) to ensure that as many as possible of the historic components, fixtures and furnishings of the building are preserved and used in any proposed new structure; and
- (2) to fully document the Bickford House and its various pre 1950s additions in the form of measured drawings, detailed photographs and other documentation as may be deemed appropriate to record the history of the historic designated building.’ ”

Action taken by the Community Council:

The Scarborough Community Council:

- (a) requested the General Manager, Economic Development and Culture to:
 - (i) report to Scarborough Community Council on the development of a cultural program agreement; and further establish a mechanism to engage the

Guildwood Village Community Association and the Guild Renaissance Group in implementing such programs for the length of the lease; and

- (ii) make the applicant aware of all public staff reports concerning the Guild Inn; and**
- (b) received the following communications:**
- (i) (April 8, 2005) from the Toronto Preservation Board, in support of the staff recommendations; and**
 - (ii) (May 31, 2005) from Richard and Linda Pikul, in support of the proposal for the Guild Inn restoration.**

Report (March 9, 2005) from the Commissioner of Economic Development, Culture and Tourism, recommending approval of the demolition of the Bickford Residence/Guild Inn located at 201 Guildwood Parkway; seeking authority to enter into a Heritage Easement Agreement; and amend the designation By-law to include the Sculpture Studio and Building 191.

Recommendations:

It is recommended that:

- (1) By-law 266-1999 (By-law designating 201 Guildwood Parkway under the Ontario Heritage Act) be amended to include Building 191 and the Sculpture Studio;
- (2) demolition of the Bickford Residence/Guild Inn be approved under Section 34 of the *Ontario Heritage Act*;
- (3) the Guild Inn Reuse Strategy prepared by Goldsmith Borgal & Company Ltd. Architects and Queen's Quay Architects International Inc. be approved and the principles contained therein be applied to the design of the new development, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
- (4) the developer submit a Conservation Plan satisfactory to the Manager of Heritage Preservation Services prior to issuance of Site Plan approval;
- (5) the developer submit an Interpretation Plan for the Guild Inn site satisfactory to the Manager of Heritage Preservation Services prior to the issuance of any building permit for new development or a permit for demolition related to the Bickford residence portion of the existing development;

- (6) a Plan for the Nomenclature used on site, including the use of the name “Guild Inn” in the usual script and other appropriate naming of spaces within the new development that reference and reflect the site’s history, be developed satisfactory to the Manager of Heritage Preservation Services prior to issuance of Site Plan approval;
- (7) the developer present final plans of the development to the Toronto Preservation Board prior to issuance of Site Plan approval;
- (8) the developer provide a Letter of Credit to the City in an amount satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation and Interpretation Plans prior to the issuance of any building permit for new development;
- (9) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the lessee of 201 Guildwood Parkway (The Guild Inn), 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 to accommodate the elements and items referenced in Recommendation (10), in consultation with the Commissioner of Economic Development, Culture and Tourism;
- (10) the lessee enter into a Heritage Easement Agreement prior to the issuance of site plan approval to provide permanent protection for elements of the Bickford Residence retained in the new development, including those items specified in Attachment 6, and any other designated heritage features on the portion of the property to be leased by the City to the developer;
- (11) the developer retain a consultant archaeologist licensed by the Ministry of Culture to carry out a stage two archaeological assessment, if required, and mitigate through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found;
- (12) the consultant archaeologist submit a copy of the relevant assessment report(s) to Heritage Preservation Services;
- (13) no demolition, except for the 1965 Hotel Addition, construction, grading or other soil disturbances shall take place on the subject property prior to Heritage Preservation Services and the Ontario Ministry of Culture confirming in writing that all archaeological licensing and technical review requirements have been satisfied; and
- (14) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 5. Assumption of Services – Cimas Construction Limited
Part of Lots 19 and 20, Registered Plan 2098 designated as
Parts 1, 3, 5, 7, 8 and 9 on Reference Plan 64R-15994
39-43 Scarboro Avenue
(Ward 44 – Scarborough East)**

Report 5, Clause 4

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the City Solicitor.

Report (May 17, 2005) from the City Solicitor, seeking authorization for the City to assume the services with respect to the above 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 with the exception of a cash settlement in the amount of \$2,040.00 as set out in this report; and
 - (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.
- 6. Feasibility of Implementing Long Term Parking on Mystic Avenue
(Ward 35 – Scarborough Southwest)**

Report 5, Clause 14(b)

Action taken by the Community Council:

The Scarborough Community Council deferred consideration of this matter until its meeting of September 20, 2005, to allow the Ward Councillor to hold a community meeting.

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed on Mystic Avenue.

Recommendation:

It is recommended that this report be received for information.

**7. Proposed Installation of Traffic Control Signals
Bellamy Road North at Benleigh Drive
(Ward 38 – Scarborough Centre)**

Report 5, Clause 5

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the Director, Transportation Services, Scarborough District, subject to adding that given the accident history and speed studies undertaken at this intersection, traffic control signals be installed at the earliest possible time.

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, seeking approval for the installation of traffic control signals at Bellamy Road North and Benleigh Drive.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Bellamy Road North and Benleigh Drive;
- (2) coincident with the installation of the traffic control signals, the existing pedestrian crossover (PXO) 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.

**8. Proposed Turn Prohibitions
Ellesmere Road Access to 1215-1255 McCowan Road
(Ward 38 – Scarborough Centre)**

Report 5, Clause 6

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Transportation Services, Scarborough District.

Action taken by the Community Council:

The Scarborough Community Council requested the Director, Transportation Services, Scarborough District, to monitor the Ellesmere Road access restrictions for six months to study the effectiveness of the left turn sign prohibitions and report thereon to the Scarborough Community Council.

Report (May 12, 2005) from the Director, Transportation Services, Scarborough District, reporting on terms of site plan approval as they relate to Ellesmere Road access restrictions to the property located at 1215-1255 McCowan Road.

Recommendations:

It is recommended that:

- (1) eastbound left-turn and southbound left-turn prohibitions be enacted at all times at the driveway located on the north side of Ellesmere Road, at a point 85 metres east of McCowan Road, 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 agreement for Site Plan Control Application 03 035203 ESC 38 SA; and
- (3) the appropriate by-law be amended accordingly.

**9. Dedication and Naming of the 0.3 Metre Wide Reserve Strip to Form Part of Borough Drive
(Ward 38 – Scarborough Centre)**

Report 5, Clause 7

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the Director, Transportation Services, Scarborough District.

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, seeking authorization for the dedication and naming of the 0.3 metre wide reserve strip (the “Reserve”), shown as Part 1 on Plan 66R-21741, for public highway purposes, and to incorporate Part 1 into the Borough Drive road allowance.

Recommendations :

- (1) the Reserve, shown as Part 1 on Plan 66R-21741, (Part 1 on attached Sketch PS-2005-042) be dedicated and named for public highway purposes, to form part of Borough 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.

**10. Feasibility of Implementing Long Term Parking on Willowfield Mews
(Ward 40 – Scarborough Agincourt)**

Report 5, Clause 14(c)

The Scarborough Community Council deferred consideration of this matter until its meeting of September 20, 2005, to allow for further consultation with the Ward Councillor.

Report (May 13, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed on Willowfield Mews.

Recommendations :

It is recommended that this report be received for information.

**11. Dedication and Naming of the 0.3 Metre Wide Reserve Strip to
Form Part of Sheppard Avenue East
(Ward 42 – Scarborough Rouge River)**

Report 5, Clause 8

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 11, 2005) from the Director, Transportation Services, Scarborough District.

Report (May 11, 2005) from the Director, Transportation Services, Scarborough District, seeking authorization for the dedication and naming of the 0.3 metre wide reserve strip (the “Reserve”), shown as Block 9 on Plan 66M-2300, for public highway purposes and to incorporate Block 9 into the Sheppard Avenue East road allowance.

Recommendations:

It is recommended that:

- (1) the Reserve, shown as Block 9 on Plan 66M-2300 (Part 1 on attached Sketch PS-2005-051), be dedicated and named for public highway purposes, to form part of Sheppard Avenue East; 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.

**12. Final Report – Part Lot Control Application 04 120330 ESC 38 PL
Hudson Developments Inc. – Beachell Street and Conn Smythe Drive
(Ward 38 – Scarborough Centre)**

Report 5, Clause 9

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Community Planning, Scarborough District.

Report (May 17, 2005) from the Director, Community Planning, Scarborough District, recommending that part lot control exemption under By-law 482-2004 be extended by one year in order that the townhouses covered by this by-law may continue to be conveyed and held in separate ownership and for the registration of maintenance easements.

Recommendations:

It is recommended that City Council:

- (1) amend By-law 482-2004 to extend Part Lot Control exemption by one year for Parts 1 to 13 on Reference Plan 66R-21138, Parts 1, 2, 3, 6, 7 & 10 on Reference Plan 66R-21139, Parts 2, 3, 5, 10 & 11 on Reference Plan 66R-21140, Parts 3, 4, & 5 on Reference Plan 66R-21141, Parts 7, 18, 9 & 21 on Reference Plan 66R-21103, Parts 1, 2, 4 & 5 on Reference Plan 66R-21104, Part 1 on Reference Plan 66R-21105, Parts 6 & 7 on Reference Plan 66R-21107 and Parts 1 to 5, 9, 10, 13 & 14 on Reference Plan 66R-21142;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation (1);
- (3) prior to the introduction of the Bills in Council the owner shall confirm payment of outstanding taxes to the satisfaction of Revenue Services Division; and

- (4) that appropriate City officials be authorized to register the By-law on title.

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

(Public Meeting under the *Planning Act*)

Report 5, Clause 10

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 9, 2005) from the Director, Community Planning, East District.

Report (May 9, 2005) from the Director, Community Planning, East District, recommending approval of an application to amend the Zoning By-law to permit the development of a new Rouge Valley Health System Clinic and a 30-unit Residential Care Facility for people who are discharged from Centenary Hospital and require continuous treatment; such development is to be constructed on a City-owned vacant property at the south-east corner of Ellesmere Road and Neilson Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Morningside Community Zoning By-law 11883, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

14. Enforcement of Illegal Temporary Signs in the East District

Report 5, Clause 14(d)

Action Taken by the Community Council:

The Scarborough Community Council:

- (1) **deferred consideration of this matter until its meeting of July 5, 2005; and**

- (2) **requested the Manager, Clean City Integrated Enforcement Team, Municipal Licensing and Standards, to provide each Member of Scarborough Community Council with more detailed information on the enforcement activity related to illegal temporary signs in their respective Wards.**

Report (May 16, 2005) from the Manager, Clean City Integrated Enforcement Team, Municipal Licensing and Standards, reporting on enforcement activity related to illegal temporary signs in the East District.

Recommendation:

It is recommended that this report be received for information only.

- 15. Sale of Surplus Land – Portion of Closed French Avenue between Kitchener and Poplar Roads (Ward 43 – Scarborough East)**

Report 5, Clause 11

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Chief Corporate Officer.

Report (May 16, 2005) from the Chief Corporate Officer, seeking authority for the sale of a portion of the closed Part of French Avenue between Kitchener and Poplar Roads.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Bibi Rabbia Sultan and Ahmed Hijazi to purchase a portion of the closed Part of French Avenue between Kitchener and Poplar Roads, being part of French Avenue, Plan 2042, and shown as Part 1 on Sketch No. PS2003-058 (the “Property”), in the amount of \$3,000.00, be accepted substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer 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 the Property;
- (3) the City Solicitor be authorized to complete the transaction 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), 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.

**16. Relocation of City Art Sculpture
Ode to the Sun (Ward 38)**

Report 5, Clause 14(e)

Action taken by the Community Council:

The Scarborough Community Council received the report (May 26, 2005) from the Chief Corporate Officer.

Report (May 26, 2005) from the Chief Corporate Officer, providing background information on the relocation of the art sculpture known as "Ode to the Sun".

Recommendations:

It is recommended that this report be received for information.

**17. Request for Tree Removal
Contract 04FS-45WS, Tender Call 32-2004
Watermain Construction on Ellesmere Road
From Ellesmere Road Pumping Station to Neilson Road
(Ward 43 – Scarborough East)**

Report 5, Clause 12

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendation Section of the report (May 31, 2005) from the Executive Director, Technical Services, subject to adding:

- (1) **following completion of this project, the contractor will direct a qualified company to plant a total of 38 large caliper (100 mm caliper) street trees at the following locations:**
 - (a) **ten deciduous trees will be planted on the private property in front of the plaza;**
 - (b) **sixteen deciduous trees will be planted on the road allowance in front of the plaza; and**
 - (c) **the remaining twelve trees (a mixture of deciduous and coniferous trees) will be planted in front of the reservoir;**

- (2) **all replacement trees will be guaranteed for a two-year period; at the end of the two-year period and if the street trees are in good condition, they will be assumed by the City of Toronto;**
- (3) **any trees not meeting acceptance will be removed and replaced for an additional two-year period; and**
- (4) **the costs of tree replacement to be included within the total contract cost of \$3.784 million.**

Action taken by the Community Council:

The Scarborough Community Council received the report (May 30, 2005) from the Director of Parks, Forestry and Recreation, Scarborough District.

Report (May 31, 2005) from the Executive Director, Technical Services, seeking authorization for the removal and replanting of trees along Ellesmere Road within the construction zone from Ellesmere Road Pumping Station to Neilson Road to permit the construction of a proposed 1800 mm watermain.

Recommendation:

It is recommended that authority be granted to remove 15 existing non-native trees (Austrian Pines) that are located adjacent to the local Plaza at Ellesmere Road, at Neilson/Ellesmere Road intersection, to permit the construction of the proposed new 1800 mm watermain on Ellesmere Road from Ellesmere Road Pumping Station to Neilson Road.

18. Community Donations

Report 5, Clause 13

The Scarborough Community Council submits this matter to City Council without recommendation.

Action taken by the Community Council

The Scarborough Community Council requested the Director, Parks, Forestry and Recreation, Scarborough District, to report directly to City Council for its meeting of June 14, 2005, providing comprehensive details on the \$109,000 donation from Monarch Corporation for local community events in Ward 38.

Communication (May 30, 2005) addressed to Councillor Glenn De Baeremaeker from Monarch Corporation, submitting a Letter of Understanding and Undertaking to finance various Community Projects in Ward 38.

19. Permits for City Parks

Report 5, Clause 14(f)

The Scarborough Community Council requested the General Manager, Parks, Forestry and Recreation, in consultation with the Director, Administration and Support Services, to report to the Scarborough Community Council meeting of July 5, 2005, on policies pertaining to the requirement to obtain insurance as part of the process for acquiring permits for the use of City parks and other community events.