



**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 7**

Date of Meeting: Monday, September 19, 2005

Time: 9:30 a.m.

Location: Council Chamber
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario

Enquiry: Betty Henderson

Committee Administrator

416-396-7288

bhender1@toronto.ca

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 – July 5, 2005

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

12:00 noon Scarborough Chamber of Commerce, Manning Sousa, President

12:15 p.m. Toronto Arts Council, Don Moffat, President

Communications/Reports:

- 1. Appointment of Members of Council to the Scarborough Historical Museum Management Board and the Scarborough Community Preservation Panel**

Report (August 18, 2005) from the City Clerk, forwarding a list of Members' preferences for appointment to the Scarborough Historical Museum Management Board and the Scarborough Community Preservation Panel.

Recommendations:

It is recommended that:

- (1) Scarborough Community Council consider Members' preferences listed in the attached Schedule 1 and recommend to Council the appointment of:
 - (a) one or two Members to the Scarborough Historical Community Museum Management Board; and
 - (b) one or two Members to the Scarborough Community Preservation Panel
 for a term of office ending November 30, 2006 and until successors are appointed; and
- (2) the appropriate City officials be allowed and directed to take any necessary action to make these appointments effective.

**2. Policies Relating to Permits in Parks
(All Scarborough Wards)**

Report (September 2, 2005) from the General Manager, Parks, Forestry and Recreation, responding to the request by Scarborough Community Council at its meeting of July 5, 2005, regarding the harmonization of permits in parks and the issue of garbage being left in parks by permit users.

Recommendation:

It is recommended that this report be received for information.

**3. Natural Garden Exemption Request
Toronto Municipal Code, Chapter 489 – Grass and Weeds
46 Minnacote Avenue
(Ward 44 – Scarborough East)**

Report (September 1, 2005) from the Acting Manager, Scarborough District, Municipal Licensing and Standards, reporting on the above-noted request for a natural garden exemption for 46 Minnacote Avenue, received in response to a Notice of Violation served requiring that the long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) City Council not grant the exemption; and
- (2) the Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 46 Minnacote Avenue, be confirmed.

**4. Agincourt Heritage Conservation District Study Area
(Ward 41 – Scarborough Rouge River)**

Report (August 8, 2005) from the Director, Policy and Research, City Planning Division, identifying the Agincourt neighbourhood for potential designation under Part V of the Ontario Heritage Act as a Heritage Conservation District and to seek authority for the City to receive donations to fund the necessary studies.

Recommendations:

It is recommended that:

- (1) City Council identify the area, shown in Attachment 1 of this report, as the Agincourt Heritage Conservation District Study Area;
 - (2) City Council authorize the acceptance of donations to be used to conduct the Agincourt Heritage Conservation District Study until August 30, 2006, and that all donations received be held in a separate account designated for that purpose;
 - (3) City Council authorize the reimbursement of the community group selected to conduct the study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning;
 - (4) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more; and
 - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- 4(a).** Communication (September 2, 2005) from the Toronto Preservation Board, recommending to the Scarborough Community Council that City Council adopt the staff

recommendations in the Recommendations Section of the report (August 8, 2005) from the Director, Policy and Research, City Planning Division.

**5. Ontario Municipal Board Decision – Variance Refusal
53 Kenhatch Boulevard
(Ward 41 – Scarborough Rouge River)**

Report (August 31, 2005) from the City Solicitor, reporting on the Ontario Municipal Board hearing regarding the decision of the Scarborough Panel of the Committee of Adjustment which refused a minor variance for 53 Kenhatch Boulevard.

Recommendation:

It is recommended that this report be received for information.

**6. Sale of Surplus Land
Portion of Closed French Avenue Adjacent to 82 Kitchener Road
(Ward 43 – Scarborough East)**

Report (August 16, 2005) from the Chief Corporate Officer, seeking authorization for the sale of a portion of the closed Part of French Avenue adjacent to 82 Kitchener Road.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Murari Dayal and Patricia Dayal to purchase a portion of the closed Part of French Avenue adjacent to 82 Kitchener Road, being part of French Avenue, Plan 2042, designated as Part 2 on Plan 66R-21950 (the “Property”), in the amount of \$3,500.00, 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.

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

Report (August 25, 2005) from the Chief Corporate Officer, seeking authorization for the sale of a portion of the closed part of French Avenue between Poplar and Kitchener Roads.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from 6407706 Canada Ltd. to purchase a portion of the closed part of French Avenue between Poplar and Kitchener Roads, being part of French Avenue, Plan 2042, designated as Part 3 and 4 on Plan 66R-21950 (the “Property”), in the amount of \$312,200.00, 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.

**8. Feasibility of Implementing Long Term Parking on Mystic Avenue
(Ward 35 – Scarborough Southwest)**

(Deferred from May 31, 2005)

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.

9. Proposed Parking Regulation Changes on Eppleworth Road in the Vicinity of Corvette Junior Public School (Ward 35 – Scarborough Southwest)

Report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed in the vicinity of Corvette Junior Public School.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic bylaws outlined in the attached Appendixes be adopted; and
- (2) the appropriate by-laws be amended accordingly.

10. Proposed Parking Regulations Changes on Lebovic Avenue (Ward 35 – Scarborough Southwest)

Report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on traffic and parking concerns on Lebovic Avenue.

Recommendations:

It is recommended that:

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

11. Boulevard Area Southwest Corner of Lawrence Avenue East and Bellamy Road (Ward 38 – Scarborough Centre)

Report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authorization for the study of improvements to the boulevard area at the southwest corner of Lawrence Avenue East and Bellamy Road.

Recommendation:

It is recommended that discussions be initiated with stakeholders and the community, in consultation with the Local Councillor, to determine any boulevard improvements that can be made at the southwest corner of Lawrence Avenue East and Bellamy Road, including possible modifications or closure of the existing access to Bellamy Road from the property at the southwest corner.

**12. Proposed Minor Street Stop Signs within Bendale Community
(Ward 38 – Scarborough Centre)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on a request to install minor street stop signs at uncontrolled “tee” intersections in the Bendale Community.

Recommendations:

- (1) the changes, additions and deletions to the various traffic by-laws in the attached Appendices regarding minor street stop signs be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**13. Proposed Speed Limit Reduction on Beverly Glen Boulevard between
Bridletowne Circle and Heatherside Drive
(Ward 39 – Scarborough Agincourt)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting the results of traffic studies conducted on Beverly Glen Boulevard.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Beverly Glen Boulevard, between Bridletowne Circle and Heatherside Drive, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**14. Proposed Speed Limit Reduction on Innislawn Road
(Ward 39 – Scarborough Agincourt)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting the results of traffic studies conducted on Innislawn Road.

Recommendations:

It is recommended that:

- (1) the speed limit on Innislawn Road be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate by-law be amended accordingly.

**15. Proposed Stop Signs on Inverary Crescent at Kilchurn Castle Drive
North and South Intersections
(Ward 39 – Scarborough Agincourt)**

Report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on a request to install stop signs on Inverary Crescent at Kilchurn Castle Drive (north and south intersections).

Recommendations:

It is recommended that:

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

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

(Deferred from May 31, 2005)

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

Recommendation:

It is recommended that this report be received for information.

**17. Traffic Calming on Timberbank Boulevard between
Bridletowne Circle and Birchmount Road
(Ward 40 – Scarborough Agincourt)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the feasibility and justification of installing traffic calming (speed humps) on Timberbank Boulevard between Bridletowne Circle and Birchmount Road.

Recommendations:

It is recommended that:

- (1) the appropriate staff be authorized to conduct a poll of eligible residents on Timberbank Boulevard, between Bridletowne Circle and Birchmount Road, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Timberbank Boulevard for traffic calming purposes, described as follows:

The construction of speed humps on Timberbank Boulevard, generally as shown on Drawing No. D03-2182 dated August 19, 2005 (attached);
- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**18. Dedication and Naming of Various 0.3 Metre Wide Reserves
Within the Mattamy (Rouge) Subdivisions to form Part of Highways
(Ward 42 – Scarborough Rouge River)**

Report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authorization for the dedication and naming of various 0.3

metre wide reserve strips (the “Reserves”), shown as Parts 1, 2 and 3 on Sketch PS-2005-104a and Parts 1 and 2 on Sketch PS-2005-120 for public highway purposes, and to incorporate these parts into the adjacent road allowances.

Recommendations:

It is recommended that:

- (1) the Reserves, described as:

Block 57 on Plan 66M-2297, (included in Part 1 on attached Sketch PS-2005-104a);
 Block 196 on Plan 66M-2415, (included in Part 1 on attached Sketch PS-2005-104a);
 Block 199 on Plan 66M-2415, (included in Part 1 on attached Sketch PS-2005-104a);
 Block 200 on Plan 66M-2415, (included in Part 1 on attached Sketch PS-2005-104a);
 Block 201 on Plan 66M-2415, (included in Part 1 on attached Sketch PS-2005-104a);
 Block 689 on Plan 66M-2409, (included in Part 2 on attached Sketch PS-2005-104a);
 Block 690 on Plan 66M-2409, (included in Part 2 on attached Sketch PS-2005-104a);
 Block 688 on Plan 66M-2409, (Part 3 on attached Sketch PS-2005-104a);
 Block 686 on Plan 66M-2409, (Part 1 on attached Sketch PS-2005-120); and
 Block 687 on Plan 66M-2409, (Part 2 on attached Sketch PS-2005-120);

be dedicated and named for public highway purposes, to form part of Rouge River Drive, Trumpeter Street, Eco Park Gate, Millcar Drive and Upper Rouge Trail, as appropriate; 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. Proposed Stop Signs within a New Subdivision in the Rouge Community (Ward 42 – Scarborough Rouge River)

Report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Rouge Community.

Recommendations:

It is recommended that:

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

20. Proposed Parking Regulation Changes on Sewells Road in the Vicinity of St. Bede Catholic School (Ward 42 – Scarborough Rouge River)

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed in the vicinity of St. Bede Catholic School.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic bylaws outlined in the attached Appendixes be adopted; and
- (2) the appropriate by-laws be amended accordingly.

21. Proposed Minor Street Stop Signs at Three Intersections In the West Hill Community (Ward 43 – Scarborough East)

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the need to install stop signs at three uncontrolled intersections in the West Hill Community.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic by-laws outlined in the attached Appendices be adopted; and

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

**22. Proposed Parking Regulations on Haida Court
(Ward 44 – Scarborough East)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on a request to extend the time period of the parking prohibition on both sides of Haida Court to 9:00 p.m. Monday to Friday.

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 enacted; and
- (3) the appropriate by-law(s) be amended accordingly.

**23. Proposed Minor Street Stop Signs at Seven Intersections
In the Rouge Community
(Ward 44 – Scarborough East)**

Report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Rouge Community and to install stop signs at uncontrolled intersections in the adjacent subdivision.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic by-laws, outlined in the attached Appendices, be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**24. Terms of Reference
Revitalization Study of Kingston Road in the Birchcliff Community
File Number 05 106102 ESC 36 TM
(Ward 36 – Scarborough Southwest)**

Report (August 30, 2005) from the Director, Community Planning, Scarborough District, presenting Terms of Reference for the Kingston Road Revitalization Study and seeking Council's direction in undertaking the study.

Recommendation:

It is recommended that City Council endorse the Terms of Reference for the Kingston Road Revitalization Study included as Attachment 1 to this report.

**25. Amendment to Site Plan Control By-law 21319
City Initiated Application 05 129797 ESC 42 TM
Sky Palace Inc. – 5644 Sheppard Avenue East
North-East Corner of Malvern Street and Sheppard Avenue East
Malvern Community
(Ward 42 – Scarborough Rouge River)**

Report (August 30, 2005) from the Director, Community Planning, Scarborough District, recommending 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 21319 for the Malvern Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment 5; 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.

**26. Request for Direction
Site Plan Control Application 04 110258 ESC 43 SA
Ron Herczeg, Inaugural Source Inc. (Architect: Brian Lee)
4177 Lawrence Avenue East
(Ward 43 – Scarborough East)**

Report (August 28, 2005) from the Director, Community Planning, Scarborough District, seeking Council's direction with respect to a Site Plan Control Application for a proposed 28-unit townhouse development at 4177 Lawrence Avenue East regarding the Development Infrastructure Policy and Standards Review (DIPS) initiative.

Recommendation:

It is recommended that City Council not oppose the private street proposed for the development at 4177 Lawrence Avenue East.

**27. Preliminary Report – Rezoning Application 05 140683 ESC 36 OZ
1660074 Ontario Limited (Architect: The Arcop Group Architects)
3706-3708 St. Clair Avenue East – Cliffcrest Community
(Ward 36 – Scarborough Southwest)**

Report (August 31, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of the applications 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 and Rezoning Application 05 106323 ESC 42 OZ
Draft Plan of Subdivision Application 05 106325 ESC 42 SB
2055979 Ontario Inc. (Architect: PMG Planning Consultants)
30 Massie Street – Malvern West Community
(Ward 42 – Scarborough Rouge River)**

Report (August 29, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of these applications 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 – Rezoning Application 05 140481 ESC 44 OZ
Lebovic Enterprises Inc. (Kevin Manuel, Kevin Manuel Architect Ltd.)
30 Dean Park Road – Rouge Community
(Ward 44 – Scarborough East)**

Report (August 24, 2005) from the Director, Community Planning, Scarborough 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. Preliminary Report – Rezoning Application 05 139378 ESC 44 OZ
David Mckay, MHBC Planning Limited – 20 Rozell Road
Centennial Community
(Ward 44 – Scarborough East)**

Report (August 30, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and to seek 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.

**31. Final Report – Rezoning Application 04 186473 ESC 42 OZ
Trinity Falls Corporation (Architect: ARCHEXES Design Inc.)
145 Milner Avenue – Malvern Employment District
(Ward 42 – Scarborough Rouge River)**

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

Report (August 11, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to reinstate the original Industrial (M) zone on the property.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 for the Malvern Employment District 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.

**32. Final Report – OPA & Rezoning Application 04 196495 ESC 42 OZ
Mattamy (Staines) Limited (Baldwin and Franklin Architects)
S/W Corner Morningside and Finch Avenues
Morningside Heights Community
(Ward 42 – Scarborough Rouge River)**

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

Report (August 23, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Official Plan and the Zoning By-law of the former City of Scarborough, and to modify the Official Plan of the City of Toronto, for a Community Commercial centre on a 4 hectare (10 acre) site on the south side of Morningside Avenue and west side of the proposed extension of Finch Avenue.

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 Morningside Heights Community 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 for the City of Toronto substantially in accordance with Attachment 7;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment, and to the proposed modification to the Official Plan for the City of Toronto, as may be required; and
- (5) before introducing the necessary bills to Council, the owner is to submit a letter of undertaking from the owner's solicitor indicating that the appeal of the new Toronto Official Plan, as it affects the subject lands, will be settled upon a modification to the new Official Plan and upon the amendments to the Scarborough Official Plan and the Morningside Heights Community Zoning By-law coming into full force and effect.

**33. Final Report – Rezoning Application 05 110329 ESC 35 OZ
Maryannet and Jenuraj Sebastiampillai
779-779A Danforth Road – Kennedy Park Community
(Ward 35 – Scarborough Southwest)**

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

Report (August 24, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit residential use of the house at 779-779A Danforth Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Scarborough Zoning By-law for the Kennedy Park Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to complete reconstruction of the curb and resodding or landscaping of the front yard to comply with City driveway standards.

**34. Final Report – OPA and Rezoning Application 04 203847 ESC 39 OZ
Draft Plan of Subdivision Application 04 203850 ESC 39 SB
Waltman Building Group (Buttermill Developments Inc.)
(Architect: Flanagan, Beresford and Patteson)
25 Canongate Trail at Sanwood Boulevard – Steeles Community
(Ward 39 – Scarborough Agincourt)**

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

Report (August 29, 2005) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Official Plan and the Zoning By-law and to approve a draft plan of subdivision for 53 detached houses on a 2 hectare (5 acre) site at Canongate Trail and Sanwood 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 7;
- (2) amend Zoning By-law 16762 for the Steeles Community substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 8;
- (3) authorize the City Solicitor to initiate an amendment to the Site Plan Control By-law to remove the subject land from Site Plan Control;
- (4) 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; and
- (5) recommend to the Chief Planner that the plan of subdivision, as shown on Attachment 1, subject to the conditions of approval, as generally listed in Attachment 9, be approved; except as otherwise noted, these conditions must be

fulfilled prior to the release of the plan of subdivision for registration of any phase thereof.

**35. Final Report – OPA and Rezoning Application 04 185245 ESC 41 OZ
Draft Plan of Subdivision Application 04 185260 ESC 41 SB
Brookside Gardens Inc. (Architect: Suriano Design Consultants Inc.)
Sandhurst Circle and White Heather Boulevard
Agincourt North Community
(Ward 41 – Scarborough Rouge River)**

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

Report (August 24, 2005) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Official Plan and the Zoning By-law and to approve a draft plan of subdivision for 18 semi-detached houses (36 units) and three single detached houses on a 1.4 hectare (3.5 acre) site at Sandhurst Circle and White Heather 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 6;
- (2) amend the Zoning By-law No. 12797 for the Agincourt North Community substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 7;
- (3) authorize the City Solicitor to initiate an amendment to the Site Plan Control By-law to remove the subject site from Site Plan Control;
- (4) 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; and
- (5) recommend to the Chief Planner that the plan of subdivision as shown on Attachment 1, subject to the conditions of approval, as generally listed in Attachment 8, be approved; except as otherwise noted, these conditions must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof.

36. Final Report
Draft Plan of Subdivision Application 05 103147 ESC 41 SB
Ashcott Mews Development Inc. (Architect: Socia Engineering Limited)
Northeast corner of Ashcott Street and Cascaden Street
Milliken Community
(Ward 41 – Scarborough Rouge River)

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

Report (August 29, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application for draft plan of subdivision for the development of 14 single detached lots at the north-east corner of Ashcott Street and Cascaden Street.

Recommendations:

It is recommended that City Council:

- (1) approve the draft plan of subdivision substantially in accordance with the draft plan of subdivision, attached as Attachment 1;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft plan of subdivision as may be required; and
- (3) enact the by-law to remove Site Plan Control from the subject lands attached as Attachment 2.

37. Final Report – Rezoning Application 04 188142 ESC 41 OZ
Robynwood Homes Inc. (Architect: Clapponi Lacroix Design Group Inc.)
2756 Brimley Road – Agincourt North Community
(Ward 41 – Scarborough Rouge River)

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

Report (August 23, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law for a proposed 11 unit townhouse development at 2756 Brimley Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Agincourt North Community substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) direct that the existing 0.3 metre reserve along the Montezuma Trail frontage of this property be dedicated as public highway to form part of Montezuma Trail; and
- (4) amend the Site Plan Control By-law to include these lands within the area subject to Site Plan Control, substantially in accordance with the draft by-law, attached as Attachment 6.

**38. Final Report – Rezoning Application 05 110341 ESC 44 OZ
Pioneer Petroleums Management Limited – 7445 Kingston Road
Former Township of Pickering By-law 3036 and Rouge Community
(Ward 44 – Scarborough East)**

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

Report (August 11, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit the redevelopment of a vehicle service station at 7445 Kingston Road

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 3036, of the Former Township of Pickering and the Rouge Community Zoning By-Law 15907 for the lands known municipally as 7445 Kingston Road 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.