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**SCARBOROUGH COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 7**

*Report 7 to be considered by City Council on September 28, 29 and 30, 2005*

<b>Date of Meeting:</b>	<b>Monday, September 19, 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 Chambers</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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*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 July 5, 2005.*

**Presentations:**

**Report 7, Clause 31 (a)**

Action taken by the Community Council:

**The Scarborough Community Council received presentations from:**

- (a) **Don Moffat, President, and Clair Hopkinson, Executive Director, Toronto Arts Council, outlining the value of arts to Toronto; and**
- (b) **Manning Sousa, Director, Scarborough Chamber of Commerce, providing an update on activities in the Scarborough District.**

**Councillor Michael Thompson, Chair, on behalf of Scarborough Community Council, thanked the Scarborough Chamber of Commerce and the Toronto Arts Council for their very informative and helpful presentations.**

### **Communications/Reports**

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

##### **Report 7, Clause 1**

**The Scarborough Community Council recommends that City Council:**

**(1) appoint:**

**(a) Councillor Kelly to the Scarborough Historical Community Museum Management Board; and**

**(b) Councillor Cowbourne to the Scarborough Community Preservation Panel;**

**for a term of office ending November 30, 2006, and until successors are appointed; and**

**(2) direct the appropriate City officials to take any necessary action to make these appointments effective.**

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

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

##### **Report 7, Clause 31 (b)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (September 2, 2005) from the General Manager, Parks, Forestry and Recreation.**

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 7, Clause 2**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 1, 2005) from the Acting Manager, Scarborough District, Municipal Licensing and Standards.**

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 7, Clause 3**

**The Scarborough Community Council recommends 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, as recommended by the Toronto Preservation Board.**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (September 2, 2005) from the Toronto Preservation Board.**

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.

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

**Report 7, Clause 31(c)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (August 31, 2005) from the City Solicitor.**

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 7, Clause 4**

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

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 7, Clause 5**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 25, 2005) from the Chief Corporate Officer.**

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)**

**Report 7, Clause 31(d)**

Action taken by the Community Council:

**The Scarborough Community Council deferred consideration of the report (May 13, 2005) from the Director, Transportation Services, Scarborough District, until its meeting of November 15, 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 7, Clause 6**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 7**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District, subject to adding that a copy of the report be forwarded to the Toronto Transit Commission for information.**

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 7, Clause 8**

**The Scarborough Community Council recommends that City Council delete the recommendation in the Recommendation Section of the report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District, and replace with the following:**

**“It is recommended that:**

- (1) the General Manager, Transportation Services, be directed to close Bellamy Road driveway and the eastern most Lawrence Avenue driveway, remove all asphalt from the public boulevard and replace the asphalt with grass and trees at 3293 Lawrence 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.”**



Action taken by the Community Council:

**The Scarborough Community Council requested the City Solicitor to report to Scarborough Community Council, for its meeting of November 15, 2005, on the possibility of rescinding the existing tenant's business license.**

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 7, Clause 9**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 10**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District, subject to amending Recommendation (1) to read:**

**“(1) a 40 kilometre per hour speed limit on Beverly Glen Boulevard, from Pharmacy Avenue to Bridletowne Circle, as identified in Appendix 1 (revised) of the report, be adopted; and”.**

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 7, Clause 11**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 12**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 30, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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)**

**Report 7, Clause 31(e)**

Action Taken by the Community Council:

**The Scarborough Community Council deferred consideration of the report (May 13, 2005) from the Director, Transportation Services, Scarborough District, until its meeting of November 15, 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 7, Clause 13**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 14**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 authorised 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 7, Clause 15**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 31, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 16**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 17**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 18**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 19**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Acting Director, Transportation Services, Scarborough District.**

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 7, Clause 20**



**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (August 30, 2005) from the Director, Community Planning, Scarborough District, subject to adding the following:**

**“and further that the Terms of Reference provide for a review mechanism sufficient to identify and evaluate the effectiveness of economic development revitalization policies and programs provided by the three orders of government.”**

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 7, Clause 21**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 30, 2005) from the Director, Community Planning, Scarborough District.**

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 7, Clause 22**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (August 28, 2005) from the Director, Community Planning, Scarborough District.**

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.

Recommendations:

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 7, Clause 31(f)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) adopted the staff recommendations in the Recommendations Section of the report (August 31, 2005) from the Director, Community Planning, Scarborough District; and**
- (2) received the communication (September 14, 2005) from Ira T. Kgan, Solicitor, on behalf of the owner of the subject property, in support of the recommendations.**

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 7, Clause 31(g)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 29, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

- “(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site, and expanded to the area bounded by Sheppard Avenue, Milner Avenue, Markham Road and McCowan Road, with the additional costs to be borne by the applicant; and”**

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 7, Clause 31(h)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) **adopted the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Director, Community Planning, Scarborough District; and**
- (2) **received the communication (September 15, 2005) from Mervyn Ungar, President/Treasurer, Metropolitan Toronto Condominium Corporation No. 624, expressing concerns about the rezoning application.**

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 7, Clause 31(i)**

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 30, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

- “(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded to include interested persons on the mailing list for the rezoning application for 22 Rozell Road, with the additional costs to be borne by the applicant; and”**

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* )**

**Report 7, Clause 23**

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

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*)**

**Report 7, Clause 24**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (August 23, 2005) from the Director, Community Planning, Scarborough District.**

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*)**

**Report 7, Clause 25**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Director, Community Planning, Scarborough District.**

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* )**

**Report 7, Clause 26**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 29, 2005) from the Director, Community Planning, Scarborough District subject to the following:**

- (a) **amending Recommendation (1) by deleting Clause 80X under the heading “Building Setback from Lot Lines other than Street Lines” of the draft Official Plan Amendment, as outlined in Attachment 6, and replacing with the following:**

**“80X Minimum side yard building setback of 1.2 m from one side and 0.6 m from the other side.”;**

- (b) **amending Recommendation (5) by:**

- (i) **replacing Condition 13 of the “Conditions of Draft Plan of Subdivision Approval”, as outlined in Attachment 8, to read as follows:**

**“13. The Owner shall make satisfactory arrangements, financial and otherwise (including providing easements), with a telecommunications and cable television provider satisfactory for the delivery of underground cable television and telecommunication services to the plan of subdivision;” and**

- (ii) **replacing Condition 23 of the “Conditions of Draft Plan of Subdivision Approval”, as outlined in Attachment 8, to read as follows:**

**“23. Prior to registration of the draft plan of subdivision the Owner shall provide a boulevard tree planting plan, in conjunction with the composite utility plan, that indicates the species, size, and location of all proposed boulevard trees, as these relate to the location of any roads, sidewalks, driveways, street lines and**



**utilities. The boulevard tree planting plan shall be satisfactory to the General Manager of Parks, Forestry and Recreation, such trees to all be of a caliper of 70 mm. The Owner shall contact the Urban Forestry, Planning and Protection office, prior to street tree planting.”**

Action taken by the Community Council:

**The Scarborough Community Council received the following communications:**

- (a) (September 13, 2005) from Nelson Chan, expressing concerns about school facilities; and**
- (b) (September 15, 2005) from Connie Ku, expressing concerns about the rezoning application.**

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 6;
- (2) amend Zoning By-law 16762 for the Steeles 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 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 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.

- 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*)**

**Report 7, Clause 27**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 24, 2005) from the Director, Community Planning, Scarborough District.**

Action taken by the Community Council:

**The Scarborough Community Council received the following communications:**

- (a) (September 12, 2005) from Shao Ping Tan, in opposition to the application;  
and**
- (b) (September 16, 2005) from Siu Ting Pai, in opposition to the application.**

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*)**

**Report 7, Clause 28**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 29, 2005) from the Director, Community Planning, Scarborough District, subject to amending Section 34 of the Conditions of Draft Plan of Subdivision Approval, under the heading “Parkland Contribution”, Attachment 5, to read as follows:**

- “34. Prior to the issuance of any building permits, the Owner agrees and acknowledges paying a five percent (5%) cash-in-lieu of parkland dedication payment to be paid in fulfillment of the statutory parkland dedication requirement.”**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (September 15, 2005) from Barbara Brunson, Area Resident and Vice Chair, Port Royal School Advisory Council, expressing concerns about the application.**

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 7, Clause 29**

The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (August 23, 2005) from the Director, Community Planning, Scarborough District, subject to:

- (1) **amending Recommendation 1 by deleting Performance Standard “171” in Schedule “A” of the Draft Zoning By-law Amendment and replacing with Performance Standard “175”; and**
- (2) **adding that pursuant to Section 34(17) of the Planning Act, no further Notice be required.**

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:

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*)**

**Report 7, Clause 30**

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

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.

**39. Maintenance of Laneway**

**Report 7, Clause 31(j)**

Action taken by the Community Council:

**The Scarborough Community Council requested the Deputy City Manager, responsible for the Works portfolio, to report to the Scarborough Community Council, for its meeting of October 18, 2005, on new service standards that are being applied for the maintenance of the laneway that runs between Manderley Drive and Warden Avenue on the north side of Kingston Road.**

**40. Status of Rain Damage Resulting from the August 19, 2005 Storm**

**Report 7, Clause 31(k)**

Action taken by the Community Council

**The Scarborough Community Council forwarded a communication to Policy and Finance Committee, for its meeting of September 20, 2005, indicating its concurrence with the Works Committee recommendations pertaining to the flood rebate program being extended equally to all residents of the City.**

## **41 Temporary Buildings**

### **Report 7, Clause 31(l)**

Action taken by the Community Council:

**The Scarborough Community Council requested the Executive Director, Municipal Licensing and Standards, in consultation with the Director of Planning, Scarborough District, to make a presentation and provide recommendations to the Scarborough Community Council meeting of October 18, 2005, on how to deal with temporary buildings, including how they can be controlled and how the City's zoning by-law and official plan deal with this issue.**