

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Scarborough Community Council

Meeting 1

Tuesday, January 18, 2005

The Scarborough Community Council met on Tuesday, January 18, 2005, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members present:

	<u>9:30 a.m. - 12:48 p.m.</u>	<u>2:00 p.m. - 6:15 p.m.</u>
Councillor Raymond Cho, Chair	x	x
Councillor Michael Thompson, Vice Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	x	x
Councillor Bas Balkissoon	x	x
Councillor Gay Cowbourne	x	x
Councillor Glenn De Baeremaeker	x	x
Councillor Mike Del Grande	x	x
Councillor Norm Kelly	x	x
Councillor David Soknacki	x	x

Members were present for some or all of the time period indicated.

Confirmation of Minutes

On a motion by Councillor Ashton, the Minutes of the meeting of the Scarborough Community Council held on November 16, 2004, were confirmed.

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

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

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Recommendations:

It is recommended that:

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

The Scarborough Community Council had before it the following communications from the Toronto Preservation Board:

- (a) (November 18, 2004) advising that the Board, at its meeting held on November 18, 2004, considered the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism and deferred it to the meeting of the Board scheduled to be held on January 13, 2005; and
- (b) (January 14, 2005) advising that the Board, at its meeting held on January 13, 2005, considered the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism and deferred it to the meeting of the Board scheduled to be held on March 3, 2005,

a copy of which was provided to Members of the Community Council and a copy is on file in the City Clerk's Office, Scarborough Civic Centre.

On motion by Councillor Cowbourne, the Scarborough Community Council:

- (1) deferred consideration of the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism, until its meeting of March 30, 2005, to allow for ongoing discussions with the owner of the property and the Toronto Preservation Board; and
- (2) received the communications, November 18, 2004 and January 14, 2005, from the Toronto Preservation Board.

(Report 1, Clause 20(a))

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

The Scarborough Community Council considered a report (August 18, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking permission to remove privately owned trees at 5 and 6 Falcon Lane.

Recommendations:

It is recommended that:

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

OR

- (2) the request for a permit to remove seven (7) privately-owned trees located at 5 and 6 Falcon Lane be denied.
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The following persons appeared before the Community Council:

- Adelaide Burke, area resident; and filed a copy of her submission; and
- Manuel Ferreira, owner of the subject properties.

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- A. Councillor Cowbourne moved that Recommendation (2) of the report (August 18, 2004) from the Commissioner of Economic Development, Culture and Tourism be adopted.
 - B. Councillor Thompson moved that Recommendation (1) contained in the report (August 18, 2004) from the Commissioner of Economic Development, Culture and Tourism be adopted, subject to amending such recommendation by deleting the word “four” and replacing with “three”.

On the adoption of Motion A. by Councillor Cowbourne, a recorded vote was taken as follows:

For: Councillor Cowbourne - 1

Against: Councillors Altobello, Ashton, Balkissoon, Cho, De Baeremaeker, Del Grande, Kelly, Thompson, Soknacki -9

Decided in the negative by a majority of 8.

On the adoption of Motion B. by Councillor Thompson, a recorded vote was taken as follows:

For: Councillors Altobello, Ashton, Balkissoon, Cho, De Baeremaeker, Del Grande, Kelly, Thompson, Soknacki -9

Against: Councillor Cowbourne - 1

Decided in the affirmative by a majority of 8

(Report 1, Clause 1)

1.3 Comprehensive By-law Compliance Program

On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) concurred, in principle, with the Planning and Transportation Committee Recommendation that the staff recommendations in the Recommendation Section of the report (September 3, 2004) from the Commissioner of Urban Development Services be adopted; and
- (2) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee for its meeting of March 7, 2005 on:
 - (a) clarification of the purpose of the compliance by-law program such that it clarifies the intent of the usage of the program; and
 - (b) the preamble clearly stating that compliance to all City bylaws is the ultimate intent; and
 - (c) the revised policy include flow charts defining the clear steps along the way in by-law enforcement.

The Scarborough Community Council received a presentation by Urban Development Services on the progress of the Comprehensive By-law Compliance Program.

(Report 1, Clause 20(b))

1.4 Principles and Proposed By-law Provisions for City-wide A-frame and Mobile Signs By-law

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

On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) recommended to the Planning and Transportation Committee that the staff recommendations in the Recommendation Section of the report (November 15, 2004) from the Commissioner of Urban Development Services, be adopted; and

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- (2) requested the Commissioner of Urban Development Services to address the issues raised at the Scarborough Community Council meeting on January 18, 2005, and report thereon to the Planning and Transportation Committee for its meeting of March 7, 2005, such report to include, but not be limited to:
 - (a) in consultation with the City Solicitor, adding a fee or bond to ensure removal of expired signs;
 - (b) two sign permits per year;
 - (c) notice on signs indicating expiry date be visible from a minimum of 40 feet away;
 - (d) mobile signs be allowed for uses that have an address and entrance on major roadways and not be allowed on residential streets;
 - (e) mobile signs be allowed for commercial and institutional uses; and
 - (f) mobile signs not be allowed for industrial uses as a permanent sign is permitted on business units; and
- (3) received the communication (January 12, 2005) from Ron Abraham, President, Toronto Real Estate Board, requesting deferral of this matter.

(Report 1, Clause 20(c))

1.5 East District Staffing Complement and Impact on Service Levels

On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) deferred consideration of issues relating to the East District Staffing Complement and Impact on Service Levels until its meeting of March 30, 2005; and
- (2) received the communication (January 10, 2005) from Mayor David Miller, requesting deferral of this matter until the Scarborough Community Council meeting of March 30, 2005.

(Report 1, Clause 20(d))

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

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

Recommendation:

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

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council:

- (1) not adopt the staff recommendation in the Recommendations Section of the report (November 5, 2004) from the Director of Building and Deputy Chief Building Official; and
- (2) adopt the request for the variance from the former City of Scarborough Sign By-law 22980, as amended, to permit the installation of one ground sign at 5631 Steeles Avenue.

(Report 1, Clause 2)

1.7 Complaints and Enforcement of Illegal Signs in the East District

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

Recommendation:

It is recommended that this report be received for information.

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On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) received the report (January 4, 2005) from the Director of Building and Deputy Chief Building Official and the Acting Manager, East District, Municipal Licensing and Standards; and
- (2) requested the Executive Director and the Acting Manager, East District of Municipal Licensing and Standards to meet with Councillor Balkissoon to refine the report to include more information contained in the IBMS system for the next reporting cycle.

(Report 1, Clause 20(e))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Del Grande, the Scarborough Community Council deferred consideration of the report (October 29, 2004) from the Director, Transportation Services, East District until its meeting of February 8, 2005, to allow the Ward Councillor to consult with area residents on this matter.

(Report 1, Clause 20(f))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 16, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 3)

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

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

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Comstock Road and Lebovic Avenue; and

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

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 29, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 4)

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 5)

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

The Scarborough Community Council considered a report (December 16, 2004) from the Director, Transportation Services, East District, reporting on the results of traffic studies relating to traffic and parking concerns on Toyota Place north of Corporate Drive.

Recommendations:

It is recommended that:

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

On motion by Councillor De Baeremaeker, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 16, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 6)

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Del Grande, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 10, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 7)

1.14 Status Report – Redlea Avenue (Ward 39 – Scarborough Agincourt)

The Scarborough Community Council considered a report (December 24, 2004) from the Commissioner of Corporate Services and Acting Commissioner of Works and Emergency Services, providing the status on the realignment project for Redlea Avenue.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Del Grande, the Scarborough Community Council:

- (1) received the report (December 24, 2004) from the Commissioner of Corporate Services and the Acting Commissioner of Works and Emergency Services for information; and
- (2) directed the appropriate staff to negotiate the installation of a traffic light at Redlea Avenue and Passmore Avenue once the realignment project for Redlea Avenue is completed; and further, that GO Transit be requested to provide the funding for the cost of installing the traffic light.

(Report 1, Clause 20(g))

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

The Scarborough Community Council considered a report (December 10, 2004) from the Director, Transportation Services, East District, seeking approval for the installation of traffic control signals at Passmore Avenue and Silver Star Boulevard.

Recommendations:

It is recommended that:

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

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 10, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 8)

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

The Scarborough Community Council considered a report (January 4, 2005) from the Director, Transportation Services, East District, reporting on the installation of temporary (lane control) traffic control signals on Morningside Avenue north of Old Finch Avenue including a request to release funds held for such purposes in the former Scarborough Cash-in-lieu Reserve Fund for Roads: 70691-853 (SAP#350214 – Reserve Funds, Subdividers Deposits).

Recommendations:

It is recommended that:

- (1) this report be referred to the Policy and Finance Committee so that authority can be obtained to release \$40,000 from former Scarborough Account for roads: 70691-853 (SAP#350214 - Reserve Funds, Subdividers Deposits) to fund the installation of temporary (lane control) traffic control signals to improve pedestrian and vehicular safety through the narrow CP Rail underpass on Morningside Avenue north of Old Finch Avenue; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

On motion by Councillor Cho, the Scarborough Community Council recommended to the Policy and Finance Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (January 4, 2005) from the Director, Transportation Services, East District.

(Report 1, Clause 20(h))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 9)

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 29, 2004) from the Director, Transportation Services, East District.

(Report 1, Clause 10)

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

The Scarborough Community Council considered a report (December 15, 2004) from the City Solicitor, seeking authority for the City to assume the services with respect to the subject development.

Recommendations:

It is recommended that:

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

On motion by Councillor Cho, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 15, 2004) from the City Solicitor.

(Report 1, Clause 11)

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor De Baeremaeker, the Scarborough Community Council withdrew the report (December 24, 2004) from the Commissioner of Corporate Services.

(Report 1, Clause 20(i))

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

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

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Sukjinder Singh, Nichattar Kaur and Jagwinder Singh Johal to purchase the City-owned parcel of vacant land located on the southeast corner of Tallpines Court and Sheppard Avenue East, described as part of Block 224 on Plan 66M-2167, also shown as Parts 1, 2 and 3 on Sketch No. PS-2003-089 (the “Property”), in the amount of \$50,000.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 24, 2004) from the Commissioner of Corporate Services.

(Report 1, Clause 12)

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Thompson, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (December 13, 2004) from the Acting Director, Community Planning, East District, subject to amending Recommendation 3 to read:

- “(3) notice for the community consultation meeting be given to landowners and residents within 400 metres of the site and the costs for providing such notice to the additional area be borne by the applicant; and”.

(Report 1, Clause 20(j))

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

The Scarborough Community Council considered a report (December 20, 2004) from the Acting Director, Community Planning, East District, providing preliminary information

on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

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

On motion by Councillor Thompson, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (December 20, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 20(k))

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

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

Recommendations:

It is recommended that:

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

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On motion by Councillor Balkissoon, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (January 4, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation 2 to read:

- “(2) notice for the community consultation meeting be given to landowners and residents on Finch Avenue East to Brimley Road and Alexmuir Boulevard, such notice to be distributed by bulk mail and not first class mail with the additional costs to be borne by the applicant; and”.

(Report 1, Clause 20(I))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Balkissoon, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (January 4, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation 2 to read:

- “(2) notice for the community consultation meeting be given to landowners and the entire community, including the Richmond Park Community Association, the area properties bounded by

Finch Avenue East, McCowan Road, McNicoll Avenue and Middlefield Road, such notice to be distributed by bulk mail not first class mail with the additional costs to be borne by the applicant; and”.

(Report 1, Clause 20(m))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Cho, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (December 20, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 20(n))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Soknacki, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (December 20, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 20(o))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Soknacki, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the

report (December 20, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 20(p))

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

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

Recommendations:

It is recommended that:

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

On motion by Councillor Cowbourne, the Scarborough Community Council adopted the recommendations in the Recommendations Section of the report (December 15, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 20(q))

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

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

Recommendations:

It is recommended that City Council:

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

On motion by Councillor Cho, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 17, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 13)

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

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

Recommendations:

It is recommended that City Council:

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

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 10, 2004) from the Acting Director, Community Planning, East District.

(Report 1, Clause 14)

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

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

Recommendations:

It is recommended that City Council:

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

On motion by Councillor Ashton, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 7, 2005) from the Acting Director, Community Planning, East District.

(Report 1, Clause 15)

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

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

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Recommendations:

It is recommended that City Council:

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

The following persons appeared before the Community Council:

- Sal Cammisuli, President, 1554177 Ontario Limited; and
 - Linda Onofreychuk.
- _____

On motion by Councillor Kelly, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 5, 2005) from the Acting Director, Community Planning, East District.

(Report 1, Clause 16)

1.34 Inventory of Unused School Sites

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

Recommendations:

It is recommended that this report be received for information.

On motion by Councillor Del Grande, the Scarborough Community Council received the report (January 6, 2005) from the Acting Director, Community Planning, East District, for information.

(Report 1, Clause 20(r))

The Community Council recessed at 12:48 p.m., having agreed, by a two-thirds vote of the Members present and voting, to continue beyond 12:30 p.m. to complete discussion of the matter.

The Community Council reconvened at 2:00 p.m.

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

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (January 5, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Official Plan and Zoning By-law and to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto, to permit the phased development of 38, 34 and 29-storey residential buildings with commercial uses located on the ground floor, on lands east of the Scarborough Civic Centre and Albert Campbell Square and west of Town Centre Court.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with the proposed modification attached as Attachment No. 10;
- (3) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No.11;
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with the proposed modification attached as Attachment No. 12;

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- (5) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No 13;
- (6) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No 14;
- (7) before introducing the necessary Bills to City Council for enactment and before the Ontario Municipal Board is requested to modify the Official Plan for the City of Toronto, the owner shall:
 - (a) enter into a Land Exchange Agreement with the City respecting the lands adjacent to the Scarborough Civic Centre, east of Albert Campbell Square and extending to Town Centre Court;
 - (b) enter into one or more agreements with the City pursuant to Section 37 of the Planning Act to secure the public benefits identified in the draft Zoning By-law Amendment outlined in Attachment 13 and to address matters respecting the provision of the new park, to the satisfaction of the City Solicitor, in consultation with the Commissioners of Urban Development Services and Economic Development Culture and Tourism or their successors, including their designates;
 - (c) enter into a Site Plan Agreement under Section 41 of the Planning Act for the overall development, generally consistent with the development concept identified on Attachments 3 to 6; and
 - (d) make arrangements, to the satisfaction of the City Solicitor, in consultation with the Commissioner of Economic Development Culture and Tourism or his successor, including his designate, for maintenance of the underground parking structure beneath the City's park, and associated protection of the City's park.
- (8) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments, Proposed Modifications to the Toronto Official Plan, and the draft Zoning By-law Amendments as may be required.

The Community Council had before it a communication (January 13, 2005) from John Murdock, President, Glen Andrew Community Association, in opposition to the application.

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The following persons appeared before the Community Council:

- Dieter Apitz, Director and past Co-President, Glen Andrew Community Association; and
- Murray Goldman, Chairman of the Goldman Group, the applicant.

A. Councillor De Baeremaeker moved that:

- (i) City Council adopt the staff recommendations in the Recommendations Section of the report (January 5, 2005) from the Acting Director, Community Planning, East District;

(Carried)

- (ii) the Director of Transportation Services, East District, be requested to initiate an investigation to review traffic operations at the intersections of McCowan/Ellesmere and Brimley/Ellesmere Roads, and on McCowan Road, Bellamy Road and Brimley Road, between Ellesmere and Lawrence, with respect to traffic issues as well as turning movements into and out of driveways and local streets and report thereon to the September 20, 2005 Community Council meeting providing appropriate recommended improvements.

(Withdrawn)

B. Councillor Thompson moved that:

- (i) the same "Warning Clause" as in the Monarch Development with respect to noise and activity in the square, be included in the Site Plan and Condo Agreement and the Purchase and Sale Agreement of the unit buyers as part of this application;
- (ii) the Chief General Manager of the Toronto Transit Commission be requested to report to City Council for its meeting of February 1, 2005, on the impact of the Goldman Group Development on the Toronto Transit Commission service and ridership in the Scarborough Civic Centre area; and
- (iii) the communication (January 13, 2005) from John Murdock, President, Glen Andrew Community Association, in opposition to the application, be received.

(Carried)

- C. Councillor Del Grande moved that Motion A. by Councillor De Baeremaeker be amended by adding:
- (i) “and further that the applicant absorb the costs for the requested traffic review;” and
 - (ii) “that Ward 39 be added to the traffic review”.

(Withdrawn)

The Scarborough Community Council consented to the withdrawal of Motion A(ii) by Councillor De Baeremaeker and Motion C. by Councillor Del Grande.

(Report 1, Clause 17)

**1.36 Burma Star Association Monument
Adjacent to 150 Borough Drive
(Ward 38, Scarborough Centre)**

The Scarborough Community Council considered a report (January 14, 2005) from the Commissioner of Corporate Services, seeking permission for the Burma Star Association, or its representatives, to enter onto the City-owned lands for the purpose of removing the Burma Star Monument.

Recommendations:

It is recommended that:

- (1) permission be granted for the Burma Star Association (the “Association”) to enter onto the City-owned lands to remove the Burma Star Monument (the “Monument”) prior to the closing of the land exchange with Skygold Developments Limited (“Skygold”) and subject to terms and conditions satisfactory to the City Solicitor and the Commissioner of Corporate Services; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor De Baeremaeker, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 14, 2005) from the Commissioner of Corporate Services.

(Report 1, Clause 18)

1.37 Final Report - Part Lot Control Application 04 195103 ESC 42 PL
Proponent: Rangemanor Estates Inc.
Architect: Viljoen Architect Inc. - Staines Road and Seasons Drive
(Ward 42, Scarborough-Rouge River)

The Scarborough Community Council considered a report (January 18, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to lift Part Lot Control for a 48 unit common element condominium townhouse project at Staines Road and Seasons Drive.

Recommendations:

It is recommended that:

- (1) the Owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate; and,
- (2) a Part Lot exemption By-law, with respect to the subject lands, then be enacted by City Council after recommendation (1) has been satisfied, such by-law to be prepared to the satisfaction of the City Solicitor and to expire one (1) year from the date of its passing; and;
- (3) staff be required to direct the owner to obtain proof of payment of all current property taxes for the subject lands from the owner prior to enactment of the Part Lot Control Exemption By-law.

On motion by Councillor Cho, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 18, 2005) from the Acting Director, Community Planning, East District.

(Report 1, Clause 19)

1.38 Outdoor Artificial Ice Rinks

On motion by Councillor Cowbourne, the Scarborough Community Council requested the Commissioner of Economic Development, Culture and Tourism to report to the Economic Development and Parks Committee on:

- (1) the inequality of the distribution of outdoor artificial ice rinks throughout the City of Toronto; and

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- (2) identifying possible future locations for artificial outdoor ice rinks in the East District.

(Report 1, Clause 20(s))

The Community Council adjourned its meeting at 6:15 p.m.

Chair.