

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Scarborough Community Council

Meeting 2

Tuesday, February 8, 2005

The Scarborough Community Council met on Tuesday, February 8, 2005, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Attendance:

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

	9:30 a.m. to 12:30 p.m.	2:00 p.m. to 6:00 p.m.
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 Glen De Baeremaeker	X	X
Councillor Mike Del Grande	X	X
Councillor Norm Kelly	X	X
Councillor David Soknacki	X	X

Confirmation of Minutes

On a motion by Councillor Ashton, the Minutes of the meeting of the Scarborough Community Council held on January 18, 2005, were confirmed.

The Scarborough Community Council agreed to the introduction of new communications/staff reports included on the Added Starter Agenda and walk-on reports as Items Nos. 21 to 26.

2.1 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.

The Community Council also considered a report (January 28, 2005) from the Director, Transportation Services, East District, seeking approval to withdraw the request 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- (1) the report dated October 29, 2004, from the Director of Transportation Services, East District, be withdrawn; and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:

- (1) withdrew the report (October 29, 2004) from the Director, Transportation Services, East District; and

- (2) adopted the report (January 28, 2005) from the Director, Transportation Services, East District.

(Report 2, Clause 18(a))

**2.2 Provision of a Municipal Road for New Developments at 671 and 675 Warden Avenue. Planning Application Numbers 04 196831 ESC 35 OZ and 04 196850 ESC 35 SA and 04 166027 ESC 35 SA
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (January 18, 2005) from the Director, Development Engineering, Works and Emergency Services, seeking authorization for City staff to negotiate and enter into a standard financially secured Servicing Agreement with The Goldman Group (the Owner) to provide a municipal road, to service 671-679 Warden Avenue.

Recommendations:

It is recommended that:

- (1) Council authorize staff to negotiate and enter into a standard financially secured Servicing Agreement with The Goldman Group (the Owner) to provide a municipal road to service 671-679 Warden Avenue, subject to the draft Reference Plan and engineering drawings being acceptable to the Commissioner of Works and Emergency Services;
- (2) the terms of the agreement between the City and the Owner be to the satisfaction of the Acting Commissioner of Works and Emergency Services and the City Solicitor; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 18, 2005) from the Director, Development Engineering, Works and Emergency Services.

(Report 2, Clause 1)

**2.3 Preliminary Report – OPA and Rezoning Application 04 203847 ESC 39 OZ
Draft Plan of Subdivision Application 04 203850 000 00 SB – Buttermill
Developments Inc. (Waltman Building Group) (Jim Levac, Lorsiak & Company
Ltd., Architect) Sanwood Boulevard and Canongate Trail
(Ward 39 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (January 24, 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 Del Grande, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (January 24, 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 all residents bounded by Steeles Avenue to the north, Kennedy Road to the east, Birchmount Road to the west, and L'Amoreaux Park to the south, with the expanded notification costs to be borne by the applicant; and”

(Report 2, Clause 18(b))

**2.4 Preliminary Report – Official Plan Amendment and Rezoning Application
04 196495 ESC 42 OZ – Mattamy Development Corporation (Architect: Baldwin
and Franklin Architects Inc. and Watchorn Architect Inc.) Finch Avenue East and
Morningside Avenue Extension (Ward 42 – Scarborough Rouge River)**

The Scarborough Community Council considered a report (January 26, 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 to the Morningside Heights Residents Association; 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 staff recommendations in the Recommendations Section of the report (January 26, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 18(c))

**2.5 Preliminary Report – Official Plan and Rezoning Application 04 203869 44 OZ
2034344 Ontario Inc. - 1625 Military Trail (Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (January 27, 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.

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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 staff recommendations in the Recommendations Section of the report (January 27, 2005) from the Acting Director, Community Planning, East District, subject to:

- (1) amending Recommendation 2 to read:
 - “(2) in consultation with the Ward Councillor, notice for the community consultation meeting be extended 700 metres to the north, east and west of the subject lands but not including the lands to the south of the Highland Creek, with the additional costs to be borne by the applicant; and”
- (2) adding the following:

“staff be directed that:

 - (a) high levels of urban design that promote the sense of community pride and business investment be provided in order to maintain the stable residential character of the existing neighbourhood and community;
 - (b) a wide range of unit sizes be incorporated in the designing in order to meet the needs of the community’s age, income and life styles so that local residents can live out their lives in their community;
 - (c) compatibility with the urban landscape of the historic Highland Creek Village be included in the design and that the building materials reflect the historic elements of the village;

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- (d) a range of active and passive pedestrian space be provided with co-ordinated street furniture, paving and planting design so that streetscapes provide an interesting and attractive edge;
- (e) compatibility with Highland Creek Village and designations particularly with regard to height be contained within a reasonable size that is consistent with the heights for townhouses;
- (f) the layout of the parking and driveways be reviewed to ensure the design provides the maximum safety and security according to the safety guidelines of the City;
- (g) regard be given to the stability and conservation of the Highland Creek Ravine and the surrounding green space;
- (h) staff be directed to pursue the application of Section 37 of the Planning Act regarding this proposal as it relates to increased density and the provision of community benefits; and
- (i) that development involving increases in height and/or density must constitute good planning and be consistent with overall objectives and policies of the Official Plan.

(Report 2, Clause 18(d))

2.6 Final Report – (Refusal) Official Plan and Rezoning Application 04 198313 ESC 35 OZ - Toronto Central Baptist Church (Architect: Simon Ng) 25 Civic Road (Ward 35 – Scarborough Southwest)

The Scarborough Community Council considered a report (January 21, 2005) from the Acting Director, Community Planning, East District, reporting on the refusal of an application to amend the Official Plan and the Zoning By-law for a Place of Worship at 25 Civic Road.

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and the Employment Districts Zoning By-law (Golden Mile) for the former City of Scarborough to permit Place of Worship uses at 25 Civic Road; and

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- (2) direct the City Solicitor to appear at the OMB in defence of City Council's refusal of any appeal of this application.

The following persons appeared before the Community Council:

- Simon Ng, Architect, and filed a copy of his submission;
- Chung Sang Jo; and
- Christina Jikeon Lee.

Councillor Altobello moved that City Council adopt the staff recommendations in the Recommendations Section of the report (January 21, 2005) from the Acting Director, Community Planning, East District.

On the adoption of the above motion by Councillor Altobello, a recorded vote was taken as follows:

FOR: Councillors Altobello, Ashton, Balkissoon, Cho, Cowbourne,
De Baeremaeker, Del Grande, Kelly, Thompson, Soknacki –10

AGAINST: Nil

(Carried Unanimously)

(Report 2, Clause 2)

**2.7 Final Report – City Initiated Technical Zoning By-law Amendments
02 035546 ESC 93 TM – Various Properties
(Wards 35, 38, 41, 42, 43 and 44)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on City of Toronto initiated amendments to various Community and Employment Districts Zoning By-laws to rectify minor technical errors in the by-laws.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-laws for the affected Communities and Employment Districts substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1; and

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- (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 Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 25, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 3)

**2.8 Final Report – Rezoning Application 03 161902 ESC 41 OZ
Read-Eastern Capital Offshore (Canror) Inc. (Architect:
Socia Engineering Limited) Northeast Corner of
Ashcott Street and Cascaden Street
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 24, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Milliken Community Zoning By-law to permit the development of 14 single-family residential dwellings at the north-east corner of Ashcott and Cascaden Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Milliken Community Zoning By-law substantially in accordance with the draft zoning by-law amendment attached as Attachment 6; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

The Scarborough Community Council received the following communications:

- (a) (January 20, 2005) from Larry Dang, in opposition to the application;
- (b) (January 25, 2005) from Barbara Brunson, area resident and Vice Chair of the Port Royal School Advisory Council, in opposition to the application; and
- (c) (January 26, 2005) from Dennis Nip, Tammy Wang and Jennifer Nip, in opposition to the application.

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The following persons appeared before the Community Council:

- Sandro Soscia, Soscia Engineering Ltd.;
- Larry Dang, area resident; and
- Barbara Brunson, Vice Chair, Port Royal School Advisory Council.

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 24, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation (1), as it pertains to Section 283 of the Draft Zoning By-law Amendment, to read:

“283. Maximum height: 10 metres and the development be restricted to two storey as requested by the application”.

(Report 2, Clause 4)

**2.9 Final Report – Zoning By-law Amendment Application 02 035475 ESC 42 OZ
Plan of Subdivision Application 02 035476 ESC 42 SB – 2031430 Ontario Inc.
1841 Neilson Road (Ward 42 – Scarborough Rouge River)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 28, 2005) from the Acting Director, Community Planning, East District, reporting on applications to amend the Employment Districts Zoning By-law 24982 (Tapscott), the Morningside Heights Zoning By-law and a draft plan of subdivision with respect to a 5.28 hectare (13 acre) property, located at the south-east corner of Passmore Avenue and Oasis Boulevard (Neilson Road), to permit 67 single-family dwelling units.

Recommendations:

It is recommended that City Council:

- (1) recommend to the Chief Planner that the plan of subdivision as shown on Attachment 4, subject to the conditions of approval, as generally listed in Attachment 6, be approved. Except as otherwise noted, these conditions must be fulfilled prior to the release of the plan of subdivision for registration or any phase thereof;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) and the Morningside Heights Zoning By-law substantially

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in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and

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

The Community Council received a communication from an area resident respecting this matter.

The following persons appeared before the Community Council:

- Andrew Madden, Diral Development Company; and
- Bob Cutler.

- A. Councillor Cho moved that Scarborough Community Council recommend that City Council adopt the staff recommendations in the Recommendations Section of the report (January 28, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation 1 by deleting condition No. 32 in Attachment 6 entitled "Conditions of Draft Plan of Subdivision Approval", and replacing with the following condition:

"32. Prior to the release of tree removal permits, the owner agrees to pay the required permit fees, and to provide the minimum requirement of 3 replacement trees for every healthy tree subject to regulation under the Private Tree By-law to be removed. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or may be planted off site if it is determined that a suitable location on site cannot be provided. The owner agrees that, at the discretion of the Commissioner of Economic Development, Culture and Tourism, replacement planting within natural areas or off site may be completed by the City, funded by the owner.";

(Carried)

- B. Councillor Balkissoon moved that the Commissioner of Economic Development, Culture and Tourism, be requested to report directly to City Council for its meeting of February 16, 2005, providing further information on the cost sharing of services in relation to this application.

(Carried)

(Report 2, Clause 5)

**2.9 Final Report – City-Initiated Zoning By-law Amendment Application
05 100287 ESC 43 TM – Clifton Park Investments Limited
2848-2900 Ellesmere Road - North-east Corner of Ellesmere Road and
Neilson Road (Centenary Plaza) (Ward 43 – Scarborough East)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on a City-initiated application to amend the Zoning By-law to delete a requirement pursuant to Section 37 of the Planning Act that the owner provide branch library space to the Toronto Public Library Board, and to reduce permitted site density.

Recommendations:

It is recommended that City Council:

- (1) amend the amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1; 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 Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 25, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 6)

**2.10 Final Report – Rezoning Application 03 196121 ESC 43 OZ
Brydale Developments Inc. (Architect: Tony Dicarlo,
Hunt Design Associates Inc.) – 232-234 Galloway Road
(Ward 43 – Scarborough East)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Zoning By-law in order to permit 16 townhouse units at 232-234 Galloway Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the West Hill Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7;
- (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 applicant to dedicate the valley lands and 10 metre buffer to the Toronto and Region Conservation Authority.

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 25, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 7)

**2.12 Final Report – Rezoning Application 04 124229 ESC 44 OZ
Plan of Subdivision Application 04 124282 ESC 44 SB
Tanis Woods Development – 6233, 6241, 6249, 6255 and 6267 Kingston Road
(Ward 44 – Scarborough East)**

The Scarborough Community Council held a statutory Public Meeting on February 8, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on applications to amend the Zoning By-law and for a proposed plan of subdivision consisting of 31 residential lots and an extension of Tanis Crescent.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) 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 6, be approved. Except as otherwise noted, these conditions must be

fulfilled prior to the release of the plan of subdivision for registration or any phase thereof; and

- (3) 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 Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 25, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 8)

2.13 Conditions In and Around Scarborough Civic Centre

The Scarborough Community Council considered a communication (January 25, 2005) from Councillor Bas Balkissoon regarding issues relating to operations at the Scarborough Civic Centre.

- A. Councillor Balkissoon moved that the Commissioner of Corporate Services, in consultation with appropriate staff, be requested to report to the Scarborough Community Council on March 30, 2005 on conditions in and around Scarborough Civic Centre, such report to include, but not limited to:
- (a) the maintenance of garbage bins around the Centre and returning to once a day pick up rather than twice a week pick up;
 - (b) security issues, including providing a list of persons authorized to park in the official parking lot at the Centre; and
 - (c) providing a detailed comparison of funds that are allocated for the maintenance of East District facilities, especially Parks and Recreation facilities, to other districts throughout the City.
- B. Councillor Thompson moved that Councillor Balkissoon's motion A. be amended by adding that such report also include Councillors being able to access other floors from elevators, when identity card access is necessary to access such floors.

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

FOR: Councillors Altobello, Ashton, Balkissoon, Cho, Cowbourne,
De Baeremaeker, Del Grande, Kelly, Thompson, Soknacki –10

AGAINST: Nil

(Carried Unanimously)

Upon the question of the adoption of Motion B. by Councillor Thompson, it was carried.

(Report 2, Clause 18(e))

**2.13 Naming of Proposed Private Lane Extending Westerly from
Brimley Road, South of Lawrence Avenue East – “Corner Lane”
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (January 31, 2005) from the City Surveyor, seeking approval for the proposed private lane extending westerly from Brimley Road, south of Lawrence Avenue East, being named “Corner Lane”.

Recommendations:

- (1) the proposed private lane extending westerly from Brimley Road, south of Lawrence Avenue East, be named "Corner Lane";
- (2) Inaugural Source Inc. pay the costs estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 31, 2005) from the City Surveyor.

(Report 2, Clause 9)

**2.15 Preliminary Report – OPA and Rezoning Application 04 196831 ESC 35 OZ
Stafford Homes Limited (Kohn Architects Inc.) 671 Warden Avenue
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (January 31, 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 give notice of a combined community consultation meeting for this planning application for 671 Warden Avenue, in addition to other current planning applications for 350 Danforth Road, 725 Warden Avenue, and 651 Warden Avenue;
- (2) notice for the community consultation meeting be given by direct mail to the Warden Corridor Study mailing list, and by postal walk to an expanded notification area bounded by Eglinton Avenue East to the north, Birchmount Road to the east, Victoria Park Avenue to the west, and Danforth Avenue to the south, with the cost borne by the applicants; 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 Altobello, the Scarborough Community Council:

- (1) recommended the adoption of the staff recommendations in the Recommendations Section of the report (January 31, 2005) from the Acting Director, Community Planning, East District, subject to adding that staff be directed to work with the applicant to ensure the provision of commercial uses along the Warden Avenue frontage; and
- (2) directed staff to look at public roads as a priority over private roads in applications.

(Report 2, Clause 18(f))

**2.16 Preliminary Report – OPA and Rezoning Application 04 204283 ESC 35 OZ
Draft Plan of Subdivision Application 04 204285 ESC 35 SB
Goldman Centennial Developments Limited (John Blums Architect Inc.)
651 Warden Avenue (Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (January 31, 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 give notice of a combined community consultation meeting for these planning applications for 651 Warden Avenue, in addition to other current planning applications for 350 Danforth Road, 725 Warden Avenue, and 671 Warden Avenue;
- (2) notice for the community consultation meeting be given by direct mail to the Warden Corridor Study mailing list, and by postal walk to an expanded notice area bounded by Eglinton Avenue East to the north, Birchmount Road to the east, Victoria Park Avenue to the west, and Danforth Avenue to the south, with the cost borne by the applicants; 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 Altobello, the Scarborough Community Council:

- (1) recommended the adoption of the staff recommendations in the Recommendations Section of the report (January 31, 2005) from the Acting Director, Community Planning, East District, subject to adding that staff be directed to work with the applicant to achieve a mix of residential dwelling types including singles, semis, and townhouses and the provision of commercial uses along the Warden Avenue frontage; and
- (2) directed staff to look at public roads as a priority over private roads in applications.

(Report 2, Clause 18(g))

**2.17 Preliminary Report – Rezoning Application 04 203779 ESC 42 OZ
Draft Plan of Subdivision Application 04 203790 ESC 42 SB
Mattamy (Jefferson Forest) Limited – 9310 Sheppard Avenue East
(Ward 42 – Scarborough Rouge River)**

The Scarborough Community Council considered a report (February 1, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act;
- (4) amend Site Plan Control By-law 21319 to designate the lands at 9310 Sheppard Avenue East as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 4; and
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft designating Site Plan Control By-law as may be required.

On motion by Councillor Cho, Scarborough Community Council:

- (1) recommended that City Council adopt Recommendations (4) and (5) in the Recommendations Section of the report (February 1, 2005) from the Acting Director, Community Planning, East District; and
- (2) adopted Recommendations (1), (2) and (3) in the Recommendations Section of the report (February 1, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation (2) to read:

- “(2) notice for the community consultation meeting be expanded to landowners and residents in Phase I of the Mattamy (Rouge) Limited development, with the costs to be borne by the applicant;”.

(Report 2, Clause 10)

**2.18 Final Report – Rezoning Application 04 203776 ESC 37 OZ
Lift Holding Provision - 1920 Eglinton Avenue East Holdings Ltd.
(Architect: Joseph Bogdan Architects Inc.)
1920 and 1940 - Eglinton Avenue East, 20 Ashtonbee Road
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (January 31, 2005) from the Acting Director, Community Planning, East District, reporting on an application to lift the Holding Provision for the property located at the northwest corner of Eglinton and Warden Avenues.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Employment Districts Zoning By-law (Golden Mile) to delete the Holding Provision (H) from 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 Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (January 31, 2005) from the Acting Director, Community Planning, East District.

(Report 2, Clause 11)

**2.19 Request for Direction – File Number 05 106102 EPS 36 TM
Revitalization Study of Kingston Road in the Birchcliff Community
(Ward 36 – Scarborough Southwest)**

The Scarborough Community Council considered a report (February 3, 2005) from the Acting Director, Community Planning, East District, reporting, as directed, on undertaking a Revitalization Study of Kingston Road in the Birchcliff Community.

Recommendations:

It is recommended that City Council:

- (1) direct staff to bring forward a draft Terms of Reference for a Revitalization Study of Kingston Road in Birchcliff, to the Scarborough Community Council meeting in April 2005, that includes the study components outlined in Section (iv) “Study Approach” of this report, a community consultation process and timing for undertaking the Study; and
- (2) that a Revitalization Study of Kingston Road in Birchcliff be coordinated with other initiatives in the area including; the examination of transit improvements on Kingston Road from Victoria Park Avenue to Eglinton Avenue East, the Cliffside Village Strategic Business Action Plan, and the proposed Feasibility Study for the Birchmount Stadium, where opportunities for such coordination are appropriate and in keeping with the objectives and context of each initiative.

On motion by Councillor Ashton, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (February 3, 2005) from the Acting Director, Community Planning, East District, subject to adding that staff, in consultation with the Ward Councillor, obtain community input into the development of the Terms of Reference for this project.

(Report 2, Clause 12)

2.20 The City’s Ability to Tow Illegal Portable Signs without Notice

The Scarborough Community Council considered a confidential report (January 31, 2005) from the City Solicitor respecting the City’s ability to tow illegal portable signs without notice, and because the advice is subject to solicitor-client privilege, under the *Municipal Act, 2001*, discussions to be held in-camera.

On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) requested the Commissioner of Urban Development Services, in consultation with appropriate staff, to consider the following, as part of the Sign By-law review:
 - (a) including a speedy process of notice to the licenced signs companies, i.e. fax e-mail, etc.;
 - (b) a process for notification of violation to the sign company, business owner/tenant and property owner;
 - (c) specifying the 24 hour notice period currently used as the timeframe for the removal of illegal signs;
 - (d) owners of licenced sign companies being prevented from reapplying for a licence that has been suspended under a different registered company name;
 - (e) notice timeframe and pick up timeframe on private property being set at 24 hours;
 - (f) establishment of a protocol whereby agents of the City can seize signs in violation of the by-law;
 - (g) establish in such protocol a reasonable period after which the sign would be destroyed; and
 - (h) determine how the costs of enforcement, storage and disposal being charged in a like manner as taxes, and what party would bear which costs; and
- (2) received the confidential report (January 31, 2005) from the City Solicitor.

(Report 2, Clause 18(h))

**2.21 Renaming of Midwest Park to the West Birkdale Park
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (February 7, 2005) from the Commissioner of Economic Development, Culture and Tourism, reporting on the request by the Metro Toronto Condominium Corporation unit members to rename the Midwest Park to West Birkdale Park.

Recommendations:

It is recommended that the park situated at Midwest Road and Great West Drive and named Midwest Park, be renamed to West Birkdale Park.

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (February 7, 2005) from the Commissioner of Economic Development, Culture and Tourism.

(Report 2, Clause 13)

**2.22 Request for Direction – Official Plan Amendment and Rezoning Application
01 036249 ESC 40 OZ - Plan of Subdivision Application 02 035523 ESC 40 SB
Site Plan Control Application 02 035533 ESC 40 SA – 1309230 Ontario Limited
(Canderel Stoneridge Limited) 2055 Kennedy Road
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (February 7, 2005) from the Acting Director, Community Planning, East District, reporting on the status of the applications since the last status report dated November 16, 2004, on the applications to permit a residential plan of subdivision for approximately 2,000 residential units, office uses, retail uses, a park and lands for a future bus terminal and Sheppard subway line station.

Recommendations:

It is recommended that City Council:

- (1) direct staff to continue to finalize the Official Plan amendment, draft plan of subdivision conditions, draft site plan conditions and the Zoning By-law to implement the subdivision and site plan submissions received by City staff on September 15, 2004; and
- (2) authorize staff to present to and seek approval of the implementing documents for the Official Plan Amendment, Zoning By-law and draft plan of subdivision and site plan at the Phase 2 of the OMB hearing scheduled to commence May 2, 2005, in accordance with the attached draft plan conditions of approval and comments set out in this report.

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

(Report 2, Clause 14)

**2.23 Disposition of Surplus Property – 3 Kenworthy Avenue
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a confidential report (February 3, 2005) from the Commissioner of Corporate Services, reporting on offers received for sale of the surplus property municipally known as 3 Kenworthy Avenue, and because the subject matter may contain information about the security of the property of the City, under the *Municipal Act 2001*, discussions to be held in camera.

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

- (1) not adopt the staff recommendations in the Recommendations Section of the confidential report (February 3, 2005) from the Commissioner of Corporate Services; and
- (2) remove the property known as 3 Kenworthy Avenue from the surplus list and designate such property as a green walkway to Kenworthy Park.

(Report 2, Clause 15)

**2.24 Highland Creek Heritage Day and
Taste of Lawrence Festival**

The Scarborough Community Council considered a request from Councillor Cowbourne and Councillor Thompson respecting liquor licences for events of municipal and/or community significance.

- A. Councillor Cowbourne moved that the Scarborough Community Council recommend to City Council that, for liquor licensing purposes, the “Highland Creek Heritage Day Festival”, to be held on June 18, 2005 from 11:00 a.m. to 9:00 p.m. in Highland Creek Village, 31 Morrish Road; be declared as an event of municipal and/or community significance and the

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Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place.

(Carried)

- B. Councillor Thompson moved that Councillor Cowbourne's motion A. be amended to include the "Taste of Lawrence Festival", to be held on July 8, 2005, from 6:00 p.m. to 11:00 p.m., on July 9, 2005, from 11:00 a.m. to 11:00 p.m., and on July 10, 2005 from 12:00 noon to 8:00 p.m., from Tower Road to Crockford Boulevard; also as an event of municipal and/or community significance and the Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place.

(Carried)

(Report 2, Clause 16)

2.25 Amendments to the Condominium Act

The Scarborough Community Council recommended to City Council the adoption of the following motion by Councillor Ashton:

"WHEREAS recent amendments to the Condominium Act relative to common elements has created undesirable consequences;

WHEREAS the planning and servicing implications impact negatively sound planning principles and service standards;

WHEREAS public roads, versus private, are central to achieving inclusive communities, superior urban standards and safe communities;

WHEREAS private roads raise expectations regarding City obligations for services;

THEREFORE BE IT RESOLVED that the City Solicitor, in consultation with the Chief Planner, review and report on the implications of recent amendments to the condominium Act, and any recommended changes that address negative consequences resulting therefrom;

AND FURTHER BE IT RESOLVED that the City Solicitor, in consultation with the Chief Planner and other appropriate staff approach the Province to clarify the intent of recent amendments to the Condominium Act;

AND FURTHER that the review outcomes be submitted to the Mayor and Chief Administrative Officer for inclusion in New Deal discussions."

(Report 2, Clause 17)

**2.26 Renaming of Street or Parks after
Former Scarborough Councillor Ron Watson and his Verna Watson**

The Scarborough Community Council considered a communication (September 30, 2004) addressed to Councillor Balkissoon, from Colleen Montgomery respecting the subject matter.

On motion by Councillor Balkissoon, the Scarborough Community Council, referred the communication (September 30, 2004) to the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Corporate Services for report thereon to Scarborough Community Council for its meeting of March 30, 2005, on renaming a City facility such as community centre, park or street, in honour of former Scarborough Councillor Ron Watson and his wife Verna, for their contribution to the community, such location to preferably be in the area of Finch Avenue to the North, Victoria Park to the west, Birchmount Road to the east and Highway 401 to the south.

(Report 2, Clause 18(i))

The Community Council adjourned its meeting at 6:00 p.m.

Chair.