

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Scarborough Community Council**

**Meeting 3**

**Wednesday, March 30, 2005**

The Scarborough Community Council met on Wednesday, March 30, 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 4:15 p.m.
Councillor Raymond Cho, Chair	X	R
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

Also Present:

Mayor David Miller	
--------------------	--

**Confirmation of Minutes**

On a motion by Councillor Ashton, the Minutes of the meeting of the Scarborough Community Council held on February 8, 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 34 and 35.

### **3.1 Scarborough Civic Action Network – Scarborough Community Summit**

The Scarborough Civic Action Network gave an overview presentation of the results of the Scarborough Community Summit held in November 2004.

The following persons appeared before the Community Council:

- Ed Castro, Scarborough Civic Action Network;
  - Alimamy Bangura, Scarborough Civic Action Network; and
  - Sean Meagher, Scarborough Civic Action Network.
- A. Councillor Ashton moved that Scarborough Community Council recommend to City Council that:
- (1) the Toronto Police Services Board be requested to:
    - (a) explore opportunities for enhanced youth engagement in policing and community interests based on the successful elements of the Community Policing Liaison Committees; and
    - (b) ensure youth issues are part of the key goals and objectives and identified in the selection process for the next Chief of Police; and
  - (2) the Commissioner of Community and Neighbourhood Services, be requested to report to the Community Services Committee on the feasibility and value of identifying the Regent Park initiative of a “multi-purpose” tri-level project as a pilot that supports the implementation of a Toronto-wide service model.

**(Carried)**

Councillor Cho appointed Councillor Thompson Acting Chair and vacated the Chair.

- B. Councillor Cho moved that Scarborough Community Council:
- (1) receive a presentation by the Scarborough Civic Action Network, providing the results of the Scarborough Community Summit held in November, 2004; and
  - (2) thank the Scarborough Civic Action Network for a very informative presentation and encouraged the Network and the City to work together in the future.

(Carried)

Councillor Cho resumed the Chair.

**(Report 3, Clause 1)**

**3.2 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.

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

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

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.

On motion by Councillor Cowbourne, the Scarborough Community Council:

- (1) withdrew the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) received the communication (March 4, 2005) from the Toronto Preservation Board advising that the Board withdrew the report (October 25, 2004) from the Commissioner of Economic Development, Culture and Tourism at the request of the Department.

**(Report 3, Clause 18(a))**

**3.3 East District Staffing Complement and Impact on Service Levels**

The Scarborough Community, at its meeting on January 18, 2005:

- (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.

Mayor Miller appeared before the Committee with respect to this item and addressed issues raised by the Members.

Councillor Cho appointed Councillor Thompson Acting Chair and vacated the Chair.

On motion by Councillor Cho, the Scarborough Community Council:

- (1) discussed issues related to the East District with Mayor Miller and relevant staff; and
- (2) thanked the Mayor for attending and addressing issues raised by Members.

Councillor Cho resumed the Chair.

**(Report 3, Clause 18(b))**

**3.4 Conditions In and Around Scarborough Civic Centre**

The Scarborough Community Council considered a report (March 7, 2005) from the Commissioner of Corporate Services, reporting on the conditions in and around the Scarborough Civic Centre.

Recommendation:

It is recommended that this report be received for information.

- A. Councillor Balkissoon moved that the General Manager, Solid Waste Management, be requested to report to the May 3, 2005 Scarborough Community Council meeting on relocating the garbage bins at the outside employee parking deck to an enclosed covered building or facility away from the entrance to the parking garage.

**(Carried)**

- B. Councillor Soknacki moved that:

- (a) Councillor Balkissoon's motion A. be amended by adding "or the erection of a screen around the bins at the existing location, addressing any safety and esthetic considerations, and the cost considerations of any alternatives;"; and
- (b) the report (March 7, 2005) from the Commissioner of Corporate Services be received.

**(Carried)**

**(Report 3, Clause 18(c))**

**3.5 Access to Scarborough Civic Centre – Official Parking Garage**

The Scarborough Community Council considered a report (March 7, 2005) from the Commissioner of Corporate Services, providing a list of persons authorized to park in the official parking lot at the Scarborough Civic Centre, as requested by Community Council on February 8, 2005.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Balkissoon, the Scarborough Community Council received the report (March 7, 2005) from the Commissioner of Corporate Services.

**(Report 3, Clause 18(d))**

**3.6 Inclusion on the City of Toronto Inventory of Heritage Properties  
300 Danforth Road (Lily Cups Office Building)  
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking City Council approval to include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Scarborough Community Council also considered the following communications:

- (a) (March 4, 2005) from the Toronto Preservation Board, recommending that Scarborough Community Council adopt the recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (b) (March 24, 2005) from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP, requesting deferral of the report regarding inclusion of the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties.

Rick Schofield, Chair, Scarborough Community Preservation Panel appeared before the Community Council.

On motion by Councillor Altobello:

- (1) the Scarborough Community Council deferred consideration of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, until its meeting of May 3,

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

2005, to allow the new owners of the property to meet with staff with respect to the Heritage aspect of the site; and

- (2) received the following communications:
  - (a) (March 4, 2005) from the Toronto Preservation Board; and
  - (b) (March 24, 2005) from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP.

**(Report 3, Clause 18(e))**

**3.7 Scarborough Community Heritage Preservation Panel Annual Report to Council**

The Scarborough Community Council considered a communication (January 31, 2005) from Rick Schofield, Chairman, Scarborough Community Preservation Panel, providing the Panel's annual report for 2004.

On motion by Councillor Ashton, the Scarborough Community Council received the communication (January 31, 2005) from Rick Schofield, Chair, Scarborough Community Preservation Panel.

**(Report 3, Clause 18(f))**

**3.8 Removal of Eleven (11) Private Trees – 29 Blueking Crescent  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (February 25, 2005) from the Commissioner of Economic Development, Culture and Tourism, reporting on an application that has been received for a permit to remove eleven (11) trees located on private property at 29 Blue King Crescent, from the property owner.

Recommendations:

It is recommended that:

- (1) the request for a permit to remove eleven (11) privately owned trees at 29 Blueking Crescent be approved conditional on:
  - (a) the trees in question not being removed until permitted construction activities in accordance with plans approved by the City commence which warrant the destruction of the trees; and

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (b) upon completion of construction, the owner shall plant eleven (11) replacement trees in accordance with the plan on file with Urban Forestry Services;

**OR**

- (2) the request for a permit to remove eleven (11) privately owned trees located at 29 Blueking Crescent be denied.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt Recommendation (1) in the Recommendations Section of the report (February 25, 2005) from the Commissioner of Economic Development, Culture and Tourism.

**(Report 3, Clause 2)**

**3.9 Release of Requirement to Construct a Secondary Access to Morningside Avenue affecting Vacant Land East of Portia Street (Ward 43 – Scarborough East)**

The Scarborough Community Council considered a report (February 28, 2005) from the Commissioner of Corporate Services, seeking approval to rescind Recommendation 5(b) in Clause 19, Report 2 of the Scarborough Community Council, adopted by City Council on February 13, 14 and 15, 2002.

Recommendations:

It is recommended that:

- (1) Clause 19 of Report 2 of the Scarborough Community Council, as adopted by City Council at its meeting held on February 13, 14 and 15, 2002, be amended to rescind Recommendation 5(b); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (February 28, 2005) from the Commissioner of Corporate Services.

**(Report 3, Clause 3)**



**3.10 Proposed On-Street Disabled Parking in Front of 2400 Queen Street East  
(Ward 36 – Scarborough Southwest)**

The Scarborough Community Council considered a report (March 4, 2005) from the Director, Transportation Services, East District, reporting on a request to permit disabled parking in front of 2400 Queen Street East.

Recommendations:

It is recommended that:

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

On motion by Councillor Ashton, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 4, 2005) from the Director, Transportation Services, East District.

**(Report 3, Clause 4)**

**3.11 Proposed Minor Street Stop Signs in the Ionview Community  
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (March 2, 2005) from the Director, Transportation Services, East District, reporting on a request to install minor street stop signs at uncontrolled “tee” intersections in the Ionview Community.

Recommendations:

It is recommended that:

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

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 2, 2005) from the Director, Transportation Services, East District.

**(Report 3, Clause 5)**

**3.12 Proposed Minor Street Stop Signs at  
Uncontrolled Intersections in the Wexford Community  
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the results of all-way stop control studies conducted at the intersections of Biscayne Boulevard and Shangarry Drive, Dyson Boulevard and Arncliffe Crescent, and Shangarry Drive and Dyson Boulevard.

Recommendations:

It is recommended that:

- (1) an all-way stop control not be installed on Biscayne Boulevard at Shangarry Drive;
- (2) an all-way stop control not be installed on Dyson Boulevard at Arncliffe Crescent;
- (3) an all-way stop control not be installed on Shangarry Drive at Dyson Boulevard;
- (4) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
- (5) the appropriate by-laws be amended accordingly.

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 9, 2005) from the Director, Transportation Services, East District.

**(Report 3, Clause 6)**

**3.13 Review of Traffic Operations on Brimley Road South of Ellesmere Road  
(Wards 37 and 38 – Scarborough Centre)**

The Scarborough Community Council considered a report (March 2, 2005) from the Director, Transportation Services, East District, reporting on follow-up observations

conducted after the extension of the median and related turn restrictions on Brimley Road, immediately south of Ellesmere Road.

Recommendations:

It is recommended that this report be received for information.

On motion by Councillor Thompson, the Scarborough Community Council received the report (March 2, 2005) from the Director, Transportation Services, East District.

**(Report 3, Clause 18(g))**

**3.14 Proposed Parking Regulations on Calthorpe Avenue  
between Ellesmere Road and Calverley Trail  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 3, 2005) from the Director, Transportation Services, East District, reporting on a request to prohibit parking on both sides of Calthorpe Avenue between Ellesmere Road and Calverley Trail from 7:00 a.m. to 6:00 p.m., Monday to Friday.

Recommendations:

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

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 3, 2005) from the Director, Transportation Services, East District.

**(Report 3, Clause 7)**

**3.15 Request for All-Way Stop Controls on Wayne Avenue  
at Lancefield Avenue and at Lingarde Drive  
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (March 2, 2005) from the Director, Transportation Services, East District, reporting the results of all-way stop control studies conducted at the above-noted intersections.

Recommendations:

It is recommended that:

- (1) an all-way stop control not be installed on Wayne Avenue at Lancefield Avenue;  
and
- (2) an all-way stop control not be installed on Wayne Avenue at Lingarde Drive.

On motion by Councillor Thompson, the Scarborough Community Council recommended to City Council that the staff recommendations in the Recommendations Section of the report (March 2, 2005) from the Director, Transportation Services, East District, be deleted and replaced with the following:

- “(1) an all-way stop control be installed on Wayne Avenue at Lancefield Avenue; and
- (2) an all-way stop control be installed on Wayne Avenue at Lingarde Drive.”

**(Report 3, Clause 8)**

**3.16 Proposed Traffic Controls within the Sullivan Community  
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the proposed implementation of turn prohibitions and a 40 km/h speed limit within the Sullivan community bounded by Sheppard Avenue East, Pharmacy Avenue, Highway 401 and Victoria Park Avenue.

Recommendations:

It is recommended that:

- (1) southbound through movements be prohibited on Pharmacy Avenue at Sheppard Avenue East between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report;
- (2) westbound left-turns be prohibited on Sheppard Avenue East at Abbotsfield Gate, Pharmacy Avenue, and Commons Drive between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report;

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (3) a 40 Km/h speed limit be implemented on Meadowacres Drive, Farmcrest Drive, Norbert Road, Dobbin Road, Bugle Hill Road, and Foxhill Road; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction to Council of any bills that may be required.

On motion by Councillor Kelly, the Scarborough Community Council:

- (1) recommended that City Council adopt Recommendations (3) and (4) in the Recommendations Section of the report (March 9, 2005) from the Director, Transportation Services, East District; and
- (2) deferred consideration of Recommendations (1) and (2) in the Recommendations Section of the report (March 9, 2005) from the Director, Transportation Services, East District, until its meeting of May 3, 2005.

**(Report 3, Clause 9)**

**3.17 Proposed Turn Prohibitions – 2094 Brimley Road  
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council considered a report (March 4, 2005) from the Director, Transportation Services, East District, reporting on terms of site plan approval as they relate to access restrictions to the property located at 2094 Brimley Road.

Recommendations:

It is recommended that:

- (1) northbound left-turn and eastbound left-turn prohibitions be enacted at all times at the driveway located on the west side of Brimley Road, at a point 55 metres north of Sheppard Avenue East, as identified in Appendix 1 of this report;
- (2) all costs associated with signage in support of the prohibitions at the subject driveway be borne by the owner of the property serviced by the driveway, as per the site plan approval for Site Plan Control Application 04 144702 ESC 41 SA; and
- (3) the appropriate by-law be amended accordingly.

On motion by Councillor Balkissoon, the Scarborough Community Council deferred consideration of the report (March 4, 2005) from the Director, Transportation Services, East District, until its meeting of May 3, 2005, to allow staff, in consultation with the Ward Councillor, to review the site.

**(Report 3, Clause 18(h))**

**3.18 Preliminary Report – Rezoning Application 05 110329 ESC 35 OZ  
Maryannet and Jenuraj Sebastampillai – 779A-779 Danforth Road  
Kennedy Park Community and Birchmount Park Employment District By-laws  
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (March 9, 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 Altobello, the Scarborough Community Council deferred consideration of the report (March 9, 2005) from the Acting Director, Community Planning, East District, until its meeting of May 3, 2005.

**(Report 3, Clause 18(i))**

**3.19 Preliminary Report – Rezoning Application 05 101960 ESC 40 OZ  
Daniel Executive Holdings Inc. (Architect: Henry Chiu)  
3195 Sheppard Avenue East - Sullivan Community  
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (March 15, 2005) from the Acting Director, Community Planning, East District, providing preliminary information

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

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 in the second quarter of the year;
- (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.

The Community Council also considered a communication (March 29, 2005) from Michael B. Vaughan, Q.C., Barrister & Solicitor, on behalf of the owner, requesting the recommendations in the report be adopted in order that the matter may move ahead.

On motion by Councillor Kelly, the Scarborough Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the report (March 15, 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 within 120 metres of the site and be extended to boundaries determined by staff, in consultation with the Ward Councillor, with the additional costs to be borne by the applicant; and”;
- (3) received the communication (March 29, 2005) from Michael B. Vaughan, Q.C., Barrister and Solicitor.

**(Report 3, Clause 18(j))**

**3.20 Preliminary Report – Rezoning Application 05 110341 ESC 44 OZ  
Pioneer Petroleums Limited – 7445 Kingston Road – Rouge Community  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 15, 2005) from the Acting Director, Community 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 staff recommendations in the Recommendations Section of the report (March 15, 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 within 120 metres of the site and be extended to landowners and residents of Calibre Court, Oak Knolls Crescent, Raspberry Road and Royal Rouge Trail eastwards from No. 46 on the north side and from No. 75 on the south side, with additional costs to be borne by the applicant; and”.

**(Report 3, Clause 18(k))**

**3.21 Preliminary Report – Rezoning Application 04 204958 ESC 44 OZ  
1453351 Ontario Inc. – Rear Portion of 22 Rozell Road  
and Block 66, Plan 66M-2399 – Centennial Community  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 15, 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 Cowbourne, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 18(I))**

**3.22 Preliminary Report – Rezoning Application 05 104584 ESC 44 OZ and Plan of Subdivision Application 05 104571 ESC 44 SB --Honeywood Properties Inc. Rear Portions of 84, 86 and 92 Scarboro Avenue – Highland Creek Community (Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 15, 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 Cowbourne, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 18(m))**

**3.23 Preliminary Report – Rezoning Application 05 102824 ESC 44 OZ  
313 Port Union Road Limited – 313-367 Port Union Road – Centennial Community  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 15, 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; and
- (4) the applicant be instructed to submit an application for Official Plan Amendment in addition to the application to amend the Zoning By-law, in order to amend the 'Reversed Lots or Other Restricted Access' policies of the West Rouge Neighbourhood within the Centennial Community Secondary Plan.

On motion by Councillor Cowbourne, the Scarborough Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendation (2) to read:

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

“(2) notice for the community consultation meeting be given to landowners and residents within 400 metres of the site, with the additional costs to be borne by the applicant; and”

- (2) directed planning staff to conduct a further community meeting with respect to this site, if the community and Ward Councillor deem such meeting necessary, with additional costs to be borne by the applicant.

**(Report 3, Clause 18(n))**

**3.24 Final Report – Rezoning Application 02 035463 ESC 38 OZ  
Removal of Holding Symbol (H) – OMERS Realty Holdings Inc.  
530 Progress Avenue (N/W Corner Progress and Corporate Drive)  
Progress Employment District  
(Ward 38 – Scarborough Centre)**

The Scarborough Community Council considered a report (March 7, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the zoning by-law to remove a holding symbol which applies to the lands at the north-west corner of Progress Avenue and Corporate Drive (Block E – 3, Plan M1410) to allow for the development of the site for a retail use (furniture store).

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

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 (March 7, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 10)**

**3.25 Final Report – Official Plan Amendment and Rezoning Application  
04 150743 ESC 37 OZ - Gykan Enterprises Inc.  
(Architect: Turner Fleischer Architects Inc.) 1510 Birchmount Road  
Wexford Employment District  
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council held a statutory Public Meeting on March 30, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (March 15, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and the Zoning By-law to expand the range of permitted uses at 1510 Birchmount Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Wexford Employment District Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Wexford) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or 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 (March 15, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 11)**

**3.26 Final Report - Official Plan Amendment Application 04 183984 ESC 41 OZ  
Rezoning Application 04 151999 ESC 41 OZ  
Kreadar Enterprises Inc. (Architect: Gross Kaplin Coviensky)  
2150 McNicoll Avenue - Milliken Employment District  
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council held a statutory Public Meeting on March 30, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (March 16, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan and the Zoning By-law for a retail development on a 2.7 hectare (6.7 acre) site at the northwest corner of McNicoll Avenue and Silver Star Boulevard.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Employment Districts Zoning By-law (Milliken) No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment 7; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Scarborough Official Plan Amendment and Proposed Modification to the Toronto Official Plan, and the draft Zoning By-law Amendment as may be required.

The Community Council also considered a communication (March 24, 2005) from Lorne Ross Planning Services, requesting deferral of this matter until the Scarborough Community Council meeting of May 3, 2005, to allow further discussions with staff and explore alternatives regarding the northerly portion of the site.

Carl Januszczak, Lorne Ross Planning Services, appeared before the Community Council.

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

A. Councillor Balkissoon moved that:

- (1) the report (March 16, 2005) from the Acting Director, Community Planning, East District, be deferred until its meeting of May 3, 2005, to allow for further discussions with staff and explore alternatives regarding the northerly portion of the site; and
- (2) the communication (March 24, 2005) from Lorne Ross Planning Services, be received.

(Carried)

B. Councillor Del Grande moved that Councillor Balkissoon and Councillor Del Grade be notified when the said further discussions take place.

(Carried)

(Report 3, Clause 18(o))

**3.27 Final Report - Official Plan Amendment and Rezoning Application  
03 166812 ESC 41 OZ - Ogden Funeral Homes Limited  
(Architect: Mark Nawrocki)  
14 Donalda Crescent – Agincourt Community  
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council held a statutory Public Meeting on March 30, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (March 17, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan of the former City of Scarborough and the Agincourt Community Zoning By-law to permit the expansion of a surface parking lot for an existing funeral home operation onto abutting lands which are currently used for residential purposes.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (3) amend Site Plan Control By-law 21319 to designate the lands at 14 Donalda Crescent as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 7;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments and draft designating Site Plan Control By-law as may be required; and
- (5) before introducing the necessary Bills to City Council for enactment, the applicant shall obtain Site Plan Approval under Section 41 of the Planning Act.

The following persons appeared before the Community Council:

- Doris B. Chisnall;
- Sharon McInmoyle, President, Ogden Funeral Homes; and
- Les MacIsaac, on behalf of Knox Presbyterian Church.

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 17, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 12)**

**3.28 Final Report - Official Plan Amendment and Rezoning Application  
02 035542 ESC 44 OZ - Kelmore Ltd./Romlek Enterprises Inc.  
215 Morrish Road - Highland Creek Community  
(Ward 44 – Scarborough East)**

The Scarborough Community Council held a statutory Public Meeting on March 30, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (March 17, 2005) from the Acting Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and Zoning By-law to permit a total of 16 common element condominium residential dwelling units consisting of 14 townhouses and 2 semi-detached dwellings.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 7;

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (2) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act, for the residential development; and
- (5) authorize staff to enter into an agreement to provide an exemption for the requirement of 10 on-site parking spaces, subject to Payment In Lieu of Parking as per Council Policy. The agreement is to be executed prior to introducing the necessary Bills to City Council for enactment.

The Community Council also considered the following communications:

- (a) (March 14, 2005) from Heidi Kreiner-Ley, Opportunity Holdings Inc., informing that he is in favour of the application;
- (b) (March 11, 2005) from Percy Lucas, regarding parking around the site; and
- (c) (March 29, 2005) from Adam J. Brown, Sherman, Brown, Dryer, Karol, Barristers and Solicitors, in support of the application and requesting that Recommendation 5 be deleted.

Susan Rosales, Sherman, Brown, Dryer, Karol, Barristers and Solicitors, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Cowbourne, the Scarborough Community Council:

- (1) recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 17, 2005) from the Acting Director, Community Planning, East Distric; and
- (2) received the following communications:
  - (a) (March 14, 2005) from Heidi Kreiner-Ley, Opportunity Holdings Inc.;
  - (b) (March 11, 2005) from Percy Lucas; and



- (c) March 29, 2005) from Adam J. Brown, Sherman, Brown, Dryer, Karol, Barristers and Solicitors.

**(Report 3, Clause 13)**

**3.29 Complaints and Enforcement of Illegal Signs in the East District**

The Scarborough Community Council considered a report (March 16, 2005) from the Acting Manager, East District, Municipal Licensing and Standards, reporting on the number of complaints received from private citizens and Councillors, Municipal Licensing and Standards response times, the number of Notices to Remove, the number of seizures and removal of illegal signs, and the number of court proceedings.

Recommendations:

It is recommended that this report be received for information.

On motion by Councillor Balkissoon, the Scarborough Community Council directed that future reports on "Complaints and Enforcement of Illegal Signs in the East District" be clarified, to include, but not be limited to:

- (a) Glossary of Terms on back of report; and
- (b) performance data against established targets of 7 days.

**(Report 3, Clause 18(p))**

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

The Scarborough Community Council considered a report (March 15, 2005) from the City Surveyor, recommending that the proposed private lane extending southerly from Staines Road, opposite Mantis Road, be named "Chicory Lane".

Recommendations:

- (1) the proposed private lane extending southerly from Staines Road, opposite Mantis Road, be named "Chicory Lane";
- (2) Mattamy (Staines) Limited pay the costs estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Councillor Cho appointed Councillor Thompson Acting Chair and vacated the Chair.

On motion by Councillor Cho, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the City Surveyor.

Councillor Cho resumed the Chair.

**(Report 3, Clause 14)**

**3.31 Final Report – Site Plan Control Application 02 035533 ESC 40 SA  
(OPA and Employment Districts Zoning By-law 24982 - South Agincourt  
Application 01 036249 ESC 40 OZ - Plan of Subdivision 02 035523 ESC 40 SB)  
2055 Kennedy Road - 1309230 Ontario Limited  
(Canderel Stoneridge Equity Group) Agincourt Community  
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (March 21, 2005) from the Acting Director, Community Planning, East District, recommending to City Council that a Site Plan Control By-law be enacted for the subject property.

Recommendations:

It is recommended that City Council:

- (1) amend the Site Plan Control By-law Number 21319 for the Agincourt Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment 4; 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 Kelly, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 21, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 15)**

**3.32 Preliminary Report – OPA and Rezoning Application 04 200797 ESC 42 OZ  
Plan of Subdivision Application 04 200806 ESC 42 SB – Cedarbrae Golf and  
Country Club and Runnymede Development Corporation  
6431 and 6461 Steeles Avenue East – Morningside Heights Community  
(Ward 42 – Scarborough Rouge River)**

The Scarborough Community Council considered a report (March 21, 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 the appropriate interest groups; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Councillor Cho appointed Councillor Thompson Acting Chair and vacated the Chair.

On motion by Councillor Cho, the Scarborough Community Council deferred consideration of the report (March 21, 2005) from the Acting Director, Community Planning, East District, until its meeting of May 3, 2005, to allow planning staff to further review this application.

Councillor Cho resumed the Chair.

**(Report 3, Clause 18(q))**

**3.33 Preliminary Report – OPA and Rezoning Application 05 105326 ESC 44 OZ  
Buttermill Developments Inc. – East Side of East Avenue between  
Baronial Court and Broadbridge Drive – Centennial Community  
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (March 18, 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:

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

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; and
- (4) the applicant be instructed to submit draft plan of subdivision, part lot control and/or site plan control applications in consultation with Planning staff, in support of these applications, having particular regard to the issues raised in this report.

On motion by Councillor Cowbourne, the Scarborough Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the report (March 18, 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 within 400 metres of the site with the additional costs to be borne by the applicant;” and
- (2) directed planning staff to conduct a further community meeting with respect to this site, if the community and Ward Councillor deem such meeting necessary, with additional costs to be borne by the applicant.

**(Report 3, Clause 18(r))**

**3.34 Sale of Parcel of Vacant Land Adjacent to 130 Maybourne Avenue  
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (March 15, 2005) from the Commissioner of Corporate Services, seeking authorization to sell the parcel of vacant land adjacent to 130 Maybourne Avenue.

Recommendations:

It is recommended that:

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (1) the Offer to Purchase from Michael Nardi and Donata Nardi to purchase the City-owned parcel of vacant land adjacent to 130 Maybourne Avenue, being part of Lot 194, Plan 1859, and shown as Part 2 on the attached Sketch No. PS-2003-024, subject to the retention of an easement over the entire parcel for combined sewer purposes (“the Property”), in the amount of \$20,000.00, be accepted substantially on the terms and conditions 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 the Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other relevant transaction dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Commissioner of Corporate Services.

**(Report 3, Clause 16)**

**3.35 Request for Direction – OPA and Rezoning Application 03 154613ESC 35 OZ  
Georgian Clairlea Inc. – 1151 Victoria Park Avenue – Clairlea Community  
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (March 29, 2005) from the Acting Director, Community Planning, East District, seeking City Council’s direction on appealed Official Plan Amendment, rezoning and Site Plan Control applications for the Ontario Municipal Board (OMB) hearing scheduled for May 19, 2005.

Recommendations:

It is recommended that City Council:

- (1) direct the City Solicitor to attend the Ontario Municipal Board to generally support a 142-unit residential development;
- (2) direct staff continue to negotiate with the applicant to resolve the outstanding matters raised in this report;

Scarborough Community Council Minutes  
Wednesday, March 30, 2005

---

- (3) direct the City Solicitor to request that the OMB withhold its Order pending completion of any outstanding matters; and
- (4) authorize the City Solicitor or Planning staff to report directly to City Council at its meeting of April 12, 13 and 14, 2005 for further instructions.

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 29, 2005) from the Acting Director, Community Planning, East District.

**(Report 3, Clause 17)**

The Community Council adjourned its meeting at 4:15 p.m.

---

Chair.