



---

**SCARBOROUGH COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 1**

*Report 1 to be considered by City Council on January 31, February 1 and 2, 2006*

**Date of Meeting:** Tuesday, January 17, 2006  
**Time:** 9:30 a.m.  
**Location:** Council Chamber  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario

**Enquiry:** Betty Henderson  
Committee Administrator  
416-396-7288  
bhender1@toronto.ca

---

*The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the minutes for the official record.*

*How to Read the Decision Document:*

- *recommendations of the Community Council to City Council are in bold type after the item heading;*
- *action taken by the Community Council on its own authority does not require Council's approval – it is reported to Council for information, and is listed in the decision document in bold type under the heading "Action taken by the Community Council"; and*
- *Declarations of Interest, if any, appear at the end of an item.*

*Minutes confirmed – Meeting of November 15, 2005*

**Communications/Reports:**

- 1. Designation of Fire Routes in the City of Toronto  
Scarborough Community Council Area**

**Report 1, Clause 1**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 22, 2005) from the District Chief, Fire Prevention – East Command.**

Report (December 22, 2005) from the District Chief, Fire Prevention – East Command, seeking Council's approval for the enactment of the appropriate amending by-law to

designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Recommendations:

It is recommended that:

- (1) part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880 – Fire Routes:
  - (a) 1920 Eglinton Avenue East
  - (b) 1940 Eglinton Avenue East
  - (c) 20 Ashtonbee Road
  - (d) 50 Ashtonbee Road
  - (e) 880 Warden Avenue
  - (f) 890 Warden Avenue
  - (g) 4331 Lawrence Avenue East
  - (h) 400 to 430 Progress Ave
  - (i) 3245 Finch Avenue East
  - (j) 4277 Lawrence Avenue East
  - (k) 150 Pinery Trail
  - (l) 375 Middlefield Road
  - (m) 345 Danforth Road
  - (n) 8 & 18 Mondeo Drive
  - (o) 42 Pinery Trail
  - (p) Jenkinson Way
  - (q) Kiriakou Street
  - (r) Pat Brooks Terrace
  - (s) Brisby Mews
  - (t) 2411 Lawrence Ave East
  - (u) 4771 – 4779 Steeles Avenue East
  - (v) 830 Brimley Road
  - (w) 530 Progress Avenue
  - (x) 135 Beechgrove Ave
  - (y) 69 Nightstar Boulevard
  - (z) 420 Nugget Ave
  - (aa) 5500 Finch Avenue East
  
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **2. Mandatory Waste Diversion Plans and Other Environmental Standards**

### **Report 1, Clause 24(a)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (December 15, 2005) from the Acting General Manager, Solid Waste Management Services.**

Report (December 15, 2005) from the Acting General Manager, Solid Waste Management Services, providing an update on the inclusion of mandatory waste diversion plans and other environmental standards in new development applications as well as on comprehensive recycling improvement plans for all existing multi-unit residential sector dwellings.

Recommendations:

It is recommended that this report be received for information.

## **3. Filling the Vacancy in the Office of Councillor (Ward 41, Scarborough-Rouge River)**

**City Council Minute No. 52.5 (Special City Council Meeting of January 31, 2006)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) submitted the name of Paul William Ainslie for Council's consideration to fill the the Office of Councillor for Scarborough Rouge River (Ward 41); and**
- (2) recommends that City Council urge the new Councillor to give first consideration to retaining current staff.**

Communication (December 20, 2005) from the City Clerk forwarding copy of Motion J(28) adopted, as amended, by City Council on December 5, 6 and 7, 2005, during consideration of a report dated December 5, 2005 from the City Clerk entitled "Options on Filling the Vacancy in the Office of Councillor, Ward 41 – Scarborough-Rouge River".

**4. Request for Approval of a Variance from the Scarborough Sign Code By-law No. 22980, as amended for One Ground Sign at 850 Progress Avenue (Ward 38 – Scarborough Centre)**

**Report 1, Clause 2**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 16, 2005) from the Director of Building and Deputy Chief Building Official.**

Report (December 16, 2005) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the Scarborough Sign Code By-law No. 22980, as amended, to permit one ground sign at the above-noted location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised to obtain the necessary sign permit(s).

**5. Request for Approval of a Variance from the Scarborough Sign Code By-law No. 22980, as amended, for One Additional Wall Sign at 300 Consilium Place (Ward 38 – Scarborough Centre)**

**Report 1, Clause 3**

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

- (1) **approve the variance application from Scarborough Sign Code By-Law No. 22980, as amended, for One Additional Wall Sign at 300 Consilium Place, subject to excluding any Electronic Variable Message Centre (EVMC); and**
- (2) **receive the report (December 16, 2005) from the Director of Building and Deputy Chief Building Official.**

Report (December 16, 2005) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the Scarborough Sign Code By-law No. 22980, as amended, to permit a wall sign at the above-noted location.

Recommendation:

It is recommended that the request for variance be refused for the reasons outlined in this report.

**6. Request for Fence Exemption – 805 Birchmount Road  
(Ward 35 – Scarborough Southwest)**

**Report 1, Clause 24(b)**

Action taken by the Community Council:

**The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, until its meeting of February 7, 2006.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing & Standards, responding to a request by the owner of 805 Birchmount Road, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**7. Request for Fence Exemption – 98 North Bonnington Avenue  
(Ward 35 – Scarborough Southwest)**

**Report 1, Clause 24(c)**

Action taken by the Community Council:

**The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, until its meeting of February 7, 2006.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing & Standards, responding to a request by the owner of 98 North Bonnington Avenue, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**8. Request for Fence Exemption – 43 Marblemount Crescent  
(Ward 40 – Scarborough-Agincourt)**

**Report 1, Clause 4**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing & Standards, responding to a request by the owner of 43 Marblemount Crescent, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**9. Request for Fence Exemption – 460 Huntingwood Drive  
(Ward 40 – Scarborough-Agincourt)**

**Report 1, Clause 24(d)**

Action taken by the Community Council

**The Scarborough Community Council:**

- (1) deferred consideration of the recommendation in the Recommendation Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, until its of February 7, 2006; and**
- (2) received the communication (undated) from Howard and Margaret Harrison, in support of the staff recommendations.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing & Standards, responding to a request by the owner of 460 Huntingwood Drive, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**10. Request for Fence Exemption – 2779 Victoria Park Avenue  
(Ward 40 – Scarborough-Agincourt)**

**Report 1, Clause 5**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards.**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (January 16, 2006) from Luigi Bastone, in support of the staff recommendations.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing & Standards, responding to a request by the owner of 2779 Victoria Park Avenue, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the request for an exemption be refused based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**11. Proposed Speed Limit Reduction on Oakridge Drive  
between Bellamy Road South and McCowan Road  
(Ward 36 – Scarborough Southwest)**

**Report 1, Clause 6**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies conducted on the subject section of Oakridge Drive.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Oakridge Drive, between Bellamy Road South and McCowan Road, as identified in Appendix 1 of this report be adopted; and

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

**12. Feasibility of Implementing Long Term Parking on Linton Avenue  
(Ward 36 – Scarborough Southwest)**

**Report 1, Clause 24(e)**

Action taken by the Community Council:

**The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, until its meeting of February 7, 2006.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, reporting on the results of traffic studies performed on Linton Avenue.

Recommendation:

It is recommended that this report be received for information.

**13. Proposed Installation of Traffic Control Signals  
Midland Avenue at Gilder Drive/Lord Roberts Drive  
(Ward 37 – Scarborough Centre)**

**Report 1, Clause 7**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authority for the installation of traffic control signals on Midland Avenue at Gilder Drive/Lord Roberts Drive.

Recommendations:

It is recommended that:

- (1) that traffic control signals be installed on Midland Avenue at Gilder Drive/Lord Roberts Drive; and



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

**14. Request to Install Traffic Control Signals  
Finch Avenue East at Scottfield Drive/Tiffield Road  
(Ward 41 – Scarborough-Rouge River)**

**Report 1, Clause 24(f)**

Action taken by the Community Council:

**The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, until its meeting of February 7, 2006.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, on the feasibility of installing traffic control signals on Finch Avenue East at Scottfield Drive/Tiffield Road.

Recommendation:

It is recommended that this report be received for information.

**15. Request for a Truck Prohibition on Orchid Place Drive  
(Ward 42 – Scarborough-Rouge River)**

**Report 1, Clause 8**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, on a proposed heavy truck prohibition on residential roadways within the community south of Sheppard Avenue East and east of Markham Road.

Recommendations:

It is recommended that:

- (1) the truck prohibition regulations, identified in Appendix 1 of this report, be adopted; and

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

**16. Proposed Minor Street Stop Signs at Five Intersections in the Woburn Community (Ward 43 – Scarborough East)**

**Report 1, Clause 9**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, on the need to install minor street stop signs at five intersections in the Woburn 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-law(s) be amended accordingly.

**17. Proposed Minor Street Stop Signs at Nine Intersections in the Woburn Community (Ward 43 – Scarborough East)**

**Report 1, Clause 10**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District.**

Report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, on the need to install minor street stop signs at nine intersections in the Woburn 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-law(s) be amended accordingly.

**18. Preliminary Report - Rezoning Application 05 168514 ESC 37 OZ  
Proponent: Jaymor Developments Ltd. & Birchmount Townhomes FBM Ltd.  
1483 and 1485 Birchmount Road  
Dorset Park Community (Ward 37 – Scarborough Centre)**

**Report 1, Clause 24(g)**

Action taken by the Community Council:

**That Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (October 26, 2005), from the Director, Community Planning, Scarborough District, subject to amending Recommendation (1) by adding:**

**“such community consultation meeting not be scheduled until the Appeal to the Ontario Municipal Board has been withdrawn; and”.**

Report (October 26, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting on the applications together with the Ward Councillor, co-ordinated with community consultation on the Birchmount Road Area Study;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the Birchmount Road Area Study (Attachment 6); and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

- 19. Preliminary Report - Rezoning Application 05 186555 ESC 39 OZ**  
**Proponent: Mirmor Investments Limited**  
**Architect: Anna Voineskos - 1-25 Glendinning Avenue**  
**Steeles Community (Ward 39 – Scarborough Agincourt)**

**Report 1, Clause 24(h)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (October 26, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

- “(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and be expanded to the area bounded by Pharmacy Avenue in the West; the Hydro Corridor in the East; Chiefswood Square to the South; and Lambeth Square to the North, with the additional costs to be borne by the applicant; and”.**

Report (October 26, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

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

**20. Preliminary Report  
Official Plan Amendment and Rezoning Application 05 212040 ESC 37 OZ  
Proponent: Birchmount Boarding Kennels Limited - 1563 Birchmount Road  
Dorset Park Community (Ward 37 – Scarborough Centre)**

**Report 1, Clause 24(i)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (January 3, 2006) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

**“(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded to the north and east of the site to encompass all properties on Arbutus Crescent and along Shropshire Drive down to Numbers 43 and 48, with the additional costs to be borne by the applicant; and”.**

Report (January 3, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and targeted for the second quarter of 2006.

- 21. Preliminary Report - Rezoning Application 05 195360 ESC 39 OZ**  
**Proponent: Splendid China Square Inc.**  
**Architect: Stone McQuire Vogt Architects - 4675 Steeles Avenue East**  
**Milliken Employment District (Ward 39 – Scarborough Agincourt)**

**Report 1, Clause 24(j)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (December 21, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

- “(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and the area known as the Heathwood Community from Steeles Avenue to Purcell Square and Kennedy Road to Kelvin Grove Avenue, with the additional costs to be borne by the applicant; and”.**

Report (December 21, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

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

- 22. Preliminary Report**  
**Official Plan Amendment and Rezoning Application 05 192763 ESC 41 OZ and**  
**Cross Reference Site Plan Control Application 05 192771 ESC 41 SA**  
**Proponent: 815900 Ontario Inc. - 160 Nashdene Road**  
**North-West Corner of Nashdene Road and Markham Road**  
**Tapscott Employment District (Ward 41 – Scarborough-Rouge River)**

**Report 1, Clause 24(k)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (December 21, 2005) from the Director, Community Planning, Scarborough District.**

Report (December 21, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended that:

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

- 23. Preliminary Report - Rezoning Application 05 197760 ESC 42 OZ**  
**Proponent: 1051725 & 1386897 Ontario Inc. - Architect: Alfred Szeto**  
**1771 Markham Road**  
**Malvern Community (Ward 42 – Scarborough-Rouge River)**

**Report 1, Clause 24(l)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (December 21, 2005) from the Director,**

**Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**

**“(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and expanded north to Robbinstone Drive and east to Malvern Street, with the additional costs to be borne by the applicant; and”.**

Report (December 21, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor after the plan is revised to address transit right-of-way needs;
- (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.

**24. Preliminary Report – OPA & Rezoning Application 05 177301 ESC 42 OZ  
Proponent: 2075784 Ontario Inc. – Architect: Alfred Szeto  
0 Torham Place N/S - Tapscott Employment District  
(Ward 42 – Scarborough-Rouge River)**

**Report 1, Clause 24(m)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) **adopted the staff recommendations in the Recommendations Section of the report (January 3, 2006) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (2) to read:**
  - “(2) notice for the community consultation meeting be given to landowners and residents within 240 metres of the site plus the Morningside Community Association, with the additional costs to be borne by the applicant; and”;** and



- (2) **requested the Director, Community Planning, Scarborough District, to obtain comments from the applicant respecting the number of jobs created and whether or not there is any conflict with the immediate property owners.**

Report (January 3, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended that:

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

**25. Request for Direction**

**Preliminary Report -Official Plan and Rezoning Application 04 203869 ESC 44 OZ  
Proponent: Ballantry Homes and Romlek Enterprises  
1625 Military Trail - Highland Creek Community  
(Ward 44 – Scarborough East)**

**Report 1, Clause 11**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 19, 2005) from the Director, Community Planning, Scarborough District subject to:**

- (1) **deleting Recommendation (2) and replacing with the following:**
  - “(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 include the lands to the south of the Highland Creek, with the additional costs to be borne by the applicant;”**

(2) **adding the following new Recommendation (5):**

**“(5) that the City Solicitor be directed to request the Ontario Municipal Board to schedule the full hearing no earlier than June 2006 in order to enable planning staff to undertake community consultations and discussions with the applicant regarding the revised proposal; and”;** and

(3) **adding the following new Recommendation (6):**

**“(6) prior to scheduling the community consultation meeting, as outlined in Recommendation (1), staff be directed to undertake discussions with the Highland Creek Community Association, together with the Ward Councillor.”**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (January 16, 2006) from Clancy Delbarre, President, Highland Creek Community Association, advising that the Association is supporting Plan B.**

Report (December 19, 2005) from the Director, Community Planning, Scarborough District, requesting direction on an Ontario Municipal Board appeal on the above-noted applications and seeking Community Council’s directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended that City Council:

- (1) direct staff to schedule a community consultation meeting together with the Ward Councillor;
- (2) direct staff to give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
- (3) direct the City Solicitor to attend the Ontario Municipal Board to oppose the proposal in its current form; and
- (4) direct Planning staff and the City Solicitor to undertake discussions with the applicant respecting revisions to the proposal to address the concerns and issues raised in this report.

**26. Refusal Report – Rezoning Application 05 187171 ESC 39 OZ  
Proponent: N.Y. Lee, 1632495 Ontario Inc. - 2716 and 2718 Kennedy Road  
L’Amoreaux Community (Ward 39 – Scarborough-Agincourt)**

**Report 1, Clause 12**

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

- (1) receive the report (January 4, 2006) from the Director, Community Planning, Scarborough District;**
- (2) direct staff to schedule a community consultation meeting together with the Ward Councillor;**
- (3) direct staff to give notice for the community consultation meeting to landowners and residents within 120 metres of the site and expanded to include Norcap Avenue to Lovekin Grove and Kennedy Road to Grove Hill Drive, with the additional costs to be borne by the applicant; and**
- (4) give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.**

Report (January 4, 2006) from the Director, Community Planning, Scarborough District, providing information on the above-noted application and recommend that Community Council refuse the application.

Recommendations:

It is recommended that City Council:

- (1) refuse the application for rezoning to allow for reduced lot frontages; and
- (2) instruct the City Solicitor and planning staff to attend the Ontario Municipal Board in support of Council’s decision, should the applicant file an appeal to the Board.

- 27. Final Report - Amendment to Site Plan Control By-law 21319  
City Initiated Application 05 202657 ESC 42 TM  
Mattamy (Rouge) Limited Subdivision - Blocks 169 and 170, Plan 66M-2419  
(Ward 42 – Scarborough-Rouge River)**

**Report 1, Clause 13**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 15, 2005) from the Director, Community Planning, Scarborough District.**

Report (December 15, 2005) from the Director, Community Planning, Scarborough District, recommending to City Council that a Site Plan Control By-law be enacted for two school blocks within the Mattamy (Rouge) Limited plan of subdivision.

Recommendations:

It is recommended that City Council:

- (1) amend Site Plan Control By-law 21319 substantially in accordance with the draft Site Plan Control By-law attached as Attachment 2; 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.

- 28. Final Report – Rezoning Application 04 175530 ESC 35 OZ  
Draft Plan of Subdivision Application 04 175559 ESC 35 SB  
Proponent: Mattamy (Warden) Limited - Architect: Quadra Design Studios Inc.  
725 Warden Avenue - Golden Mile Employment District  
(Ward 35 – Scarborough Southwest)  
(Public Meeting under the *Planning Act*)**

**Report 1, Clause 14**

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

- (1) **adopt the staff recommendations in the Recommendations Section of the report (January 4, 2006) from the Director, Community Planning, Scarborough District, subject to adding the following additional recommendation:**
  - “(5) that City Council determine that any cash-in-lieu of parkland amount payable with respect to this development (in excess of 5 percent of the site area) be allocated to park improvements or acquisition within the Warden Woods Community or the Danforth Gardens Park, to be determined at the direction of the General Manager, Parks, Forestry and Recreation in**

**consultation with the local Councillor, in accordance with the alternative parkland policies of the Toronto Official Plan.”;**

- (2) request the Executive Director, Technical Services, to consider naming the streets within this subdivision in honour of local war veterans who gave their lives in the line of duty; and**
- (3) request the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, to ensure that the warning clauses on offers to purchase and on title with respect to proximity of industrial uses be amended to include reference to the fact that the existing industrial uses may have rights under the current zoning to expand or change in the future.**

Action taken by the Community Council:

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

- (a) (January 13, 2006) from Mary Flynn-Guglietti, Solicitor, McMillan Binch Mendelsohn, on behalf of the owner, expressing concerns about the rezoning application; and**
- (b) (January 16, 2006) from Ian James Lord, Solicitor, Weir Foulds LLP, representing owners of an Industrial (Class 3) Chemical batching facility located at 36 Upton Road, in opposition to the application.**

Report (January 4, 2006) from the Director, Community Planning, Scarborough District, seeking Council’s approval of an application to amend the Zoning By-law, and approval of a Draft Plan of Subdivision for residential development at 725 Warden Avenue with a total of 617 dwelling units comprised of 246 apartment units, 321 townhouse units, and 50 semi-detached dwellings.

Recommendations:

It is recommended that City Council:

- (1) amend Warden Woods Community Zoning By-law No. 950-2005 and Employment Districts Zoning By-law No. 24982, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 16;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required, including confirmation of, and necessary adjustments to, the limits of the lands subject to holding provisions in proximity to the TTC subway alignment, in consultation with the TTC and the Executive Director of Technical Services;

- (3) before introducing the necessary Zoning By-law Amendment to City Council for enactment, require the owner to:
  - (i) enter into an agreement, pursuant to Section 37 of the Planning Act securing:
    - (a) a cash contribution at the time of rezoning, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,300.00 per residential unit (for a minimum of 617 units), to be used as a contribution towards a community centre to serve the Warden Woods Community;
    - (b) pre-payment, in a form satisfactory to the Chief Financial Officer and City Treasurer, of the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges (payable as of July 1, 2005, plus 10%);
    - (c) construction of Street Z to provide access to the development lands and the proposed park and community centre, to be constructed on the City lands south of 725 Warden Avenue; and
    - (d) the design and construction of a pedestrian walkway from 725 Warden Avenue to General Brock Public School; and
  - (ii) submit a letter, satisfactory to the City Solicitor, withdrawing their appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law); and
  - (iii) submit correspondence from the owner's solicitor, satisfactory to the City Solicitor, indicating that the appeal of the new Toronto Official Plan, as it affects the subject lands, will be settled upon modifications to the new Toronto Official Plan to reflect the designations in the Warden Woods Community Secondary Plan, and the Zoning By-law Amendment, coming into full force and effect; and
- (4) recommend to the Chief Planner that the draft plan of subdivision, be approved generally as illustrated on Attachment 2, Draft Plan of Subdivision, subject to:
  - (i) the conditions as generally listed in Attachment 17, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;

- (ii) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development; and
- (iii) draft plan approval not being issued until appropriate Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.

**29. Final Report – Rezoning Application 05 110455 ESC 35 OZ  
Draft Plan of Subdivision Application 05 188717 ESC 35 SB  
Proponent: 100738 Ontario Limited - Architect: Burka Varacalli Architects  
300 Danforth Road - Oakridge Employment District  
(Ward 35 – Scarborough Southwest)  
(Public Meeting under the *Planning Act*)**

**Report 1, Clause 15**

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

- (1) **adopt the staff recommendations in the Recommendations Section of the report (January 4, 2006) from the Director, Community Planning, Scarborough District; and**
- (2) **direct the Chief Planner and Executive Director, City Planning, to report to Council at such time as satisfactory arrangements and measures have been identified to address the interface with adjacent industrial uses and to include in that report a response to the concerns expressed regarding truck access for the abutting industrial owner.**

Action taken by the Community Council:

**The Scarborough Community Council received a communication (January 10, 2006) from H. W. Haischt, President and General Manager, Patterson Industries (Canada) Limited, expressing concerns about the rezoning application.**

Report (January 4, 2006) from the Director, Community Planning, Scarborough District, seeking Council's approval of an application to amend the Zoning By-law and to approve a Draft Plan of Subdivision for a residential development at 300 Danforth Road consisting of 348 dwelling units in a variety of housing forms, including semi-detached units, street and stacked townhouses, and an 8 storey senior's apartment building and a public park (see Attachment 1 - Site Plan).

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law No. 950-2005 for the Warden Woods Community and Zoning By-law 24982, Employment Districts Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required;
- (3) before introducing the necessary Zoning By-law Amendment to City Council for enactment, require the owner to:
  - (i) enter into an agreement, pursuant to Section 37 of the Planning Act securing:
    - (a) a cash contribution of \$1,000 per senior citizen's dwelling unit (for a minimum of 128 units) and \$1,300.00 per dwelling unit for all other dwelling units (for a minimum of 220 units), to be used as a contribution towards a community centre to serve the Warden Woods Community. The agreement will also include a clause for an additional \$300 per dwelling unit for future conversion of senior's units to standard dwelling units;
    - (b) pre-payment, in the form satisfactory to the Chief Financial Officer and City Treasurer, of the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges (payable as of July 1, 2005, plus 10%); and
    - (c) arrangements for the commemoration of the Lily Cup to the satisfaction of the Manager of Heritage Preservation Services;
  - (ii) submit a letter, satisfactory to the City Solicitor, withdrawing their appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law); and
  - (iii) submit studies and analysis identifying appropriate mitigation and/or buffering measures for residential uses that are in close proximity to industrial land uses to the satisfaction of the Chief Planner and Executive Director;



- (4) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 3, proposed plan of subdivision, subject to:
  - (i) the conditions as generally listed in Attachment 4, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;
  - (ii) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development; and
  - (iii) draft plan approval not being issued until appropriate Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.

**30. Final Report – Rezoning Application 04 204283 ESC 35 OZ  
Draft Plan of Subdivision Application 04 204285 ESC 35 SB  
Proponent: Goldman Centennial Developments Limited  
Architect: John Blums, John Blums Architect Inc.  
651 Warden Avenue - Oakridge Employment District  
(Ward 35 – Scarborough Southwest)  
(Public Meeting under the *Planning Act*)**

**Report 1, Clause 16**

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (January 4, 2006) from the Director, Community Planning, Scarborough District; and**
- (2) direct the Chief Planner and Executive Director, City Planning, to report to Council at such time as satisfactory arrangements and measures have been identified to address the interface with adjacent industrial uses.**

Report (January 4, 2006) from the Director, Community Planning, Scarborough District, seeking Council's approval of an application to amend the Zoning By-law and to approve a Draft Plan of Subdivision for a residential development at 651 Warden Avenue, formerly Centennial College, with a total of 253 dwelling units comprised of semi-detached units, street and stacked townhouses (see Attachment 1 - Site Plan).

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law No. 950-2005 for the Warden Woods Community and Zoning By-law 24982, Employment Districts By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required;
- (3) before introducing the necessary Zoning By-law Amendment to City Council for enactment, require the owner to:
  - (i) enter into an agreement, pursuant to Section 37 of the Planning Act securing:
    - (a) a cash contribution, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,300.00 per residential unit (for a minimum of 253 units) to be used as a contribution towards a community centre to serve the Warden Woods Community;
    - (b) pre-payment, in a form satisfactory to the Chief Financial Officer and City Treasurer, of the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges (payable as of July 1, 2005, plus 10%); and
    - (c) arrangements satisfactory to the Manager of Heritage Preservation Services for the commemoration of the former Centennial College - Warden Woods Campus;
  - (ii) submit a letter, satisfactory to the City Solicitor, withdrawing their appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law); and
  - (iii) submit studies and analysis identifying appropriate mitigation and/or buffering measures for residential uses that are in close proximity to industrial land uses to the satisfaction of the Chief Planner and Executive Director;

- (4) recommend to the Chief Planner that the draft plan of subdivision, be approved generally as illustrated on Attachment 3, Proposed Plan of Subdivision, subject to:
  - (i) the conditions as generally listed in Attachment 4, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;
  - (ii) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development; and
  - (iii) draft plan approval not being issued until appropriate Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.

**31. Final Report – Rezoning Application 04 196831 ESC 35 OZ  
Draft Plan of Subdivision Application 05 192790 ESC 35 SB  
Proponent: Stafford Homes Limited - Architect: Kohn Architects Inc.  
671 Warden Avenue - Oakridge Employment District  
(Ward 35 – Scarborough Southwest)  
(Public Meeting under the *Planning Act*)**

**Report 1, Clause 17**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 4, 2006) from the Director, Community Planning, Scarborough District.**

Report (January 4, 2006) from the Director, Community Planning, Scarborough District, seeking Council's approval of an application to amend the Zoning By-law, and a Draft Plan of Subdivision for a residential development at 671 Warden Avenue comprised of 174 townhouse units.

Recommendations:

It is recommended that City Council:

- (1) amend Warden Woods Community Zoning By-law No. 950-2005 and Employment Districts Zoning By-law No. 24982, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 11;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

- (3) before introducing the necessary Zoning By-law Amendment to City Council for enactment, require the owner to:
  - (i) enter into an agreement, pursuant to Section 37 of the Planning Act securing:
    - (a) a cash contribution at the time of rezoning, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,300.00 per residential unit (for a minimum of 140 units), to be used as a contribution towards a community centre to serve the Warden Woods Community;
    - (b) pre-payment, in a form satisfactory to the Chief Financial Officer and City Treasurer, of the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges (payable as of July 1, 2005, plus 10%);
    - (c) arrangements satisfactory to the Manager of Heritage Preservation Services for the commemoration of the former Beckers Dairy; and
  - (ii) submit a letter, satisfactory to the City Solicitor, withdrawing their appeals of Official Plan Amendment No. 1145 (Warden Woods Community Secondary Plan) and Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law); and
- (4) recommend to the Chief Planner that the draft plan of subdivision, be approved generally as illustrated on Attachment 2, Draft Plan of Subdivision, subject to:
  - (i) the conditions as generally listed in Attachment 12, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;
  - (ii) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development, and
  - (iii) draft plan approval not being issued until appropriate Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.

- 32. Final Report - Subdivision Approval Application 05 160363 ESC 44 SB**  
**Proponent: Sundance (Tideswell) Developments - Architect: N/A**  
**4 Tideswell Boulevard - Rouge Community**  
**(Ward 44 – Scarborough East)**  
**(Public Meeting under the *Planning Act*)**

**Report 1, Clause 18**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 14, 2005) from the Director, Community Planning, Scarborough District.**

Report (December 14, 2005) from the Director, Community Planning, Scarborough District, seeking Council's approval of an application for a draft plan of subdivision to create one block of land on a registered plan.

Recommendation:

It is recommended that City Council recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 1.

- 33. Final Report**  
**Rezoning Application 05 139378 ESC 44 OZ**  
**Proponent: 1453351 Ontario Inc. (Carillion Canada Inc.)**  
**20 Rozell Road - Centennial Community**  
**(Ward 44 – Scarborough East)**  
**(Public Meeting under the *Planning Act*)**

**Report 1, Clause 19**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (December 15, 2005) from the Director, Community Planning, Scarborough District.**

Report (December 15, 2005) from the Director, Community Planning, Scarborough District, seeking approval of an application to amend the Zoning By-law to permit two single-family residential lots fronting on Rozell Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Centennial Community 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.

**34. Feasibility of Implementing Traffic Calming on Fairfax Crescent  
(Ward 35 – Scarborough Southwest)**

**Report 1, Clause 20**

**The Scarborough Community Council recommends that:**

- (1) traffic calming measures (speed humps) be installed on Fairfax Crescent, in accordance with the City's traffic calming policy; and
- (2) that the report (January 5, 2006) from the Acting Director, Transportation Services, be received.

Action taken by the Community Council:

**The Scarborough Community Council received a communication (undated) from Susan Shaw, supporting the construction of speed humps on Fairfax Crescent.**

Report (January 5, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility and justification of installing traffic calming (speed humps) on Fairfax Crescent.

Recommendation:

It is recommended that this report be received for information.

**35. Assumption of Services – 901865 Ontario Inc.  
Subdivision Application No. T-97016 - Registered Plan of Subdivision 66M-2372  
City of Toronto (formerly City of Scarborough)  
South of Highway 401; West of Zaph Avenue  
(Ward 44 – Scarborough East)**

**Report 1, Clause 21**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 5, 2006) from the City Solicitor.**

Report (January 5, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2372 be assumed and that the City formally assume the road within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$4,500.00 and a cash deposit in the amount of \$14,000.00 as set out in the report;
- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2372;
- (4) the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
- (5) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**36. Assumption of Services – Blueblood Developments Inc.  
Subdivision Application No. 55T-95003 (Revised)  
Registered Plan of Subdivision 66M-2317  
City of Toronto (formerly City of Scarborough)  
East side of McCowan Road; South of Eglinton Avenue East and the CN Railway  
(Ward 36 – Scarborough Southwest)**

**Report 1, Clause 22**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 6, 2006) from the City Solicitor.**

Report (January 6, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2317 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee;

- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2317;
- (4) the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
- (5) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**37. Amendment to Subdivision Agreement Report  
Industrial Subdivision Agreement 66M-2205  
Proponent: Runnymede Development Corporation Limited  
South-East Corner of Passmore Avenue and Markham Road  
(Ward 42 – Scarborough-Rouge River)**

**Report 1, Clause 23**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (January 11, 2006) from the Director, Community Planning, Scarborough District.**

Report (January 11, 2006) from the Director, Community Planning, Scarborough District, seeking Council's authority for a change in Schedule "B" of the existing subdivision agreement pertaining to a development parcel located on the south side of Passmore Avenue between Markham Road and Tapscott Road (Blocks 1 to 6 of Registered Plan 66M-2205).

Recommendation:

It is recommended that City Council direct the City Solicitor to prepare the necessary amendment to the Industrial Subdivision Agreement made on August 18, 1986 between Runnymede Development Corporation Limited and The Corporation of the City of Scarborough, to enable development of Blocks 1 to 6 of Registered Plan 66M-2205 for an industrial building and its associated temporary storm water management pond.