



**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 2**

Date of Meeting: Tuesday, February 7, 2006 **Enquiry:** Betty Henderson
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chamber **416-396-7288**
Scarborough Civic Centre **bhender1@toronto.ca**
150 Borough Drive
Toronto, Ontario

If the Scarborough Community Council wishes to meet in camera (privately), a motion must be made to do so, and the reason given (*Municipal Act, 2001*).

Declarations of Interest under the *Municipal Conflict of Interest Act*.

Confirmation of Minutes – January 17, 2006

Speakers/Presentations - A complete list will be distributed at the meeting:

10:00 a.m.	Item 1	2:00 p.m.	Items 16 and 17
10:30 a.m.	Item 7	7:00 p.m.	Item 6

Communications/Reports:

1. Scarborough Civic Action Network 10:00 a.m.

(Presentation – No written material)

Presentation by the Scarborough Civic Action Network on findings and suggestions from the Scarborough Community Summit held on November 29, 2005.

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

(Deferred from January 17, 2006)

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

Recommendations:

It is recommended that this report be received for information.

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

(Deferred from January 17, 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.

**4. Feasibility of Implementing Traffic Calming on Canongate Trail between
Kelvin Grove Avenue and Purcell Square/Passmore Avenue
(Ward 39 – Scarborough Agincourt)**

Report (January 23, 2006) from the Acting Director, Transportation Services, Scarborough District, reporting on the feasibility of installing traffic calming (speed humps) on Canongate Trail.

Recommendations:

It is recommended that this report be received for information.

**5. Encroachment of an Existing Sign – 4435 Kingston Road
(Ward 43 – Scarborough East)**

Report (January 17, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council's direction with regards to legitimizing the approval for the existing business identification sign within the untravelled (boulevard area) portion of the public right-of-way abutting 4435 Kingston Road.

Recommendations:

It is recommended that:

- (1) Council authority be granted to enter into the necessary legal agreement with Elkhollow Developments Inc., 4211 Yonge Street, Suite 230, Toronto, Ontario M2P 2A9 to formalize the existing sign at the present location and maintain the sign within the boulevard area of the City's road right-of-way abutting 4435 Kingston Road. The agreement is to be comprehensive in nature and would include such additional items (fence, plantings and parking stalls) outlined in this report;
- (2) the proposed agreement to contain such terms and conditions as deemed necessary by the City Solicitor, Chief Financial Officer and Treasurer, and General Manager of Transportation Services, to protect the City's interests up to and including the payment of fair market rent or removal of the encumbrance at no cost to the City when the property is needed for municipal purposes; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to proceed, including the introduction in Council of any Bills.

**6. Residential Front Yard Parking through Zoning and
Front Yard Parking Permits**

7:00 p.m.

(Speakers)

Communication (January 23, 2006) from the Chief Planner and Executive Director, City Planning Division and General Manager, Transportation Services, summarizing input from recent public meetings for each Community Council to consider, in conjunction with their deliberations on residential front yard and boulevard parking policy and regulation proposals, as requested by the Joint Planning and Transportation and Works Committee at its meeting of November 30, 2005.

Recommendation:

It is recommended that Community Councils provide comments on the proposed changes to the residential front yard parking regulations to the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services.

7. Bicycle Lane Guidelines 10:30 a.m.
(All Wards)

(Speakers)

Communication (December 19, 2005) from the City Clerk, requesting the Community Councils to provide comments on the Bicycle Lane Guidelines to the Works Committee.

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

(Deferred from January 17, 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.

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

(Deferred from January 17, 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.

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

(Deferred from January 17, 2006)

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(a).** Communication (undated) from Howard and Margaret Harrison, in support of the staff recommendation.

**11. Preliminary Report – OPA & Rezoning Application 05 200835 ESC 35 OZ
Georgian Cliffside Inc. (Arsenault Architect Inc.) – 641 Danforth Road
Birchmount Park Employment District
(Ward 35 – Scarborough Southwest)**

Report (January 25, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council's direction on further processing of the application and on the community consultation process. This application will be reviewed in the context of an area planning study which includes the subject property.

Recommendations:

It is recommended that:

- (1) staff be directed to complete an area land use planning study for the area bounded by St. Clair Avenue East, Danforth Road, Kennedy Road and the Canadian National Railway, as shown on Attachment 4;

- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor on the subject application and area planning study;
- (3) notice for the community consultation meeting be given to landowners and residents within 120 metres of the planning study area; and,
- (4) notice for the Public Meeting under the Planning Act for the subject application and planning study be given according to the regulations under the Planning Act.

**12. Preliminary Report – OPA & Rezoning Application 05 210280 ESC 41 OZ
Yee Hong Centre for Geriatric Care (CXT Architects Inc.)
60 Scottfield Drive – Marshalling Yard Employment District
(Ward 41 – Scarborough Rouge River)**

Report (January 23, 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.

**13. Preliminary Report – OPA & Rezoning Application 05 208409 ESC 42 OZ
First Milner Shopping Centres Limited (Architect: Abbarch Partnership)
785-801 Milner Avenue – Neilson Employment District
(Ward 42 – Scarborough Rouge River)**

Report (January 23, 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.

14. Preliminary Report
Rezoning Application 05 190 490 ESC 44 OZ
Draft Plan of Subdivision 05 190494 ESC 44 SB
Vanguard Sheet Metal Contractors Limited – 101-105, 115, 119, 121 and 127 Zaph Avenue; 832 and 834 Meadowvale Road – Highland Creek Community
(Ward 44 – Scarborough East)

Report (January 20, 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.

15. Refusal Report

**Official Plan Amendment Application 05 192733 ESC 36 OZ
 Zoning By-law Amendment Application 05 121150 ESC 36 OZ
 Site Plan Control Approval Application 05 121217 ESC 36 SA
 Accentia Development Limited – 280 and 282 Scarborough Golf Club Road
 Scarborough Village Community
 (Ward 36 – Scarborough Southwest)**

Report (January 24, 2006) from the Director, Community Planning, Scarborough District, recommending refusal of Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Approval applications by Accentia Development Limited proposing 16 residential units at 280 and 282 Scarborough Golf Club Road.

Recommendations:

It is recommended that City Council:

- (1) refuse the Official Plan Amendment, Zoning Amendment and Site Plan Control Approval applications by Accentia Development Limited proposing 16 residential units on a 6 metre wide private street at 280 and 282 Scarborough Golf Club Road;
- (2) request the City Solicitor, the Chief Planner and Executive Director of City Planning, and other appropriate City staff to oppose any Ontario Municipal Board appeal made by the applicant on applications 05 192733 ESC 36 OZ, 05 121150 ESC 36 OZ and 05 121217 ESC 36 SA, and;
- (3) authorize and direct the appropriate City Officials to take the necessary actions to give effect thereto.

16. Final Report

**Official Plan and Zoning By-law Application 05 142094 ESC 36 OZ
 Fallingbrook Developments Limited (Wayne Olson Architect)
 1206, 1208, 1210 Kingston Road – Birchcliff Community
 (Ward 36 – Scarborough Southwest)**

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (January 24, 2006) from the Director, Community Planning, Scarborough District, seeking Council's approval of applications to amend the Official Plan and the Zoning By-law for a mixed use residential/commercial development in a six storey building with 43 residential units and ground floor retail uses at 1206, 1208 and 1210 Kingston Road.

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 9;
- (2) amend the Zoning By-law for the Birchcliff Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10;
- (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; and
- (4) authorize the entering into of an agreement between the City and the owner to provide an exemption to the zoning by-law for six (6) on-site parking spaces for the non-residential component of the development, subject to payment-in-lieu of parking as per Council policy.

16(a). Communication (January 23, 2006) from Steve Thomas, in favour of the project.

17. Final Report

OPA & Rezoning Application 05 105326 ESC 44 OZ

Plan of Subdivision Application 05 205 195 ESC 44 SB

Waltman Building Group (Buttermill Developments Inc.)

Korsiak and Company – East Avenue, East Side, between Broadbridge Drive and

Baronial Court – Centennial Community

(Ward 44 – Scarborough East)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (January 25, 2006) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Official Plan and the Zoning By-law, and recommending approval of a draft plan of subdivision for a 36 lot plan of subdivision on the east side of East Avenue between Baronial Court and Broadbridge Drive.

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.

- (2) amend the Zoning By-law 12077 for the Centennial 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) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 1, Proposed Plan of Subdivision, subject to:
 - (i) the conditions as generally listed in Attachment 9, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for the registration of any phase thereof;
 - (ii) such revisions to the proposed plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the 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.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 2**

Date of Meeting: Tuesday, February 7, 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

NEW ITEMS

18. Information Report
City Initiated Application 06 104386 EPS 00 TM
Framework for Reviewing Development Applications
South Side of Steeles Avenue East (Middlefield Road to Morningside Creek)
(Wards 41 and 42 – Scarborough Rouge River)

Report (January 31, 2006) from the Director, Community Planning, Scarborough District, providing a framework for reviewing development applications for land parcels located along the south side of Steeles Avenue East from east of Middlefield Road to Morningside Creek.

Recommendations:

It is recommended that:

- (1) this report respecting a framework for reviewing development applications for lands located along the south side of Steeles Avenue East, from Middlefield Road to Morningside Creek, be received for information; and
- (2) staff be directed to continue their review of the active Official Plan and Zoning By-law Amendment applications for retail uses along Steeles Avenue East between Middlefield Road and the Morningside Creek and that these applications be reviewed and considered in a comprehensive manner.

19. Final Report
Part Lot Control Exemption Application 06 104057 ESC 42 PL
Apple Ridge Developments – 139, 141, 191 and 193 Morningview Trail
(Ward 42 – Scarborough Rouge River)

Report (February 1, 2006) from the Director, Community Planning, Scarborough District, seeking approval of an application to lift Part Lot Control for four single-detached units, thereby enabling separate conveyance of the individual dwellings.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law for Block 139, Plan 66M-2244 and Block 154, Plan 66M-2243 respectively;
- (2) deem that the Part Lot Control Exemption By-law shall expire one (1) year from the date of its passing;
- (3) require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA 2
MEETING 2**

Date of Meeting: Tuesday, February 7, 2006 **Enquiry:** Betty Henderson
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chamber **416-396-7288**
Scarborough Civic Centre **bhender1@toronto.ca**
150 Borough Drive
Toronto, Ontario

NEW ITEMS

- 20. Report on the Governing Toronto Advisory Panel 11:00 a.m.**
“The City We Want – The Government We Need”

Communication (January 13, 2006) from the City Clerk, forwarding a copy of the report entitled “The City We Want – The Government We Need”, to all Community Councils for public consultation; and requesting the Community Councils to submit their comments to the Policy and Finance Committee for its meeting scheduled to be held in May 2006, in conjunction with the forthcoming report from the City Manager.



**SCARBOROUGH COMMUNITY COUNCIL
DECISION DOCUMENT
MEETING 2**

Report 2 to be considered by City Council on February 14, 2006

Date of Meeting: Tuesday, February 7, 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 January 17, 2006

Communications/Reports:

1. Scarborough Civic Action Network

Report 2, Clause 9(a)

Action taken by the Community Council

The Scarborough Community Council:

- (1) received a presentation from the Scarborough Civic Action Network;**

- (2) requested the Deputy City Manager Sue Corke to review opportunities to improve access to the 211 (community information number) for newcomers to the City; and
- (3) requested Scarborough Community Council Members to work with the Scarborough Civic Action Network to ensure the Scarborough Councillors' Roundtable resumes regular meetings and encourage provincial and federal counterparts to participate fully.

Presentation by the Scarborough Civic Action Network on findings and suggestions from the Scarborough Community Summit held on November 29, 2005.

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

Report 2, Clause 9(b)

Action taken by the Community Council:

The Scarborough Community Council postponed consideration of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, until its meeting of April 4, 2006.

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

Recommendations:

It is recommended that this report be received for information.

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

Report 2, Clause 9(c)

Action taken by the Community Council

The Scarborough Community Council received 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 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.

4. Feasibility of Implementing Traffic Calming on Canongate Trail between Kelvin Grove Avenue and Purcell Square/Passmore Avenue (Ward 39 – Scarborough Agincourt)

Report 2, Clause 1

The Scarborough Community Council recommends that City Council:

- (1) authorize appropriate staff to develop a speed hump plan, in consultation with the Ward Councillor, and conduct a poll of eligible householders on Canongate Trail between Kelvin Grove Avenue and Purcell Square/Passmore Avenue, to determine resident support, in accordance with the City of Toronto Traffic Calming Policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of the Environment, Fire Services, Emergency Medical Service and Toronto Police Service;**
- (2) subject to favourable results of each of the polls;**
 - (a) a by-law be prepared for the alteration of sections of the roadways on Canongate Trail between Kelvin Grove Avenue and Purcell Square/Passmore Avenue for traffic calming purposes generally as shown on the speed hump plan circulated to residents through the polling process, such polling process to also include “turn” restrictions; and**
 - (b) issue a Notice of Completion, pursuant to the requirements of the Municipal Class Environmental Assessment Act;**
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required;**
- (4) request the Toronto Police Service, Fire Service and Emergency Medical Service representatives to attend the proposed community meeting; and**
- (5) receive the report (January 23, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (January 23, 2006) from the Acting Director, Transportation Services, Scarborough District, reporting on the feasibility of installing traffic calming (speed humps) on Canongate Trail.

Recommendations:

It is recommended that this report be received for information.

**5. Encroachment of an Existing Sign – 4435 Kingston Road
(Ward 43 – Scarborough East)**

Report 2, Clause 2

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 17, 2006) from the Acting Director, Transportation Services, Scarborough District.

Report (January 17, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council's direction with regards to legitimizing the approval for the existing business identification sign within the untravelled (boulevard area) portion of the public right-of-way abutting 4435 Kingston Road.

Recommendations:

It is recommended that:

- (1) Council authority be granted to enter into the necessary legal agreement with Elkhollow Developments Inc., 4211 Yonge Street, Suite 230, Toronto, Ontario M2P 2A9 to formalize the existing sign at the present location and maintain the sign within the boulevard area of the City's road right-of-way abutting 4435 Kingston Road. The agreement is to be comprehensive in nature and would include such additional items (fence, plantings and parking stalls) outlined in this report;
- (2) the proposed agreement to contain such terms and conditions as deemed necessary by the City Solicitor, Chief Financial Officer and Treasurer, and General Manager of Transportation Services, to protect the City's interests up to and including the payment of fair market rent or removal of the encumbrance at no cost to the City when the property is needed for municipal purposes; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to proceed, including the introduction in Council of any Bills.

6. Residential Front Yard Parking through Zoning and Front Yard Parking Permits (Public Meeting)

Report 2, Clause 9(d)

Action taken by the Community Council

The Scarborough Community Council:

- (1) **as requested, forwarded the following comments to the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services:**

“the Scarborough Community Council strongly endorses the proposed Residential Front Yard Parking through Zoning and Front Yard Parking Permits”;

- (2) **requested the Chief Planner and Executive Director, City Planning, to consider ways and means to address side and rear yard parking, and report thereon to the Planning and Transportation Committee; and**

- (3) **received the following communications:**

(a) **(February 5, 2006) from Shirley E. Baker, requesting Scarborough Community Council Members to carefully deliberate the pros and cons of residential front yard parking through zoning and front yard parking permits; and**

(b) **(February 4, 2006) from Bruce L. and Betty J. Smith, in opposition of residential front yard parking outside of existing approved driveways or on-street parking permits.**

Communication (January 23, 2006) from the Chief Planner and Executive Director, City Planning Division and General Manager, Transportation Services, summarizing input from recent public meetings for each Community Council to consider, in conjunction with their deliberations on residential front yard and boulevard parking policy and regulation proposals, as requested by the Joint Planning and Transportation and Works Committee at its meeting of November 30, 2005.

Recommendation:

It is recommended that Community Councils provide comments on the proposed changes to the residential front yard parking regulations to the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services.

**7. Bicycle Lane Guidelines
(All Wards)**

Report 2, Clause 9(e)

Action taken by the Community Council:

The Scarborough Community Council requested the General Manager, Transportation Services, to report to the Works Committee on the potential cost of implementing shared bicycle lanes in Scarborough and throughout the City; and the cost of widening roads to accommodate such lanes.

Communication (December 19, 2005) from the City Clerk, requesting the Community Councils to provide comments on the Bicycle Lane Guidelines to the Works Committee.

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

Report 2, Clause 3

The Scarborough Community Council recommends that City Council:

- (1) grant the exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for the property known as 805 Birchmount Road; and**
- (2) receive 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 and 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.

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

Report 2, Clause 4

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations 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 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.

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

Report 2, Clause 9(f)

Action taken by the Community Council:

The Scarborough Community Council:

- (1) deferred consideration of the recommendations in the Recommendations Section of the report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, until its meeting of April 4, 2006; and**
- (2) received the communication (undated) from Howard and Margaret Harrison, in support of the staff recommendation.**

Report (January 3, 2006) from the Acting Scarborough District Manager, Municipal Licensing and 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.

**11. Preliminary Report – OPA & Rezoning Application 05 200835 ESC 35 OZ
Georgian Cliffside Inc. (Arsenault Architect Inc.) – 641 Danforth Road
Birchmount Park Employment District
(Ward 35 – Scarborough Southwest)**

Report 2, Clause 9(g)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (January 25, 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 and expanded to north of St. Clair Avenue East between Kennedy Road and Midland Avenue to Corvette Avenue; south of St. Clair Avenue East between Birchmount Road and Midland Avenue to Raleigh Avenue and Park Street, with the costs to be borne by the applicant; and”.

Report (January 25, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application and seeking Community Council’s direction on further processing of the application and on the community consultation process. This application will be reviewed in the context of an area planning study which includes the subject property.

Recommendations:

It is recommended that:

- (1) staff be directed to complete an area land use planning study for the area bounded by St. Clair Avenue East, Danforth Road, Kennedy Road and the Canadian National Railway, as shown on Attachment 4;
- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor on the subject application and area planning study;
- (3) notice for the community consultation meeting be given to landowners and residents within 120 metres of the planning study area; and,
- (4) notice for the Public Meeting under the Planning Act for the subject application and planning study be given according to the regulations under the Planning Act.

- 12. Preliminary Report – OPA & Rezoning Application 05 210280 ESC 41 OZ
Yee Hong Centre for Geriatric Care (CXT Architects Inc.)
60 Scottfield Drive – Marshalling Yard Employment District
(Ward 41 – Scarborough Rouge River)**

Report 2, Clause 9(h)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (January 23, 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 and expanded to McNicol Avenue to the north; Brimley Road to the west; Markham Road to the East; and Huntingwood Drive to the south over to Markham Road, with the costs to be borne by the applicant; and”.**

Report (January 23, 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.

**13. Preliminary Report – OPA & Rezoning Application 05 208409 ESC 42 OZ
First Milner Shopping Centres Limited (Architect: Abbarch Partnership)
785-801 Milner Avenue – Neilson Employment District
(Ward 42 – Scarborough Rouge River)**

Report 2, Clause 9(i)

Action taken by the Community Council:

The Scarborough Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the report (January 23, 2006) from the Director, Community Planning, Scarborough District; and**
- (2) requested planning staff to work with the applicant to ensure that landscaping and tree plantings are provided within the proposed parking areas.**

Report (January 23, 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.

14. Preliminary Report

Rezoning Application 05 190 490 ESC 44 OZ

Draft Plan of Subdivision 05 190494 ESC 44 SB

Vanguard Sheet Metal Contractors Limited – 101-105, 115, 119, 121 and 127 Zaph Avenue; 832 and 834 Meadowvale Road – Highland Creek Community (Ward 44 – Scarborough East)

Report 2, Clause 9(j)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (January 25, 2006) from the Director, Community Planning, Scarborough District, subject to adding the following:

- (1) City Planning staff continue to work with the applicant towards creating:
 - (a) frontage of every lot to be within the 15m (49 foot) zoning requirement; and**
 - (b) a layout that will not have a negative impact on future development opportunities;****
- (2) the Environmental Protection Zone to be fully protected throughout the construction process; and**
- (3) every effort to be made by the developer to protect the existing trees on the site.**

Report (January 20, 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.

15. Refusal Report

**Official Plan Amendment Application 05 192733 ESC 36 OZ
Zoning By-law Amendment Application 05 121150 ESC 36 OZ
Site Plan Control Approval Application 05 121217 ESC 36 SA
Accentia Development Limited – 280 and 282 Scarborough Golf Club Road
Scarborough Village Community
(Ward 36 – Scarborough Southwest)**

Report 2, Clause 5

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 24, 2006) from the Director, Community Planning, Scarborough District.

Report (January 24, 2006) from the Director, Community Planning, Scarborough District, recommending refusal of Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Approval applications by Accentia Development Limited proposing 16 residential units at 280 and 282 Scarborough Golf Club Road.

Recommendations:

It is recommended that City Council:

- (1) refuse the Official Plan Amendment, Zoning Amendment and Site Plan Control Approval applications by Accentia Development Limited proposing 16 residential units on a 6 metre wide private street at 280 and 282 Scarborough Golf Club Road;
- (2) request the City Solicitor, the Chief Planner and Executive Director of City Planning, and other appropriate City staff to oppose any Ontario Municipal Board appeal made by the applicant on applications 05 192733 ESC 36 OZ, 05 121150 ESC 36 OZ and 05 121217 ESC 36 SA, and;
- (3) authorize and direct the appropriate City Officials to take the necessary actions to give effect thereto.

- 16. Final Report**
Official Plan and Zoning By-law Application 05 142094 ESC 36 OZ
Fallingbrook Developments Limited (Wayne Olson Architect)
1206, 1208, 1210 Kingston Road – Birchcliff Community
(Ward 36 – Scarborough Southwest)
(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report 2, Clause 6

The Scarborough Community Council recommends that City Council:

- (1) adopt the staff recommendations in the Recommendations Section of the report (January 24, 2006) from the Director, Community Planning, Scarborough District; and**
- (2) request the Toronto Parking Authority to work with Urban Design and planners towards improving the green parking lot and the utilization of the cash-in-lieu payments.**

Action taken by the Community Council:

The Scarborough Community Council received the following communications:

- **(January 23, 2006) from Steve Thomas, in support of the project; and**
- **(February 6, 2006) from Sheila Bullock, in opposition of the project.**

Report (January 24, 2006) from the Director, Community Planning, Scarborough District, seeking Council's approval of applications to amend the Official Plan and the Zoning By-law for a mixed use residential/commercial development in a six storey building with 43 residential units and ground floor retail uses at 1206, 1208 and 1210 Kingston Road.

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 9;**
- (2) amend the Zoning By-law for the Birchcliff Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10;**
- (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; and**

- (4) authorize the entering into of an agreement between the City and the owner to provide an exemption to the zoning by-law for six (6) on-site parking spaces for the non-residential component of the development, subject to payment-in-lieu of parking as per Council policy.

17. Final Report

**OPA & Rezoning Application 05 105326 ESC 44 OZ
Plan of Subdivision Application 05 205 195 ESC 44 SB
Waltman Building Group (Buttermill Developments Inc.)
Korsiak and Company – East Avenue, East Side, between
Broadbridge Drive and Baronial Court – Centennial Community
(Ward 44 – Scarborough East)
(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report 2, Clause 7

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (January 25, 2006) from the Director, Community Planning, Scarborough District.

Action taken by the Community Council:

The Scarborough Community Council:

- (a) requested the City Solicitor to report, directly to City Council, on the City's responsibilities and obligations, as a planning regulatory body, relative to the access, maintenance and reasonable care of the retaining walls on the eastern portion of the site; and
- (b) received the following communications.
 - (February 3, 2006) from Lauren McFarlane, in opposition to the application;
 - (February 2, 2006) from Linda Robinson, expressing concerns respecting the application;
 - (February 3, 2006) from Gail Brown-Gall, expressing concerns respecting the application;
 - (February 5, 2006) from John Williamson, expressing concerns respecting the application;
 - (February 5, 2006) from Bob and Lisa Anger, expressing concerns respecting the application;
 - (February 5, 2006) from David and Dale Andrews, in opposition to the application;

- (February 5, 2006) from Ed and Renee Nosko, expressing concerns respecting the application;
- (February 5, 2006) from George and Valeria Mircea, in opposition to the application;
- (February 5, 2006) from Douglas and Alexandra Martin, in opposition to the application;
- (February 5, 2006) from area resident, expressing concerns respecting the application;
- (February 5, 2006) from John McLachlan, expressing concerns respecting the application
- (February 5, 2006) from J. C. Brock, in opposition to the application;
- (February 5, 2006) from Monica and Erwin Just, in opposition to the application;
- (February 5, 2006) from Tulchand Harduwar, in opposition to the application;
- (February 5, 2006) from Patricia Sawchuk, in opposition to the application;
- (February 6, 2006) from Lin Fisher, in opposition to the application;
- (February 6, 2006) from Cam Gall, in opposition to the application;
- (February 6, 2006) from Rae Marlatt, in opposition to the application;
- (February 6, 2006) from Cheryl Chong and Al Andrews, in opposition to the application;
- (February 6, 2006) from Shirley and Patricia Woodward, expressing concerns respecting the application;
- (February 6, 2006) from Alan Potts, in opposition to the application;
- (February 6, 2006) from B. E. MacKenzie and P. S. Hordowick, in opposition to the application;
- (February 6, 2006) from Rowland H. Armstrong, in opposition to the application;
- (February 6, 2006) from Gillian Yazdani, in opposition to the application;
- (February 6, 2006) from Mike Maclean, in opposition to the application;
- (February 6, 2006) from Cathy Rochweg, in opposition to the application;
- (February 6, 2006) from Anne Lokstein, in opposition to the application;
- (February 6, 2006) from Bruce Horton and Christine Eady, in opposition to the application;
- (February 6, 2006) from Tina Walker, in opposition to the application;
- (February 6, 2006) from Barry Waltman, President, Waltman Building Group, , expressing concerns respecting the application;
- (February 6, 2006) from Diana Cardamore, in opposition to the application;
- (February 6, 2006) from John Leslie, in opposition to the application;
- (February 6, 2006) from Linda Cowan and family, in opposition to the application;
- (February 6, 2006) from Kate Shaw-Southwell, in opposition to the application;
- (February 7, 2006) from Agnes Smith, in opposition to the application;
- (February 7, 2006) from Barbara Baxter, in opposition to the application;
- (February 6, 2006) from James Milroy, in support of the application;

- (February 6, 2006) from Lance Smith, in support of the application;
- (February 6, 2006) from Jeffrey D. Ward, in opposition to the application;
- (February 6, 2006) from Peter Cant, in support of the application;
- (February 6, 2006) from Mr. & Mrs. Stephen Hewitt, in support of the application;
- (February 6, 2006) from Jacob & Eunice Sukhnandan, in opposition to the application;
- (February 6, 2006) from Carol Thomson, in opposition to the application;
- (February 6, 2006) from Bill and Kathy Abbott, in opposition to the application;
- (February 6, 2006) from Ken & Glenda Metrick, in opposition to the application;
- (February 6, 2006) from Elizabeth Yip, not in favour of the application;
- (February 6, 2006) from Mike Josic, in opposition to the application;
- (February 7, 2006) from Joan and Barrie Nicholls, in opposition to the application;
- (February 7, 2006) from Mrs. Teresa Birznieks, in opposition to the application;
- (February 7, 2006) from Sheila Wood, in opposition to the application;
- (February 7, 2006) from Lynn Henderson & Mallory Kawa, expressing concerns respecting the application;
- (February 7, 2006) from Mary-Anne Dodge, in opposition to the application;
- (February 7, 2006) from Pat Trajanovski, in opposition to the proposed application;
- (February 7, 2006) from Tom Jones, in opposition to the proposed application;
- (February 7, 2006) from Judy Kanath, in opposition to the proposed application;
- (February 7, 2006) from Agnes Smith, in opposition to the proposed application;
- (February 7, 2006) from Barbara Baxter, in opposition to the proposed application;
- (February 7, 2006) from Ed & Debra Ryan, in opposition to the proposed application;
- (February 7, 2006) from Liz Walther, in opposition to the proposed application;
- (February 7, 2006) from Warren & Deb Stewart, in opposition to the proposed application;
- (February 7, 2006) from Frank & Shirley Niceley, in opposition to the proposed application;
- (February 7, 2006) from Verner and Allin Nord, in opposition to the proposed application;

Report (January 25, 2006) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Official Plan and the Zoning By-law, and recommending approval of a draft plan of subdivision for a 36 lot plan of

subdivision on the east side of East Avenue between Baronial Court and Broadbridge Drive.

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.
- (2) amend the Zoning By-law 12077 for the Centennial 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) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 1, Proposed Plan of Subdivision, subject to:
 - (i) the conditions as generally listed in Attachment 9, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for the registration of any phase thereof;
 - (ii) such revisions to the proposed plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the 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.

18. Information Report

City Initiated Application 06 104386 EPS 00 TM

Framework for Reviewing Development Applications

South Side of Steeles Avenue East (Middlefield Road to Morningside Creek)

(Wards 41 and 42 – Scarborough Rouge River)

Report 2, Clause 9(k)

Action taken by the Community Council:

The Scarborough Community Council:

- (1) **received the report (January 31, 2006) from the Director, Community Planning, Scarborough District; and**

- (2) **directed the Director, Community Planning, Scarborough District, to continue the review of the active Official Plan and Zoning By-law Amendment applications for retail uses along Steeles Avenue East, between Middlefield Road and the Morningside Creek; and further that these applications be reviewed and considered in a comprehensive manner.**

Report (January 31, 2006) from the Director, Community Planning, Scarborough District, providing a framework for reviewing development applications for land parcels located along the south side of Steeles Avenue East from east of Middlefield Road to Morningside Creek.

Recommendations:

It is recommended that:

- (1) this report respecting a framework for reviewing development applications for lands located along the south side of Steeles Avenue East, from Middlefield Road to Morningside Creek, be received for information; and
- (2) staff be directed to continue their review of the active Official Plan and Zoning By-law Amendment applications for retail uses along Steeles Avenue East between Middlefield Road and the Morningside Creek and that these applications be reviewed and considered in a comprehensive manner.

**19. Final Report
Part Lot Control Exemption Application 06 104057 ESC 42 PL
Apple Ridge Developments – 139, 141, 191 and 193 Morningview Trail
(Ward 42 – Scarborough Rouge River)**

Report 2, Clause 8

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (February 1, 2006) from the Director, Community Planning, Scarborough District.

Report (February 1, 2006) from the Director, Community Planning, Scarborough District, seeking approval of an application to lift Part Lot Control for four single-detached units, thereby enabling separate conveyance of the individual dwellings.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law for Block 139, Plan 66M-2244 and Block 154, Plan 66M-2243 respectively;

- (2) deem that the Part Lot Control Exemption By-law shall expire one (1) year from the date of its passing;
- (3) require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

**20. Report on the Governing Toronto Advisory Panel
“The City We Want – The Government We Need”**

Report 1, Clause 9(l)

The Scarborough Community Council postponed consideration of the communication from City Clerk and all relevant documentation until its meeting of April 4, 2006, at 7:00 p.m. to allow for public participation in this matter.

Communication (January 13, 2006) from the City Clerk, forwarding a copy of the report entitled “The City We Want – The Government We Need”, to all Community Councils for public consultation; and requesting the Community Councils to submit their comments to the Policy and Finance Committee for its meeting scheduled to be held in May 2006, in conjunction with the forthcoming report from the City Manager.

21. Renaming Empringham Park

Report 2, Clause 9(m)

Action taken by the Community Council:

The Scarborough Community Council requested the Director of Parks, in consultation with the local Councillor, to arrange a community consultation meeting with the residents of Empringham, on the possibility of renaming Empringham Park, and report thereon to the Economic Development and Parks Committee, with costs of such meeting to be borne by the local Councillor.

22. Sidewalk and Road Repairs

Report 2, Clause 9(n)

Action taken by the Community Council

The Scarborough Community Council discussed issues related to funding of sidewalk and road repairs in the Scarborough District.