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**SCARBOROUGH COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 3**

*Report 3 to be considered by City Council on April 25, 26 and 27, 2006*

**Date of Meeting:** Tuesday, April 4, 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

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*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 February 7, 2006.*

**Communications/Reports:**

**1. Rouge Valley Health System**

**Report 3, Clause 14(a)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) received a presentation from the Rouge Valley Health System providing an update on how the Rouge Valley Health System is meeting the healthcare needs of the residents through new services, partnerships with other healthcare providers and**

the new Regional Birthing and Newborn Centre at Rouge Valley Centenary Hospital;

- (2) requested Mr. Martin, President and CEO, Rouge Valley Health System, to convene quarterly meetings with Members of Scarborough Community Council, MPPs and MPs, including political representatives in the Scarborough catchment area, Scarborough Grace Hospital and Scarborough General Hospital; and
- (3) thanked Mr. Hume and Mr. Sinclair for their very informative presentation.

**2. Review of Policy Relating to Long-Term Parking  
Within the Scarborough District  
(All Scarborough District Wards 35-44)**

**Report 3, Clause 14(b)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) recommends to the Works Committee the adoption of Option (c) contained in the report (February 17, 2006) from the General Manager, Transportation Services, subject to amending such option to read as follows:

“(c) the practice of allowing 12-hour parking (not on-street permit parking) should be allowed to continue on streets where it is currently permitted in the Scarborough District and no new applications for on-street permit parking be permitted in the Scarborough District.”

- (2) received the following petition and communications:

- (a) Petition (March 31, 2006) signed by 7 area residents;
- (b) (March 30, 2006) from Anne-Marie Kaskens;
- (c) (April 2, 2006) from Mary Ciccone;
- (d) (April 2, 2006) from Susan McNaughton;
- (e) (April 2, 2006) from F. Kenneth Thompson;
- (f) (April 2, 2006) from Sheila White;
- (g) (April 2, 2006) from Sonja Hansen;
- (h) (April 3, 2006) from Alan Reed;
- (i) (April 6, 2006) from Randall Bentley; and
- (j) (April 4, 2006) from Murray Hedges, Leacock Community Association.

Communication (March 7, 2006) from the Works Committee advising that the Committee on March 7, 2006:

- (1) referred the report (February 17, 2006) from the General Manager, Transportation Services to the Scarborough Community Council for consideration, and with a request that appropriate Notice be given;
- (2) requested the General Manager, Transportation Services to review permit parking within the Toronto and East York Community Council District for under-subscribed streets in permit parking areas, in accordance with the three options outlined in the report, and report thereon to the Toronto and East York Community Council; and
- (3) requested the Scarborough and Toronto and East York Community Councils to report back to the Works Committee on the outcome of these issues.

### **3. Reorganization Parks, Forestry and Recreation Scarborough District**

#### **Report 3, Clause 14(c)**

##### Action taken by the Community Council:

##### **The Scarborough Community Council:**

- (1) **received the presentation from the General Manager, Parks, Forestry and Recreation, updating Scarborough Community Council on the reorganization of the Division; and**
- (2) **thanked staff of the Parks, Forestry and Recreation Division for their continued excellent service to the residents of Scarborough District.**

### **4. Report of the Governing Toronto Advisory Panel “The City We Want – The Government We Need”**

#### **Report 3, Clause 14(d)**

##### Action taken by the Community Council:

- (1) **The Scarborough Community Council forwarded the recommendations submitted by residents to Scarborough Community Council at its meeting of April 4, 2006, to the Policy and Finance Committee for consideration; and**
- (2) **received the following communications:**
  - (a) **(March 2006) from the City Manager’s Office, entitled “ Themes from Participant Consultations”;**

- (b) **(March 2006) from the City Manager’s Office, entitled “Comments from Participants at the Governing Toronto Public Consultations”;**
- (c) **(April 3, 2006) from Michael Rosenberg;**
- (d) **(April 4, 2006) from Liz White, Spokesperson, Direct City Action;**
- (e) **(April 4, 2006) from Charles Cook, Leacock Community Association; and**
- (f) **(Undated) from Michael Kilpatrick, Chair, Scarborough Communities Association.**

Communication (January 13, 2006) from the City Clerk, advising that City Council on December 5, 6 and 7, 2005, adopted, as amended, Clause 1, Report 11 of the Policy and Finance Committee entitled “The City We Want – The Government We Need”, and in so doing, forwarded a copy of the report to all Community Councils for public consultation; and requested Community Councils to submit their comments to the Policy and Finance Committee for its meeting to be held in May 2006, in conjunction with the forthcoming report from the City Manager.

**5. Avenue Studies for 2006  
(Various Wards)**

**Report 3, Clause 2**

**The Scarborough Community Council recommends that City Council endorse the Lawrence Avenue from Victoria Park Avenue to Birchmount Road Avenue Study for 2006.**

Communication (March 9, 2006) from the Planning and Transportation Committee advising that the Committee on March 6, 2006, directed that the report (February 3, 2006) from the Chief Planner and Executive Director, City Planning, respecting Avenue Studies for 2006, be forwarded to:

- (1) North York Community Council for endorsement of the Avenue Road from Wilson Avenue to Lawrence Avenue West Study; and
- (2) Scarborough Community Council for endorsement of the Lawrence Avenue from Victoria Park Avenue to Birchmount Road Study.

**6. Naming of Proposed Private Lanes, South Side of Treewood Street  
Between Midland Avenue and Brockley Drive  
(Ward 37 - Scarborough Centre)**

**Report 3, Clause 3**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 23, 2006) from the City Surveyor, Technical Services.**

Report (March 23, 2006) from the City Surveyor, Technical Services, recommending that the proposed private lanes at the residential development on the south side of Treewood Street, between Midland Avenue and Brockley Drive, be named “Archibald Mews” and “Tiller Lane”.

Recommendations:

It is recommended that:

- (1) the proposed private lanes at the residential development on the south side of Treewood Street, between Midland Avenue and Brockley Drive, be named “Archibald Mews” and “Tiller Lane”;
- (2) Sundance (Treewood) Developments Inc. pay the costs estimated to be in the amount of \$1,000.00, for the fabrication and installation of the street name signs; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

**Report 3, Clause 4**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 8, 2006) from the District Chief, Fire Prevention – East Command.**

Report (March 8, 2006) 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) that 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) 145 Dynamic Drive
  - (b) 65 Progress Avenue
  - (c) 35 Auto Mall Drive

- (d) 1845 Birchmount Road
- (e) 2 Cedarcrest Blvd.
- (f) 401 Conlins Road
- (g) 101 Copperfield Road
- (h) 2460 Eglinton Avenue East
- (i) 739 Ellesmere Road
- (j) 1401 Ellesmere Road
- (k) 5051-5069 Finch Avenue East (Odd Numbers Only)
- (l) 801-821 Sandhurst Circle (Odd Numbers Only)
- (m) 16-26 Exchequer Place (Even Numbers Only)
- (n) 3-21 Exchequer Place (Odd Numbers Only)
- (o) 5373 Finch Avenue East
- (p) 401 Friendship Avenue
- (q) 1401 Huntingwood Drive
- (r) 3429 Kennedy Road
- (s) 4383-4387 Kingston Road
- (t) 2251 Lawrence Avenue East
- (u) 65 Maybrook Drive
- (v) 4325 McCowan Road
- (w) 2155 McNicoll Avenue
- (x) 41 Metropolitan Road
- (y) 795 Middlefield Road
- (z) 705 Progress Avenue
- (aa) 20 Pullman Court
- (bb) 60 Scottfield Drive
- (cc) 2904 Sheppard Avenue East
- (dd) 3445 Sheppard Avenue East
- (ee) 8-50 Thornmount Drive
- (ff) 1141 Warden Avenue
- (gg) 12-26 William Kitchen Road; and

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

**8. Enforcement of Illegal Temporary Signs in the Scarborough District  
(All Scarborough District Wards)**

**Report 3, Clause 14(e)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (March 15, 2006) from the Acting Manager, Scarborough District, Municipal Licensing and Standards.**

Report (March 15, 2006) from the Acting Manager, Scarborough District, Municipal Licensing and Standards, on enforcement activity related to illegal temporary signs in the Scarborough District.

Recommendation:

It is recommended that this report be received for information.

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

**Report 3, Clause 5**

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

- (1) delete the recommendations in the Recommendations Section of the report (January 3, 2006) from the Acting Manager, Scarborough District, Municipal Licensing and Standards; and**
- (2) grant the request for exemption from the requirements set out in Chapter 447, Fences, of the City of Toronto Municipal Code, for the property known as 460 Huntingwood Drive.**

Action taken by the Community Council:

**The Scarborough Community Council received a communication (undated) from Howard and Margaret Harrison.**

Report (January 3, 2006) from the Acting Manager, Scarborough District, 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. Removal of One Privately Owned Tree – 341 Friendship Avenue  
(Ward 44 – Scarborough East)**

**Report 3, Clause 6**

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 14, 2006) from the General Manager, Parks, Forestry and Recreation, subject to deleting Recommendation (1) and replacing with the following:

“(1) Permission be granted to remove the Carolina Poplar tree having a diameter measuring 48 centimetres, located in the backyard at 341 Friendship Avenue, on the condition that the homeowner agrees to sign an Undertaking and Release to plant a small to medium size tree with a trunk diameter of at least 30 millimetres.”

Action taken by the Community Council:

The Scarborough Community Council received the following communications:

- (a) (March 30, 2006) from Mineiva M. Gordon; and
- (b) (March 31, 2006) from Tony DosSantos.

Report (March 14, 2006) from the General Manager, Parks, Forestry and Recreation, on an application for a permit to remove one privately-owned tree located at 341 Friendship Avenue.

Recommendations:

It is recommended that:

- (1) the request for a permit to remove one (1) privately-owned Carolina poplar tree at 341 Friendship Avenue be denied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.



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

**Report 3, Clause 14(f)**

Action taken by the Community Council:

**The Scarborough Community Council postponed consideration of the staff recommendation in the Recommendation Section of the report (December 28, 2005) from the Acting Director, Transportation Services, Scarborough District, until the outcome of the permit parking issue is decided City Council.**

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

Recommendation:

It is recommended that this report be received for information.

**12. Proposed Speed Limit Reduction on Brinloor Boulevard  
between Kingston Road Service Road and Hill Crescent  
(Ward 36 – Scarborough Southwest)**

**Report 3, Clause 7**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 16, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (March 16, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies conducted on Brinloor Boulevard.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Brinloor Boulevard, between Kingston Road Service Road and Hill Crescent be adopted; and
- (2) the appropriate by-law be amended accordingly.

**13. Proposed Parking Regulation Changes on Benleigh Drive  
In the Vicinity of Numbers 47 to 73 Benleigh Drive  
(Ward 38 – Scarborough Centre)**

**Report 3, Clause 8**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 16, 2006) from the Acting Manager, Transportation Services, Scarborough District.**

Report (March 16, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies performed in the vicinity of numbers 47 to 73 Benleigh Drive.

Recommendations:

It is recommended that:

- (1) stopping be prohibited on Benleigh Drive between Benorama Crescent and Benadair Court between the hours of 8:00 a.m. and 10:00 a.m., and 2:00 p.m. and 4:00 p.m. Monday to Friday, as identified in Appendix 1 of this report; and
- (2) the appropriate by-laws be amended accordingly.

**14. Request for All-Way Stop Controls on Cedar Brae Boulevard at  
Amarillo Drive, Braeburn Boulevard, and Fairway Drive  
(Ward 38 – Scarborough Centre)**

**Report 3, Clause 9**

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

- (1) **delete the staff recommendations in the Recommendations Section of the report (March 17, 2006) from the Acting Director, Transportation Services, Scarborough District;**
- (2) **adopt the following recommendations:**
  - “(a) all-way stop controls be installed on Cedar Brae Boulevard at Amarillo Drive;**
  - (b) all-way stop controls be installed on Cedar Brae Boulevard at Braeburn Boulevard; and**

- (c) **all-way stop controls be installed on Cedar Brae Boulevard at Fairway Drive.”**

Report (March 17, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of all-way stop control studies conducted at the above-noted intersections.

Recommendations:

It is recommended that:

- (1) all-way stop controls not be installed on Cedar Brae Boulevard at Amarillo Drive;
- (2) all-way stop controls not be installed on Cedar Brae Boulevard at Braeburn Boulevard; and
- (3) all-way stop controls not be installed on Cedar Brae Boulevard at Fairway Drive.

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Councillor Mike Del Grande declared an interest in the foregoing matter in that his son owns property on Cedar Brae Boulevard.

**15. Information Report – Ontario Municipal Board Decision  
70 North Woodrow Boulevard  
(Ward 35 – Scarborough Southwest)**

**Report 3, Clause 14(g)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (March 6, 2006) from the City Solicitor.**

Report (March 6, 2006) from the City Solicitor, on a decision of the Ontario Municipal Board upholding the refusal decisions of the Committee of Adjustment.

Recommendation:

It is recommended that this report be received for information.

- 16. Assumption of Services**  
**The Sisters of St. Joseph for the Diocese of Toronto in Upper Canada**  
**City of Toronto (formerly City of Scarborough)**  
**3276 St. Clair Avenue East**  
**(Ward 35 – Scarborough Southwest)**

**Report 3, Clause 10**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 20, 2006) from the City Solicitor.**

Report (March 20, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above development.

Recommendations:

It is recommended that:

- (1) the services installed for the above development be assumed;
- (2) the Legal Services Division be authorized to release the performance guarantee;
- (3) an assumption By-law be prepared to assume the municipal services in the above development;
- (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.

- 17. Preliminary Report**  
**Rezoning Application 06 102209 ESC 36 OZ**  
**Chris Rushworth & Laura Johnstone**  
**2 Cornell Avenue - Birchcliff Community**  
**(Ward 36 – Scarborough Southwest)**

**Report 3, Clause 14(h)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 21, 2006) from the Director, Community Planning, Scarborough District.**

Report (March 21, 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.

**18. Preliminary Report  
Rezoning Application 05 208487 ESC 42 OZ  
Site Plan Control Application 05 208491 ESC 42 SA  
V.H.L. Developments Inc. – Architect: A. Burka Architect Inc.  
28 Orchid Place Drive, Malvern Community  
(Ward 42 – Scarborough-Rouge River)**

**Report 3, Clause 14(i)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 15, 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 an area bounded by Sheppard Avenue to the North; Milner Avenue to the South; Progress Avenue to the East; and Scunthorpe Avenue to the West; with the additional cost to be borne by the applicant; and”.**

Report (March 15, 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.

**19. Preliminary Report**

**Rezoning Application 06 101631 ESC 44 OZ  
Draft Plan of Subdivision 06 101643 ESC 44 SB  
Honeywood Properties - 103, 105, 109 Scarboro Avenue  
Highland Creek Community  
(Ward 44 – Scarborough East)**

**Report 3, Clause 14(j)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 15, 2006) from the Director, Community Planning, Scarborough District, subject to adding the following:**

- “(1) the Environmental Protection Zone to be fully protected throughout the construction process; and**
- (2) every effort to be made by the developer to protect the existing trees on the site.”**

Report (March 15, 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.

**20. Preliminary Report**

**Rezoning Application 05 212373 ESC 44 OZ**

**Subdivision Approval Application 05 212378 ESC 44 SB**

**1449314 Ontario Inc., 2057243 Ontario Inc. – 922-930 Port Union Road**

**Centennial Community**

**(Ward 44 – Scarborough East)**

**Report 3, Clause 14(k)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 10, 2006) from the Director, Community Planning, Scarborough District.**

Report (March 10, 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.

- 21. Final Report**  
**Site Plan Control File 06 113833 ESC 35 TM**  
**Victoria Park Station**  
**777 Victoria Park Avenue**  
**(Ward 35 – Scarborough Southwest)**

**Report 3, Clause 11**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 20, 2006) from the Director, Community Planning, Scarborough District.**

Report (March 20, 2006) from the Director, Community Planning, Scarborough District, recommending an amendment to Scarborough Site Plan Control By-law No. 21319 in order to designate all of the TTC Victoria Park subway station lands, including a portion of the Ontario Hydro Corridor lands, as being subject to site plan control.

Recommendations:

It is recommended that City Council:

- (1) amend Scarborough Site Plan Control By-law No. 21319 substantially in accordance with the draft Site Plan Control By-law attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required.

- 22. Final Report (Refusal)**  
**OPA and Rezoning Application 05 211770 ESC 39 OZ**  
**St. John's McNicoll Centre – Architect: CXT Architects Inc.**  
**1030 McNicoll Avenue**  
**Steeles Employment District**  
**(Ward 39 – Scarborough-Agincourt)**

**Report 3, Clause 14(l)**

Action taken by the Community Council:

**The Scarborough Community Council postponed consideration of the staff recommendations in the Recommendations Section of the report (March 14, 2006) from the Director, Community Planning, Scarborough District until the Scarborough Community Council meeting of May 9, 2006.**



Report (March 14, 2006) from the Director, Community Planning, Scarborough District, providing information on the above-noted application and recommending refusal of the application.

Recommendations:

It is recommended that City Council:

- (1) refuse Official Plan and Zoning By-law Amendment Application 05 211770 ESC 39 OZ to permit residential and retail uses and community facilities; and
- (2) authorize the City Solicitor and Planning staff to appear before the Ontario Municipal Board to defend the refusal of this application should the applicant file an appeal to the Board.

**23. Final Report**

**Rezoning Application 05 112029 ESC 44 OZ and  
Plan of Subdivision Application 05 112043 ESC 44 SB  
Women Religious Project Neighbourhood Housing  
4331 Lawrence Avenue East (Southeast of Hainford Street Terminus)  
West Hill Community  
(Ward 44 – Scarborough East)**

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

**Report 3, Clause 12**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 21, 2006) from the Director, Community Planning, Scarborough District, subject to the following:**

- (1) **amending the “Draft Zoning By-Law 606” to permit a maximum building height of 9.5 metres on lots 12-30 only, as shown on Attachment 7;**
- (2) **amending the “Conditions of Draft Plan Approval - Tree Planting - Private Property and Ravine Areas 63”, by adding the following:**
  - “(a) **the revised landscaping plan to include additional plantings to ensure privacy and screening for existing homes on the east side of the property; and**
  - (b) **the replanting plan to include a communal seating area and vegetation conducive to re-establishment of the natural habitat, such as blackberry bushes;”**

- (3) amending the “Conditions of Draft Plan Approval - Construction Management Plan 74”, by adding the following new recommendation:

“xi. Rodent Control measures”;

- (4) amending the “Conditions of Draft Plan Approval - Fencing Plan 72”, by adding the following:

“in addition to the Fencing Plan for the site, WRP share equally the cost of a fence along the easterly boundary of 275 Manse Road”; and

- (5) adding the following new recommendations:

“(5) prior to registration of the subdivision, Parks, Forestry and Recreation, in consultation with Technical Services and Toronto and Region Conservation Authority, determine the feasibility of a walkway from the south west end of property, through City lands out to Manse Road to provide a southerly pedestrian linkage from the development to allow for access to schools, Community Centre and buses on Manse Road; and

(6) should such a walkway be determined as feasible, WRP make satisfactory arrangements, financial and otherwise, with the City, for the provision of such.”

Action taken by the Community Council:

**The Scarborough Community Council:**

- (a) requested the Executive Director, Municipal Licensing and Standards, in consultation with the Executive Director, Technical Services, to report on the backyard flooding issues on and abutting the adjacent properties on the east side of the site, and report thereon to Scarborough Community Council for its meeting of June 13, 2006; and

- (b) received the following communications:

- (i) (March 24, 2006) from Patricia Barrett;
- (ii) (March 30, 2006) from Shirley Clark;
- (iii) (March 30, 2006) from Peter Upmanis;
- (iv) (March 30, 2006) from Andrew J. Kemp and Rosemarie Leitmann;
- (v) (March 31, 2006) from Donald and Betty Stewart;
- (vi) (April 1, 2006) from Greg Potter;
- (vii) (April 1, 2006) from Christine Cole;
- (viii) (April 2, 2006) from Steve Martin;
- (ix) (April 4, 2006) from Jocelyn Thompson;
- (x) (undated) from Sharon York;

- (xi) **(April 3, 2006) from Gary and Donna Baldey; and**
- (xii) **(April 3, 2006) from Mena Zografos.**
- (xiii) **(April 4, 2006) from Cynthia Romany, President, York Condominium Corporation 356;**
- (xiv) **(April 4, 2006) from Bruce Smith;**
- (xv) **(April 4, 2006) from Betty Smith, Secretary, Manse Valley Community Association;**
- (xvi) **(April 4, 2006) from Don York, Chair, Manse Valley Community Association; and**
- (xvii) **(April 4, 2006) from Djiewke Herbert;**

Report (March 21, 2006) from the Director, Community Planning, Scarborough District, reviewing applications to amend the Zoning By-law and a proposed Plan of Subdivision to permit the development of 68 semi-detached dwelling units (Attachment 1) on City lands located at 4331 Lawrence Avenue East, southeast of the Hainford Street terminus; and recommending approval of the proposal with modifications deleting 8 dwelling units, to permit the development of a total of 60 semi-detached dwellings, as shown on the revised Subdivision Plan (Attachment 7) prepared by Planning staff.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the West Hill Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) recommend to the Chief Planner that the draft plan of subdivision, as modified by staff, be approved generally as illustrated on Attachment 7 – Staff’s Recommended Plan of Subdivision, subject to:
  - (a) 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 registration of any phase thereof; and
  - (b) such revisions to the proposed plan of subdivision 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
- (4) request Urban Forestry staff to begin discussions with the Toronto & Region Conservation Authority regarding an appropriate replanting proposal for the City lands located south of Danzig Creek.

- 24. Final Report**  
**Rezoning Application 05 106323 ESC 42 OZ**  
**Draft Plan of Subdivision Application 05 106325 ESC 42 SB**  
**1681885 Ontario Inc. - 30 Massie Street**  
**Malvern West Community**  
**(Ward 42 – Scarborough-Rouge River)**  
**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

**Report 3, Clause 14(m)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) adjourned its public meeting under the *Planning Act* until May 9, 2006 at 2:00 p.m.; and**
- (2) commenced a statutory public meeting on April 4, 2006 and notice was given in accordance with the *Planning Act*; and**
- (3) received the following communications:**
  - (a) (March 26, 2006) from Boni Facio Quiming;**
  - (b) (March 26, 2006) from Liz F. Almendares; and**
  - (c) (April 3, 2006) from Paul Basil.**

Report (March 15, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the zoning by-law and a residential draft plan of subdivision for the creation of 77 lots on lands municipally known as 30 Massie Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Malvern West Community Zoning By-law No. 12181 substantially in accordance with the draft zoning by-law amendment (Attachment 5);
- (2) recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment 1, and that the conditions of draft plan approval be approved as illustrated on Attachment 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment and to the conditions of draft plan approval as may be required.

- 25. Final Report**  
**Official Plan Amendment Application 03 035189 ESC 42 OZ and**  
**Rezoning Application 03 035261 ESC 42 OZ**  
**Steeles Markham Developments Limited - 3351 Markham Road**  
**South-East Corner of Steeles Avenue East and Markham Road**  
**Tapscott Employment District**  
**(Ward 42 – Scarborough-Rouge River)**  
**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

**Report 3, Clause 13**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 22, 2006) from the Director, Community Planning, Scarborough District subject to amending Recommendation (3) to read as follows:**

- “(3) amend the Employment Districts Zoning By-law No. 24982 (Tapscott) substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 6 (revised);”**

Report (March 22, 2006) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Official Plan of the former City of Scarborough and the Employment Districts Zoning By-law No. 24982 (Tapscott), and also recommending modifications to the Toronto Official Plan to permit commercial, personal service and restaurant uses as well as a gas station, associated convenience store and car wash on a 2.8 hectare (6.9 acre) site at the south-east corner of Markham Road and Steeles Avenue East.

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 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment 5;
- (3) amend the Employment Districts Zoning By-law No. 24982 (Tapscott) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (4) place a Holding Provision (H) on the Zoning By-law and prior to lifting the Holding Provision (H) on the Zoning By-law, require the owner to:

- (a) submit a satisfactory site plan control application to the City incorporating elements such as:
    - (i) an appropriate gateway feature at the southwest corner of Steeles Avenue East and Markham Road; and
    - (ii) a comprehensive master site plan for the property that illustrates, among other matters, site plan organization, building locations, site circulation, massing and building articulation, pedestrian safety, pedestrian amenities and pedestrian circulation;
  - (b) submit appropriate financial securities to the satisfaction of the Toronto Transit Commission for transit signal priorities and transit related improvements as deemed necessary by the Toronto Transit Commission; and
  - (c) enter into a financially secured Servicing Agreement with the City of Toronto to secure, among others matters, servicing related to the delivery of core services to the property and to ensure the orderly development of the site;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to submit a letter 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, and the amendments to the Scarborough Official Plan and the Employment Districts Zoning By-law No. 24982 (Tapscott) coming into full force and effect; and
- (6) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft modifications to the new Official Plan and/or the draft amendments to the Employment Districts Zoning By-law No. 24982 (Tapscott) as may be required.

**26. Ellesmere Road Widening – Kennedy Road to Warden Avenue  
Tree Removal and Planting – Scarborough District  
(Ward 37 – Scarborough Centre and Ward 40 – Scarborough Agincourt)**

**Report 3, Clause 14(n)**

Action taken by the Community Council:

**The Scarborough Community Council received the report (March 29, 2006) from the Director, District Engineering Services, Technical Services.**

Report (March 29, 2006) from the Director, District Engineering Services, Technical Services, advising of the changes for tree removals and the revised tree planting locations for the Ellesmere Road Widening Project between Warden Avenue and Kennedy Road.

Recommendation:

It is recommended that this report be received for information purposes.

**27. Requests for Endorsement of Events for Liquor Licensing Purposes  
(Wards 36 and 44)**

**Report 3, Clause 1**

The Scarborough Community Council recommends that City Council, for liquor licence purposes, declare the following to be events of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to their taking place:

- (1) the “Downhome Show”, to be held on April 28, 2006, from 6:00 p.m. to 1:00 a.m., April 29, 2006, from 11:00 a.m. to 1:00 a.m. and Sunday, April 30, 2006 from 11:00 a.m. to 6:00 p.m., at Variety Village, 3701 Danforth Road, Toronto;
- (2) the “Highland Creek Heritage Day Festival”, to be held on June 17, 2006, from 11:00 a.m. to 9:00 p.m., in Highland Creek Village, 31 Morrish Road; and
- (3) the “Royal Canadian Legion, Branch 258, Canada Day Beer Garden”, to be held on July 1, 2006, from 11:00 a.m. to 9:00 p.m., at the Royal Canadian Legion Branch, 45 Lawson Road.

**28. Increases in Height – Scarborough Centre Secondary Plan Area**

**Report 3, Clause 14(o)**

Action taken by the Community Council:

The Scarborough Community Council requested the Director, Community Planning, Scarborough District, to report on a framework for considering increases in height in the Scarborough Centre Secondary Plan Area, and report thereon to Scarborough Community Council.