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**SCARBOROUGH COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 4**

*Report 4 to be considered by City Council on May 23, 24 and 25, 2006*

**Date of Meeting:** Tuesday, May 9, 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  
scc@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 April 4, 2006.*

**Communications/Reports:**

- 1. Dedication of Certain Land East of Kennedy Road, South of Lawrence Avenue East for Public Highway Purposes and to Name that Highway as "Mike Myers Drive"  
(Ward 37 – Scarborough Centre)**

*(Public Meeting under the Municipal Act, 2001)*

**Report 4, Clause 1**

**The Scarborough Community Council recommends that City Council enact a by-law in the form of the Draft By-law.**

In accordance with Clause 1, Report 9 of the Scarborough Community Council, adopted by City Council on October 29, 30 and 31, 2002, and Clause 4, Report 1 of the Works Committee, adopted by City Council on January 31, February 1 and 2, 2006, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

## **2. Harmonized Site Plan Control By-Law**

### **Report 4, Clause 23(a)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) requested the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Technical Services, to report to the Planning and Transportation Committee:**
  - (a) on the tools available to secure a construction management plan during the evaluation of development applications to ensure matters such as impacts on adjacent residential areas (including noise, waste removal, dust, vermin, water discharge and vibration) are satisfactorily addressed, including financial securities to ensure compliance;**
  - (b) providing a review of dispute mechanisms to assist in terms of resolving disputes, as it relates to issues that are considered contentious on building sites; and**
  - (c) the role of administrators and investigators, to include, but not be limited to, providing a breakdown of what is the expected time such administrators and investigators spend in the office and in the field;**
- (2) received the following communications:**
  - (a) (undated) from Douglas Burns; and**
  - (b) (May 8, 2006) from Stephen J. D'Agostino, Thompson, Rogers, Barristers and Solicitors.**

Communication (May 1, 2006) from City Council, forwarding a copy of Report 2, Clause 4 of the Planning and Transportation Committee, adopted by City Council on April 25, 2006, and directing that a copy be circulated to all Community Councils for review and comment.

**3. Designation of the Property at 300 Danforth Road (Lily Cup)  
Under Part IV of the *Ontario Heritage Act*  
(Ward 35 – Scarborough Southwest)**

**Report 4, Clause 23(b)**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (April 7, 2006) from the Toronto Preservation Board.**

Communication (April 7, 2006) from the Toronto Preservation Board, advising that the Board, at its meeting on April 6, 2006, recommended to the Scarborough Community Council that the property at 300 Danforth Road (Lily Cup) be designated under the terms of the *Ontario Heritage Act*, with the support of Heritage Preservation Services staff.

**4. Annual Report – Scarborough Preservation Panel**

**Report 4, Clause 23(c)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) received the communication (March 30, 2006) from Rick Schofield, Chairman, Scarborough Community Preservation Panel, forwarding the Panel’s annual report; and**
- (2) requested the Chair, on behalf of Scarborough Community Council, to write a letter to the Scarborough Community Preservation Panel, thanking them for their continued dedication and good work in the Scarborough District.**

Communication (March 30, 2006) from Rick Schofield, Chairman, Scarborough Community Preservation Panel, forwarding the Panel’s annual report.

**5. Proposed Renaming of Empringham Park to  
Shawn “Blu” Rose Park  
(Ward 42 – Scarborough Rouge River)**

**Report 4, Clause 2**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 10, 2006) from the General Manager, Parks, Forestry and Recreation.**

Report (April 10, 2006) from the General Manager, Parks, Forestry and Recreation, seeking Council's approval for the renaming of Empringham Park to Shawn "Blu" Rose Park.

Recommendations:

It is recommended that:

- (1) the Park currently named Empringham Park, located at 30 Empringham Drive at the intersection of Morningside Avenue, south of Finch Avenue, be renamed to Shawn "Blu" Rose Park; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**6. Request for Fence Exemption - 97 North Edgely Avenue  
(Ward 35 – Scarborough Southwest)**

**Report 4, Clause 3**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (April 24, 2006) from the Acting Manager, Municipal Licensing and Standards.**

Report (April 24, 2006) from the Acting Manager, Municipal Licensing and Standards, responding to a request by the owner of 97 North Edgely 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.

**7. Request for Fence Exemption at 42 Heatherington Drive  
(Ward 40 – Scarborough Agincourt)**

**Report 4, Clause 4**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (April 24, 2006) from the Acting Manager, Municipal Licensing and Standards.**

Action taken by the Community Council:

**The Scarborough Community Council received the communication (May 8, 2006) from Robert and Pam Brown.**

Report (April 24, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, responding to a request by the owner of 42 Heatherington 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.

**8. Request for No Stopping Prohibitions in the Vicinity of Victoria Park Subway Station and Dentonia Golf Course Driveway (Ward 35 – Scarborough Southwest)**

**Report 4, Clause 5**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of a study conducted to review parking regulations at the above-noted driveway.

Recommendations:

It is recommended that:

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

**9. Agreement – Proposed Construction and Maintenance of Pedestrian Connection from Brimley Road to Scarborough Centre SRT Station (Ward 38 – Scarborough Centre)**

**Report 4, Clause 6**

**The Scarborough Community Council recommends that City Council adopt Recommendations (1) and (3) of the staff recommendations in the Recommendations Section of the report (April 21, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 21, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council authority to negotiate and enter into an agreement with the owner, or agent of the owner, of the Scarborough Town Centre Mall (“STCM”) for the construction and maintenance by the City of part of the pedestrian connection proposed by TTC to link residential development along Brimley Road to the Scarborough Centre Rapid Transit Station, as shown on Attachment No. 1.

Recommendations:

It is recommended that:

- (1) Council authorize and direct the appropriate City staff to negotiate an agreement with the owner, or agent for the owner, of STCM for the construction and maintenance of a walkway by the City along the south side of Triton Road and to sign the agreement once the substance is satisfactory to the owner, or agent of the owner, of STCM, City Planning and Transportation Services and the form is satisfactory to the City Solicitor;
- (2) Council authorize and direct the appropriate City staff to reimburse the New Sidewalk Installation Program of the Transportation Services Capital Works Program when future Section 37 funds are received from developments in the Scarborough City Centre area; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**10. Proposed Speed Limit Reduction on Sanwood Boulevard, and Proposed Minor Street Stop Signs in the Steeles Neighbourhood (Ward 39 – Scarborough Agincourt)**

**Report 4, Clause 7**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of a traffic study conducted on Sanwood Boulevard, and to report on the need to install minor street stop signs at six uncontrolled intersections in the Steeles Neighbourhood.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Sanwood Boulevard, as identified in Appendix 1 of this report, be adopted;
- (2) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

**11. Proposed Parking Regulation Changes on Tiffield Road from Nashdene Road to McNicoll Avenue (Ward 41 – Scarborough Rouge River)**

**Report 4, Clause 8**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District, on traffic and parking concerns on Tiffield Road from Nashdene Road to McNicoll Avenue.

Recommendations:

It is recommended that:

- (1) the “No Parking” Regulations, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**12. Proposed Parking Regulation Changes and Speed Limit Reduction on Nightstar Road in the Vicinity of Thomas L. Wells Public School (Ward 42 – Scarborough Rouge River)**

**Report 4, Clause 9**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 24, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 24, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies performed on Nightstar Road in the vicinity of Thomas L. Wells Public School.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic by-laws, outlined in the attached Appendix, be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**13. Proposed On-Street Disabled Parking in front of 48 Greyabbey Trail (Ward 43 – Scarborough East)**

**Report 4, Clause 10**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District.**

Report (April 19, 2006) from the Acting Director, Transportation Services, Scarborough District, on a request to allow a designated “disabled” parking space in front of 48



Greyabbey Trail to facilitate parking, loading and unloading for a disabled resident in a wheelchair.

Recommendations:

It is recommended that:

- (1) the parking regulations at 48 Greyabbey Trail, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**14. Proposed Installation of Traffic Control Signals on Morningside Avenue  
Approximately 100 Metres South of Kingston Road, at the Proposed Driveway to  
255 Morningside Avenue (Morningside Mall Development)  
(Ward 44 – Scarborough East)**

**Report 4, Clause 11**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 20, 2006) from the Acting Director, Transportation Services, Scarborough District, subject to:**

- (1) **amending Recommendation (1) to read:**

**“(1) Semi-actuated traffic control signals be approved at the intersection of Morningside Avenue and the proposed private driveway to the Morningside Mall development at 255 Morningside Avenue, located approximately 100 metres south of Kingston Road”; and**

- (2) **amending Recommendation (2) to read:**

**“(2) all costs associated with the installation of this traffic control signal, including one-time maintenance fees and any necessary traffic control signal upgrades to interconnect to the adjacent signalized intersections, be borne by First Capital Reit., the developer of 255 Morningside Avenue, in accordance with conditions of Site Plan Approval for Planning Application No. 03 190629 ESC 44 SA; and”.**

Report (April 20, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council authority for the installation of traffic control signals on Morningside Avenue between Lawrence Avenue and Kingston Road, in connection with the proposed Morningside Mall redevelopment at 255 Morningside Avenue.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Morningside Avenue and the proposed private driveway to the Morningside Mall development at 255 Morningside Avenue, located approximately 100 metres south of Kingston Road;
- (2) all costs associated with the installation of this traffic control signal, including one-time maintenance fees and any necessary traffic control signal upgrades to the adjacent signalized intersections, be borne by First Capital Reit., the developer of 255 Morningside Avenue, in accordance with conditions of Site Plan Approval for Planning Application No. 03 190629 ESC 44 SA; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**15. Status Report**

**Danforth Avenue Study – File No. 04 187581 EPS 35 TM  
(Ward 35 – Scarborough Southwest)**

**Report 4, Clause 12**

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

Action taken by the Committee:

**The Scarborough Community Council thanked the Ward Councillor and staff for the very informative report.**

Report (April 24, 2006) from the Director, Community Planning, Scarborough District, presenting the Final Report prepared by the City's consultants, Urban Strategies Inc. in consultation with BA Group, for the Danforth 'Avenue' Study for the section of Danforth Avenue between Victoria Park Avenue and Warden Avenue. This report also sets out a framework for the Implementation Phase of the Danforth 'Avenue' Study to be completed by City Staff.

Recommendations:

It is recommended that City Council:

- (1) receive the Danforth Avenue Study prepared by Urban Strategies Inc.;

- (2) direct appropriate City staff to complete the implementation phase of the Danforth Avenue Study addressing the issues, as generally set out in Attachment 8;
- (3) authorize Planning staff to conduct community consultation, as set out in Attachment 8, with notification to be determined in consultation with the Ward Councillor and abutting Ward Councillors; and
- (4) authorize City staff to schedule a Public Meeting under the Planning Act, and give notice of the Public Meeting in accordance with the requirements of the Planning Act.

**16. Request for Direction**

**Site Plan Control Application 05 144956 ESC 35 SA  
Subdivision Application Revision TF SUB 19990002  
Kennedy Birch Properties (Inaugural Source)  
740-742 Kennedy Road  
(Ward 35 – Scarborough Southwest)**

**Report 4, Clause 13**

**The Scarborough Community Council recommends that the staff recommendations in the Recommendations Section of the report (April 20, 2006) from the Director, Community Planning, Scarborough District, be deleted and replaced with the following:**

**“It is recommended that City Council:**

- (1) direct the Director of Community Planning, Scarborough District, to proceed with the Site Plan Control Application 05 144956 ESC 35 SA and Subdivision Application Revision TF SUB 19990002, Kennedy Birch Properties (Inaugural Source) - 740-742 Kennedy Road, (Ward 35 – Scarborough Southwest);**
- (2) accept the total amount of \$50,000 payment offered by the applicant to the City for affordable housing; and**
- (3) authorize the appropriate City officials to make the necessary changes to the subdivision agreement to replace the requirement that Block 131 be developed and retained for a minimum 27 affordable rental dwelling units, with the cash contribution for affordable housing set out in Recommendation (2).”**

Action taken by the Community Council:

**The Scarborough Community Council received a communication (May 3, 2006) from Michael B. Vaughan, Barrister and Solicitor, QC. Professional Corporation.**

Report (April 20, 2006) from the Director, Community Planning, Scarborough District, seeking Council's direction on a matter involving a site plan control application for a proposed townhouse development on a vacant block of land at 742 Kennedy Road.

Recommendations:

It is recommended that City Council:

- (1) give direction to City staff to continue discussions with the applicant to reach agreement on an alternative approach to meet Council's affordable rental housing objectives for the site, based on the options included as Attachment 2 to this report, that may lead to the replacement of the existing condition of the Subdivision Agreement for 740 Kennedy Road, which requires the owner to construct a 27-unit affordable rental building;
- (2) should agreement between the City and the applicant be reached, authorize the appropriate City officials to make the necessary changes to the subdivision agreement; and
- (3) determine that if the affordable rental housing condition in the subdivision agreement is not amended in accordance with Recommendations (1) and (2) above, site plan control approval not be granted for the 9 unit townhouse development requested by the applicant, as it would preclude the fulfillment of the applicant's obligations under the subdivision agreement.

**17. 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 4, Clause 14**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 14, 2006) from the Director, Community Planning, Scarborough District.**

Action taken by the Community Council:

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

- (a) (May 4, 2006) from Martin Rendl, MCIP, RPP, Martin Rendl Associates; and
- (b) (May 5, 2006) from George F. Bairstow, CMA, Nucap Industries Inc.

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.

**18. Request for Direction  
Rezoning Application 05 187171 ESC 39 OZ  
1632495 Ontario Inc. – 2716-2718 Kennedy Road  
L'Amoreaux Community  
(Ward 39 – Scarborough Agincourt)**

**Report 4, Clause 15**

**The Scarborough Community Council recommends that City Council adopt Recommendation (3) of the staff recommendations in the Recommendations Section of the report (April 20, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 20, 2006) from the Director, Community Planning, Scarborough District, seeking Council's direction with respect to an application to amend the Zoning By-law to allow a reduced minimum frontage requirement of 12 metres (40 feet) for a single lot to permit development of three 12 metre frontage single lots at 2716-2718 Kennedy Road.

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the L'Amoreaux Community Zoning By-law No. 12466; and
- (2) instruct the City Solicitor and planning staff to attend the Ontario Municipal Board in support of Council's decision, should the applicant file an appeal to the Board:

OR

- (3) instruct staff to bring forward a final report for the approval of the application and to give notice for a Public Hearing.

**19. Supplementary Report**  
**Application No. 06 128507 ESC 40 TM**  
**Mondeo Developments Inc. (Green Haven Homes)**  
**47, 47A, 47B, 49 and 49A Carrera Boulevard**  
**(Ward 40 – Scarborough Agincourt)**

**Report 4, Clause 16**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (April 26, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 26, 2006) from the Director, Community Planning, Scarborough District, seeking Council's authorization for amendments to Subdivision Agreement registered as Instrument E226926 on February 3, 1999, to incorporate revised Noise Abatement Measures to permit development of these lands with eight townhouse units.

Recommendation:

It is recommended that City Council authorize amendments to the Subdivision Agreement registered as Instrument E226926 on February 3, 1999, to incorporate the revised Noise Abatement Measures recommended in the Detailed Environmental Noise Analysis dated April 20, 2006 prepared by Jade Acoustics Inc. for Green Haven Homes, and secure the ongoing maintenance of these mitigation measures.

**20. Final Report**  
**Part Lot Control Exemption Application 06 122395 ESC 42 PL**  
**Rangemanor Estates Inc. (Viljoen Architect Inc.)**  
**Staines Road and Seasons Drive - Morningside Heights Community**  
**(Ward 42 – Scarborough Rouge River)**

**Report 4, Clause 17**

**The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (April 19, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 19, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to lift Part Lot Control for the remaining 16 lots in a 48 unit common element condominium townhouse project at Staines Road and Seasons Drive, thereby enabling separate conveyances of the individual dwellings.

Recommendation:

It is recommended that City Council enact a Part Lot exemption By-law, with respect to the subject lands, such by-law to be prepared to the satisfaction of the City Solicitor and to expire one (1) year from the date of its passing.

**21. Final Report**  
**Part Lot Control Application 05 110620 ESC 43 PL**  
**Taylorwood Park Homes Inc. – 3765 Kingston Road**  
**(Ward 43 – Scarborough East)**

**Report 4, Clause 18**

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

Report (April 20, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to lift Part Lot Control for 5 street townhouse dwellings and 3 detached dwellings, thereby enabling separate conveyances of the individual dwellings and registration of servicing and maintenance easements.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law for Lot 21 of Registered Plan 3136;
- (2) deem that the Part Lot Control Exemption By-law shall expire two (2) years 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 draft Part Lot Control Exemption by-law as may be required.

**22. Preliminary Report  
OPA & Rezoning Application 06 119511 ESC 37 OZ  
Caltron Properties Limited – Northeast Corner of Midland and Progress Avenues  
Progress Employment District  
(Ward 37 – Scarborough Centre)**

**Report 4, Clause 23(d)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (April 19, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 19, 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 once a revised drive-through proposal, in keeping with the Urban Design Guidelines for Sites with Drive-Through Facilities, has been submitted for review; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



**23. Preliminary Report  
OPA and Rezoning Application 06 116200 ESC 43 OZ  
Berkley Homes (Ellesmere) Inc. – 3070 Ellesmere Road  
Morningside Community - (Ward 43 – Scarborough East)**

**Report 4, Clause 23(e)**

Action taken by the Community Council:

**The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (April 24, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 24, 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.

- 24. Final Report  
OPA and Rezoning Application 04 154072 ESC 37 OZ  
Alderbrain Attendant Care Support Services of Toronto  
(Robert Reimers Architect Ltd.)  
1236 Birchmount Road and 2155 Lawrence Avenue East  
Wexford Employment District  
(Ward 37 – Scarborough Centre)**

**(Public Meeting under the *Planning Act*)**

**Report 4, Clause 23(f)**

Action taken by the Community Council:

**The Scarborough Community Council:**

- (1) adjourned the public meeting until its meeting of June 13, 2006;**
- (2) requested the Executive Director, Municipal Licensing and Standards, to submit a report at that time dealing with Property Standards issues;**
- (3) requested that any other staff reports already in progress with respect to this matter also be submitted at that time; and**
- (4) received the following communications:**
  - (a) (May 4, 2006) from Karen Kirsch; and**
  - (b) (undated) from Gloria Murray.**

Report (April 25, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Official Plan and Zoning By-law, for properties at 1236 Birchmount Road and 2155 Lawrence Avenue East to permit the construction of a new 14-storey, 156-unit apartment building at 1236 Birchmount Road and to establish policies and zoning standards that would apply to the new building and the existing apartment building at 2155 Lawrence Avenue East, as an integrated site.

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 Employment Districts Zoning By-law 24982 for the Wexford District 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/or draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into one or more agreements with the City pursuant to Section 37 of the Planning Act to secure the provisions of facilities, services and matters identified in the draft Zoning By-law Amendment, outlined in Attachment 8.

**25. Final Report**

**Rezoning Application 05 101960 ESC 40 OZ**

**Daniel Executive (Canada) Holdings Corp. (Architect: Henry Chiu)**

**3195 Sheppard Avenue East - Sullivan Community**

**(Ward 40 – Scarborough Agincourt)**

**(Public Meeting under the *Planning Act*)**

**Report 4, Clause 19**

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

Action taken by the Community Council:

**The Scarborough Community Council received the communication (May 7, 2006) from Fred Hedley.**

Report (April 20, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit educational uses in the existing building at 3195 Sheppard Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 10717 for the Sullivan Community substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 5; and

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

**26. Final Report**

**OPA and Rezoning Application 05 169649 ESC 41 OZ  
Parkshire Holdings Inc. (F. T. Reisman & Associates)  
3250-3300 Midland Avenue and 50-70 Silver Star Boulevard  
Milliken Employment District  
(Ward 41 – Scarborough Rouge River)**

**(Public Meeting under the *Planning Act*)**

**Report 4, Clause 20**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 27, 2006) from the Director, Community Planning, Scarborough District.**

Report (April 27, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Official Plan and Zoning By-law to allow for an expansion of the permitted uses on 3250-3300 Midland Avenue and 50-70 Silver Star Boulevard. All three addresses are under one ownership.

Recommendations:

It is recommended that City Council:

- (1) amend the Milliken Employment District Secondary Plan substantially in accordance with the draft Official Plan Amendment (Attachment 4);
- (2) amend the Milliken Employment District Zoning By-law 24982 substantially in accordance with the draft Zoning By-law Amendment (Attachment 5); and
- (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.

- 27. 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)**

**(Continuation of Public Meeting under the *Planning Act*)**

**Report 4, Clause 21**

**The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2006) from the Director, Community Planning, Scarborough District, subject to amending Zoning Performance Standard 1A, contained in the Draft Zoning By-Law Amendment (Attachment 5), to read:**

**“1A One single family dwelling per lot as shown on Registered Plan having a minimum 7.5 metre frontage on a public street measured 5.7 m back from the front lot line.”**

Action taken by the Community Council:

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

- (a) (March 26, 2006) from Boni Facio Quiming;**
- (b) (March 26, 2006) from Luz 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.

- 28. 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*)**

**Report 4, Clause 22**

**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, as amended by the report (April 19, 2006) from the Director, Community Planning, Scarborough District, in which it is recommended that Recommendation (3) in the March 22, 2006 report, be deleted and replaced with the following:**

- “(3) amend the Employment Districts Zoning By-Law 24982 (Tapscott) substantially in accordance with the draft Zoning By-Law Amendment, attached as Attachment 1; and”.**

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 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 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.

Supplementary report (April 19, 2006) from the Director, Community Planning, Scarborough District, reporting on the need to hold another public meeting under the Planning Act due to improper notice of the April 4, 2006 public hearing that was held for the above-noted applications. The report also amends Recommendation (3) contained in the Final Report from the Director of Community Planning, Scarborough District, dated March 22, 2006, as it relates to the staff recommended Zoning By-law.

It is recommended that City Council:

- (1) replace Recommendation (3) contained in the Final Report dated March 22, 2006, from the Director of Community Planning, Scarborough District with the following recommendation:
  - (3) amend the Employment Districts Zoning By-law 24982 (Tapscott) substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 1; and
- (2) adopt the Final Report dated March 22, 2006, from the Director of Community Planning, Scarborough District as amended.

## **29. Clairlea Community Zoning By-law**

### **Report 4, Clause 23(g)**

#### Action taken by the Community Council:

**The Scarborough Community Council requested the Director, Community Planning, East District, to report to Scarborough Community Council:**

- (1) **bringing forward amendments to the Clairlea Community Zoning By-Law to limit garages and accessory buildings to a reasonable size, subordinate to the main dwelling, such report to also include any other areas susceptible to similar building patterns; and**
- (2) **authorizing the Notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.**