



**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING 5**

**Date of Meeting:** Tuesday, June 13, 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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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 – May 9, 2006

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

9:45 a.m.	Item 1	2:00 p.m.	Items 23 to 27
10:00 a.m.	Item 2		

Communications/Reports:

**1. The Scarborough Hospital** **9:45 a.m.**

**Presentation – No written material**

Presentation by the Scarborough Hospital providing an update on how the Scarborough Hospital is meeting the healthcare needs of the residents.

**2. Compensation Review: Elected Officials**

**10:00 a.m.**

Communication (May 10, 2006) from the Employee and Labour Relations Committee, forwarding the issue “Compensation Review: Elected Officials”, including the following motions tabled by Councillor Soknacki and Deputy Mayor Bussin, to the Community Councils for consideration as a deputation item at the June 13, 2006 meetings for comment to the Mayor’s Office to be forwarded to the Blue Ribbon Panel established by the Mayor:

“Moved by Councillor Soknacki:

That the Employee and Labour Relations Committee recommend to the Policy and Finance Committee that City Council receive the recommendations in the report (April 24, 2006) from the City Manager and adopt instead the following:

“It is recommended that:

- (1) a study be done prior to the beginning of each term to determine the average cash compensation of City Councillors and Mayors in an appropriate comparator group defined by a specialist consultant;
- (2) the salary level of Councillors and the Mayor be set at the greater of their current compensation or at the 50 percent percentile of the comparator group as at January 1, 2007, at the beginning of the new term; and
- (3) during the term of office compensation be adjusted annually to the Statistics Canada cost of living index for the City of Toronto.”

Moved by Deputy Mayor Bussin:

That Recommendation (2) of the motion by Councillor Soknacki be amended by deleting ‘50 percent’ and inserting instead ‘75 percent’.”

**3. Removal of One Privately-Owned Tree – 341 Friendship Avenue  
(Ward 44 – Scarborough East)**

Communication (May 31, 2006) from the City Clerk, advising that City Council on May 23, 24 and 25, 2006, adopted the following motion by Councillor De Baeremaeker; and in so doing, re-opened Scarborough Community Council Report 3, Clause 6, headed “Removal of One Privately Owned Tree – 341 Friendship Avenue (Ward 44 – Scarborough East)”, for further consideration, and referred the balance of this motion to the Scarborough Community Council:

“**WHEREAS** City Council, on April 25, 26 and 27, 2006 adopted, without amendment, Scarborough Community Council Report 3, Clause 6, headed ‘Removal of One Privately Owned Tree - 341 Friendship Avenue (Ward 44 - Scarborough East)’; and

**WHEREAS**, in adopting this Clause, City Council approved the removal of one privately-owned tree at 341 Friendship Avenue, subject to conditions; and

**WHEREAS** staff recommended, in the report (March 14, 2006) from the General Manager, Parks, Forestry and Recreation contained in the Clause, that the request for a permit to remove one (1) privately-owned Carolina poplar tree at 341 Friendship Avenue be denied; and

**WHEREAS** the vote was recorded during the Scarborough Community Council meeting as approving the permit, and Toronto City Council approved the Scarborough Community Council recommendations without debate; and

**WHEREAS** the intent of the Scarborough Community Council was to adopt the staff recommendations to deny the permit;

**NOW THEREFORE BE IT RESOLVED THAT**, in accordance with §27-49 of Chapter 27 of the City of Toronto Municipal Code, Scarborough Community Council Report 3, Clause 6, headed ‘Removal of One Privately Owned Tree - 341 Friendship Avenue (Ward 44 - Scarborough East)’, be re-opened for further consideration;

**AND BE IT FURTHER RESOLVED THAT** City Council adopt the following staff recommendations contained in the Recommendations Section of the report (March 14, 2006) from the General Manager, Parks, Forestry and Recreation 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.’”.

**4. Backyard Flooding Issues On and Abutting the Adjacent Properties East of the Proposed Development at 4331 Lawrence Avenue East (Ward 44 – Scarborough East)**

Report (May 23, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, advising Scarborough Community Council on the backyard flooding issues on and abutting the adjacent properties on the east side of the proposed development at 4331 Lawrence Avenue East.

Recommendation:

It is recommended that Scarborough Community Council receive this report for information.

**5. Request for Approval of a Variance from the former City of Scarborough Sign By-law 22980, as amended, for One Ground Directional Information Sign at 1-71 Cataraqui Crescent  
(Ward 35 – Scarborough Southwest)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit one ground directional information sign at the above-noted location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit.

**6. Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Directional Information Sign at 50-64 Firvalley Court  
(Ward 35 – Scarborough Southwest)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit one ground directional information sign at the above-noted location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit.

**7. Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for One Ground Directional Information Sign at 196-274 Leyton Avenue  
(Ward 35 – Scarborough Southwest)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit one ground directional information sign at the above-noted location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit.

**8. Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for the Erection of a Roof Mounted Non-accessory Sign at 3100 St. Clair Avenue East  
(Ward 35 – Scarborough Southwest)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of a roof mounted non-accessory sign at the above-noted location.

Recommendation:

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

**9. Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for Two Ground Signs at 1615 Ellesmere Road  
(Ward 38 – Scarborough Centre)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of a variance from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground sign at the above-noted location.

Recommendations:

It is recommended that:

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

**10. Feasibility of Implementing Traffic Calming on Thora Avenue  
(Ward 35 – Scarborough Southwest)**

Report (May 29, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue.

Recommendation:

It is recommended that this report be received for information.

**11. Proposed Heavy Truck Prohibition on Wadena Court  
(Ward 36 – Scarborough Southwest)**

Report (May 25, 2006) from the Acting Director, Transportation Services, Scarborough District, on the need to create a traffic by-law for a heavy truck prohibition on a new road, Wadena Court, in the Cliffcrest Neighbourhood.

Recommendations:

It is recommended that:

- (1) the “Heavy Truck Prohibition” regulation, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**12. Feasibility of Installing Traffic Control Signals at the Intersection of Birchmount Road and Ranstone Gardens (Ward 37 – Scarborough Centre)**

Report (May 29, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility of installing traffic control signals at the intersection of Birchmount Road and Ranstone Gardens.

Recommendation:

It is recommended that this report be received for information.

**13. Proposed Speed Limit Reduction on Elinor Avenue (Ward 37 – Scarborough Centre)**

Report (May 24, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies conducted on Elinor Avenue.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Elinor Avenue, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**14. Proposed Through Traffic Prohibitions for Northbound Traffic on Wye Valley Road and for Southbound Traffic on Dundalk Drive at Ellesmere Road (Ward 37 – Scarborough Centre and Ward 40 – Scarborough-Agincourt)**

Report (May 25, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking approval for proposed north-south through traffic prohibitions at the future signalized intersection of Ellesmere Road and Wye Valley Road/Dundalk Drive.

Recommendations:

It is recommended that:

- (1) northbound through traffic be prohibited at all times on Wye Valley Drive at Ellesmere Road;
- (2) southbound through traffic be prohibited at all times on Dundalk Drive at Ellesmere Road; and

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

**15. Proposed Installation of Traffic Control Signals on Corporate Drive at Lee Centre Drive (West Intersection)  
(Ward 38 – Scarborough Centre)**

Report (May 25, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council authority for the installation of traffic control signals on Corporate Drive, at Lee Centre Drive (West Intersection) in connection with the Lee Centre Development.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Corporate Drive and Lee Centre Drive (West Intersection); and
- (2) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**16. Feasibility of Installing Traffic Control Signals at McNicoll Avenue and Innislawn Road  
(Ward 39 – Scarborough Agincourt)**

Report (May 25, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility of installing traffic control signals at McNicoll Avenue and Innislawn Road.

Recommendation:

It is recommended that this report be received for information.



**17. Proposed Minor Street Stop Signs at Three New Intersections in the Rouge Neighbourhood  
(Ward 42 – Scarborough-Rouge River)**

Report (May 25, 2006) from the Acting Director, Transportation Services, Scarborough District, on the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Rouge Neighbourhood.

Recommendations:

It is recommended that:

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

**18. Preliminary Report  
Rezoning Application 06 116641 ESC 35 OZ  
Proponent: Ranka Enterprises Inc.  
240 Danforth Road  
Oakridge Employment District  
(Ward 35 – Scarborough Southwest)**

Report (May 29, 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.

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**  
**OPA and Rezoning Application 06 118713 ESC 42 OZ**  
**Proponent: Standard Life Assurance Company of Canada**  
**1275 Morningside Avenue**  
**Rouge Employment District**  
**(Ward 42 – Scarborough-Rouge River)**

Report (May 26, 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.

**20. Preliminary Report**  
**Rezoning Application 06 125734 ESC 43 OZ**  
**Proponent: Galloway Birch Properties**  
**4274 Kingston Road and 165 to 177 Galloway Road**  
**West Hill Community**  
**(Ward 43 – Scarborough East)**

Report (May 29, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application to redevelop the land with 53 townhouses 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.

**21. Request for Direction Report 2  
City Initiated Review File No. 05 169679 ESC 41 TM  
(Ward 41 – Scarborough-Rouge River)**

**(In Camera – Solicitor-client Privilege)**

Confidential report (May 30, 2006) from the Director, Community Planning, Scarborough District, to be considered in-camera as it relates to solicitor-client privilege under the *Municipal Act 2001*.

**22. Final Report  
Draft Plan of Subdivision Application 04 157926 ESC 36 SB  
East of Midland Avenue, West of Brimley Road, North of St. Clair Avenue  
South of the CN Rail Line  
Proponent: Monarch Construction Limited  
(Ward 36 - Scarborough Southwest)**

Report (May 30, 2006) from the Director, Community Planning, Scarborough District, recommending approval of a draft plan of subdivision application for 132 residential units, parkland and open space on approximately 10.7 hectares (26.5 acres) east of Midland Avenue, west of Brimley Road, north of St. Clair Avenue and south of the CN rail line.

Recommendations:

It is recommended that City Council:

- (1) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachments 1, 2 and 3 subject to:
  - (a) the conditions as generally listed in Attachment 8, which except as otherwise noted, must be fulfilled prior to the release of the plan for registration or 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;

- (2) enact a Site Plan Control By-law pursuant to Section 41 of the Planning Act to designate the lands east of Midland Avenue, west of Brimley Road, north of St. Clair Avenue and south of the CN rail line (subject lands) as an area subject to Site Plan Control, substantially in accordance with the draft Site Plan Control By-law in Attachment 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required;
- (4) direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to support the conditions of draft plan approval and recommendations as outlined in this report, in the event that the subdivision application, which has been appealed to the OMB, is resolved by the OMB as opposed to withdrawal of the appeal; and
- (5) direct the General Manager of Parks, Forestry and Recreation staff to report to the Administration Committee regarding compensation to Monarch for the over-dedication of parkland from the City's parkland reserve fund.

**23. Final Report**

**OPA and Rezoning Application 04 154072 ESC 37 OZ  
Aldebrain 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)**

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

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.

**23(a).** Report (May 26, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, advising Scarborough Community Council on the property standards issues at 1236 Birchmount Road and 2155 Lawrence Avenue East.

Recommendation:

It is recommended that Scarborough Community Council receive this report for information.

**24. Final Report**  
**OPA and Rezoning Application 04 135572 ESC 36 OZ**  
**Proponent: 1707546 Ontario Inc.**  
**3771 – 3775 St. Clair Avenue East**  
**Cliffcrest Community**  
**(Ward 36 – Scarborough Southwest)**

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

Report (May 29, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Official Plan and the Zoning By-law for a 17-unit townhouse development at 3771-3775 St. Clair Avenue East, east of Brimley 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 5;

- (2) amend the Zoning By-law for the Cliffcrest Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

**25. Final Report**

**Rezoning Application 05 187171 ESC 39 OZ**

**Proponent: 1632495 Ontario Inc. – Architect: N/A**

**2716-2718 Kennedy Road**

**L'Amoreaux Community**

**(Ward 39 – Scarborough-Agincourt)**

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

Report (May 29, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit the development of three single detached houses at 2716-2718 Kennedy Road; and notice has also been given for an amendment to the Toronto Official Plan, which may be in effect by the date of Council consideration of this report, for a Site and Area Specific Policy.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 12466 for the L'Amoreaux Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4;
- (2) amend the Official Plan for the City of Toronto, if the Toronto Official Plan is in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto, if the Toronto Official Plan is not in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 5; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment and draft Official Plan Amendment/modification as may be required.

**26. Final Report**  
**OPA and Rezoning Application 05 141909 ESC 40 OZ**  
**Proponent: Wishing Well Acres Baptist Church**  
**Architect: Reinders & Reider Ltd.**  
**3143, 3161 and 3163 Sheppard Avenue East**  
**Sullivan Community**  
**(Ward 40 – Scarborough-Agincourt)**

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

Report (May 23, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Official Plan and the Zoning By-law to permit the expansion of an existing place of worship use and associated parking lot on two abutting residential properties at 3161 and 3163 Sheppard 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 6;
- (2) amend the Sullivan Community Zoning By-law 10717 substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 7;
- (3) amend Site Plan Control By-law 21319 to designate the lands at 3161 and 3163 Sheppard Avenue East as a Site Plan Control Area, substantially in accordance with the draft By-law, attached as Attachment 8; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment and draft designating Site Plan Control By-law as may be required.

**27. Final Report**  
**Official Plan Amendment Application No. 04 131709 000 00 OZ**  
**Rezoning Application No. 04 102315 ESC 44 OZ**  
**Proponent: Janice and Paul Slighte**  
**53 Old Kingston Road**  
**West Hill Community**  
**(Ward 44 – Scarborough East)**

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

Report (May 30, 2006) from the Director, Community Planning, Scarborough District, seeking approval of an application to amend the Scarborough Official Plan and the Zoning By-law to permit an Insurance Office to be located at 53 Old Kingston Road; and notice has also been given for an amendment to the Toronto Official Plan, which may be in effect by the date of Council's consideration of this report, for a Site and Area Specific Policy.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough, if the Official Plan is in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Official Plan for the City of Toronto, if the Toronto Official Plan is in effect at the time of Council's consideration of the application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto, if the Toronto Official Plan is not in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (4) amend Zoning By-law 10327 for the West Hill Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7; and
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment/modification and draft Zoning By-law Amendment as may be required.



**27(a). 53 Old Kingston Road (Herb Duncan House)**  
**Intention to Designate under Part IV of the *Ontario Heritage Act***  
**(Ward 44 – Scarborough East)**

**(Postponed from May 3, 2005 meeting)**

Communication (April 8, 2005) from the Toronto Preservation Board, recommending that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 53 Old Kingston Road (Herb Duncan House) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) prior to Site Plan Approval, the Owner will submit a Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to undertaking any landscape work or Site Plan Approval, if changes to the landscape and parking area occur; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.