



**SCARBOROUGH COMMUNITY COUNCIL
DECISION DOCUMENT
MEETING 8**

Report 7 to be considered by city Council on September 25, 26 and 27, 2006

Date of Meeting:	Wednesday, September 13, 2006	Enquiry:	Betty Henderson
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chamber		416-396-7288
	Scarborough Civic Centre		scc@toronto.ca
	150 Borough Drive		
	Toronto, Ontario		

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 July 11 and July 19, 2006.

Communications/Reports:

- 1. Naming of Proposed Private Lanes – South Side of Treewood Street between Midland Avenue and Brockley Drive as "Archibald Mews" and "Tiller Lane" (Ward 37 - Scarborough Centre)
(Public Meeting under the *Municipal Act, 2001* – 9:45 a.m.)**

Report 7, Clause 1

The Scarborough Community Council recommends to City Council that a by-law in the form of the Draft By-law be enacted.

In accordance with Clause 3, Report 3 of the Scarborough Community Council, adopted by City Council on April 25, 26 and 27, 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. Naming of Private Lane at 4314 Kingston Road
(Ward 43 – Scarborough East)**

Report 7, Clause 2

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the City Surveyor, Technical Services.

Report (August 28, 2006) from the City Surveyor, Technical Services, recommending that the proposed private lane located at 4314 Kingston Road, be named "Ignatius Lane".

Recommendations:

It is recommended that:

- (1) the proposed private lane located at 4314 Kingston Road, be named "Ignatius Lane";
- (2) North Star Homes pay the costs, estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

Report 7, Clause 35(a)

The Scarborough Community Council deferred further consideration of this matter until the first meeting of Scarborough Community Council in January 2007 to allow for:

- (1) **Facilities and Real Estate, in consultation with Technical Services, to obtain complete data in order to restore the functionality problems of the ponds at the rear of the 43 Division property, as to how they relate to the overall stormwater management;**

- (2) **Technical Services to receive and review WRP's design and engineering drawings and evaluate the expected effects of the development on the stormwater management and drainage of the WRP property; and**
- (3) **Parks and Forestry to examine and clean up the proposed walkway, including the removal of all dumped material that inhibits drainage;**

and further, Technical Services, Facilities and Real Estate and Parks and Forestry to report to Scarborough Community Council at that time on their actions and the results of their further investigations into drainage on the properties in question.

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.

Report (June 27, 2006) from the Director, Facilities and Real Estate, and Acting Director, Technical Services, responding to a request by Scarborough Community Council to advise on the flooding of the properties abutting the east side of the new 43 Division Police Station at 4331 Lawrence Avenue East.

Recommendation:

It is recommended that this report be received for information.

Report (August 25, 2006) from the Director, Design Construction and Asset Preservation, Facilities and Real Estate, responding to a further request by Scarborough Community Council at its meeting of July 11, 2006 to advise on a review process to be conducted on the engineering and technical studies for the development of the 43 Division site located at 4331 Lawrence Avenue East.

Recommendation:

It is recommended that this report be received for information.

Report (August 25, 2006) from the Acting Director, Development Engineering, Technical Services, responding to a request by Scarborough Community Council to review the reports for groundwater, grading and servicing for the WRP subdivision and advising on the requirements for a possible peer review of the groundwater table for the former Scarborough Transportation Corridor from Lawrence Avenue to the south limit of the WRP subdivision.

Recommendation:

It is recommended that this report be received for information.

**4. Request for Fence Exemption – 120 Fallingbrook Road
(Ward 36 – Scarborough Southwest)**

Report 7, Clause 3

The Scarborough Community Council recommends that City Council:

- (1) receive the recommendation in the Recommendation Section of the report (July 17, 2006) from the Scarborough District Manager, Municipal Licensing and Standards; and**
- (2) grant the request for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences for 120 Fallingbrook Road, subject to the removal of the two lattice panels located on the west property line.**

Action taken by the Community Council:

The Scarborough Community Council received the following communications:

- (a) (September 11, 2006) from Mrs. Bernadette Warren;**
- (b) (September 11, 2006) from Mrs. Bernadette Warren;**
- (c) (September 12, 2006) from Geraldine Gardiner;**
- (d) (September 12, 2006) from Gwen Morgan; and**
- (e) (September 12, 2006) from John Montgomery.**

Report (July 17, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Recommendation:

It is recommended that the existing wood lattice extension be refused based on the requirements set out in Chapter 447 of the Toronto Municipal Code.

**5. Request for Fence Exemption – 40 Centre Street
(Ward 38 – Scarborough Centre)**

Report 7, Clause 35(b)

The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, until its meeting in January 2007.

Report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Recommendation:

It is recommended that the request to permit the existing board on board wood fence to remain be refused based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**6. Request for Fence Exemption – 58 Shandon Drive
(Ward 40 – Scarborough Agincourt)**

Report 7, Clause 4

The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (August 14, 2006) from the Scarborough District Manager, Municipal Licensing and Standards.

Report (August 14, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Recommendation:

It is recommended that the request to permit the existing board on board wood fence to remain be refused based on the non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

**7. Request for Fence Exemption – 108 Sylvan Avenue
(Ward 43 – Scarborough East)**

Report 7, Clause 5

The Scarborough Community Council recommends that City Council:

(1) receive the recommendation in the Recommendation Section of the report (August 22, 2006) from the Scarborough District Manager, Municipal Licensing and Standards: and

(2) adopt the following Recommendations:

“It is recommended that:

(1) the request for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences from the owner of 108 Sylvan Avenue for the construction of a fence abutting 3 Catalina Drive be denied; and

(2) the request for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences from the owner of 108 Sylvan Avenue for the construction of a fence abutting 110 Sylvan Avenue be granted, such fence to be open mesh chain link, 1 metre in height within 2.4 metres of the lot line in the flankage yard.”

Action taken by the Committee:

The Scarborough Community Council received the communication (September 13, 2006) from James and Christine Taylor.

Report (August 22, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, responding to a request from the owner of the subject residence, for an exemption to Chapter 447 of the Toronto Municipal Code dealing with Fences.

Recommendation:

It is recommended that the request be refused based on the requirements set out in Chapter 447 of the Toronto Municipal Code.

8. **Natural Garden Exemption Request**
Toronto Municipal Code, Chapter 489
23 Doerr Road
(Ward 38 – Scarborough Centre)

Report 7, Clause 35(c)

The Scarborough Community Council deferred consideration of the recommendation in the Recommendation Section of the report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, until the Scarborough Community Council meeting in January 2007 to allow staff to meet with the property owner to discuss the suspected “rat” problem on the property.

Report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, providing information on a request for a natural garden exemption for 23 Doerr Road, received in response to a notice served requiring that long grass and weeds be cut.

Recommendation:

It is recommended that City Council grant an exemption under Municipal Code, Chapter 489, Section 489-3E, as per the Department of Natural Environment and Horticulture attached approval and to cancel the served *NOTICE* and to allow the yard to remain as is at 23 Doerr Road.

9. **Natural Garden Exemption Request**
Toronto Municipal Code, Chapter 489
26 Shawford Crescent
(Ward 38 – Scarborough Centre)

Report 7, Clause 6

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendation Section of the report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards.

Report (August 11, 2006) from the Scarborough District Manager, Municipal Licensing and Standards, providing information on a request for a natural garden exemption for 26 Shawford Crescent, received in response to a notice served requiring that long grass and weeds be cut.

Recommendation:

It is recommended that City Council grant an exemption under Municipal Code, Chapter 489, Section 489-3E, as per the Department of Natural Environment and Horticulture attached approval and to cancel the served *NOTICE* and to allow the yard to remain as is at 26 Shawford Crescent.

10. 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 7, Clause 7

The Scarborough Community Council recommends that City Council:

- (1) receive the report (May 23, 2006) from the Director of Building and Deputy Chief Building Official; and**
- (2) approve the variance application 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.**

Action taken by the Committee:

The Scarborough Community Council received supplementary report (August 28, 2006) from the Director of Building and Deputy Chief Building Official.

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.

11. Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Two Ground Signs at 1900 Eglinton Avenue East (Ward 37 – Scarborough Centre)

Report 7, Clause 35(d)

The Scarborough Community Council deferred consideration of the staff recommendation in the Recommendation Section of the report (August 24, 2006) from the Director of Building and Deputy Chief Building Official, until its meeting in January 2007 to allow the opportunity for staff and the applicant to meet to discuss the subject matter.

Report (August 24, 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 two ground signs at the above-noted location.

Recommendation:

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

12. Request for Approval of Variances from the Former City of Scarborough Sign By-law 22980, as amended, for Four Facial Wall Signs at 5085-5121 Sheppard Avenue East (Ward 42 – Scarborough-Rouge River)

Report 7, Clause 8

The Scarborough Community Council recommends that City Council:

- (1) receive the recommendation in the Recommendation Section of the report (August 24, 2006) from the Director of Building and Deputy Chief Building Official;**
- (2) grant the request for approval of variances from the former City of Scarborough Sign By-law 22980, as amended, for four facial wall signs at 5085-5121 Sheppard Avenue East, as a pilot project for a period of six months; and**
- (3) direct the Director of Building and Deputy Chief Building Official to report to Scarborough Community Council in six months time on the outcome of the pilot project.**

Report (August 24, 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 four additional facial wall signs at the above-noted location.

Recommendation:

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

- 13. Request for Approval of a Variance from the Former City of Scarborough Sign By-law 22980, as amended, for the Erection of a Ground Non-accessory Sign at the East Side of Markham Road at the Railway Crossing North of Finch Avenue East (Ward 42 – Scarborough-Rouge River)**

Report 7, Clause 9

The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (August 24, 2006) from the Director of Building and Deputy Chief Building Official.

Report (August 24, 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 the erection of a ground non-accessory 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.

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

Report 7, Clause 35(e)

The Scarborough Community Council deferred consideration of the following reports until its meeting in January 2007:

- (a) **(May 29, 2006) from the Acting Director, Transportation Services, Scarborough District; and**
- (b) **(August 23, 2006) from the Director, Transportation Services, Scarborough District.**

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.

Report (August 23, 2006) from the Director, Transportation Services, Scarborough District, on the feasibility and justification of implementing a one-way street on Thora Avenue southbound from Danforth Avenue to Wakehood Street.

Recommendation:

It is recommended that this report be received for information.

15. Proposed Addition of Improved Safety Warning Devices at the Railway Crossings on the Uxbridge Subdivision on Finch Avenue – Mile 54.41, Sheppard Avenue Mile 55.73, and Danforth Road – Mile 60.18 and Cost Sharing Agreements (Wards 35, 39, 40 and 41)

Report 7, Clause 10

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 23, 2006) from the Director, Transportation Services, Scarborough District.

Report (August 23, 2006) from the Director, Transportation Services, Scarborough District, seeking authority to enter into a cost sharing agreement with GO Transit with respect to upgrading the safety warning devices at the railway crossings on Finch Avenue East, between Midland Avenue and Kennedy Road, on Sheppard Avenue East, between Midland Avenue and Kennedy Road and on Danforth Road at Midland Avenue.

Recommendations:

It is recommended that:

- (1) the City of Toronto enter into a cost sharing agreement with GO Transit, substantially in the form attached hereto, including the payment of 62.5 percent of the cost of the installation of improved safety warning devices at the GO Transit railway crossing on Finch Avenue between Midland Avenue and Kennedy Road (Mile 54.41);

- (2) the City of Toronto enter into a cost sharing agreement with GO Transit, substantially in the form attached hereto, including the payment of 62.5 percent of the cost of the installation of improved safety warning devices at the GO Transit railway crossing on Sheppard Avenue East between Midland Avenue and Kennedy Road (Mile 55.73);
- (3) the City of Toronto enter into a cost sharing agreement with GO Transit, substantially in the form attached hereto, including the payment of 62.5 percent of the cost of the installation of improved safety warning devices at the GO Transit railway crossing on Danforth Road at Midland Avenue (Mile 60.18); and
- (4) the appropriate City officials be authorized to take all necessary action, including the execution of the cost sharing agreements at all of the subject crossing locations.

**16. Proposed Parking Regulation Changes on Bertrand Avenue from the East Limit of Midholm Drive to Ionview Road
(Ward 37 – Scarborough Centre)**

Report 7, Clause 11

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (July 28, 2006) from the Director, Transportation Services, Scarborough District.

Report (July 28, 2006) from the Director, Transportation Services, Scarborough District, on the feasibility of prohibiting parking along certain sections of Bertrand Avenue.

Recommendations:

It is recommended that:

- (1) the parking regulations identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**17. Request for All-Way Stop Controls on
Shropshire Drive at Canlish Road and at Gilroy Drive
(Ward 37 – Scarborough Centre)**

Report 7, Clause 12

The Scarborough Community Council recommends that City Council:

- (1) receive the recommendations in the Recommendations Section of the report (August 16, 2006) from the Director, Transportation Services, Scarborough District; and**

- (2) adopt the following Recommendations:**

“It is recommended that:

- (1) an all-way stop control be installed on Shropshire Drive at Canlish Road;
and**
- (2) an all-way stop control be installed on Shropshire Drive at Gilroy Drive.”**

Report (August 16, 2006) from the 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) an all-way stop control not be installed on Shropshire Drive at Canlish Road; and**
- (2) an all-way stop control not be installed on Shropshire Drive at Gilroy Drive.**

**18. Feasibility of Extending Median on McCowan Road
South of Lawrence Avenue East
(Ward 38 – Scarborough Centre)**

Report 7, Clause 13

The Scarborough Community Council recommends that City Council:

- (1) receive the report (August 18, 2006) from the Director, Transportation Services, Scarborough District; and**

(2) adopt the following Recommendation:

“It is recommended that the existing concrete median/safety island on McCowan Road (at Lawrence Avenue East) be extended, south to the southern limit of the driveways of 640 McCowan Road.”

Report (August 18, 2006) from the Director, Transportation Services, Scarborough District, on a request to extend the existing concrete median on McCowan Road, south of Lawrence Avenue East to physically restrict access to a number of commercial-use driveways.

Recommendation:

It is recommended that this report be received for information.

**19. Request for All-Way Stop Control on Commons Drive at Bugle Hill Road
(Ward 40 – Scarborough-Agincourt)**

Report 7, Clause 14

The Scarborough Community Council recommends that City Council:

(1) receive the recommendation in the Recommendation Section of the report (August 11, 2006) from the Director, Transportation Services, Scarborough District; and

(2) adopt the following Recommendation:

“It is recommended that the installation of an All-way Stop Control on Commons Drive at Bugle Hill Road, be approved.”

Report (August 11, 2006) from the Director, Transportation Services, Scarborough District, on the results of all-way stop control studies conducted at the above-noted intersection.

Recommendation:

It is recommended that all-way stop control not be installed on Commons Drive at Bugle Hill Road.

**20. Intention to Designate under Part IV of the *Ontario Heritage Act*
5933 Steeles Avenue East (Underwood House)
(Ward 41 – Scarborough-Rouge River)**

Report 7, Clause 15

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 16, 2006) from the Director, Policy and Research, City Planning, as recommended by the Toronto Preservation Board.

Action taken by the Community Council:

The Scarborough Community Council received the communication (September 1, 2006) from the Toronto Preservation Board.

Report (August 16, 2006) from the Director, Policy and Research, City Planning Division, recommending that City Council state its intention to designate the property at 5933 Steeles Avenue East (Underwood House) under Part IV of the *Ontario Heritage Act*.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 5933 Steeles Avenue East (Underwood 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; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**21. Consent, with Conditions
Demolition of a Building on a Designated Property
6601 Steeles Avenue East (Clark-Reesor House)
(Ward 42 – Scarborough-Rouge River)**

Report 7, Clause 16

The Scarborough Community Council forwards the following report and communication to City Council without recommendation:

- (1) report (August 29, 2006) from the Director, Policy and Research; and**
- (2) communication (September 1, 2006) from the Toronto Preservation Board.**

Action taken by the Community Council:

The Scarborough Community Council requested the Director, Policy and Research, City Planning, and appropriate staff, to meet with Hydro One with respect to Hydro One making a voluntary contribution of \$25,000 towards the preservation of Scarborough's built heritage and report thereon on the outcome of such discussions to City Council for its meeting of September 25, 26 and 27, 2006, and in the meantime no further action be taken by Hydro One and the City with respect to the issuance of a demolition permit under the *Ontario Heritage Act* for the subject property until City Council's decision on this matter.

Report (August 29, 2006) from the Director, Policy and Research, City Planning Division, recommending that approval be given to demolish the existing building on the designated property at 6601 Steeles Avenue East provided a \$25,000 contribution is made by the owner to the Toronto Heritage Grant Fund.

Recommendations:

It is recommended that:

- (1) in accordance with Section 34 (1) of the *Ontario Heritage Act*, Council consent to the demolition of the building(s) on the designated property at 6601 Steeles Avenue East provided the owner makes a contribution of \$25,000.00 to the Toronto Heritage Grant Program, to be paid before the issuance of the demolition permit under the *Ontario Heritage Act*; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**22. Sale of Surplus Parcel of Vacant Land Between
1274 and 1280 Warden Avenue
(Ward 37 – Scarborough Centre)**

Report 7, Clause 17

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 16, 2006) from the Chief Corporate Officer.

Report (August 16, 2006) from the Chief Corporate Officer, seeking authority for the sale of the City-owned parcel of vacant land, between 1274 and 1280 Warden Avenue.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Leivaire Inc. to purchase the City-owned vacant parcel of land between 1274 and 1280 Warden Avenue and described as part of Block F, Plan 4168, designated as Part 1 on Plan 66R-22349, being the whole of PIN No. 06318-0417 (LT), subject to the reservation of an easement for drainage purposes over Part 1, Plan 66R-22349 (the “Property”), in the amount of \$133,000.00 be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds of closing to pay the City’s expenses related to the Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**23. Sale of Vacant Land
East Side of Meadowvale Road
North of Sheppard Avenue East
(Ward 42 – Scarborough-Rouge River)**

Report 7, Clause 18

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 21, 2006) from the Chief Corporate Officer.

Report (August 21, 2006) from the Chief Corporate Officer, seeking authority for the sale of vacant land on the east side of Meadowvale Road, north of Sheppard Avenue East, more particularly described as being Part of Lot 5 on Concession 3 and Part of the closed road allowance between Lot 4 and Lot 5 Concession 3 (Scarborough) and designated as Parts 1 to 6, inclusive, on Reference Plan 64R-12635.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Parker Pet Care Inc. to purchase the vacant parcel of land on the east side of Meadowvale Road, north of Sheppard Avenue East, more particularly described as being Part of Lot 5 on Concession 3 and Part of the closed road allowance between Lot 4 and Lot 5 Concession 3 (Scarborough) and designated as Parts 1 to 6, inclusive, on Reference Plan 64R-12635, subject to the reservation of a permanent easement over Parts 2, 4 and 5 on Reference Plan 64R-12635 for municipal water services (the “Property”), be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

- 24. Assumption of Services
Bridgenorth Equities (Scarborough) Inc.
Part Lot 28, Concession D Designated as Parts 1 to 6 on 64R-12638
City of Toronto (formerly City of Scarborough)
1025 Kennedy Road
(Ward 37 – Scarborough Centre)**

Report 7, Clause 19

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 25, 2006) from the City Solicitor.

Report (August 25, 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 and that the City formally assume the roads within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$8,401.43 as set out in the report;
- (3) an assumption By-law be prepared to assume the public highways and 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.

- 25. Assumption of Services**
915343 Ontario Inc. (prev. Norstar Development Corporation)
Subdivision Application 55T-98601 – Registered Plan of Subdivision 66M-2357
City of Toronto (formerly City of Scarborough)
West Side of Warden Avenue, South of 401
(Ward 40 – Scarborough Agincourt)

Report 7, Clause 20

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 25, 2006) from the City Solicitor.

Report (August 25, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2357 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee upon receipt of the Site Certificates of Compliance (Lot Plan Grading Certificates);
- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2357;
- (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.

- 26. Assumption of Services
674490 Ontario Limited
Subdivision Application 55T-79024(R) – Registered Plan of Subdivision 66M-2219
City of Toronto (formerly City of Scarborough)
West Side of Markham Road, South of Passmore Avenue
(Ward 41 – Scarborough-Rouge River)**

Report 7, Clause 21

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 25, 2006) from the City Solicitor.

Report (August 25, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2219 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$7,907.25 as set out in the report;
- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2219;
- (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.

- 27. Pine Ridge Drive – Sanitary Sewers
Local Improvement Special Charges
(Ward 36 – Scarborough Southwest)**

Report 7, Clause 22

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 29, 2006) from the Director, District Engineering Services, Technical Services.

Report (August 29, 2006) from the Director, District Engineering Services, Technical Services, seeking Council's authority to undertake the construction of sanitary sewers and 19 sewer connections on Pine Ridge Drive as a local improvement.

Recommendation:

It is recommended that City Solicitor be authorized to introduce a Bill substantially in the form of the attached by-law (Attachment B) to be enacted by City Council for the installation of sanitary sewers on Pine Ridge Drive.

**28. Preliminary Report
Rezoning Application 05 203162 ESC 37 OZ
RioCan Real Estate Investment Trust (Leon Lubelski Architect)
1980, 2000 and 2040 Eglinton Avenue East
Golden Mile Employment District
(Ward 37 – Scarborough Centre)**

Report 7, Clause 35(f)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (June 14, 2006) from the Director, Community Planning, Scarborough District, subject to adding the following new Recommendation (5):

“(5) staff be directed to review an appropriate range of land use permissions in accordance with the Mixed Use designation and Special Policy 129, of the Toronto Official Plan (excluding residential), and work with the owner and the Ward Councillor to encourage uses other than just retail uses on the property.”

Report (June 14, 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:

- (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;
- (3) the owner be directed to post the required notice indicating that the rezoning application has been filed with the City; and

- (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**29. Preliminary Report
Rezoning Application 06 154086 ESC 35 OZ
Draft Plan of Subdivision Application 06 154102 ESC 35 SB
Rexton Developments Limited
Former CN Rail Spur North of St. Clair Avenue East
Between Warden Avenue and Birchmount Road
Golden Mile Employment District
(Ward 35 – Scarborough Southwest)**

Report 7, Clause 35 (g)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the Director, Community Planning, Scarborough District.

Report (August 28, 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.

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.

**30. Preliminary Report
Rezoning Application 06 151851 ESC 35 OZ
Loblaw Properties Limited, Architect: Turner Fleischer Architects Inc.
685 Warden Avenue - Oakridge Employment District
(Ward 35 – Scarborough Southwest)**

Report 7, Clause 35(h)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the Director, Community Planning, Scarborough District.

Report (August 28, 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, once a revised proposal in keeping with the urban design policies of the Toronto Official Plan, and the Warden Woods Community Secondary Plan and associated urban design guidelines, has been submitted for review;
- (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.

- 31. Preliminary Report**
OPA and Rezoning Application 06 106761 ESC 36 OZ
Subdivision Application 06 103047 ESC 36 SB
Chilocco Building Corporation, Architect: George Popper Architect
260 Brimley Road - Knob Hill Employment District
(Ward 36 – Scarborough Southwest)

Report 7, Clause 35(i)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 25, 2006) from the Director, Community Planning, Scarborough District.

Report (August 25, 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 Phase 3 STC working group and community consultation meetings 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.

**32. Preliminary Report
Rezoning Application 06 128396 ESC 37 OZ
Eruv Holdings Inc., Architect: E.I. Richmond Architects Ltd.
909 Midland Avenue - Eglinton Community
(Ward 37 – Scarborough Centre)**

Report 7, Clause 35(j)

Action taken by the Community Council:

The Scarborough Community Council deferred consideration of the staff recommendations in the Recommendations Section of the report (August 24, 2006) from the Director, Community Planning, Scarborough District until its meeting in January 2007.

Report (August 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 once a revised grade-related residential development proposal, in keeping with the Development Infrastructure Policy and Standards (DIPS) or another acceptable built form alternative, has been submitted by the applicant for review;
- (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.

- 33. Preliminary Report
Rezoning Application 06 143883 ESC 38 OZ
Nivlog Investments Limited, Architect: Kohn Architects Inc.
South Side Greenbrae Circuit, West of 700 Markham Road
Woburn Community
(Ward 38 – Scarborough Centre)**

Report 7, Clause 35(k)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 22, 2006) from the Director, Community Planning, Scarborough District.

Report (August 22, 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.

- 34. Preliminary Report**
Rezoning Application 06 154973 ESC 42 OZ
Site Plan Control Application 06 154974 ESC 42 SA
Yaqoob Ashraf Khan, Architect: Arsenault Architect Inc.
1795 Markham Road - Malvern Community
(Ward 42 – Scarborough-Rouge River)

Report 7, Clause 35(l)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 22, 2006) from the Director, Community Planning, Scarborough District.

Report (August 22, 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.

- 35. Preliminary Report
OPA & Rezoning Application 06 148959 ESC 42 OZ
Jaipur Morningside Plaza Inc., Architect: A. Baldassarra Architect Inc.
1145 Morningside Avenue - Rouge Employment District
(Ward 42 – Scarborough-Rouge River)**

Report 7, Clause 35(m)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 23, 2006) from the Director, Community Planning, Scarborough District, subject to:

- (1) amending Recommendation (2) to read:**
 - “(2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site, and expanded to an area to be determined by the Ward Councillor in consultation with the planning staff, with the additional costs to be borne by the applicant;” and**
- (2) adding the following new Recommendation (4):**
 - “(4) the applicant be requested to submit a Tree Preservation report and Heritage Preservation Report (Archaeological Study) to City staff, such reports to be made available at the Community consultation meeting.”**

Report (August 23, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and seeking Community Council’s directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended that:

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

**36. Preliminary Report
Rezoning Application 06 128381 ESC 44 OZ
Draft Plan of Subdivision 06 128385 ESC 44 SB
Honeywood Properties Inc.
27-35 Meadowvale Road - Centennial Community
(Ward 44 – Scarborough East)**

Report 7, Clause 35(n)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 21, 2006) from the Director, Community Planning, Scarborough District, subject to:

(1) deleting Recommendation (2) and replacing with the following:

“(2) in consultation with the Ward Council, notice for the community consultation meeting be in the area bounded by Colonel Danforth Trail to the West, Lawson Road to the North, Centennial Road to the East and Lawrence Avenue to the South, with the additional costs to be borne by the applicant;” and

(2) adding the following new Recommendations:

“(4) the Director, Community Planning, Scarborough District, be directed to work with the developer to save as many trees as possible at the site.

Report (August 21, 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.

- 37. Preliminary Report
OPA and Rezoning Application 06 141316 ESC 44 OZ
1051023 Ontario Limited
North Side of Military Trail at Morrish Road - Highland Creek Community
(Ward 44 – Scarborough East)**

Report 7, Clause 35(o)

Action taken by the Community Council:

The Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the Director, Community Planning, Scarborough District, subject to:

- 1) deleting Recommendation (2) and replacing with the following:**

“(2) in consultation with the Ward Council, notice for the community consultation meeting be extended to 700 metres to the north, east and west of the subject lands but not including the lands to the south of the Highland Creek, with the additional costs to be borne by the applicant, such community meeting to be scheduled only after all requested studies and plans have been satisfactorily submitted to the City:” and

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

“(4) the Director, Community Planning, Scarborough District, be requested to work with developer on a plan that more closely reflects the intentions of the Highland Creek Urban Design guidelines and the built form of the existing Highland Creek Village.”

Report (August 28, 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.

**38. Request for Direction
OPA and Rezoning Application 04 126266 ESC 35 OZ
Herron Gardens Inc., Architect: Rafael & Bigauskas
25 Herron Avenue
(Ward 35 – Scarborough Southwest)**

Report 7, Clause 23

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 22, 2006) from the Director, Community Planning, Scarborough District, subject to:

- (1) deleting Recommendation (2)(a) and replacing with the following:**

“(2)(a) continue negotiations with the owner toward achieving a reduced development density more consistent with the form of development contemplated by the Scarborough Official Plan and the Toronto Official Plan, such development to be comprised of up to 14 single-detached, semi-detached and/or townhouse dwelling units accessed by a new public street;” and

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

“(3) direct the Director, Community Planning, Scarborough District, to report to Scarborough Community Council in January 2007 on the status of negotiations with the applicant.”

Report (August 22, 2006) from the Director, Community Planning, Scarborough District, requesting a City Council planning position and direction for the City Solicitor in regard to an appeal of this application to the Ontario Municipal Board.

Recommendations:

It is recommended that City Council:

- (1) direct the City Solicitor to oppose the application in its current form at the Ontario Municipal Board; and

- (2) direct and authorize the City Solicitor, in consultation with appropriate City staff to:
 - (a) continue negotiations with the owner toward achieving a reduced development density more consistent with the form of development contemplated by the Scarborough Official Plan, Toronto Official Plan and the Infill Townhouse Guidelines;
 - (b) continue negotiations toward achieving the improvements to Moreau Trail Park proposed by the owner;
 - (c) support the position of the Toronto and Region Conservation Authority as submitted to the Ontario Municipal Board regarding the protection and enhancement of the 'open space' and 'buffer' blocks; and
 - (d) request that the Ontario Municipal Board withhold any Order approving redevelopment of this site until the City has had the opportunity to receive and fully assess complete applications for Site Plan Control approval and Plan of Subdivision or Condominium approval, supported by applications under the Ravine and Private Tree By-laws.

39. Request for Direction

**Official Plan Amendment Application 03 184828 ESC 41 OZ
Zoning By-law Amendment Application 03 035184 ESC 41 OZ
Markham Steeles Realty Inc. (Baif Development Limited)
Architect: Petroff Partnership Architects
3290, 3310 and 3330 Markham Road
(Ward 41 – Scarborough-Rouge River)**

Report 7, Clause 24

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 29, 2006) from the Director, Community Planning, Scarborough District.

Report (August 29, 2006) from the Director, Community Planning, Scarborough District, seeking Council's direction for an upcoming Ontario Municipal Board (OMB) hearing on applications to amend the Toronto Official Plan, Scarborough Official Plan (Tapscott Employment District) and the Employment Districts Zoning By-law 24982 (Tapscott) to permit a commercial development of retail commercial and service uses.

Recommendations:

It is recommended that City Council:

- (1) request the applicant to submit a revised application for the site which incorporates, among other things, the revised location for the Walmart building, a gateway feature at the Markham Road and Steeles Avenue East corner, public art, and significant landscaping, the location of the gas station/car wash and includes appropriate contributions for community benefits pursuant to Section 37 of the Planning Act.
- (2) upon submission of a revised application as set out in recommendation (1) above to the satisfaction of the Director of Community Planning, Scarborough District, the City Solicitor and appropriate staff be directed to attend the Ontario Municipal Board hearing in support of the revised application and the comprehensive development of the site including the following:
 - (a) modifications to the Toronto Official Plan, to remove the Site and Area Specific Policy 227 for a “significant multi-storey building presence” at the gateway location, or alternatively amendments to the former City of Scarborough Official Plan as may be necessary to enable the development of these lands for Special District Commercial purposes;
 - (b) amendments to either the Official Plan for the former City of Scarborough or the Toronto Official Plan, to allow for implementation of Section 37 policies;
 - (c) amendments to the Employment Districts Zoning By-law 24982 (Tapscott) to rezone the lands to Special District Commercial Zone (SDC). Such Zoning By-law would limit the gross floor area of the retail/office/services to 0.4 times the lot area; establish a minimum parking requirement of 4.5 spaces per 100 sq. m. of gross floor area and a maximum parking requirement of 5.0 spaces per 100 sq. m. of gross floor area for Special District Commercial uses; include a 20 metre setback from Steeles Avenue East and 10 metres from Markham Road for any parking spaces; permit 10 stacking spaces for mechanical or automatic car wash uses, require that open storage to be set back 20 metres from Markham Road; permit Vehicle Service Stations located more than 150 metres from the Markham Road and Steeles Avenue East corner; permit Vehicle Service Garage uses ancillary to a retail store; permit mechanical or automatic car wash uses; require a significant landscaped strip adjacent to Markham Road; the phasing of development, and any other matters which arise as a result of the detailed review of the revised application;

- (d) amendments to the Zoning By-law respecting use of Section 37 provisions to secure community benefits such as a significant gateway feature and public art, and that such Section 37 benefits be secured in a Section 37 Agreement; and
 - (e) provisions in the Zoning By-law to ensure orderly development with respect to the construction of services and transportation improvements prior to the development of the lands, which may include the use of a Holding (H) designation; and
- (3) request the applicant to submit a comprehensive Site Plan Application pursuant to Section 41 of the Planning Act, to the satisfaction of the Director of Community Planning, Scarborough District.

40. Request for Direction

Official Plan and Zoning By-law Amendment Applications

05 141569 ESC 41 OZ and 06 104335 ESC 41 OZ

Plan of Subdivision Application 05 141579 ESC 41 SB

Site Plan Control Applications 05 141577 ESC 41 SA and 06 110139 ESC 41 SA

2811 Development Corporation (The Landmark (Canada) Inc.)

Architect: Petroff Partnership Architects

5789 to 5883 Steeles Avenue East

(Ward 41 – Scarborough-Rouge River)

Report 7, Clause 25

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 29, 2006) from the Director, Community Planning, Scarborough District.

Report (August 29, 2006) from the Director, Community Planning, Scarborough District, seeking Council's direction for an upcoming Ontario Municipal Board (OMB) hearing on applications to amend the Scarborough Official Plan (Tapscott Employment District) and the Employment Districts Zoning By-law 24982 (Tapscott) to permit a commercial and industrial plan of subdivision and associated site plan for approximately 63,510 m² (700,000 ft²) of retail commercial uses with 19,484 m² (209,735 ft²) proposed for prestige industrial uses.

Recommendations:

It is recommended that City Council:

- (1) request the applicant to submit a revised application consistent with the current concept plan for the proposed development, and a formal revision to the current applications to incorporate the properties at 5933, 5945 and 5951 Steeles Avenue East into the lands subject to the applications and the details of the proposed heritage restoration;
- (2) upon submission of a revised plan as set out in recommendation (1) above, to the satisfaction of the Director of Community Planning, Scarborough District, the City Solicitor and appropriate staff be directed to attend the Ontario Municipal Board hearing in support of the revised application and the comprehensive development of the site including the following:
 - (a) amendments to the former City of Scarborough Official Plan as may be necessary to enable the development of these lands for Special District Commercial purposes;
 - (b) amendments to either the Scarborough Official Plan or the Toronto Official Plan, to allow for the implementation of Section 37 policies;
 - (c) amendments to the Employment Districts Zoning By-law 24982 (Tapscott), to rezone the lands from Agricultural Zone (A) to Special District Commercial Zone (SDC) and Industrial Zone (M). Such zoning by-law would restrict the use of Block 3 of the proposed draft plan of subdivision for industrial uses only; would limit the gross floor area of the retail/office uses to 0.4 times the area of the lot; and the industrial to 0.6 times the area of the lot; require individual industrial units to have a minimum gross floor area of 929 sq. m. (10,000 sq. ft.); establish a minimum parking standard of 4.7 spaces per 100 sq. m. of gross floor area and a maximum parking standard of 5.0 spaces per 100 sq. m. of gross floor area for the Special District Commercial uses; maintain the minimum 1.07 parking spaces per 100 sq. m. for industrial uses within the Industrial zone; include a 20 metre setback from Steeles Avenue for any parking spaces; prohibit Places of Worship; permit Community Facility uses; the phasing of development, and any other matters which arise as a result of the detailed review of the revised application;
 - (d) amendments to the Zoning By-law respecting use of Section 37 provisions to secure the following:
 - (i) the relocation, restoration and reuse of the designated heritage buildings located at 5933 Steeles Avenue East and 5951 Steeles Avenue East;

- (ii) a financial contribution to the City of Toronto for public art of \$250,000.00 prior to the issuance of the first building permit; and
- (iii) the permanent use of 464.5 m² (5,000 ft²) of floor space within the proposed development for community uses;

and that such Section 37 benefits be secured in a Section 37 Agreement; and

- (e) provisions in the Zoning By-law to ensure orderly development with respect to the construction of services and transportation improvements prior to the development of the lands, which may include the use of a Holding (H) designation;
- (3) direct staff to continue to finalize the conditions of subdivision approval to the satisfaction of the Director of Community Planning, Scarborough District; and
 - (4) direct staff to continue to finalize details of the site plan approval for Phase 1 of the proposal, based on the receipt of a revised site plan which includes a high level of design to create a strong urban edge, extensive landscaping, tree replacement and/or retention and pedestrian amenities among other matters to the satisfaction of the Director of Community Planning, Scarborough District.

41. Final Report
Site Plan Approval Application 05 127681 ESC 36 SA
Applicant: K.C. Au, K.C. Au Architect Inc.
2 and 4 Dale Avenue
(Ward 36 – Scarborough Southwest)

Report 7, Clause 26

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

Report (August 24, 2006) from the Director, Community Planning, Scarborough District, requesting Council to designate 2 and 4 Dale Avenue as a Site Plan Control Area and seeking Council's authorization to request that the Ontario Municipal Board amend its previous order to approve a revised form of the zoning by-law previously approved by the Ontario Municipal Board on November 15, 2001, including the removal of the Holding Zone from the west portion of the lands.

Recommendations:

It is recommended that City Council:

- (1) enact a Site Plan Control By-law pursuant to Section 41 of the Planning Act to designate 2 and 4 Dale Avenue as an area subject to Site Plan Control, substantially in accordance with the draft Site Plan Control By-law in Attachment 2;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required;
- (3) authorize the acceptance by the City of a conveyance of the lands adjacent to Scarborough Golf Club Road required in association with a future grade separation of Scarborough Golf Club Road, at no cost to the City, upon Technical Services confirming that they are satisfied with the environmental condition of the lands; and
- (4) authorize the City Solicitor to request the Ontario Municipal Board to issue its Order and approve a revised zoning by-law for 2 and 4 Dale Avenue as shown in Attachment 3 following: (1) the execution of the site plan agreement for the development by the applicant; and (2) the transfer to the City of the lands adjacent to Scarborough Golf Club Road required in association with a future grade separation of Scarborough Golf Club Road and the CN rail line at not cost to the City, free and clear of all encumbrances, and in an environmental condition acceptable to Technical Services.

42. Final Report

**Part Lot Control Exemption Application 06 143476 ESC 43 PL
Lawrence-Birch Properties Inc.
4177 Lawrence Avenue East
(Ward 43 – Scarborough East)**

Report 7, Clause 27

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 21, 2006) from the Director, Community Planning, Scarborough District.

Report (August 21, 2006) from the Director, Community Planning, Scarborough District, seeking approval of an application to lift Part Lot Control for 28 townhouse units, thereby enabling separate conveyances of the individual dwellings and associated parking spaces.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law for Part of Lot 1 of Registered Plan 1579;
- (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;
- (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;
- (5) authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, City Planning, or his delegate; and
- (6) authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

43. Final Report

Rezoning Application 04 115627 ESC 35 OZ

UJGR Investments Ltd.

554 and 556 Danforth Road and 64 North Woodrow Boulevard

Birchmount Park Community

(Ward 35 – Scarborough Southwest)

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

Report 7, Clause 28

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 23, 2006) from the Director, Community Planning, Scarborough District.

Report (August 23, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit both commercial and residential uses at the northwest corner of Danforth Road and North Woodrow Boulevard.

Recommendations:

It is recommended that City Council:

- (1) amend the Birchmount Park Community Zoning By-law 9174 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.

**44. Final Report
Rezoning Application 06 136585 ESC 35 OZ
TD Canada Trust, Architect: Kohn Architects Inc.
673 Warden Avenue - Oakridge Employment District
(Ward 35 – Scarborough Southwest)**

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

Report 7, Clause 29

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the Director, Community Planning, Scarborough District.

Report (August 28, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit development of a vacant site with commercial uses at 673 Warden Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law 24982 (Oakridge Employment District) and Warden Woods Community Zoning By-law 950-2005 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

- 45. Final Report**
Rezoning Application 05 110300 ESC 36 OZ
723999 Ontario Limited
3354 Kingston Road - Scarborough Village Community
(Ward 36 – Scarborough Southwest)

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

Report 7, Clause 30

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 28, 2006) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (1), Draft Zoning By-law Amendment, attached as Attachment 5, as follows:

“2. Schedule “B”, Performance Standard Chart

Intensity of Use

266. Maximum number of dwelling units: 19”.

Action taken by the Community Council:

The Scarborough Community Council received the following communications:

- (a) (September 11, 2006) from Nancy Gostick;**
- (b) (September 11, 2006) from Dedsarran and Dispatte Tuar; and**
- (c) (September 11, 2006) from Colin and Susan Cooper.**

Report (August 28, 2006) from the Director, Community Planning, Scarborough District, reviewing an application to amend the Zoning By-law for a proposed 19-unit residential development at 3354 Kingston Road, east of Mason Road; and recommending approval of the proposal with modifications deleting one dwelling unit, to permit the development of a total of 18 dwelling units.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Scarborough Village Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) authorize the City Solicitor and staff to attend the Ontario Municipal Board, if necessary, to support the recommendations of this report.

46. Final Report

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

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

Report 7, Clause 31

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

Report (August 24, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law to permit a showroom expansion within the existing industrial building at 1275 Morningside Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Rouge Employment Districts Zoning By-law 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**47. Final Report
OPA & Rezoning Application 05 177301 ESC 42 OZ
2075784 Ontario Inc., Architect: Szeto Architect
2 Torham Place - Tapscott Employment District
(Ward 42 – Scarborough-Rouge River)**

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

Report 7, Clause 32

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

Report (August 24, 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 3 480 square metre (37,500 square foot) banquet hall at 2 Torham Place, west of Neilson Road and south of the CPR line.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the City of Toronto, substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (2) amend the Employment Districts Zoning By-law 24982 (Tapscott) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required.

- 48. Final Report**
Rezoning Application 05 104584 ESC 44 OZ and
Plan of Subdivision 05 104571 ESC 44 SB
Lorelei Jones & Associates
Parts 1-3, Plan 66R-21919 (Land behind 84, 86, 92 and 94 Scarboro Avenue) and
Southwest Rear Corner of 92 Scarboro Avenue
Highland Creek Community
(Ward 44 – Scarborough East)

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

Report 7, Clause 33

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

Action taken by the Community Council:

The Scarborough Community Council received the communication (September 12, 2006) from Carlo Di Loreto and Alvarado Di Loreto.

Report (August 25, 2006) from the Director, Community Planning, Scarborough District, recommending approval of applications to amend the Zoning By-law and for a proposed plan of subdivision in order to permit 6 lots for single-detached residential development.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) recommend to the Chief Planner that the draft plan of subdivision, be approved as generally illustrated on Attachment 1, Proposed Plan of Subdivision, subject to:
 - (a) the conditions as generally listed in Attachment 6, 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.

**49. Mattamy (Rouge) Limited Subdivision – Phase Three
8800 Sheppard Avenue East – Registered Plan 66M-2419
(Ward 42 – Scarborough-Rouge River)**

Report 7, Clause 34

The Scarborough Community Council recommends that City Council adopt the staff recommendation in the Recommendation Section of the report (September 5, 2006) from the City Solicitor.

Report (September 5, 2006) from the City Solicitor, seeking Council's authority for the City Clerk to provide a letter to Mattamy (Rouge) Limited ("Mattamy"), allowing Mattamy to act as the City's agent solely for the purpose of filing a Record of Site Condition (RSC) on lands owned by the City, including a large park block, all within the residential subdivision now registered as plan of subdivision number 66M-2419.

Recommendation:

It is recommended that the City Clerk be authorized to provide the developer Mattamy (Rouge) Limited with a letter authorizing Mattamy (Rouge) Limited to file an RSC on the Ministry of Environment's electronic registry in respect of City-owned lands within plan of subdivision number 66M-2149.