
Scarborough Community Council

Meeting No.	27	Contact	Yvonne Davies, Committee Administrator
Meeting Date	Tuesday, June 9, 2009	Phone	416-396-7287
Start Time	9:30 AM	E-mail	scc@toronto.ca
Location	Council Chamber, Scarborough Civic Centre	Chair	Councillor Mike Del Grande

Item		Page
SC27.6	Assumption of Services – 1250012 Ontario Inc. (prev. 788423 Ontario Inc) Registered Plan of Subdivision 66M-2344 - South of Lawrence Avenue East, West of Beechgrove Drive (Ward: 44)	1
SC27.8	Long Term On-Street Parking Exclusion Area - Scarborough District (Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44)	2
SC27.18	671 Warden Avenue – Removal of Holding Provision (H) Application Final Report (Ward: 35)	3
SC27.19	Hainford Street (Formerly 4331 Lawrence Avenue East) Part Lot Control Application – Final Report (Ward: 44)	4
SC27.20	1049 Military Trail – Removal of Holding Provision (H) Application Final Report (Ward: 44)	5
SC27.21	2231 Lawrence Avenue East – Site Plan Application Final Report (Ward: 37)	7
SC27.22	250 Danforth Road – Zoning & Subdivision Applications Final Report (Ward: 35)	9
SC27.23	1966 - 1972 Eglinton Avenue East – Zoning Application Final Report (Ward: 37)	11
SC27.24	3201-3227 Eglinton Avenue East – Zoning, Official Plan and Plan of Subdivision Applications – Final Report (Ward: 36)	12

Item		Page
SC27.25	3738 St. Clair Avenue East – Zoning Application Final Report (Ward: 36)	17
SC27.26	743 Warden Avenue – Zoning Application – Final Report (Ward: 35)	19
SC27.27	Markham-Ellesmere Revitalization Study - Final Report (Ward: 38)	21
SC27.28	Events of Municipal Significance for Liquor Licensing Purposes (Ward: 35)	23
SC27.31	Request to Appeal Committee of Adjustment - Scarborough Panel's Decision - 1411 Warden Avenue (Ward: 37)	25

Scarborough Community Council

Meeting No. 27 Meeting Date Tuesday, June 9, 2009 Start Time 9:30 AM Location Council Chamber, Scarborough Civic Centre	Contact Yvonne Davies, Committee Administrator Phone 416-396-7287 E-mail scc@toronto.ca Chair Councillor Mike Del Grande
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SC27.6	ACTION			Ward: 44
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Assumption of Services – 1250012 Ontario Inc. (prev. 788423 Ontario Inc) Registered Plan of Subdivision 66M-2344 - South of Lawrence Avenue East, West of Beechgrove Drive

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council assume the services installed for Registered Plan 66M-2344 and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the performance guarantee.
3. City Council direct that an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2344.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. City Council authorize the appropriate City officials to transfer ownership of the street lighting system constructed with Plan of Subdivision No. 66M-2344 to Toronto Hydro.

Origin

(May 20, 2009) Report from City Solicitor

Summary

This report requests Council’s authority for the City to assume the services with respect to the above development.

Background Information

Staff Report - Assumption of Services - Lawrence Avenue East and Beechgrove Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21254.pdf>)

Attachment - Lawrence Avenue East and Beechgrove Drive

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21255.pdf>)

SC27.8	ACTION			Ward: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
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Long Term On-Street Parking Exclusion Area - Scarborough District

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend Toronto Municipal Code Chapter 925 to amend the definition of Exclusion Area to include all of the Scarborough Community Council Area, save and except the following streets/areas:
 - a. In Ward 35, the area bounded by Victoria Park Avenue, Danforth Avenue, Warden Avenue, and the Canadian National Railway (Kingston Subdivision), excluding these boundary streets themselves;
 - b. In Ward 36, the area bounded by Victoria Park Avenue, Gerrard Street East, Blantyre Avenue, Kingston Road, Fallingbrook Road, and Queen Street East, excluding all of these boundary streets except Fallingbrook Road and Victoria Park Avenue south of Kingston Road;
 - c. In Ward 36, all of Haig Avenue south of Kingston Road;
 - d. In Ward 36, all of Warden Avenue south of Kingston Road; and
 - e. In Ward 36, Queensbury Avenue from Kingston Road to 300 metres north of Kingston Road.
2. City Council authorize the appropriate City officials to amend Toronto Municipal Code Chapter 925 accordingly, including any necessary technical and stylistic changes.
3. City Council grand-parent any existing long-term permissive parking regulations in the Scarborough Community Council Area in excess of three hours, notwithstanding Recommendations 1 and 2.

4. City Council harmonize the 1976 Borough of Scarborough Long-Term On-Street Parking Policy for free permissive parking so that it follows the same technical approval process as prescribed in Toronto Municipal Code Chapter 925 for Permit Parking.

Origin

(May 22, 2009) Report from Acting Director, Transportation Services, Scarborough District

Summary

This staff report is about a matter for which the Community Council does not have delegated authority from City Council to make a final decision.

This report responds to a request from Scarborough Community Council to report back on a potential implementation strategy originally for long term parking in the southwest portion of Ward 36 only, while adding the rest of the Scarborough District into the Exclusion Area as defined by Toronto Municipal Code Chapter 925.

Background Information

Staff Report - Long Term On-Street Parking Exclusion Area - Scarborough District

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21423.pdf>)

Location Map - Existing 12-Hour Parking Areas

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21430.pdf>)

Scarborough District Exclusion Area

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21431.pdf>)

Location Map - Proposed Inclusion Areas

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21432.pdf>)

Speakers

Alan Burke, President, East Beach Community Association

SC27.18	ACTION			Ward: 35
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671 Warden Avenue – Removal of Holding Provision (H) Application Final Report

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Warden Woods Community Zoning By-law No. 950-2005, as amended, by Zoning By-law No. 153-2006, substantially in accordance with the draft zoning by-law amendment attached as Attachment 4 to the report (May 20, 2009) from the Director, Community Planning, Scarborough District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Origin

(May 20, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006

A zoning amendment application has been filed which proposes the lifting of the Holding Provision (H) from the southeastern portion of the property at 671 Warden Avenue to permit the development of the lands with townhouse dwellings in accordance with the underlying zoning.

The proposed development of 671 Warden Avenue is no longer contemplated to be a primarily stacked townhouse development, and the subject lands are no longer required for visitor parking purposes.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

Staff Report - Removal of Holding Provision (H) - 671 Warden Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21353.pdf>)

SC27.19	ACTION			Ward: 44
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Hainford Street (Formerly 4331 Lawrence Avenue East) – Part Lot Control Application – Final Report

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject lands as generally illustrated on Attachment 1 to the report (May 14, 2009) from the Director, Community Planning, Scarborough District, to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a part lot control exemption by-law to expire (2) years from the date of enactment.
3. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to enactment of the part lot control exemption by-law.

4. City Council authorize and direct the City Solicitor to register the part lot control exemption by-law on title.

Origin

(May 14, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to lift part lot control on Lots 1 to 18 and Lots 27 to 30, on a registered plan 66M-2464, in order to enable the separate conveyances of 44 semi-detached homes to be known municipally as 80-122 (even numbers only) and 135-165 (odd numbers only) Hainford Street. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

Background Information

Staff Report - Hainford Street - Part Lot Control - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21383.pdf>)

Communications

(June 6, 2009) e-mail from Don York, Chair, Manse Valley Community Association (SC.New.SC27.19.1)
(June 8, 2009) fax from Bruce Smith and Betty Smith (SC.New.SC27.19.2)

SC27.20	ACTION			Ward: 44
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1049 Military Trail – Removal of Holding Provision (H) Application Final Report

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend Zoning By-law 10827 for the Highland Creek Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 4 to the report (June 3, 2009) from the Director, Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required, including changes to the site area boundary.

3. Before introducing the necessary Bill to City Council for enactment, review of the Groundwater Monitoring, Methane Monitoring, and Phase I and II Environmental Site Assessment Reports submitted by the applicant be completed and cleared as required by the City appointed third party peer reviewer, to the satisfaction of the Executive Director of Technical Services.

Origin

(June 3, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to remove a Holding Provision (H) in the zoning by-law on a portion of the University of Toronto's Scarborough Campus lands at 1049 Military Trail at Ellesmere Road, which would enable the development of a new institutional building having a total floor area of approximately 14,000 square metres (150,700 square feet) at the University of Toronto, Scarborough Campus. The proposed building would comply with the underlying Institutional "I" zoning on the subject lands following the removal of the Holding Provision (H). This building is intended to be used as an instructional centre providing lecture hall, classroom and office space for students and faculty.

This is a time sensitive project, as funding for the project is through the Federal Knowledge Infrastructure Program, grants for which have limited time frames.

The applicant has provided the necessary reports addressing matters such as servicing, transportation, environmental studies including subsurface investigations, storm and ground water management. These reports have been reviewed by appropriate City staff.

The majority of the supporting studies provided by the applicant address only the proposed instructional centre, sited in close proximity to the Military Trail and Ellesmere Road intersection. Consequently, staff are recommending removal of the Holding Provision (H) on only those lands upon which the proposed building is to be constructed, which represents a total land area of approximately 1.1 hectare (2.7 acres) of the northwest corner of Military Trail and Ellesmere Road.

This report reviews and recommends approval of the application to amend the zoning by-law, subject to an environmental peer review which must be completed before the amending zoning by-law bill may be enacted by City Council.

Background Information

Staff Report - 1049 Military Trail - Removal of Holding Provision (H) Application - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21899.pdf>)

20a 1049 Military Trail – Removal of Holding Provision (H) Application – Final Report**Origin**

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Summary

On May 6, 2009 Cassels Brock & Blackwell LLP, on behalf of the Governing Council of the University of Toronto, applied for a zoning application on a portion of the University of Toronto's Scarborough Campus lands at 1049 Military Trail at Ellesmere Road, to remove the Holding ('H') Provision on the lands.

Removing the Holding Provision on these lands would enable the development of a new institutional building for the University approximately 14,000 square metres in size, to be used as an instructional centre providing lecture hall, classroom and office space for students and faculty.

This is a time sensitive project, as funding for the project is through the Federal Knowledge Infrastructure Program, grants for which have limited time frames.

The applicant has provided the necessary reports addressing matters such as servicing, transportation, environmental studies including subsurface investigations, storm and ground water management. These reports must be satisfactory to the City before the Holding Provision can be removed. The reports are currently being reviewed by the appropriate City staff.

In the event that the reports are satisfactory to City staff, the Final Report recommending the removal of the Holding Provision will be submitted to the June 9, 2009 Scarborough Community Council meeting.

Background Information

1049 Military Trail - Removal of Holding Provision (H) - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21382.pdf>)

SC27.21	ACTION			Ward: 37
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2231 Lawrence Avenue East – Site Plan Application – Final Report**Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council approve the proposed 136 square metre addition to the McGregor Community Centre as generally indicated on the proposed site plan, building elevations and floor plan drawings included as Attachments 1 to 3 to the report (June 2, 2009)

from the Director, Community Planning, Scarborough District.

2. City Council authorize the Director, Community Planning, Scarborough District, to give final approval to the site plan and to prepare and execute the necessary Memorandum of Understanding generally as outlined in Attachment 4 to the report (June 2, 2009) from the Director, Community Planning, Scarborough District, with the Manager, Capital Projects Section, Parks Development and Infrastructure Management and the Acting Manager, Development Engineering.
3. City Council direct that the Community Lounge (The Commons) project contract not be awarded until after the Community Consultation meeting in September and until all issues raised at the consultation meeting have been dealt with and the final design approved by the local Councillor and further that a "community advisory board" be established comprised of representatives from various youth organizations, seniors, residents and the local councillor to work with staff to program the space.

Origin

(June 2, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This City-initiated application by the Parks, Forestry and Recreation Division proposes a 136 square metre (1,464 square feet) addition to the McGregor Community Centre at 2231 Lawrence Avenue East for use as a community lounge. The proposal has been referred by Councillor Michael Thompson to City Council for a decision through the Scarborough Community Council, in accordance with By-law No. 483-2000.

This report reviews the site plan control application and recommends that it be approved.

Background Information

Staff Report - 2231 Lawrence Avenue East - Site Plan Application
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21898.pdf>)

21a 2231 Lawrence Avenue East – Site Plan Application – Proposed Addition to McGregor Community Centre

Summary

The City Planning review of this application by the Parks, Forestry & Recreation Division for a 136 m² (1,464 sq. ft.) addition to the McGregor Community Centre is nearing completion. Planning staff advised the Ward Councillor that the application was close to approval. The Councillor has requested that the application be 'bumped-up' for a report to Community Council prior to any approval.

This is to advise that the staff report will be provided for the Supplementary Agenda.

Background Information

Staff Report - 2231 Lawrence Avenue East - Site Plan Application
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21613.pdf>)

SC27.22	ACTION			Ward: 35
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250 Danforth Road – Zoning & Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Warden Woods Community Zoning By-law No. 950-2005 substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 5 to the report (May 21, 2009) from the Director, Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement and make the following payments, pursuant to Section 37 of the Planning Act:
 - a. a cash contribution, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,500.00 per residential unit (for a minimum of 50 units) to be used as a contribution towards the Warden Woods community centre, or to parks in the Warden Woods Community, or to parks in the vicinity of the Warden Woods Community;
 - b. pre-payment of \$39,167.18, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges; and
 - c. pre-payment of \$26,275.47, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Outdoor Park Portion of the Parks and Recreation Component of the City's Development Charges.

4. In accordance with the delegated approval under By-Law No. 229-2000, City Council be advised that the Chief Planner may approve the draft plan of subdivision, as generally illustrated on Attachment 2 to the report (May 21, 2009) from the Director, Community Planning, Scarborough District, subject to:
 - a. the conditions as generally listed in Attachment 6 to the report (May 21, 2009) from the Director, Community Planning, Scarborough District, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof;
 - b. such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development; and
 - c. draft plan approval not being issued until the necessary zoning is in full force and effect.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on June 9, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a zoning by-law amendment and draft plan of subdivision application to permit the redevelopment of the site with between 45 and 51 townhouse units at 250 Danforth Road.

The proposed land use is consistent with the Mixed Use Area and Neighbourhood policies of the City's Official Plan. The proposal implements objectives of the Warden Woods Community Secondary Plan. The zoning by-law amendment will allow for the appropriate development of the site, compatible with the surrounding development.

This report reviews and recommends approval of the applications to amend the zoning by-law and advises that the Chief Planner may approve the draft plan of subdivision.

Background Information

Staff Report - 250 Danforth Road - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21381.pdf>)

SC27.23	ACTION			Ward: 37
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1966 - 1972 Eglinton Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council determine that as the proposed zoning amendment does not involve any new development at 1966 – 1972 Eglinton Avenue East and overall infrastructure is unaffected, the proposed zoning amendment can proceed prior to the completion of an Avenue Study.
2. City Council amend the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough substantially in accordance with the draft zoning by-law amendment attached as Attachment 4 to the report (May 21, 2009) from the Director, Community Planning, Scarborough District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into an amending site plan agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act to address site plan matters including pedestrian circulation and improving the site in accordance with the City's Guidelines for Greening Surface Parking Lots.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on June 9, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 21, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a zoning by-law amendment to delete the zoning performance standard which limits the retail sale of food to a maximum of 700 square metres in any retail store at 1966 – 1972 Eglinton Avenue East.

The zoning by-law amendment requested by the applicant for the existing commercial development is consistent with the Mixed Use Area policies of the City's Official Plan and Site Specific Policy Number 129, which permits retail and service uses, including stand-alone retail stores and/or "power centres." The existing development is also compatible with the surrounding land uses in the Golden Mile Employment District.

This report reviews and recommends approval of the application to amend the Golden Mile Employment Districts Zoning By-law No. 24982.

Background Information

Staff Report - 1966-1972 Eglinton Avenue East - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21380.pdf>)

SC27.24	ACTION			Ward: 36
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3201-3227 Eglinton Avenue East – Zoning, Official Plan and Plan of Subdivision Applications – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 8 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District.
2. City Council amend Zoning By-law 10010 substantially in accordance with the draft zoning by-law amendment attached as Attachment 9 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District, subject to amending Attachment 9 as follows:

"The final bill prepared for adoption by Toronto City Council shall reflect and give effect to the following changes:

1. Total unit count for each phase may fluctuate by a 10 percent increase or decrease per phase of development, notwithstanding the total residential unit count for all three phases may not exceed 1057 units, and 97,726 square metres of residential gross floor area.
2. Minimum 0.0 metre setback for underground parking structures.

Scarborough Community Council Committee Report - Meeting No. 27
For City Council Consideration on July 6, 2009

3. The park in Phase 2 may continue to be used as parking for existing commercial development until developed as a park.
4. An outdoor balcony or terrace is to be provided for 80 percent of dwelling units.
5. Maximum Gross Floor Area for Community Commercial (CC) uses in all three phases be modified to reflect the existing commercial floor space so that these uses may continue lawfully as the phased development is constructed. As the existing commercial space is demolished, the permission for newly constructed Community Commercial (CC) uses in the draft by-law will reflect the Master Plan and the new Community Commercial (CC) permissions proposed in the draft by-law.
6. The Zoning By-law shall provide for a minimum setback from Eglinton Avenue East of 3.0 metres.
7. A temporary sales office for the sale of residential dwelling units contemplated by the By-law is permitted without parking or building setback restrictions for the purpose of selling residential units.
8. Under the Section 37 Section, Performance Standard 380, add the words "increased by the Construction Price Index" so section (b) now reads as follows:

'(b) The owner of the lands shall enter into one or more agreements with the City of Toronto, increased by the Construction Price Index, provided pursuant to Section 37 of the Planning Act, RSO 1990, c.P 13, as amended, to secure the facilities, services and matters referred to in Section (a), which agreement shall be registered as a first charge on title to the lands to which this By-law applies.'

Council has determined, that pursuant to s.34 (17) of the Planning Act, no further notice is required to be given of the changes to the draft by-law."

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and draft zoning by-law amendment as may be required.
4. City Council adopt the Urban Design Guidelines attached as Attachment 11 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District, to guide the implementation of the Markington Square development.
5. That City Council determine that the development of the lands at 3201 - 3227 Eglinton Avenue East addresses the objectives and policies of the Official Plan for these segments of Eglinton Avenue East and Kingston Road, and that development can proceed prior to the completion of Avenue Studies.

Scarborough Community Council Committee Report - Meeting No. 27
For City Council Consideration on July 6, 2009

6. Before introducing the necessary Bills to City Council for enactment, the Owner be required to enter into an agreement and, pursuant to Section 37 of the Planning Act, to include:
 - a. a cash contribution prior to the issuance of building permits, in a form satisfactory to the Chief Financial Officer and City Treasurer, of \$1,100,000.00 to be used as a contribution towards:
 - i. \$350,000 in Phase 1 for an addition at the Scarborough Village Community Recreation Centre or other community programming space.
 - ii. \$250,000 in Phase 2 for an addition at the Scarborough Village Community Recreation Centre or other community programming space.
 - iii. \$250,000 in Phase 2 for parkland improvements for the park to be provided in Phase 2.
 - iv. \$250,000 in Phases 1 and 2 for enhanced streetscape improvements in both phases, or community programming space at the discretion of the City.
 - b. upon application for the first building permit, the City would require a pre-payment in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges for Phase 1; and
 - c. upon application for the first building permit, the City would require a pre-payment in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Outdoor Park Portion of the Parks and Recreation Component of the City's Development Charges for Phase 1.
7. City Council recommend to the Chief Planner and Executive Director that the draft plan of subdivision be approved, generally as illustrated in Attachment 6 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District, subject to:
 - a. the conditions generally listed in Attachment 10 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on June 9, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 22, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Rezoning, official plan amendment and plan of subdivision applications have been submitted to permit the comprehensive redevelopment of the Markington Square shopping centre.

The applications seek approval for the redevelopment of 3.2 hectares (7.9 acres) of the total 6.8 hectare (16.8 acre) site for a phased mixed use project comprised of 1,057 residential units in seven condominium apartment buildings with 5,486 square metres (59,052 square feet) of retail uses at grade along the Eglinton Avenue and Kingston Road frontages, a public park and a public street system running south from Eglinton Avenue, then southeast connecting with Kingston Road. The existing Dominion Food Store and Beer Store would remain on adjacent lands to the west. Altogether, 97,726 square metres (1,051,948 square feet) of residential gross floor area are proposed in the seven condominium apartments, which include 3 buildings in the 7 to 9-storey range, two point towers of 18 storeys and two point towers of 21 storeys. It is anticipated that the project will be built out over a period of 10-15 years. The purpose of the official plan amendment is to establish a new public road and establish that the first priority for Section 37 for this large site is community space and not affordable housing.

This report reviews and recommends approval of the applications to amend the Official Plan and zoning by-law. The development consists of a master planned mixed use neighbourhood with both retail and residential uses in three phases within an area that has sufficient infrastructure. The proposal achieves a number of city goals and objectives. Staff conclude that the proposal represents an appropriate balance between intensification of a site and respect for the local context. Community improvements will flow from the project, such as the provision of a new park, improvements to it, and contributions towards improvement to the local community centre. Further, the development will add to the vitality of the immediate quadrant bounded by Eglinton Avenue East, Kingston Road and Markham Road as a mixed use area.

This report also advises that the Chief Planner may approve the draft plan of subdivision.

Background Information

Staff Report - 3201-3227 Eglinton Ave. East - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21462.pdf>)

Communications

- (May 25, 2009) e-mail from Susan Reilly (SC.Main.SC27.24.1)
- (May 25, 2009) e-mail from Catharine Watters (SC.Main.SC27.24.2)
- (May 25, 2009) fax from Stephen Liu (SC.Main.SC27.24.3)
- (May 25, 2009) fax from Polly Wong (SC.Main.SC27.24.4)
- (May 29, 2009) e-mail from David E. Baird (SC.Supp.SC27.24.5)
- (May 29, 2009) letter from Bianca Sanchez (SC.Supp.SC27.24.6)
- (May 30, 2009) letter from Ellen and Brian Carr (SC.Supp.SC27.24.7)
- (June 1, 2009) letter from Julianne Kingelin (SC.Supp.SC27.24.8)
- (June 1, 2009) letter from Moreen White (SC.Supp.SC27.24.9)
- (June 1, 2009) e-mail from Cheryl Quinn (SC.Supp.SC27.24.10)
- (June 2, 2009) letter from Jared Tagari and Nashrin Tagari (SC.Supp.SC27.24.11)
- (June 2, 2009) letter from Salim Hanslod and Nalisha Darsol (SC.Supp.SC27.24.12)
- (May 29, 2009) letter from Betty Painter (SC.Supp.SC27.24.13)
- (June 2, 2009) letter from Shelley K. Williams, and provided 57 form letters (SC.Supp.SC27.24.14)
- (May 30, 2009) letter from Bianca Sanchez (SC.Supp.SC27.24.15)
- (May 25, 2009) letter from M. Melinda Rooke and Mr. Yeung (SC.New.SC27.24.16)
- (June 5, 2009) e-mail from Bianca Sanchez (SC.New.SC27.24.17)
- (June 5, 2009) e-mail from Ellen Terry Cole (SC.New.SC27.24.18)
- (June 5, 2009) letter from Shelley K. Williams (SC.New.SC27.24.19)
- (June 4, 2009) letter from Shelley K. Williams (SC.New.SC27.24.20)
- (June 8, 2009) e-mail from Bianca Sanchez (SC.New.SC27.24.21)
- (June 8, 2009) fax from L. Yeh (SC.New.SC27.24.22)
- (June 8, 2009) e-mail from Faisal Tahseen (SC.New.SC27.24.23)
- (June 8, 2009) fax from Thea Adams, Board of Directors of YCC41 (SC.New.SC27.24.24)

Speakers

Stephen Diamond, President, Diamondcorp
 Sol Wassermuhl, President, Page & Steele/IBI Group Architects
 Melinda Rooke, President, Jolem Properties Inc.
 Alan Burke, President, East Beach Community Association
 Christopher Burtch
 Kathy Mitchell, Cougar Court Childcare
 Debbie Hermes
 Rolf Steinbach
 Mike McKenzie
 Robert Boulton
 Peter Stachiw, Principal, St. Boniface Catholic School
 Shelley Williams
 Nazaline Insanally
 John Rutherford
 Gail Gordon
 Margaret Coelho
 Herb Richter

Ian Campbell (Submission Filed)
Bianca Sanchez

SC27.25	ACTION			Ward: 36
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3738 St. Clair Avenue East – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the zoning by-law for the Cliffcrest Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 7 to the report (May 20, 2009) from the Director, Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - a. submit a servicing study for review to the satisfaction of the Executive Director, Technical Services Division, and any necessary infrastructure improvements identified, secured to the Executive Director of Technical Services and the City Solicitor's satisfaction; and
 - b. secure consent for the shared access between the subject lands and 3744 St. Clair Avenue East to the City Solicitor's satisfaction.
4. Technical Services staff be requested to negotiate a construction plan with the applicant.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on June 9, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 20, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of the application to amend the zoning by-law to permit a 7 storey, 55 unit seniors retirement home at 3738 St. Clair Avenue East.

The proposal represents an appropriate balance between intensification of a site and respect for the local context, and the proposed built form, height and massing is considered appropriate for the site. The project represents appropriate infill development on a major arterial road in an area well served by public transit.

This report recommends approval of the zoning application and recommends the by-law not be enacted by Council until the applicant fulfills two conditions. The applicant must submit a servicing study for review to the satisfaction of the Executive Director, Technical Services Division, and any necessary infrastructure improvements identified, secured to the Executive Director of Technical Services and the City Solicitor's satisfaction; and consent for the shared access between the subject lands and 3740 St. Clair Avenue East shall be secured to the City Solicitor's satisfaction.

Background Information

Staff Report - 3738 St. Clair Avenue East - Final Report

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21384.pdf>

Communications

- (May 13, 2009) letter from H. Rachel King (SC.Main.SC27.25.1)
- (May 29, 2009) letter from Grace Sturgeon (SC.Supp.SC27.25.2)
- (June 3, 2009) letter from Pauline Williams (SC.Supp.SC27.25.3)
- (June 3, 2009) letter from Kenneth S. Flitton (SC.New.SC27.25.4)
- (June 4, 2009) e-mail from W. J. Hedges (SC.New.SC27.25.5)
- (June 8, 2009) fax from Jim and Linda Davis (SC.New.SC27.25.6)
- (June 9, 2009) fax from Pauline Williams (SC.New.SC27.25.7)
- (June 9, 2009) letter from Jeff Atkins (SC.New.SC27.25.8)

Speakers

Stephen Fagyas, Commercial Focus Advisory Services

Linda Spafford, President, Metropolitan Toronto Condominium Corporation (MTCC) 750

SC27.26	ACTION			Ward: 35
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743 Warden Avenue – Zoning Application – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend Zoning By-law 24982 substantially in accordance with the draft zoning by-law amendment attached as Attachment 10 to the report (May 22, 2009) from the Director, Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. City Council require that prior to the introduction of the necessary zoning bill for enactment, the applicant:
 - a. enter into the standard Golden Mile Employment District Transportation System Improvement (TSI) agreement, for registration on title; and
 - b. provide the Toronto Transit Commission (TTC) with funds in the amount of \$50,000, in a form satisfactory to the TTC, for installation of signal priority at two area intersections.
4. City Council authorize the Chief Planner or designate to execute the TSI agreement on behalf of the City.
5. City Council direct the Executive Director of Transportation Services to withhold the lifting of the 0.3 metre reserve across the proposed commercial driveway to Deans Drive until:
 - a. the owner has entered into a site plan agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act, for the proposed commercial uses (supermarket, drug store, and bank buildings), which addresses, among other matters, access, site circulation, landscaping, fencing, and screening, and appropriate measures to restrict truck access between the proposed commercial development and Deans Drive;
 - b. the owner agrees to conduct, one year after substantial occupancy of the new commercial development, a study of traffic and queuing on Deans Drive and infiltration into the community to the south, and provide a financial security to the City to guarantee the study and implementation of measures to mitigate identified traffic issues, to the satisfaction of the Executive Director of Transportation Services; and

- c. appropriate access from 743 Warden Avenue to Upton Road has been secured, to the satisfaction of City Planning and Legal Services.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on June 9, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 22, 2009) Report from Director, Community Planning, Scarborough District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes retail/commercial development with a total gross floor area of 7,322 square metres on the portion of the site fronting on Warden Avenue, and two employment buildings with a total gross floor area of 17,224 square metres on the interior of the site.

The proposed development will provide retail/commercial uses to serve the surrounding residential neighbourhoods, including the new Warden Woods Community, and employment uses at the rear of the site.

This report reviews and recommends approval of the application to amend the zoning by-law.

Background Information

Staff Report - 743 Warden Avenue - Final Report

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21385.pdf>

Communications

(May 22, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.1)

(May 22, 2009) e-mail from Philip Hu, Xiaoya Hu and Xiao Peng (SC.Main.SC27.26.2)

(May 25, 2009) e-mail from Dhanya Bansal (SC.Main.SC27.26.3)

(May 25, 2009) e-mail from Dianne Hilliard, on behalf of Kathy Emmanouil (SC.Main.SC27.26.4)

(May 26, 2009) e-mail from Renee Carbonneau and Mathieu Beauregard (SC.Main.SC27.26.5)

(May 25, 2009) e-mail from Li Lai (SC.Main.SC27.26.6)

(May 25, 2009) e-mail from Zhongwen Tang and Wen Tang (SC.Main.SC27.26.7)

(May 25, 2009) e-mail from Kien, who provided a petition containing approximately 100 signatures (SC.Main.SC27.26.8)

(May 27, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.9)

(May 27, 2009) e-mail from Ellen and Georges Leonard (SC.Main.SC27.26.10)

(May 27, 2009) e-mail from Carol Francine Cochrane (SC.Main.SC27.26.11)

(May 27, 2009) e-mail from Kien (SC.Main.SC27.26.12)

(May 28, 2009) e-mail from Annie Tsang (SC.Supp.SC27.26.13)

(May 31, 2009) e-mail from Dhanya Bansal and Akhil Bansal (SC.Supp.SC27.26.14)

(May 29, 2009) e-mail from Harold Shin (SC.Supp.SC27.26.15)
 (June 1, 2009) e-mail from Lester and Mayra Bernard (SC.Supp.SC27.26.16)
 (May 28, 2009) e-mail from Li Lai (SC.Supp.SC27.26.17)
 (June 3, 2009) e-mail from Ellen Brikaras (SC.Supp.SC27.26.18)
 (June 3, 2009) e-mail from Ellen Brikaras (SC.Supp.SC27.26.19)
 (June 4, 2009) e-mail from Ellen Brikaras (SC.New.SC27.26.20)
 (June 9, 2009) e-mail from Su Langdon and Bryan Kwan (SC.New.SC27.26.21)

Speakers

Guy D'Onofrio, The Goldman Group
 Adnan Khan

SC27.27	ACTION			Ward: 38
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Markham-Ellesmere Revitalization Study - Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan amendment attached as Attachment 5 to the report (April 28, 2009) from the Director, Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment as may be required.
3. City Council adopt the Urban Design Guidelines and Conceptual Master Plan attached as Attachment 6 to the report (April 28, 2009) from the Director, Community Planning, Scarborough District, to guide the development of the Markham-Ellesmere Revitalization Area, subject to:
 - a. amending the title of the "Apartment Building Renewal" section of the Urban Design Guidelines to read "Potential Tower Renewal", consistent with the Conceptual Master Plan;
 - b. amending the Conceptual Master Plan so that the portion of the Toronto Community Housing Corporation properties at 2180-2190 Ellesmere Road currently shown as "open space" is instead identified as an area of "Potential Tower Renewal" in keeping with the residential use of these lands; and

- c. amending the "New Road Connections" section of the Urban Design Guidelines by replacing "Progress Avenue" with "Tuxedo Court" in the subsection concerning new traffic signals, clause (a).
4. City Council direct appropriate City staff to take action to implement the Conceptual Master Plan, where possible through conditions of approval of new developments in the area, and otherwise through the relevant Capital Works Programs; such initiatives to include:
 - a. new public road connections;
 - b. new traffic signals on Markham Road between Ellesmere Road and Tuxedo Court, and on Ellesmere Road between Markham Road and Dormington Drive/Gander Drive;
 - c. continuous planted centre medians along Markham Road and Ellesmere Road, with the exception of 1280 Markham Road (McDonald's Restaurant) and 1275 Markham Road (residential condominium), to allow for the continuation of full and unhindered access in and out of these properties;
 - d. improvements to Woburn Park and the Scarborough Centennial Recreation Centre; and
 - e. improvements to pedestrian connections throughout the area.
 5. City Council encourage the Toronto District School Board to plant trees along the western and northern boundaries of the Woburn Collegiate Institute property as illustrated on the Conceptual Master Plan, and to facilitate enhanced community use of the indoor and outdoor facilities at both Woburn Jr. Public School and Woburn Collegiate.

Decision Advice and Other Information

The Scarborough Community Council commenced a statutory public meeting on May 14, 2009, and continued the public meeting on June 9, 2009 and notice was given in accordance with the Planning Act.

Origin

(April 28, 2009) Report from Director, Community Planning, Scarborough District

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report presents the conclusions of the Markham-Ellesmere Revitalization Study. It recommends approval of an amendment to the Official Plan to add new road links to Schedule 2, the list of planned but unbuilt roads, and to introduce a new Site and Area Specific Policy to establish specific priorities for public realm improvements and private sector investment for the

study area. In addition, this report recommends the adoption of Urban Design Guidelines, including a Conceptual Master Plan, which will provide guidance for reviewing current and future development applications, and encourage private and public landowners in and near the study area to improve their properties. The proposed Official Plan Amendment, along with the Urban Design Guidelines and Conceptual Master Plan, provide the framework for the coordinated, long term incremental public and private reinvestment that will renew the area.

Background Information

Staff Report - Markham-Ellesmere Revitalization Study - Part 1
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21234.pdf>)
Staff Report - Markham-Ellesmere Revitalization Study - Part 2
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21235.pdf>)

Communications

(April 27, 2009) e-mail from Robert MacMillan (SC.Main.SC27.27.1)
(May 1, 2009) letter from Catherine Rose, Manager, Policy, Planning & Development Department, City of Pickering (SC.Main.SC27.27.2)
(May 12, 2009) e-mail from Dale Bartlett, Owner Operator, Bartlett Family Restaurants Inc. (SC.Main.SC27.27.3)
(May 13, 2009) e-mail from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP (SC.Main.SC27.27.4)
(May 13, 2009) e-mail from Andrew L. Jeanrie, Fraser Milner Casgrain, LLP (SC.Main.SC27.27.5)
(May 13, 2009) letter from Willard Ramjass, Assistant General Counsel, McDonald's Restaurants of Canada Limited (SC.Main.SC27.27.6)
(May 13, 2009) letter from Ian Fichtenbaum, Director, Asset Planning and Investment, Toronto Community Housing Corporation (SC.Main.SC27.27.7)
(May 8, 2009) letter from May Luong, Land Use Planner, Borden Ladner Gervais LLP (SC.New.SC27.27.8)

Speakers

(June 9, 2009) Pauline Browes

SC27.28	ACTION			Ward: 35
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Events of Municipal Significance for Liquor Licensing Purposes

Committee Recommendations

Scarborough Community Council recommends that:

1. City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission, that it has no objection to the request for an extension to the existing liquor license for the Royal Canadian Legion, Centennial Branch 614, 100 Salome Drive, to allow for an outside beer garden during the Annual Parade and Military Tattoo

to be held on August 16, 2009, from 11:00 a.m. to 10:00 p.m. which has been endorsed by the Scarborough Community Council as an event of community and/or municipal significance.

Decision Advice and Other Information

Scarborough Community Council:

1. Endorsed and declared the following events of the Royal Canadian Legion, Branch 73, to be of municipal and/or community significance.

Wednesday, July 1, 12:00 p.m. to 9:00 p.m., Canada Day Community Barbecue
Monday, August 3, 12:00 p.m. to 9:00 p.m. Civic Holiday Community Barbecue
Saturday, August 22, 12:00 p.m. to 9:00 p.m. Warriors Day Community Celebration
Monday, September 7, 12:00 p.m. to 9:00 p.m. Labour Day Community Barbecue.

[NB: Because of timing issues, City Council, on May 25, 26, and 27, 2009, for liquor licensing purposes, advised the Alcohol and Gaming Commission that it has no objection to the request for an extension to the existing liquor licence for the above events.]

2. Endorsed the Annual Parade and Military Tattoo to be held on August 16, 2009, from 11:00 a.m. to 10:00 p.m. at the Royal Canadian Legion, Centennial Branch 614, 100 Salome Drive, and declared it to be an event of community and/or municipal significance.

Origin

(May 22, 2009) Letter from Councillor Adrian Heaps

Summary

Requesting Scarborough Community Council to declare the following events of the Royal Canadian Legion, Branch 73, as events of community/municipal significance:

Wednesday, July 1 st	12:00 p.m. to 9:00 p.m.	Canada Day Community Barbecue
Monday, Aug. 3 rd	12:00 p.m. to 9:00 p.m.	Civic Holiday Community Barbecue
Saturday, Aug. 22 nd	12:00 p.m. to 9:00 p.m.	Warriors Day Community Celebration
Monday, Sept. 7 th	12:00 p.m. to 9:00 p.m.	Labour Day Community Barbecue

Background Information

Letter from Councillor Heaps - Royal Canadian Legion, Branch 73
(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21455.pdf>)

28a Events of Municipal Significance for Liquor Licensing Purposes**Origin**

(May 26, 2009) Letter from Councillor Chin Lee

Summary

Requesting Scarborough Community Council to declare, for liquor licensing purposes, of the “Royal Canadian Legion Annual Parade and Military Tattoo” to be held on August 16, 2009, from 11:00 a.m. to 10:00 p.m. at the Royal Canadian Legion Centennial Branch 614, 100 Salome Drive, as an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the extension of their existing license to allow for an outside beer garden.

Background Information

Letter from Councillor Chin Lee re Royal Canadian Legion, Centennial Branch 614 (100 Salome Drive)

(<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21594.pdf>)

SC27.31	ACTION			Ward: 37
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Request to Appeal Committee of Adjustment - Scarborough Panel's Decision - 1411 Warden Avenue**Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council direct the City Solicitor to appeal the Committee of Adjustment – Scarborough Panel’s decision to approve Minor Variance application A348/08SC by Costco Wholesale Canada Limited to allow the establishment of a gas bar for the sale of petroleum products and to permit a reduction in the amount of required parking at 1411 Warden Avenue.
2. City Council direct the City Solicitor to attend at the Ontario Municipal Board hearing in opposition to the minor variances approved by the Committee of Adjustment – Scarborough Panel.

Origin

(June 8, 2009) Member Motion from Councillor Michael Thompson

Summary

Request to appeal decision of Committee of Adjustment - Scarborough Panel, to the Ontario Municipal Board regarding Minor Variance Application A348/08SC by Costco Wholesale Canada Limited to allow the establishment of a gas bar for the sale of petroleum products and to permit a reduction in the amount of required parking at 1411 Warden Avenue.

Submitted Tuesday, June 9, 2009

Councillor Mike Del Grande, Chair, Scarborough Community Council