

**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 4**

Date of Meeting: May 2, 2000 **Enquiry:** Margaret O'Neil
Time: 9:30 a.m. **Administrator**
Location: Scarborough Civic Centre **396-7288**
oneil@city.scarborough.on.ca

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

DEPUTATIONS/PRESENTATIONS.

The Deputations List will be distributed at the meeting.

COMMUNICATIONS/REPORTS.

TO BE CONSIDERED AT 9:45 A.M.

**1. STEELES AVENUE BOUNDARY ROAD AGREEMENT WITH
THE REGION OF YORK**

Mr. Tom W. Mulligan, Director, Transportation Programming and Policy, will attend to answer questions on the content of the Boundary Agreement.

City Clerk
(April 17, 2000)

Forwarding a copy of Clause No. 3 of Report No. 3 of the Planning and Transportation Committee, headed "Steeles Avenue Boundary Road Agreement with the Region of York", which was struck out and referred to the Etobicoke, North York and Scarborough Community Councils for further consideration and report thereon to the Planning and Transportation Committee.

2. PUBLIC CONSULTATION FOR THE PROPOSED RESIDENTIAL SOLID WASTE COLLECTION BY-LAW AND THE REQUIREMENTS FOR THE CITY OF TORONTO GARBAGE AND RECYCLING COLLECTION AT NEW DEVELOPMENTS AND REDEVELOPMENTS.

General Manager, Solid Waste Management Services
(April 18, 2000)

Recommending that Scarborough Community Council defer consideration of the two reports (March 9, 2000) until the May 23, 2000 meeting of Scarborough Community Council to allow for appropriate planning of the public meeting and completion of the requested studies.

3. PROPOSED LANE DESIGNATION ON LEBOVIC AVENUE APPROACHING EGLINTON AVENUE EAST (BETWEEN PHARMACY AND WARDEN) (WARD 13 – SCARBOROUGH BLUFFS)

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) the westerly lane of northbound Lebovic Avenue be designated for left turns only, from Eglinton Avenue to 60 metres south thereof, as identified in Appendix 1;
- (2) the centre lane of northbound Lebovic Avenue be designated for straight through movements only, from Eglinton Avenue to 60 metres south thereof, as identified in Appendix 1;
- (3) the easterly lane of northbound Lebovic Avenue be designated for right turns only, from Eglinton Avenue to 60 metres south thereof, as identified in Appendix 1; and
- (4) the appropriate by-law(s) be amended accordingly.

4. PROPOSED TURN PROHIBITION AT PRIVATE DRIVEWAY AT 1910 KENNEDY ROAD JUST NORTH OF ELLESMERE (WARD 14 – SCARBOROUGH WEXFORD)

Director of Transportation Services, District 4
(April 13, 2000)

Recommending that:

- (1) the driveway on the west side of Kennedy Road, approximately 140 metres north of Ellesmere Road, operate as a right-turn exit only, with northbound and eastbound left turns and southbound right turns prohibited at all times, as identified in Appendix 1 of this report;
- (2) all costs associated with signing the northbound, eastbound and southbound turn prohibitions and “Do Not Enter” condition at the driveway be borne by the developers of the property serviced by the driveway, namely Bill Christ Investments Limited; and
- (3) the appropriate by-law be amended accordingly.

**5. PROPOSED 40 KM/H SPEED LIMIT ON PALMDALE DRIVE
(WARD 14 – SCARBOROUGH WEXFORD)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

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

**6. PROPOSED LEFT-TURN PROHIBITION FROM THE ELLESMERE-STATTON
PUBLIC SCHOOL DRIVEWAY ON ELLESMERE ROAD
(WARD 15– SCARBOROUGH CITY CENTRE)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) northbound left-turn movements be prohibited at all times exiting the easterly driveway at Ellesmere-Statton Public School, as identified in Appendix 1; and
- (2) the appropriate by-law be amended accordingly.

**7. PARKING PROHIBITION ON CHARLOTTETOWN BOULEVARD AT
SIR OLIVER MOWAT COLLEGIATE INSTITUTE
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

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

**8. STOPPING PROHIBITION ON MILITARY TRAIL IN FRONT OF
POPE JOHN PAUL II CATHOLIC SCHOOL
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) the stopping regulation identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**9. PARKING ON FUNDY BAY BOULEVARD AT DAVID LEWIS PUBLIC SCHOOL
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) the stopping regulations identified in Appendix 1 of this report be rescinded;
- (2) the stopping regulations identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-law be amended accordingly.

**10. TRAFFIC AND PARKING CONCERNS ON WINTERMUTE BOULEVARD
AT TERRY FOX JUNIOR PUBLIC SCHOOL
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) the stopping regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking/stopping regulations identified in Appendix 2 of this report be adopted;
and
- (3) the appropriate by-law be amended accordingly.

**11. PEDESTRIAN REFUGE ISLAND ON BIRCHMOUNT ROAD AT THE
SCARBOROUGH HOSPITAL – GRACE DIVISION
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that construction of a pedestrian refuge island on Birchmount Road in front of The Scarborough Hospital – Grace Division be approved and authority be granted to commence advertising for the highway alteration.

**12. U-TURNS ON PROGRESS AVENUE NORTH OF MILNER AVENUE
(WARD 18 – SCARBOROUGH MALVERN)**

Director of Transportation Services, District 4
(April 11, 2000)

Recommending that:

- (1) U-turns be prohibited on Progress Avenue, north of Milner Avenue and Milner Avenue, east of Progress Avenue at all times, as identified in Appendix 1 of this report;
- (2) the appropriate by-law be amended accordingly.

**13. PRELIMINARY EVALUATION REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000001
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000003
1335777 ONTARIO LIMITED, 3197 KINGSTON ROAD
CLIFFCREST COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

(Deferred from previous meeting)

Director of Community Planning, East District
(March 23, 2000)

Recommending that:

- (1) staff be directed to schedule a Community Information Meeting, together with the Ward Councillors;
- (2) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application; and
- (3) notices for the Community Information Meeting and for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

**14. SITE PLAN CONTROL APPLICATION SC-S19990022
1290494 ONTARIO LTD.
1232 BIRCHMOUNT ROAD
PART OF BLOCK A, R.P. 4329
WEXFORD EMPLOYMENT DISTRICT
(WARD 14 – SCARBOROUGH WEXFORD)**

Director of Community Planning, East District
(April 17, 2000)

Recommending that Council approve the proposed Place of Worship, as indicated on the drawing entitled “Recommended Site Plan” (Figure 2), subject to the owner and the City entering into and registering on title, the City’s Site Plan Control Agreement incorporating the following provisions:

- (1) all refuse storage is to be contained within the building;
- (2) site lighting is to be constructed such that the angle of illumination does not extend onto adjacent roads or public streets;
- (3) all mechanical and other equipment located on the roof must be screened or integrated into the profile of the building to the satisfaction of the Director,

Community Planning, East District, and any changes to the roofline as denoted on the drawings shall constitute a change to the site plan, which must have prior written approval of the Director, Community Planning, East District;

- (4) all work required by this agreement is to be completed within **two years** from the date the agreement is registered on title.

**15. EXTENSION – PART LOT CONTROL EXEMPTION APPLICATION SC-L2000002
MEADOWSWEET HOMES INC.
35 AND 37 GEORGINA GATE AND 2-8 LIOBA DRIVE
CLAIRLEA COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Community Planning, East District
(April 18, 2000)

Recommending that City Council:

- (1) enact a one year extension to the Part Lot Control Exemption By-law with respect to Lots 9, 34 and 35, Registered Plan 66-2312; and
- (2) authorize such unsubstantive, technical, stylistic or format changes to the By-law as may be required to properly carry out the intent of this resolution.

16. NEW APPLICATIONS RECEIVED (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(April 17, 2000)

Advising of the new applications received during the five-week period ending April 12, 2000, and recommending that this report be received for information.

17. ONTARIO MUNICIPAL BOARD HEARINGS (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(April 17, 2000)

Advising the status of current appeals before the Ontario Municipal Board, and recommending that this report be received for information.

18. CONSENT APPROVALS (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(April 17, 2000)

Advising of the Consent Decisions granted by the Director of Community Planning, East District, and recommending that this report be received for information.

19. SITE PLAN CONTROL APPROVALS (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(April 17, 2000)

Advising of the Site Plan Control Approvals granted by the Director of Community Planning, East District, and recommending that this report be received for information.

20. HARMONIZATION OF FENCE BY-LAW

City Clerk
(March 23, 2000)

Forwarding the report (March 1,2000) from the Commissioner of Urban Development Services regarding the Harmonization of the Fence By-law, with a request that the Community Council submit its comments thereon to the Planning and Transportation Committee.

**20a. HARMONIZATION OF FENCE BY-LAW
CLARIFICATION OF SECTION 11 OF DRAFT BY-LAW**

City Solicitor
(April 17, 2000)

Recommending that:

- (1) sections 11 and 12 of the draft harmonized fence by-law be re-worded as outlined in this report; and
- (2) Ward Councillors be informed when a property standards officer or the Chief Building Official has made an emergency order under the Building code Act, 1992, requiring that a fence be erected that does not comply with the harmonized fence by-law.

21. HARMONIZATION OF THE DIVISION FENCE BY-LAW

City Clerk
(March 23, 2000)

Forwarding the report (March 1,2000) from the Commissioner of Urban Development Services regarding the Harmonization of the Division Fence By-law, with a request that the Community Council submit its comments thereon to the Planning and Transportation Committee.

**22. TORONTO FREE PRESBYTERIAN CHURCH
WHITEFIELD CHRISTIAN SCHOOL, 5808 FINCH AVENUE EAST
(WARD 18 – SCARBOROUGH MALVERN)**

(Deferred from previous meeting.)

Director and Deputy Chief Building Official
(March 8, 2000)

Responding to a request by The Rev. Frank McClelland, on behalf of the Toronto Free Presbyterian Church and its Whitefield Christian School, for refund of building permit fees and development charges respecting the building of this school, and recommending that:

- (1) the fees for the building permit collected according to the Building Permit By-law not be refunded; and
- (2) development charges, which were collected as per the Development Charges By-law of the former City of Scarborough, be refunded.

**23. HEP KWONG TIEN DAO TEMPLE ONTARIO INC.
3471 KENNEDY ROAD
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director and Deputy Chief Building Official
(April 17, 2000)

Responding to a request by Mr. Albert Lai, on behalf of Hep Kwong Tien Dao Temple Ontario Inc., for refund of building permit fees and development charges respecting this temple building, and recommending that:

- (1) the fees for the building permit collected according to the Building Permit By-law not be refunded; and

- (2) development charges, which were collected as per the Development Charges By-law of the former City of Scarborough, be refunded.

24. COMMUNICATION – THE GUILD RENAISSANCE GROUP

Councillor David Soknaci
(April 10, 2000)

Requesting that Community Council recommend to City Council that Councillor Soknacki be confirmed to the appointment of an ex officio member of the Board for the Guild Renaissance Group.

**PUBLIC MEETINGS UNDER THE PLANNING ACT
TO BE CONSIDERED AT 2:00 P.M.**

**25. RECOMMENDATION REPORT
OFFICIAL PLAN AMENDMENT SC-P19990026 AND
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990046
INAUGURAL SOURCE INC.
901 KENNEDY ROAD
IONVIEW COMMUNITY
(WARD 15– SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District
(March 21, 2000)

Recommending that City Council:

- (1) Official Plan:

amend the Ionview Community Secondary Plan with respect to the property located on the east side of Kennedy Road south of the Jack Goodlad Park, by deleting the Highway Commercial Uses designation and incorporating a High Density Residential designation.

- (2) Zoning By-law Amendment

amend the Ionview Community Zoning By-law Number 9089, as amended, with respect to 901 Kennedy Road, being Part of Lot 28, Concession D, by deleting the existing zoning, replacing it as follows:

Permitted use: Apartment Residential (A) Zone.

One dwelling unit per 80 square metres (861 square feet) of lot area.

Minimum building setback 3 metres (10 feet) from the street line.

Minimum side yard setback 4 metres (13 feet).

Minimum building setback of 12 metres (40 feet) abutting the Single-Family Residential (S) Zone.

Buildings shall not cover more than 40 percent of the area of the lot.

Maximum building height 4 storeys.

A minimum of one parking space per dwelling unit shall be provided for residents and a minimum of 0.1 parking spaces per dwelling unit shall be provided for visitors.

An enclosed refuse storage room shall be provided on the site

(3) Miscellaneous

That Council authorize such unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law Amendments as may be required to properly carry out the intent of this resolution.

25a. (April 15, 2000) from Dr. Michael J. Kidd, representing 28 families next door to the proposed development.

**26. RECOMMENDATION REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990041
ABRAMO AND GIOVANNA DeACETIS
46 SCARBORO AVENUE
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Community Planning, East District
(March 28, 2000)

Recommending that City Council:

(A) amend the Highland Creek Community Zoning By-law No. 10827, as amended, with respect to the lands at 46 Scarboro Avenue, being Part of Lot 70, Registered Plan 2098 (Figure 1), by deleting the existing performance standards applicable to these lands and replacing them with the following:

- (1) One single-family dwelling per parcel of land with a minimum of 13.7 metres (45 feet) frontage on a public street and a minimum lot area of 412 square metres (4,430 square feet), for Parts 1, 2, 3, 5, 6 and 7.
- (2) One single-family dwelling per parcel of land with a minimum of 15 metres (49.2 feet) frontage on a public street and a minimum lot area of 690 square metres (7,427 square feet), for Part 8.
- (3) Minimum side yards of one metre (3 feet) on one side only except that Part 8 fronting Scarboro Avenue shall have a minimum side yard of one metre (3 feet) from each side.
- (4) Maximum ground floor area of all dwellings of 50 % of the lot area.
- (5) A garage with minimum inside dimensions of 2.7 metres by 5.7 metres shall be erected with each dwelling unit.
- (6) Minimum front yard building setback of 5.25 metres (17 feet) from the streetline, except that Part 8 fronting Scarboro Avenue shall have a minimum front yard building setback of 6 metres (19.7 feet) from the streetline.
- (7) Minimum rear yard of 8.25 metres (27 feet) except that Part 8 fronting Scarboro Avenue shall have a minimum rear yard of 7.5 metres (25 feet) plus 60 % of lot depth greater than 33.5 metres (110 feet).
- (8) Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies shall not project into the required side yard.
- (9) Existing standards with respect to maximum building height, maximum basement height, maximum number of storeys excluding basement, and maximum total floor area per dwelling, shall continue to apply.

(B) Miscellaneous

Authorize such unsubstantive, technical, stylistic or format changes to the Zoning By-law Amendment as may be necessary to give effect to this resolution.

27. CITY-INITIATED OFFICIAL PLAN AMENDMENT SW1994073 AND ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990045 AND DRAFT PLAN OF SUBDIVISION SC-T19990014 BY ANNDALÉ PROPERTIES LANDS IN AND ABUTTING EAST METRO TRANSPORTATION CORRIDOR MALVERN, ROUGE AND UPPER ROUGE COMMUNITIES AND ROUGE EMPLOYMENT DISTRICT (WARD 18 – SCARBOROUGH MALVERN)

Director of Community Planning, East District
(November 12, 1999)

Recommending that City Council:

(1) Official Plan:

(a) amend the Rouge Employment District Secondary Plan by deleting the words “in view of special Provincial transportation proposals” from Policy 4.47.2.4;

(b) amend the Rouge Community Secondary Plan by deleting all references to the EMTC and replacing Numbered Policy 2 with the following:

“2. North Side of Highway 401, East of Conlins Road

If the subject lands are not required for transportation purposes in the future, the land may be used for Low Density Residential purposes without further amendment to this plan.”;

(c) amend the Malvern Community Secondary Plan by:

(i) redesignating the Milne House property and the lands designated as EMTC, save and except for the portion referenced in Clause 1.3.(c)(iii) affected by Numbered Policy 6, as Regional Natural Environment and transferring them to the Upper Rouge Community;

(ii) deleting Neighbourhood No. 3 Policy 14.1 and renumbering the remainder of Policy 14;

(iii) replacing Numbered Policy 6 with the following:

“6. South Side of Old Finch Avenue, west of Sewells Road:

Low Density Residential uses are permitted on these lands unless the privately-owned property is acquired for Rouge Park, in which case a Regional Natural Environment designation will apply and the lands will be incorporated into the Upper Rouge Community without further amendment to this plan.”;

(iv) deleting the Special Uses Area designation west of Sewells Road, the Temporary Connection designation for Old Finch Avenue, and the Neighbourhood Park designation within the former EMTC;

(d) amend the Upper Rouge Community Secondary Plan by incorporating the lands referenced in Clause 1(c) above;

- (2) authorize such unsubstantive technical, stylistic or format changes to the Official Plan as may be necessary to give effect to this resolution; and
- (3) request the Ministry of Municipal Affairs and Housing to now repeal Minister's Zoning Order 20/74 as it applies to lands within the City of Toronto.

27a. Director of Community Planning, East District
(November 26, 1999)

Advising of the concerns of the Ministry of Municipal Affairs with respect to the aforementioned proposed City-initiated Official Plan amendments and recommending that this report be received for information.

27b. Director of Community Planning, East District
(November 25, 1999)

Recommending:

- (1) that Community Council direct the Director of Community Planning, East District, to:
 - (a) process the applications by Anndale Properties Limited in the normal manner;
 - (b) schedule a community information meeting in consultation with the Ward Councillors, for the first quarter of 2000; and
- (2) that City Council request the Province of Ontario to consider the acquisition of the Anndale lands and their conveyance to the Toronto and Region Conservation Authority as part of the Rouge Park.

27c. Chief Financial Officer and Treasurer
(February 1, 2000)

Responding to Community Council's request and advising of the balance in the Beare Road Account.

27d. Director of Community Planning, East District
(February 14, 2000)

Recommending that Community Council:

- (1) further defer consideration of the reports dated November 12, 25 and 26, 1999; and

- (2) direct staff to report regarding the resolution of issues and matters to be heard by the Ontario Municipal Board prior to the pre-hearing conference scheduled for June 20, 2000.

**28. RECOMMENDATION REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990011
ZONING BY-LAW AMENDMENT APPLICATIONS SC-Z19990019 AND
SC-Z19990027 TO SC-Z19990031, INCLUSIVE, SC-Z1999048 AND SC-Z1999049
DRAFT PLAN OF SUBDIVISION APPLICATIONS SC-T19990003 AND
SC-T1999006 TO SC-T19990010, INCLUSIVE, SC-T1999015 AND SC-T1999016
VILLAGE SECURITIES LTD., C/O NEAMSBY INVESTMENTS INC.
554056 ONTARIO LIMITED
SILVERCORE PROPERTIES INC.
M & R HOLDINGS
THE NEILSON DEVELOPMENT CORPORATION
(MATTAMY DEVELOPMENT COMPANY)
THE STAINES DEVELOPMENT CORPORATION
(MATTAMY DEVELOPMENT COMPANY)
1385917 ONTARIO LIMITED
TRANS-GATE INC.
STEELES AVENUE; ROUGE RIVER; CPR HAVELOCK, BELLEVILLE
AND CONNECTOR LINES
MORNINGSIDE HEIGHTS COMMUNITY (FORMERLY TAPSCOTT
EMPLOYMENT DISTRICT) AND UPPER ROUGE COMMUNITY
(WARD 18 - SCARBOROUGH MALVERN)**

(Deferred from previous meeting).

REPORT TO FOLLOW.

ANY OTHER MATTERS.