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**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 6**

<b>Date of Meeting:</b>	<b>June 20, 2000</b>	<b>Enquiry:</b>	<b>Margaret O'Neil</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Scarborough Civic Centre</b>		<b>396-7288</b>
			<b>oneil@city.toronto.on.ca</b>

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**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.**

**1. NUMEROUS MINOR PARKING REGULATION AMENDMENTS  
(WARDS 13, 14 AND 16 – SCARBOROUGH BLUFFS,  
SCARBOROUGH WEXFORD, SCARBOROUGH HIGHLAND CREEK)**

Director, Transportation Services, District 4  
(June 2, 2000)

Recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;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-laws be amended accordingly.

**2. PROPOSED SPEED LIMIT REDUCTION ON DUNMURRAY BOULEVARD  
(WARD 14 – SCARBOROUGH WEXFORD)**

Director, Transportation Services, District 4  
(June 2, 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.

**3. TRAFFIC CONTROLS ON BOWATER DRIVE  
(WARD 14 – SCARBOROUGH WEXFORD)**

Director, Transportation Services, District 4  
(June 2, 2000)

Recommending that:

- (1) the regulation identified in Appendix 1 of this report be adopted in order to allow for the installation of stop signs on Forestbrook Crescent and Richbourne Court where they intersect Bowater Drive; and
- (2) the appropriate by-law be amended accordingly.

**4. PROPOSED TURN PROHIBITION AT PRIVATE DRIVEWAY  
AT 2511 MARKHAM ROAD, NORTH SIDE OF FINCH AVENUE  
(WARD 18 – SCARBOROUGH MALVERN)**

Director, Transportation Services, District 4  
(June 5, 2000)

Recommending that:

- (1) southbound left turns and eastbound left turns be prohibited at all times at the driveway on the north side of Finch Avenue East, approximately 40 metres east of Markham Road, as identified in Appendix 1 of this report;
- (2) all costs associated with signing the eastbound and southbound turn prohibitions at the driveway be borne by the developers of the property serviced by the driveway, namely, Tzemis Investments Limited; and
- (3) the appropriate by-law be amended accordingly.

**5. PROPOSED TRUCK PROHIBITION AND PARKING PROHIBITION ON HEDGE END ROAD (WARD 18 – SCARBOROUGH MALVERN)**

Director, Transportation Services, District 4  
(June 2, 2000)

Recommending that:

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

**6. YEAR 2000 NEW BUS SHELTER INSTALLATION PROGRAM (ALL SCARBOROUGH WARDS)**

Director, Transportation Services, District 4  
(June 2, 2000)

Recommending that the new bus passenger shelter locations identified in Appendix 1 of this report, numbered (1) to (15) inclusive, be adopted.

**7. DISPOSITION OF FORMER CITY OF SCARBOROUGH BOUNDARY SIGNS (ALL SCARBOROUGH WARDS)**

Director, Transportation Services, District 4  
(June 2, 2000)

Recommending that one of the former City of Scarborough boundary signs be forwarded to the City of Toronto archives, and at least two signs be forwarded to the Scarborough Historical Society.

**DEPUTATION ITEM - TO BE CONSIDERED AT 11:00 A.M.**

**8. PUBLIC MEETING – ALTERATION OF A PUBLIC HIGHWAY BIRCHMOUNT ROAD PEDESTRIAN REFUGE ISLAND AT THE SCARBOROUGH HOSPITAL – GRACE DIVISION (WARD 17 – SCARBOROUGH AGINCOURT)**

City Clerk  
(May 12, 2000)

Forwarding a copy of Clause 9, Report No. 5 of the Scarborough Community Council, headed: “Pedestrian Refuge Island on Birchmount Road at the Scarborough Hospital – Grace Division (Ward 17 - Scarborough Agincourt)” which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on May 9, 2000, thereby authorizing the advertisement of this highway alteration and the hearing of deputations thereon at the Scarborough Community Council.

**9. PRELIMINARY REPORT  
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW  
TRUSTHOUSE 88 INC.  
NORTH SIDE OF ELLESMERE ROAD, EAST OF KENNEDY ROAD  
PROGRESS EMPLOYMENT DISTRICT/SCARBOROUGH CITY CENTRE  
FILE NOS. SC-P20000005 AND SC-Z20000012  
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District  
(June 5, 2000)

Recommending that City Council REFUSE the subject applications on the basis that they are contrary to the principles and general intent of the industrial, office, residential, employment and transit policies of the Official Plan, that the site represents an inappropriate location for ground-related medium density family housing, and that the proposal does not represent good or desirable land use planning.

**10. PRELIMINARY REPORT - APPLICATION TO AMEND  
THE HIGHLAND CREEK COMMUNITY ZONING BY-LAW  
WHIRL CONSTRUCTION LIMITED, WAIKIT LUI LOUISE et al  
JOHN AND MARGARET MacCALLUM AND CASSIE ZUNDEL  
3986, 3988 AND 3992 ELLESMERE ROAD AND BLUENOSE CRESCENT  
FILE NUMBER SC-Z20000008  
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Community Planning, East District  
(June 1, 2000)

Recommending that staff be authorized to schedule a Public Meeting under the Planning Act and notice be given according to the regulations under the Planning Act.

**11. PRELIMINARY REPORT  
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000004  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000009  
BOZIAN HOLDINGS, 5060 SHEPPARD AVENUE EAST  
MARSHALLING YARD EMPLOYMENT DISTRICT  
(WARD 18 – SCARBOROUGH MALVERN)**

Director of Community Planning, East District  
(June 2, 2000)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillors;

- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application and notice be given according to the regulations under the Planning Act.

**12. PRELIMINARY REPORT - APPLICATION TO AMEND THE EMPLOYMENT DISTRICTS ZONING BY-LAW (MARSHALLING YARD) IMPERIAL OIL LIMITED, 5551 AND 5571 FINCH AVENUE EAST FILE NUMBER SC-Z20000013 (WARD 18 – SCARBOROUGH MALVERN)**

Director of Community Planning, East District  
(May 30, 2000)

Recommending that:

- (1) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application; and
- (2) notice for the Public Meeting be given according to the regulations under the Planning Act.

**13. REQUEST FOR DIRECTION MINOR VARIANCE APPLICATION A24/00-SC F. BENINCASA, 25 MEADOWCLIFFE DRIVE (WARD 13 – SCARBOROUGH BLUFFS)**

Director of Community Planning, East District  
(May 26, 2000)

Recommending that City Council direct the City Solicitor not to attend any Ontario Municipal Board Hearing with respect to Minor Variance Application A24/00-SC.

**14. STATUS REPORT – SITE PLAN CONTROL APPLICATION SS98069 PARASCO MORRISH INC., 34 MORRISH ROAD (WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

**DEPUTATION ITEM: 12:00 NOON**

Director of Community Planning, East District  
(May 29, 2000)

Responding to a request by Councillor Moeser that the result of staff negotiations to resolve issues related to the aforementioned Site Plan Control Application be reported to Scarborough Community Council; concluding that the latest proposed site plan is satisfactory to staff, such that the site plan may now be approved, and recommending that this report be received for information.

**15. CONSENT APPROVALS (ALL SCARBOROUGH WARDS)**

Director of Community Planning, East District  
(June 1, 2000)

Advising Community Council of the Consent Decisions granted by the Director and recommending that this report be received for information.

**16. SITE PLAN CONTROL APPROVALS (ALL SCARBOROUGH WARDS)**

Director of Community Planning, East District  
(June 1, 2000)

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

**17. NEW APPLICATIONS RECEIVED (ALL SCARBOROUGH WARDS)**

Director of Community Planning, East District  
(June 1, 2000)

Advising Community Council of the new Applications received, and recommending that this report be received for information.

**18. ONTARIO MUNICIPAL BOARD HEARINGS (ALL SCARBOROUGH WARDS)**

Director of Community Planning, East District  
(June 1, 2000)

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

**19. HARMONIZATION OF BY-LAWS PASSED UNDER SECTION 210 OF THE MUNICIPAL ACT - THE KEEPING OF LANDS IN A CLEAN CONDITION**

City Clerk (Planning and Transportation Committee)  
(May 24, 2000)

Forwarding the report (March 27, 2000) from the Commissioner of Urban Development Services, and the proposed harmonized by-law appended thereto, with the request that the Community Council submit its comments thereon to the Planning and Transportation Committee.

**20. PROCEDURE FOR ELIMINATING DUPLICATE STREET NAMES**

City Clerk (Works Committee)  
(May 17, 2000)

Forwarding, as directed by the Works Committee at its meeting held on May 17, 2000, the report (May 8, 2000) from the Commissioner of Works and Emergency Services, recommending a process for eliminating duplicate and triplicate street names, for consideration by the Community Council.

**21. PARKLAND ENCROACHMENT POLICY AND PROCEDURES**

Commissioner of Economic Development, Culture and Tourism  
(June 6, 2000)

Forwarding the proposed Parkland Encroachment Policy and Procedures with the request that the Community Council consider the recommendations embodied therein, and described in Attachments Nos. 1 and 2, and submit its comments to the Economic Development and Parks Committee meeting to be held on July 12, 2000.

**22. PROGRAM OPPORTUNITIES IN THE GLENDOWER COMMUNITY  
(WARD 17 – SCARBOROUGH AGINCOURT)**

Commissioner of Economic Development, Culture and Tourism  
(May 31, 2000)

Responding to a request by Community Council that staff investigate the recreational program opportunities in the north-west area of Scarborough, overlapping into the North York community, and submitting an information report thereon to the Community Council.

**23. INSTALLATION OF A “BUBBLE” OVER FIVE OUTDOOR TENNIS COURTS  
AT L’AMOREAUX TENNIS CENTRE  
(WARD 17 – SCARBOROUGH AGINCOURT)**

**DEPUTATION ITEM: 11:15 A.M.**

Commissioner of Economic Development, Culture and Tourism  
(May 31, 2000)

Recommending that staff take the necessary action to proceed with the installation of an air-inflated structure over five of the existing outdoor tennis courts at the L’Amoreaux Tennis Centre, as approved in the 2000 Capital Budget.

**24. REQUEST FOR FENCE EXEMPTION  
JANET DIESBERGER, JAMES S. GREENSIDES  
14 CEDARVIEW DRIVE  
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Commissioner of Urban Development Services  
(June 6, 2000)

Recommending that City Council:

- (1) approve the application to permit the existing 2.4 metre (8 foot) solid board fence behind the main front wall of the house;
- (2) deny the application to permit a 2 metre (6 foot 8 inch) fence in the front yard and direct that this portion of the fence be lowered to meet By-law requirements of 1.2 metres (4 feet);
- (3) direct the removal of the portion of the fence which is located on City property;  
and
- (4) direct that all fence posts be lowered and capped to the approved fence height.

**25. REQUEST BY THE TORONTO DOMINION BANK  
FOR USE OF THE ALBERT CAMPBELL SQUARE**

Commissioner of Urban Development Services  
(June 5, 2000)

Advising of a request by the Toronto Dominion Bank to use space in the Albert Campbell Square for promotional purposes and recommending that this request not be approved.

**26. STATUS REPORT  
NO. 45 GREENCREST CIRCUIT  
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Commissioner of Urban Development Services  
(June 6, 2000)

Responding to Community Council's direction that a report be submitted to this meeting on the status of the repair issues at No. 45 Greencrest Circuit; advising that the various Departments have undertaken inspections, as directed; that the Division will continue to liaise with the property management and conduct follow-up inspections; and recommending that this report be received for information.



## **PUBLIC MEETINGS UNDER THE PLANNING ACT**

### **TO BE CONSIDERED AT 10:00 A.M.**

*Note: This Public Meeting only pertains to the Zoning By-law Amendment Application by Village Securities Limited c/o Neamsby Investments Inc.*

- 27. 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)**

*The new report requested by the Community Council was not available at time of Agenda printing and will be distributed as soon as possible.*

- 27(a).** Director, Transportation Services, District 4  
(May 1, 2000)

Proposing an alternative alignment for a small portion of Staines Road which would reduce speeds and lessen future traffic infiltration.

- 27(b).** Mr. Jim Robb, Friends of the Rouge Watershed  
(May 30, 2000)

Submitting for consideration of the Community Council, conditions that should be fulfilled prior to approval of the Draft Plan of Subdivision applications.

**TO BE CONSIDERED AT 2:00 P.M.**

**28. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990015  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990026  
PETRO CANADA  
3270 KINGSTON ROAD AND 5 BELLAMY ROAD SOUTH  
SCARBOROUGH VILLAGE COMMUNITY  
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Community Planning, East District  
(May 9, 2000)

Recommending that City Council:

(1) Official Plan Amendment:

amend the Scarborough Village Community Secondary Plan with respect to the property located at the northeast corner of Kingston Road and Bellamy Road, by deleting the Neighbourhood Commercial Uses designation and incorporating a Medium Density Residential designation, to permit the development of 32 townhouses;

(2) Zoning By-law Amendment:

amend the Scarborough Village Community Zoning By-law Number 10010, as amended, with respect to 3270 Kingston Road and 5 Bellamy Road South, being Part of Block H, Registered Plan 1104 and Part of Lot1, Registered Plan 1834, by deleting the existing zoning, replacing it as follows:

- (a) permitted use: Multiple-Family Residential (M) Zone;
- (b) one dwelling unit per 110 square metres (1,184 square feet) of lot area;
- (c) minimum building setback 2 metres (6 feet) from the street line;
- (d) minimum east side-yard building setback 5 metres (15 feet);
- (e) minimum building setback 0.6 metres (2 feet) abutting the Single-Family Residential (S) Zone;
- (f) the General Provisions requiring a minimum 1.5 metres (5 feet) landscaping strip abutting the Single-Family Residential (S) Zone, shall not apply;
- (g) maximum building coverage 45 percent of the area of the lot;
- (h) maximum building height 3 storeys; and

(i) an attached garage shall be erected with each dwelling unit;

the provisions of this By-law shall apply collectively to this property notwithstanding its division into two or more parcels;

(3) Site Plan Control:

enact a Site Plan Control By-law to place 5 Bellamy Road South under Site Plan Control; and

(4) Miscellaneous:

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.

**29. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990025  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990044  
R.J.W. INCORPORATED (FORMERLY PAJELLE INVESTMENTS LTD.)  
2139 LAWRENCE AVENUE EAST  
WEXFORD EMPLOYMENT DISTRICT  
(WARD 14 – SCARBOROUGH WEXFORD)**

Director of Community Planning, East District  
(May 9, 2000)

Recommending that City Council:

(1) Official Plan:

amend the Wexford Employment District Secondary Plan as it applies to the subject lands by:

(a) amending Numbered Policy No. 5 to exclude the subject site, so that the policy now reads:

“5. South-east corner of Lawrence Avenue  
and Underwriters Road

Community Commercial, excluding Automobile Service Stations and Non-Accessory Third Party Signs excluding Marketplace Signs is permitted in addition to General Industrial Uses with High Performance Standards.”;

(b) adding a new Numbered Policy No. 7 to apply to the subject lands as follows:

“7. South side of Lawrence Avenue, east of Underwriters Road

Community Commercial, excluding Non-Accessory Third Party Signs excluding Marketplace Signs is permitted in addition to General Industrial Uses with High Performance Standards.

Council, in zoning to permit automobile sales and service uses, shall ensure that their impacts on the Lawrence Avenue streetscape are minimized.”;

(2) Zoning By-law

amend the Scarborough Employment Districts Zoning By-law No. 24982 (Wexford) as it applies to the subject lands by

(a) adding the following provisions:

Additional Permitted Uses:

- (i) Vehicle Sales Operation;
- (ii) Vehicle Service Garage;
- (iii) Vehicle Service Station, excluding the storage and sale of fuel;

the vehicle sales and service uses shall be restricted to a maximum of 1 400 m<sup>2</sup> of gross floor area and shall be located a minimum of 48 metres from the front lot line;

the storage of vehicles and all work related to the automotive operations shall be conducted wholly indoors;

(b) adding Vehicle Sales Operation, Vehicle Service Garage, and Vehicle Service Station to the existing parking requirement so that it now reads:

“Minimum 2.2 parking spaces per 100 m<sup>2</sup> of gross floor area for the Retail Sale of Furniture, Floor and Wall Coverings, Appliances, Household Electronics, Home Entertainment Products, Vehicle Sales Operations, Vehicle Service Garages, and Vehicle Service Stations.”; and

(3) Miscellaneous:

authorize any unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law Amendments as may be required to give effect to this resolution.

**29(a).** Mr. David Coviensky  
(June 5, 2000)

Expressing concerns about potential noise levels created by hours of operation.

**30. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990023  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990042  
ENA HOSPITALITY CORPORATION  
NORTH SIDE OF ESTATE DRIVE  
PROGRESS EMPLOYMENT DISTRICT  
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District  
(May 1, 2000)

Recommending that City Council:

(1) Official Plan:

amend the Progress Employment District Secondary Plan as it applies to the subject lands, by adding a numbered policy as follows:

“18. North Side of Estate Drive

In addition to the General Industrial Uses with High Performance Standards designation, Restaurant and Hotel uses may also be permitted.”;

(2) Zoning By-law:

amend the Employment Districts By-law No. 24982 (Progress), as it applies to the subject lands, to apply the following performance standards:

- (i) maximum gross floor area of all buildings shall not exceed 0.60 times the area of the lot;
- (ii) maximum number of hotel bedroom units – 95;
- (iii) maximum total gross floor area of all Hotels shall not exceed 4879 square metres;
- (iv) maximum total gross floor area of all Restaurants shall not exceed 585 square metres;
- (v) minimum street yard setback of 3 metres;

- (vi) minimum side yard setback of 3 metres;
- (vii) minimum setback from Highway 401 of 13.7 metres; and
- (viii) the provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land;

(3) Miscellaneous:

authorize such unsubstantive technical, stylistic or format changes as may be necessary to the Official Plan and Zoning By-law amendments as may be required to give effect to this resolution.

**31. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990017  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990034  
BAHADUR PREMJI, 960 MARKHAM ROAD  
WOBURN COMMUNITY  
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Community Planning, East District  
(May 9, 2000)

Recommending that City Council:

(1) Official Plan:

amend the Woburn Community Secondary Plan as it applies to the subject lands, by adding the following numbered policy:

“9. West Side of Markham Road, South of Brimorton Drive

The High Density Residential designation permits development to a maximum residential density of 158 units per hectare.”;

(2) Zoning By-law:

amend the Woburn Community Zoning By-law No. 9510 as follows:

(a) to establish the following development standards:

- (i) a maximum of one dwelling unit per 63 square metres of lot area;
- (ii) minimum floor area (inside dimensions) for units as follows:

Bachelor	30 square metres
1-Bedroom	40 square metres

- (iii) an outdoor children's play area with minimum area of 158 square metres shall be provided on site;
  - (b) to delete the performance standard restricting ground floor or first floor area to be utilized for dwelling units to a maximum 50 percent;
  - (c) to delete the performance standard requiring a recreation room; and
- (3) Miscellaneous:

authorize any unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law Amendments as may be required to give effect to this resolution.

**ANY OTHER MATTERS.**