
**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 7**

Date of Meeting:	July 18 & 19, 2000	Enquiry:	Margaret O’Neil
Time:	9:30 a.m.		Administrator
Location:	Scarborough Civic Centre		396-7288
			oneil@city.toronto.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.

**1. TORONTO TRANSIT COMMISSION
SERVICE IMPROVEMENTS FOR 2000-2001 (ALL SCARBOROUGH WARDS)**

Director, Transportation Services, District 4
(June 27, 2000)

Advising that the Toronto Transit Commission’s “Service Improvements for 2000-2001” report has been forwarded to all City Councillors by the Commission; providing a summary of the content as it affects the Scarborough Community, and recommending that Community Council:

- (1) receive the report for information; and
- (2) forward any comments respecting the “Service Improvements for 2000-2001” report directly to the Toronto Transit Commission.

**2. PROPOSED TURN PROHIBITIONS AT THREE PRIVATE DRIVEWAYS
(WARDS 15, 17 AND 18 – SCARBOROUGH CITY CENTRE,
SCARBOROUGH AGINCOURT AND SCARBOROUGH MALVERN)**

Director, Transportation Services, District 4
(June 27, 2000)

Recommending that:

- (1) the driveway on the south side of Steeles Avenue, approximately 70 metres west of Midland Avenue, operate as a “right in/right out” driveway, with westbound and northbound left turns prohibited at all times, as identified in Appendix 1 of this report;
- (2) the driveway on the north side of Progress Avenue, approximately 50 metres east William Kitchen Road, operate as a “no exit”, right-turn entrance only, with southbound left and right turns as well as eastbound left turns prohibited at all times, as identified in Appendix 1 of this report;
- (3) southbound left turns be prohibited at all times at the driveway on the north side of Kingston Road, approximately 80 metres west of Sheppard Avenue;
- (4) all costs associated with signing the turn prohibitions at the driveways referenced in Recommendations Nos. (1), (2) and (3) of this report be borne by the developers of the properties serviced by the respective driveways; and
- (5) the appropriate by-laws be amended accordingly.

**3. STOP SIGNS AT NUMEROUS LOCATIONS
(WARDS 15, 16 AND 17 – SCARBOROUGH CITY CENTRE,
SCARBOROUGH HIGHLAND CREEK AND SCARBOROUGH AGINCOURT)**

Director, Transportation Services, District 4
(June 27, 2000)

Recommending that:

- (1) the stop signs identified in Appendix 1 of this report be adopted;
- (2) the All-Way Stop Control identified in Appendix 2 of this report, at the intersection of Chartland Boulevard South and Boarhill Drive, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

**4. TRAFFIC AND PARKING CONCERNS ON CASS AVENUE
AT LYNNGATE JUNIOR PUBLIC SCHOOL
(WARD 14 – SCARBOROUGH WEXFORD)**

Director, Transportation Services, District 4
(June 26, 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-laws be amended accordingly.

**5. REQUEST FOR ALL-WAY STOP CONTROL
EASTPARK BOULEVARD AT FELICITY DRIVE/ORVILLE ROAD
(WARD 15 – SCARBOROUGH CITY CENTRE)**

DEPUTATION ITEM: 10:30 A.M.

Director, Transportation Services, District 4
(June 26, 2000)

Reporting on the results of a traffic study conducted on Eastpark Boulevard at Felicity Drive/Orville Road, as a result of a petition received from area residents asking for All-Way Stop Controls at these intersections; concluding that All-Way Stop Control is not warranted, and recommending that this report be received for information.

**6. TRAFFIC AND PARKING CONCERNS ON
AMARILLO DRIVE AT ST. NICHOLAS CATHOLIC SCHOOL
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director, Transportation Services, District 4
(June 26, 2000)

Recommending that:

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

7. TRAFFIC AND PARKING CONCERNS ON MARCOS BOULEVARD AT CHARLES GORDON SENIOR PUBLIC SCHOOL AND HUNTER'S GLEN JUNIOR PUBLIC SCHOOL (WARD 15 – SCARBOROUGH CITY CENTRE)

Director, Transportation Services, District 4
(June 26, 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.

8. TRAFFIC AND PARKING CONCERNS ON BRIMORTON DRIVE AT ST. ANDREWS JUNIOR PUBLIC SCHOOL (WARD 15 – SCARBOROUGH CITY CENTRE)

Director, Transportation Services, District 4
(June 26, 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-laws be amended accordingly.

9. TRAFFIC AND PARKING CONCERNS ON FAWCETT TRAIL AT ALEXANDER STIRLING PUBLIC SCHOOL (WARD 18 – SCARBOROUGH MALVERN)

Director of Transportation Services, District 4
(June 26, 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-laws be amended accordingly.

**10. PROPOSED SPEED LIMIT REDUCTION ON OLD FINCH AVENUE
AT HERITAGE PARK PUBLIC SCHOOL
(WARD 18 – SCARBOROUGH MALVERN)**

Director, Transportation Services, District 4
(June 27, 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.

**11. TRAFFIC STUDIES NEAR SACRED HEART CATHOLIC SCHOOL ON
HUPFIELD TRAIL (WARD 18 – SCARBOROUGH MALVERN)**

Director, Transportation Services, District 4
(June 29, 2000)

Advising the results of a traffic study conducted on Hupfield Trail at the request of the Principal of the Sacred Heart Catholic School; concluding that All-Way Stop Controls are not warranted; that the intersections appear to be operating in a safe and efficient manner; that the Police Service will deal with the speeding issue and have also been requested to investigate this location for a school safety patrol programme and school crossing; and recommending that this report be received for information.

TO BE CONSIDERED AT 11:00 A.M.

**12. PUBLIC MEETING – ALTERATION OF A PUBLIC HIGHWAY
PEDESTRIAN REFUGE ISLAND
BRIMLEY ROAD SOUTH OF HUNTINGWOOD DRIVE
(WARD 17 – SCARBOROUGH AGINCOURT)**

City Clerk (Works Committee)
(June 14, 2000)

Advising that the Works Committee:

- (a) referred the report, dated May 23, 2000, from the Commissioner of Works and Emergency Services respecting the construction of a pedestrian refuge island at 2301 Brimley Road to the Scarborough Community Council for consideration as a deputation item and recommendation thereon to the Works Committee;
- (b) requested that residents within a 400 foot radius of the site be so notified; and

- (c) requested that the Commissioner submit a report to the Scarborough Community Council on other options available for pedestrian safety in this vicinity.

12(a). City Clerk (Toronto Pedestrian Committee)
(June 30, 2000)

Providing for the information of Scarborough Community Council, a copy of a communication to the Works Committee from the Toronto Pedestrian Committee respecting warrants to justify the installation of traffic control signals, and requesting that the Community Council, when considering the issue of a pedestrian refuge island at 2301 Brimley Road, also take into account the recommendations embodied in the attached memorandum, dated June 28, 2000, from the Pedestrian Committee.

**13. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000008
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000016
VICTORIA COURT LTD., 2933 SHEPPARD AVENUE EAST
SULLIVAN COMMUNITY
(WARD 14 – SCARBOROUGH WEXFORD)**

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

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor(s);
- (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 and notice be given according to the regulations under the Planning Act.

**14. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000009
OMERS REALTY HOLDINGS INC., 300 BOROUGH DRIVE
(WARD 15 - SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District
(June 26, 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) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and shall be targeted for the third quarter of 2000.

**15. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000017
OMERS REALTY HOLDING CO., 300 BOROUGH DRIVE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District
(June 26, 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) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and shall be targeted for the third quarter of 2000.

**16. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000011
HOR-TAN CO., 2981 KENNEDY ROAD
MILLIKEN EMPLOYMENT DISTRICT
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Community Planning, East District
(June 8, 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, targeted for the third quarter of 2000, and notice be given according to the regulations under the Planning Act.

**17. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000010
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000010
K. R. PROPERTY MANAGEMENT, 100 McLEVIN AVENUE
MARSHALLING YARD EMPLOYMENT DISTRICT
(WARD 18 – SCARBOROUGH MALVERN)**

DEPUTATION ITEM: 10:00 A.M.

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

Recommending that City Council **refuse** the applications on the basis that a vehicle service garage would be inconsistent with the objectives and locational criteria established in the Vehicle Service and Repair Study for the Employment Districts, and the use would establish a precedent in the Marshalling Yard Employment District.

**18. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000006
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000014
GAWLER HOLDINGS LTD.
5811 STEELES AVENUE EAST, EAST OF MIDDLEFIELD ROAD
TAPSCOTT EMPLOYMENT DISTRICT
(WARD 18 – SCARBOROUGH MALVERN)**

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

Recommending that:

- (1) staff be authorized to schedule a Public Meeting under the Planning Act to consider these applications, subject to the owner:
 - (a) resolving the provision of services for the site, to the satisfaction of the Works and Emergency Services Department;
 - (b) submitting a traffic study addressing access to the site, the impact the proposal will have on the surrounding area and the need for new road links, to the satisfaction of the City staff, and
 - (c) submitting a site plan indicating how the proposed development will be accommodated on the property;
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (3) staff be authorized to designate the site fronting onto Steeles Avenue subject to the Site Plan Control By-law, for Council's consideration concurrently with the proposed amendments.

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

DEPUTATION ITEM: 10:15 A.M. (Deferred from previous meeting.)

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.

**20. STATUS REPORT – PHASE 4 – SC-W19990005
SCARBOROUGH TRANSPORTATION CORRIDOR LAND USE STUDY
SCARBOROUGH VILLAGE AND GUILDWOOD COMMUNITIES
(WARD 13 – SCARBOROUGH BLUFFS)**

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

Submitting for the information of Community Council, the June 2000 Discussion Paper respecting Phase 4 of the Scarborough Transportation Corridor Land Use Study and recommending that Community Council direct staff to:

- (1) circulate the Discussion Paper for comment to City Departments, technical agencies, the Working Group and other individuals requesting copies; and
- (2) issue Notice of a Public Meeting to consider recommendations for appropriate land use designations for the Phase 4 STC lands for the September 19, 2000, meeting of Scarborough Community Council with notice to be provided by newspaper advertisement and to all persons who requested notice through the Study process.

**21. IMPACT ON SCARBOROUGH COMMUNITY
DESIGN GUIDELINES FOR INFILL TOWNHOUSES**

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

Responding to Community Council's request, at its May 2, 2000 meeting, when considering a referred report (January 31, 2000) from the Planning and Transportation Committee, respecting "Design Guidelines and Development Standards for Infill Townhouses", that the Director report to Community Council outlining the impact on the Scarborough Community of the proposed Guidelines; advising that these Guidelines were developed by West District staff to respond to a lack of standards and regulations in the Etobicoke community; that they may have some application on a city-wise basis and have therefore been circulated to begin discussions among staff, the public and Members of Council; and recommending that this report be received for information.

22. CONSENT APPROVALS (ALL SCARBOROUGH WARDS)

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

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

23. SITE PLAN CONTROL APPROVALS

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

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

24. NEW APPLICATIONS RECEIVED

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

Advising of the various new applications received during the four-week period ending June 28, 2000, and recommending that this report be received for information.

25. ONTARIO MUNICIPAL BOARD HEARINGS

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

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

TO BE CONSIDERED AT 11:30 A.M.

26. PROVISION OF LITTER BINS WITH ADVERTISING

City Clerk
(June 16, 2000)

Referring a Motion by Councillor Kelly, seconded by Councillor Duguid, which City Council, at its meeting held on June 7, 8 and 9, 2000, adopted, and in so doing, re-opened Clause No. 13, embodied in Report No. 6 of the Scarborough Community Council, only insofar as it pertains to the issue of OMG waste receptacles in the Community Council area of Scarborough; referred this issue to the Community Council and requested the Commissioner of Works and Emergency Services to submit a report on the implications of the second Operative Paragraph embodied therein, viz:

“AND BE IT FURTHER RESOLVED THAT, within the next 30 days, the City of Toronto offer to amend its contract with OMG to include the Community Council area of Scarborough, so long as OMG is willing to provide its waste receptacles to the Community Council area of

Scarborough for the same prices and under the same conditions as it does for the other Community Council areas;”.

26(a). General Manager, Solid Waste Management Services
(June 30, 2000)

Responding to the aforementioned direction of City Council; advising that OMG has advised they would be willing to provide their three-compartment litter/recycling bins with advertising in the Community Council area of Scarborough at the same prices and under the same conditions as the other areas; that these new bins would replace the existing 750 City-owned litters bins; and recommending that this report be received for information.

27. REVIEW OF OPTIONS FOR HOUSEHOLD WASTE THAT EXCEEDS THE COLLECTION ITEM LIMIT

General Manager, Solid Waste Management Services
(June 30, 2000)

Responding to Community Council’s request, at its May 23, 2000 meeting, when it considered the Proposed Residential Solid Waste Collection By-law, that the General Manager report back to Community Council on a policy of accommodating exceptional circumstances which may result in more than the maximum number of items being placed at the curbside for collection; providing an update on the current review by Solid Waste Management Services staff on the options to address this issue; advising that a policy will be recommended to Work Committee in September, 2000; and recommending that this report be received for information.

28. STATUS OF THE ANNUAL VOLUNTEER RECOGNITION NIGHT SCARBOROUGH COMMUNITY COUNCIL AREA

Commissioner of Economic Development, Culture and Tourism
(June 27, 2000)

Responding to Community Council’s request, at its December 2, 1999 meeting, when it recommended to City Council the format and process for the Annual Recreation Recognition Night (Scarborough), that the Commissioner report to Community Council on the status of the arrangements; advising that staff are proceeding with the plans and in accordance with the approved Awards criteria for this year’s event to be held on Monday, September 18, 2000; and recommending that this report be received for information.

**29. TREE REMOVAL ON PRIVATE PROPERTY
BETWEEN NOS. 84 AND 88 VICTORIA PARK AVENUE
(WARD 13 – SCARBOROUGH BLUFFS)**

Commissioner of Economic Development, Culture and Tourism
(June 20, 2000)

Advising Community Council, in accordance with By-law No. 25150, being a by-law for the protection and conservation of trees, of a request for removal of a private, shared 76 centimetre caliper red oak tree between the residential properties at Nos. 84 and 88 Victoria Park Avenue and recommending that City Council deny the request for such removal.

29(a). Alan Burke, President, East Beach Community Association
(May 30, 2000)

Expressing the strong opposition of the EBCA to the destruction of the tree.

29(b). John and Kathleen Pronych
(May 30, 2000)

Expressing opposition to the proposed tree removal.

Note: the same letter was received from the following persons:

Lisa McGill & Bryan Shaw, Michael & Karen Quinn, Dave & Leslie Williams, Edna Hanson, Steve Benedetti, Hilda Harm, and Bill Allan, the originals of which are on file in the Office of the City Clerk, Scarborough Civic Centre.

**30. PROVISION OF OUTDOOR SKATING RINKS
IN THE SCARBOROUGH COMMUNITY**

Commissioner of Economic Development, Culture and Tourism
(June 27, 2000)

Responding to Community Council's request, on behalf of Councillor Mahood, that the Commissioner report on the various options available to provide enhanced outdoor skating opportunities in the Scarborough Community and recommending that staff continue:

- (1) to provide equipment to local volunteer groups to develop outdoor natural ice rink opportunities in the Scarborough Community; and
- (2) to offer natural ice rink opportunities at ponds located at L'Amoreaux and Milliken Parks.

31. HARMONIZATION OF THE PROPERTY STANDARDS BY-LAW

City Clerk
(June 15, 2000)

Advising that the Planning and Transportation Committee, at its meeting held on June 12, 2000, referred the report (May 30, 2000) from the Commissioner, Urban Development Services, respecting the harmonization of the Property Standards By-law to all Community Councils for review and comment thereon to the Planning and Transportation Committee.

PUBLIC MEETINGS UNDER THE PLANNING ACT

TO BE CONSIDERED AT 2:00 P.M.

**32. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990015
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990026
SITE PLAN CONTROL APPLICATION SC-S20000037
PETRO CANADA, 3270 KINGSTON ROAD AND 5 BELLAMY ROAD SOUTH
SCARBOROUGH VILLAGE COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

Continuation of the Public Meeting respecting the Site Plan Application only.

Director of Community Planning, East District
(July 4, 2000)

Reviewing, as requested by Community Council, the proposed Site Plan submitted by the applicant, including the existing parking standard as it pertains to this development, and recommending that Community Council receive this report for information.

32(a). 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.

**33. CITY-INITIATED TECHNICAL ZONING BY-LAW AMENDMENTS
BIRCHCLIFF, IONVIEW, KENNEDY PARK, DORSET PARK,
BENDALE, WEST HILL AND MALVERN COMMUNITIES**

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

Recommending that City Council:

- (1) amend the following Scarborough Zoning By-laws in order to implement the changes outlined in the attached table:

Number 8786, the Birchcliff Community Zoning By-law;
Number 9350, the Bendale Community Zoning By-law;
Number 10048, the Eglinton Community Zoning By-law;
Number 9276, the Kennedy Park Community Zoning By-law;
Number 9089, the Ionview Community Zoning By-law;
Number 9508, the Dorset Park Community Zoning By-Law;
Number 10327, the West Hill Community Zoning By-law;
Number 24982, the Employment Districts Zoning By-law;
Number 13219, the Malvern East Agricultural Holding Zoning By-Law;

and

- (2) authorize such unsubstantive, technical, stylistic or format changes to the Zoning By-law amendments as may be necessary to give effect to this resolution.

**34. ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990020
DRAFT PLAN OF SUBDIVISION APPLICATION SC-T19990004
PARCIVAL DEVELOPMENTS LIMITED
79-91 WESTCROFT DRIVE AND 30 WEIR CRESCENT
WEST HILL COMMUNITY
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Community Planning, East District
(June 7, 2000)

Recommending that City Council:

- (1) Zoning By-law:

amend the West Hill Community Zoning By-law No. 10327, as amended, with respect to Part of Lots 40-42, Registered Plan 2160 and Part of Lot 8, Registered Plan 2179, by deleting the existing performance standards applicable to these lands and replacing them with the following:

- (a) one single-family dwelling per parcel of land with a minimum frontage of 13.4 metres (44 feet) on a public street and a minimum lot area of 440 square metres (4,736 square feet);

- (b) one single-family dwelling per parcel of land with a minimum frontage of 12.8 metres (42 feet) on a public street and a minimum lot area of 390 square metres (4,200 square feet);
- (c) minimum front yard building setback of 6 metres (20 feet) from the street line;
- (d) minimum side yard building setback of 1.2 metres (4 feet) from each side for a one-storey dwelling plus 0.6 metres (2 feet) for each additional or partial storey;
- (e) detached and attached garages may be erected within 0.3 metres (1 foot) of the side lot line, provided they are at least 1.5 metres (5 feet) from the dwelling on the adjoining property.

(2) Draft Plan of Subdivision:

approve the Draft Plan of Subdivision by Parcival Developments Ltd., with respect to the lands at 79-91 Westcroft Drive and 30 Weir Crescent, being Part of Lots 40-42, Registered Plan 2160 and Part of Lot 8, Registered Plan 2179, subject to the following conditions:

- (a) Plan as stamped approved this date as shown on Figure 2;
- (b) the owner to make satisfactory arrangements with the Toronto Hydro Electric Commission for Water and Electrical Distribution Systems, including a street lighting system;
- (c) the owner to make satisfactory arrangements with Bell Canada regarding any Bell Canada facilities required to service this development;
- (d) all road reserves shall be deeded at no cost to the City;
- (e) the owner to make satisfactory arrangements with the City regarding all services and easements;
- (f) the owner to enter into a standard subdivision agreement for the construction of Pickford Road as a fully serviced municipal road;
- (g) prior to the registration of the plan, the owner is required to acquire at his sole cost, the lands required for the servicing of the subdivision lands for sewers and watermain, and the road connection to Craggview Drive;
- (h) the owner to construct, at his sole cost, all external services required for the servicing of the proposed subdivision;
- (i) the owner to agree to practice Storm Water Management in the development of these lands;

- (j) the owner to agree to pay:
 - (i) \$300.00 per hydrant for fire hydrant maintenance;
 - (ii) \$40.00 per unit for geodetic survey and aerial mapping;
 - (iii) \$300.00 per dwelling unit for planting and maintenance of street trees on the public road allowance;
- (k) prior to the registration of the plan and lot grading, the owner to obtain the approval of the Tree Conservation By-law Co-ordinator, Scarborough Region, of a tree preservation plan for this development; and

(3) 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.

**35. ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000002
DRAFT PLAN OF SUBDIVISION APPLICATION SC-T20000001
MONARCH CONSTRUCTION LIMITED
KENNEDY ROAD, SOUTH OF PURCELL SQUARE
STEELES COMMUNITY
(WARD 17 – SCARBOROUGH AGINCOURT)**

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

Recommending that City Council:

- (1) approve the proposed zoning by-law amendment as follows:
 - (a) amend the Agricultural Holding Bylaw 10217, by deleting the lands from it and adding the lands to the Steeles Community Zoning By-law 16762;
 - (b) zone the lands S – “Single-Family Residential”, O-DP – “Open Space District Park” and NP- “Neighbourhood Park”;
 - (c) Frontage:
 - (i) 9 metre (144 lots);
 - (ii) 12 metre (18 lots);
 - (d) ground floor area is not to exceed 50 percent of the lot;
 - (e) Setbacks:

(i) Street yard	3.0 metres to main wall;
(ii) Street yard	6.0 metres for main wall containing garage;
(iii) Rear yard	7.5 metres;

- (iv) Side Yard 1.0 metres on one side;
 - (f) a garage to be provided for each dwelling;
 - (g) by exception, permit construction of 7 model homes and one temporary sales trailer prior to registration of the subdivision agreement;
- (2) authorize such unsubstantive, technical, stylistic or format changes to the Zoning By-law amendments as may be necessary to give effect to this resolution; and
 - (3) recommend the City Chief Planner approve Draft Plan of Subdivision SC-T20000001 subject to the conditions detailed in the aforementioned report.

**36. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990024
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990043
CANADIAN TIRE REAL ESTATE LIMITED
4675 STEELES AVENUE
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Community Planning, East District
(June 19, 2000)

Recommending that City Council:

- (1) deem that any adjustment to the alignment of the future Redlea extension, such as that being proposed by Canadian Tire Real Estate Limited, complies with the general intent of the Official Plan to the extent such alignment is found to be technically appropriate, without the necessity of further Plan amendment;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Milliken), as amended, with respect to 4675 Steeles Avenue East and abutting lands to the rear being purchased by Canadian Tire Real Estate Limited, as follows:
 - (a) delete Exception No. 39 of the By-law as it applies to 4675 Steeles Avenue East, such that the full Community Commercial (CC) zoning shall apply, permitting day nurseries, financial institutions, offices, places of worship, personal service shops, restaurant and retail stores;
 - (b) delete the existing Industrial (M) zoning on the rear portion of the site, and replace it with the same Community Commercial (CC) zoning, such that the permitted overall gross floor area over the combined site is limited to 0.30 times the lot area, and that a maximum of 1 821 square metres (19,600 square feet) of outdoor storage space in conjunction with a retail use is permitted not less than 150 m (494 feet) from the Steeles Avenue street line;

- (c) direct that the provisions of the new zoning to apply collectively to this land, notwithstanding its future division into two or more parcels; and,
 - (d) apply a Holding Provision (H) to prevent development of the rear portion of the subject site, and providing that the Holding Provision (H) shall only be lifted from the zoning, in whole or in part by amending By-law, when Council is satisfied as to the suitability and adequacy all road and access arrangements necessary to provide and maintain appropriate access to the Canadian Tire Real Estate Limited property and other affected properties; and
- (3) authorize such unsubstantive technical, stylistic or format changes as may be necessary to the Zoning By-law to properly carry out the intent of this resolution.

**37. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990027
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990047
BANK OF CHINA (Power of Sale)
4430-4438 SHEPPARD AVENUE EAST AND 2095 BRIMLEY ROAD
MARSHALLING YARD EMPLOYMENT DISTRICT
(WARD 18 – SCARBOROUGH MALVERN)**

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

It is recommended that City Council:

(1) Official Plan:

amend the Marshalling Yard Employment Secondary Plan with respect to the property at the northeast corner of Sheppard Avenue and Brimley Road by deleting Section 6.1 of Numbered Policy 6;

(2) Zoning By-law:

amend the Employment Districts Zoning By-law Number 24982 (Marshalling Yard) with respect to the lands at the northeast corner of Sheppard Avenue and Brimley Road, being Part of Lot 24, Concession 3 by:

- (a) amending the permitted uses by deleting “Hotels, excluding Adult Entertainment Parlours”, and adding a Mall Food Retail Outlet use;
- (b) deleting the performance standards pertaining to the gross floor area of uses other than Hotels and Offices, and the site specific hotel definition;

- (c) amending the performance standard restricting the gross floor area of restaurants and take-out food outlets and associated seating areas such that the gross floor area of all Restaurants and Mall Food Retail Outlets and associated seating areas are restricted to a maximum gross floor area of 1505 square metres (16,200 square feet) within which the gross floor area of all Restaurants shall not exceed 680 square metres (7,320 square feet); the associated seating areas to the Mall Food Retail Outlets shall be permanently delineated and separated from enclosed malls used for walkway purposes;
 - (d) amending the performance standard regarding Section 37 requirements by: replacing the requirement for bus stop relocation and consolidation with a requirement to maintain the bus stops and shelters (northwest and southeast corners of the intersection) in conjunction with the widenings for the proposed left turn lanes; amending the provision for traffic signal plant to include any signal plant required to optimize signal timing and phasing of the intersection; and, that any Section 37 agreements be registered prior to the issuance of any building permit;
 - (e) applying the following existing By-law performance standards to the lands:
 - (i) Mall Food Retail Outlet shall mean a building or structure or part thereof which abuts an enclosed climate controlled public walkway or mall, and where food and beverages are offered for sale or sold to the public for consumption on or off the premises, but does not include a Restaurant or Grocery Store;
 - (ii) minimum 6.0 parking spaces per 100 square metres (1,076 square feet) of gross floor area for Mall Food Retail Outlet uses; and
- (3) Miscellaneous:

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

- 38. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990005
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990008
BRIMLEY PROGRESS DEVELOPMENT INC.
SOUTH-WEST CORNER OF BRIMLEY ROAD AND PROGRESS AVENUE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

*STAFF REPORT NOT AVAILABLE AT TIME OF AGENDA PRINTING – WILL BE
DISTRIBUTED AS SOON AS POSSIBLE.*

- 39. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990009
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990035
DRAFT PLAN OF SUBDIVISION APPLICATION SC-T19990012
McASPHALT INDUSTRIES LIMITED & ROUGE RIVER PARK LTD.
8800 SHEPPARD AVENUE EAST
ROUGE EMPLOYMENT DISTRICT
(WARD 18 – SCARBOROUGH MALVERN)**

*STAFF REPORT NOT AVAILABLE AT TIME OF AGENDA PRINTING – WILL BE
DISTRIBUTED AS SOON AS POSSIBLE.*

TO BE CONSIDERED AT 10:00 A.M. ON JULY 19, 2000

- 40. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990013
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990016
CONVENTION PLAZA LIMITED PARTNERSHIP
LANDS ON THE NORTH SIDE OF LEE CENTRE DRIVE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

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DISTRIBUTED AS SOON AS POSSIBLE.*

ANY OTHER MATTERS.