
**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 8**

Date of Meeting: September 19 & 20, 2000
Time: 9:30 a.m.
Location: Scarborough Civic Centre

Enquiry: Margaret O'Neil
Administrator
396-7288
moneil@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. "ROUGE PARK WEEK" – WEEK OF OCTOBER 16, 2000
REQUEST FOR PROCLAMATION**

Ron M. Christie, Chair, Rouge Park Alliance
(August 24, 2000)

Requesting that Community Council recommend to City Council the proclamation of the week commencing Monday, October 16, 2000, as "Rouge Park Week" in the City of Toronto to promote the protection, enhancement or restoration of the Rouge Park.

**2. PEDESTRIAN REFUGE ISLAND
2301 BRIMLEY ROAD, SOUTH OF HUNTINGWOOD DRIVE
(WARD 17 – SCARBOROUGH AGINCOURT)**

Note: The Public Meeting on this matter was concluded at the previous meeting and the recommendation with respect thereto deferred to this meeting.

Director of Transportation Services, District 4
(August 1, 2000)

Responding to the concerns raised by Community Council at its previous meeting respecting traffic operations in the vicinity of the proposed refuge island; concluding that the pedestrian crossing environment would be improved by such installation; and recommending the approval thereof.

2(a). 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.

2(b). 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.

**3. PROPOSED TRUCK PROHIBITIONS ON NUMEROUS STREETS
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Transportation Services, District 4
(August 4, 2000)

Recommending that:

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

**4. LONG DURATION PARKING ON COURCELETTE ROAD
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Transportation Services, District 4
(August 1, 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.

**5. SPEED LIMIT REDUCTION ON McINTOSH STREET
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Transportation Services, District 4
(August 18, 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. STOP SIGNS AT NUMEROUS LOCATIONS
(WARDS 13, 14, 16 AND 18 – SCARBOROUGH BLUFFS,
SCARBOROUGH WEXFORD, SCARBOROUGH HIGHLAND CREEK,
SCARBOROUGH MALVERN)**

Director of Transportation Services, District 4
(August 22, 2000)

Recommending that:

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

**7. STOPPING PROHIBITION ON WILLIAM KITCHEN ROAD
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Transportation Services, District 4
(August 17, 2000)

Recommending that:

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

**8. PROPOSED ALL-WAY STOP CONTROL
CONLINS ROAD AT CANMORE BOULEVARD/CHARTWAY BOULEVARD
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

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

Recommending that:

- (1) the all-way stop control at the intersection of Conlins Road and Canmore Boulevard/Chartway Boulevard, identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**9. TRAFFIC AND PARKING CONCERNS ON HEATHER ROAD
AT SIR ALEXANDER MacKENZIE SENIOR PUBLIC SCHOOL
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Transportation Services, District 4
(August 23, 2000)

Recommending that:

- (1) the parking regulation identified in Appendix 1 of this report be rescinded;
- (2) the parking/stopping regulations identified in Appendix 2 of this report be adopted;
- (3) the Toronto District School Board receive a copy of this report and be requested to consider installation of an off-street loop at Sir Alexander MacKenzie Senior Public School; and
- (4) the appropriate by-laws be amended accordingly.

**10. TRAFFIC AND PARKING CONCERNS ON PORT ROYAL TRAIL
AT PORT ROYAL PUBLIC SCHOOL
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Transportation Services, District 4
(August 2, 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.

**11. PROPOSED INSTALLATION OF A PEDESTRIAN CROSSOVER
ON PROGRESS AVENUE AT ROSEBANK DRIVE
(WARD 18 – SCARBOROUGH MALVERN)**

Director of Transportation Services, District 4
(August 1, 2000)

Recommending that:

- (1) a pedestrian crossover be installed on Progress Avenue at Rosebank Drive; and
- (2) the appropriate by-law(s) be amended accordingly.

**12. AGREEMENT WITH GO TRANSIT FOR CONSTRUCTION
OF SEWER SERVICES ON DOWRY STREET FROM
REIDMOUNT AVENUE TO THE EAST LIMIT OF DOWRY STREET
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Engineering Services
(August 29, 2000)

Recommending that:

- (1) City Council authorize staff to negotiate and enter into the necessary standard Secured Servicing Agreement with GO Transit for the installation of sewer services on Dowry Street from Reidmount Avenue to its east limit;
- (2) the terms of the agreement between the City and GO Transit be to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**13. RENAMING OF LOBLAWS LANE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

City Surveyor
(September 5, 2000)

Recommending that, subject to Loblaws Properties Limited agreeing to pay the City's costs, estimated to be in the amount of \$2,500.00:

- (1) the public lane known as Loblaws Lane be renamed "No Frills Lane"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any Bills that may be required.

**14. PROPERTIES SUBJECT TO CITY-INITIATED
OFFICIAL PLAN AMENDMENT SC-P19990012
THE BIRCH CLIFF 2000 INITIATIVE
(1448-1496 KINGSTON ROAD AND ABUTTING REAR LANEWAY
AND PARKING AREAS) – BIRCH CLIFF COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

Commissioner of Economic Development, Culture and Tourism
(August 30, 2000)

Responding to a City Council direction from its meeting held on December 14, 15 and 16, 1999, that the Commissioner evaluate the feasibility of the City acquiring all properties subject to City-initiated Official Plan Amendment SC-P19990012, the Birch Cliff 2000 Initiative, and re-marketing same by request for proposal for development; advising that a feasibility study has been conducted; and recommending that the City not proceed with such acquisition.

**15. REPORT NO. 2 – 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
(August 30, 2000)

Recommending that City Council:

- (1) direct staff from Urban Development Services and Community and Neighbourhood Services, in consultation with the community, local Councillors and other relevant staff and agencies to prepare a Community Improvement Plan for the Scarborough Village lands, as a component of the Phase 4 STC Land Use Study;
- (2) authorize staff to convene Community Information Meetings, as necessary, regarding the preparation of the Community Improvement Plan; and
- (3) direct staff to report further on the Phase 4 Land Use Study, including matters related to the Community Improvement Plan, during the first quarter of 2001.

- 16. REQUEST FOR DIRECTION
MINOR VARIANCE APPEAL – VARIANCE APPLN. NO. A287/99SC
MSPB INVESTMENTS LTD.
3132 EGLINTON AVENUE EAST AND 22-40 BEACHELL STREET
SCARBOROUGH VILLAGE COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

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

Recommending that City Council direct the City Solicitor not to attend the Ontario Municipal Board Hearing with respect to Minor Variance Application No. A287/99SC.

- 17. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000005
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000012
TRUSTHOUSE 88 INC., NORTH SIDE OF ELLESMERE ROAD
PROGRESS EMPLOYMENT DISTRICT/CITY CENTRE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Deputation 10:00 a.m. – Mr. Lorne Ross, Lorne Ross Planning Services Inc.

City Clerk
(August 11, 2000)

Advising that City Council, at its meeting held on August 1, 2, 3 and 4, 2000, struck out and referred back to Community Council for further consideration, the subject report embodied in Clause No. 1 of Report No. 8 of the Scarborough Community Council.

- 18. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000012
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000020
ONTARIO HYDRO SERVICES COMPANY INC.
2411 LAWRENCE AVENUE EAST
DORSET PARK EMPLOYMENT DISTRICT
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District
(August 15, 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, with the Public Meeting targeted for the first quarter of 2001, subject to the applicant submitting reports and/or proposals addressing site environmental conditions, noise and vibration mitigation measures associated with the adjacent rail lines, traffic implications and suitability of the proposed new public road, site servicing and tree preservation; and
- (4) staff be directed to seek employment and residential intensification along the Lawrence Avenue frontage.

18(a). Adam J. Brown, Solicitor
(June 27, 2000)

Requesting the expeditious processing of the aforementioned applications.

**19. REQUEST FOR DIRECTION
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000022
MINOR VARIANCE APPLICATION A75/00SC
SITE PLAN CONTROL APPLICATION SC-S20000024
MAROA DEVELOPMENT, 1156 AND 1158 KENNEDY ROAD
DORSET PARK COMMUNITY
(WARD 15 – SCARBOROUGH CITY CENTRE)**

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

Recommending that:

- (1) staff be directed to schedule a community consultation meeting, together with the Ward Councillors, with respect to the Zoning Amendment Application;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application;
- (4) notice for the Public Meeting under the Planning Act be given according to the regulations thereunder with the meeting targeted for the first quarter of 2001; and
- (5) City Council authorize the City Solicitor to attend any Ontario Municipal Board hearings of the appeal of the Committee of Adjustment's Decision on the Variance Application to represent the City's interests in ensuring a full evaluation

of the proposed Site Plan, if the Board decides to deal concurrently with the Site Plan Application.

**20. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000025
JOHN WEIR, 6 MAGNOLIA AVENUE
BIRCHMOUNT PARK EMP. DISTRICT/KENNEDY PARK COMMUNITY
(WARD 15 – SCARBOROUGH CITY CENTRE)**

Director of Community Planning, East District
(August 30, 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and be targeted for the first quarter of 2001;
- (4) City Council endorse staff's interpretation of the Official Plan, as outlined in the text of this report, that the subject property is designated Low Density Residential in the Kennedy Park Community Secondary Plan; and
- (5) staff be directed to contact abutting landowners whose properties were also rezoned to Industrial Commercial (MC) and designated Low Density Residential in 1982, to determine the level of interest in participating in the rezoning of their lands to residential uses in compliance with the Official Plan designation.

**21. PRELIMINARY REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000011
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000019
172965 ONTARIO LIMITED, 3600 SHEPPARD AVENUE EAST
TAM O'SHANTER COMMUNITY
(WARD 17 – SCARBOROUGH AGINCOURT)**

Director of Community Planning, East District
(August 1, 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;
- (3) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application, targeted for the first quarter of 2001; and
- (4) notice for the Public Meeting under the Planning Act be given according to the regulations thereunder.

**22. 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)**

(Deferred from previous meeting at the request of the applicant's Solicitor.)

Deputation 10:15 a.m. – Ms. Nina Perfetto, Solicitor for the applicant

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.

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

Deputation 10:30 a.m. – Mr. Bill Kew for Parasco Morrish Inc.

(Deferred from previous meetings.)

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

Submitting, as requested by Community Council, a chronology of this project; reporting on the outcome of the mediation process; seeking direction for the City Solicitor at the Ontario Municipal Board; and recommending that City Council approve the aforementioned Site Plan Application, subject to the conditions embodied in the July 17, 2000 report from the Director of Community Planning, East District.

23(a). Director of Community Planning, East District
(July 17, 2000)

Responding to Councillor Moeser's request for a "bump up" on the Parasco Morrish Site Plan Application and submitting recommendations with respect thereto.

23(b). 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.

24. NEW APPLICATIONS RECEIVED (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(August 31, 2000)

Advising of the new applications received during the nine-week period ending August 30, 2000, and recommending that this report be received for information.

25. ONTARIO MUNICIPAL BOARD HEARINGS (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(August 31, 2000)

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

26. SITE PLAN CONTROL APPROVALS (ALL SCARBOROUGH WARDS)

Director of Community Planning, East District
(August 31, 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.

**27. DERELICT BUILDING AT 334 MORRISH ROAD
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Commissioner of Urban Development Services
(August 21, 2000)

Advising of a derelict building at 334 Morrish Road which has been subject to various Orders to Comply, the latest of which confirmed in April of this year that the building be demolished; that the owners have failed to comply with the demolition order; that the deterioration of the building is such that it has a negative impact on the surrounding community and has been the subject of complaint by neighbourhood residents; and recommending that the City authorize the expenditure of up to \$10,000.00 to effect demolition, such funds to be recovered from the owners as property taxes.

**28. BANK OF CHINA BUILDING, 2095 BRIMLEY ROAD
(WARD 18 – SCARBOROUGH MALVERN)**

Commissioner of Urban Development Services
(August 23, 2000)

Reporting on the status of an Order to Comply issued for the demolition of the incomplete building at the north-east corner of Brimley Road and Sheppard Avenue East; advising that the Bank of China has requested that this Order be discharged in order to facilitate the sale of the property; that the Department proposes to accede to this request by cancelling the Order; that the progress of the new ownership group towards effecting the completion of the building will be monitored; and recommending that this report be received for information.

29. 1999 POSTER PANEL PERMISSIONS

Deputation 11:00 a.m. – Mr. Ronald G. Barr

Ronald G. Barr, Exec. Director, Government & Community Relations, Pattison Outdoor
(September 6, 2000)

Requesting permission to address the Community Council respecting the 1999 Poster Panel Permissions.

**30. THE GREEK COMMUNITY OF METROPOLITAN TORONTO INC.
FESTIVALS TO BE HELD AT 1385 WARDEN AVENUE
(WARD 14 – SCARBOROUGH WEXFORD)**

Commissioner of Urban Development Services
(August 29, 2000)

Responding to a request from The Greek Community of Metropolitan Toronto Inc. for approval to conduct Festivals in the years 2001, 2002 and 2003, and recommending that:

- (1) a public meeting be scheduled for consideration of the application at the next regularly scheduled Scarborough Community Council meeting; and
- (2) all associated costs connected with the required advertising be borne by The Greek Community of Metropolitan Toronto Inc.

**31. ASSUMPTION OF SERVICES
REGISTERED PLAN 66M-2291, REIXACH BROS. COMPANY LTD.
WEST SIDE OF DEAN PARK ROAD, SOUTH OF SHEPPARD AVE EAST
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

City Solicitor
(September 3, 2000)

Recommending that:

- (1) the services installed for Registered Plan 66M-2291 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) upon receipt of an Acknowledgement and Release executed by the Developer, the Legal Services Department be authorized to release of the performance guarantee in the form of a Letter of Credit; subject to the receipt of a cash settlement in the amount \$7,500.00 as set out in the attached report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**32. ASSUMPTION OF SERVICES
REGISTERED PLAN 66M-2299, MAGNUM HOMES INC.
WEST SIDE OF MORRISH ROAD, SOUTH OF HIGHWAY 401
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

City Solicitor
(September 3, 2000)

Recommending that:

- (1) the services installed for Registered Plan 66M-2299 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release of the performance guarantee in the form of a Letter of Credit; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**33. SHAW COMMUNICATIONS INC.
NEWS PROGRAMMING IN THE SCARBOROUGH COMMUNITY**

City Clerk
(August 11, 2000)

Advising that City Council, at its meeting held on August 1, 2, 3 and 4, 2000, referred to the Scarborough Community Council and the Telecommunications Steering Committee, a Motion by Councillor Duguid, seconded by Councillor Kelly, respecting an application by Rogers Communications Inc. and Shaw Communications Inc. to the CRTC to exchange Rogers' subscribers in the Vancouver area with Shaw's subscribers in Southern Ontario (including Scarborough), which application might jeopardize the provision of local news coverage currently provided by Shaw to Scarborough residents.

**34. TORONTO CATHOLIC DISTRICT SCHOOL BOARD
PROPOSAL TO LEASE ST. JOHN FISHER SCHOOL
(WARD 14 – SCARBOROUGH WEXFORD)**

City Clerk
(August 11, 2000)

Advising that City Council, at its meeting held on August 1, 2, 3 and 4, 2000, struck out and referred to Scarborough Community Council for further consideration, that portion of Clause 9, Report No. 8 of the Planning and Transportation Committee, headed: "Toronto Catholic District School Board's Proposals to Lease Schools Approved for Closure in Phase 1", pertaining to the Scarborough Community Council area.

2:00 P.M. PUBLIC MEETINGS UNDER THE PLANNING ACT

**35. 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)**

(Public Meeting deferred from the previous meeting.)

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

Submitting for information, a response to Community Council's request that the aforementioned applications be reviewed with respect to achieving a 15.2 metre (50 foot) frontage standard for the proposed lots.

35(a). 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.

**36. ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990040
MSPB INVESTMENTS LTD.
3132 EGLINTON AVENUE EAST AND 22-40 BEACHELL STREET
SCARBOROUGH VILLAGE COMMUNITY
(WARD 13 – SCARBOROUGH BLUFFS)**

Director of Community Planning, East District
(August 31, 2000)

Recommending that City Council:

(1) Zoning By-law:

amend the Scarborough Village Community Zoning By-law Number 10010, as amended, with respect to the rear portion of 3132 Eglinton Avenue East, Nos. 22-40 Beachell Street, inclusive, and a portion of City-owned lands, generally being Part of Block D, Plan 1094 and Part of Lot M, Plan 1098 by:

- (a) removing the Holding Provisions (H) which apply to the majority of these lands;
- (b) deleting the existing zoning and replacing it with the following zoning:
 - (i) permitted use: Multiple-Family Residential (M) Zone;
 - (ii) maximum building height of 14 metres (46 feet);
 - (iii) minimum street yard setback of 3 metres (10 feet);
 - (iv) minimum 1.5 metre (5 feet) landscaping strip shall be provided abutting the Single-Family Residential (S) Zone;
 - (v) minimum 1.5 metre (5 feet) setback abutting the Single-Family Residential (S) Zone;
 - (vi) minimum 30 metre (98.4 feet) setback abutting the railway property line;
 - (vii) minimum parking requirement of 1.25 parking spaces per dwelling unit, consisting of 1 space for residents and 0.25 space for visitors. Visitor parking may be provided in tandem, in the street yard on the driveway leading to the parking space in the garage;
 - (viii) the provisions of the By-law shall apply collectively to this property notwithstanding its division into two or more parcels;

(2) Miscellaneous:

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

(3) Implementation:

direct staff to bring forward the bills to enact the new zoning on the subject lands after:

- (a) City Council agrees to revise the previously approved disposal policy for the City-owned portion of the subject lands; and
- (b) satisfactory arrangements are made for future access across the subject lands to the remaining City-owned lands to the west.

**37. OFFICIAL PLAN AMENDMENT APPLICATION SC-P19990018
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19990036
SHELL CANADA PRODUCTS LIMITED, 3101 VICTORIA PARK AVENUE
L'AMOREAUX COMMUNITY
(WARD 14 – SCARBOROUGH WEXFORD)**

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

Recommending that City Council:

(1) Official Plan:

amend the L'Amoreaux Community Secondary Plan with respect to the lands on the southeast corner of Victoria Park Avenue and Finch Avenue East by:

- (a) amending Numbered Policy 2 to add retail sales and car wash uses as follows:

“The Highway Commercial Uses designation shall provide for only Service Station Uses, automatic car wash uses, and retail sales.”;

(2) Zoning By-law:

amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, with respect to the lands located on the southeast corner of Victoria Park Avenue and Finch Avenue East, being Part of Lot 35, Concession 3, by amending the existing Highway Commercial (HC) zoning to permit retail sales and a mechanical or automatic car wash in addition to currently permitted uses, as follows:

- (a) all existing Development Standards to be retained;
 - (b) a minimum of 20 vehicle stacking spaces for a mechanical or automatic car wash shall be provided on the parcel of land on which the car wash is located, and shall be arranged in a single and/or double line leading to the entrance to the car wash; 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.

37(a). The Law Family
(September 3, 2000)

Expressing their strong opposition to the aforementioned applications.

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

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

Recommending that City Council:

- (1) Official Plan:
- amend the City Centre Secondary Plan, with respect to the lands shown, by:
- (a) deleting from Figure 4.1.1, the City Centre Land Use Plan, the portion of Borough Drive between Progress Avenue and Triton Road;
 - (b) deleting from Figure 4.1.2, the City Centre Densities Plan, the portion of Borough Drive between Progress Avenue and Triton Road and assigning a density to the land by extending the land use density on the adjoining lands to the centre line of the road allowance;
 - (c) deleting from the Schedule “C” Roads Plan, the portion of Borough Drive between Progress Avenue and Triton Road; and
- (2) authorize such unsubstantive, technical, stylistic or format changes to the Amendments as may be necessary to give effect to this resolution.

**39. ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000017
OMERS REALTY HOLDINGS INC.
300 BOROUGH DRIVE
(WARD 15 – SCARBOROUGH CITY CENTRE)**

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

Recommending that City Council:

- (1) Zoning By-law:
 - (a) amend the Employment Districts Zoning By-law No. 24982 (Progress) with respect to the lands outlined on Map 1 as follows:
 - (i) delete all Performance Standards and Exceptions from those lands shown as Part B and delete the zoning line separating Part A from Part B;
 - (ii) all Performance Standards and Exceptions applicable to Part A shall apply to Part B;
 - (iii) delete all Performance Standards and Exceptions for those lands shown as Area 1 and delete the zoning line separating Part A from Area 1;
 - (iv) all Performance Standards and Exceptions applicable to Part A shall apply to Area 1;
 - (v) add zoning category – City Centre Office (CCO) with a Holding Provision (H) to the land use permissions for the entire site;
 - (vi) permit a maximum 44,000 square metres (473,630 square feet) of gross floor area of office space, which originally applied only to Part B, across the entire site. This permission shall be subject to a Holding Provision (H) as follows: The Holding Provision (H) used in conjunction with the “City Centre Office Zone” (CCO), shall be removed in whole or in part, by amending By-law upon submission of a Site Plan Control Application to the satisfaction of the City, in accordance with Section 4.1.6 of the City Centre Secondary Plan (City Centre Design), and when Council is satisfied as to the availability of all transportation improvements, infrastructure or servicing necessary to accommodate any proposed development;

- (vii) permit a maximum commercial gross floor area of all buildings plus the area of basement storage rooms minus the gross floor area of public walkways, malls, service areas, truck access, and other common facilities to not exceed 150,000 square metres (1,614,640 square feet);
 - (viii) require a minimum of 4.3 parking spaces per 100 square metres (1,076 square feet) of gross floor area plus the area of basement storage rooms minus the gross floor area of public walkways, malls, truck access and other common facilities for all uses permitted in the City Centre Commercial Zone (CCC);
 - (ix) maximum height for offices to – 14 storeys, excluding mechanical penthouses;
- (b) amend the Employment Districts Zoning By-law No. 24982 (Progress) with respect to the lands outlined on Map 2 as follows:
- (i) by Exception, prior to the lifting of the existing Holding Provision (H), permit parking as a use on Blocks C and E, R.P. M-1410, and Parts 1, 2, 3, 4 and 5, R.P. 66R-12548 only in association with the shopping centre located at Block M and N, R.P. M-1410;
 - (ii) by Exception, permit parking to service Blocks M and N, R.P. M-1410, to be situated on Blocks C, D, E, F and G, R.P. M-1410, and Parts 1, 2, 3, 4 and 5, R.P. 66R-12548; and

(2) Miscellaneous:

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

**40. ZONING BY-LAW AMENDMENT APPLICATION SC-Z93026
 DRAFT PLAN OF SUBDIVISION APPLICATION SC-T97006
 LAWRENCE AVENUE GROUP LIMITED
 WEST SIDE OF MORNINGSIDE AVENUE, NORTH OF MILITARY TRAIL
 MORNINGSIDE COMMUNITY
 (WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

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

Recommending that City Council:

- (1) Zoning By-law:

- (a) amend the Morningside Community Zoning By-law No. 11883, as amended, with respect to the Lawrence Avenue Group Limited lands, as shown on Attachment 4, by deleting the current “Single-Family Residential (S) Zone” and “Agricultural Uses” (Ag) zoning and replacing it with the following:

Lots 1 to 24, 36 to 42 and 45 to 47, inclusive:

to be zoned “Single-Family Residential (S) Zone” with the following Performance Standards:

- (i) one Single-Family dwelling per lot as shown on the Registered Plan (minimum lot frontage 7.5 metres (25 feet) and minimum lot area 220 square metres (2,370 square feet));
- (ii) minimum front yard building setback 5 metres (16 feet) from the street line;
- (iii) minimum building setback 1.2 metres (4 feet) on one side and 0.3 metres (1 foot) on the other side lot line except flankage yards;
- (iv) minimum flankage yard setback 3 metres (10 feet);
- (v) minimum 7.5 metres (25 feet) rear yard setback;
- (vi) maximum building coverage 46 percent of the lot area;
- (vii) maximum building height: 2 storeys excluding basements and 10 metres (33 feet);

Lots 25 to 35, inclusive, and Lots 43 and 44:

to be zoned “Two-Family Residential (T) Zone” with the following Performance Standards:

- (i) one Two-Family dwelling per lot as shown on the Registered Plan (minimum lot frontage 15.3 metres (50 feet) and minimum lot area 420 square metres (4,500 square feet));
- (ii) minimum front yard building setback 5 metres (16 feet) from the street line;
- (iii) minimum building setback 1.2 metres (4 feet) on one side except flankage yards;
- (iv) minimum flankage yard setback 3 metres (10 feet);

- (v) minimum 7.5 metres (25 feet) rear yard setback;
- (vi) maximum building coverage 46 percent of the lot area;
- (vii) maximum building height: 2 storeys excluding basements and 10 metres (33 feet).

Blocks 48 to 56, inclusive:

to be zoned “Street Townhouse Residential” in a new “Street Townhouse Residential (ST) Zone” with the following Performance Standards:

- (i) maximum number of units as shown on the Registered Plan:

Block 48	-	8 units;
Block 49	-	6 units;
Block 50	-	8 units;
Block 51	-	8 units;
Block 52	-	6 units;
Block 53	-	6 units;
Block 54	-	8 units;
Block 55	-	6 units;
Block 56	-	6 units;
- (ii) minimum front yard building setback 6 metres (20 feet) from the street line;
- (iii) minimum flankage yard setback 2.5 metres (8 feet);
- (iv) maximum building height excluding basements: 3 storeys and 12.5 metres (41 feet);
- (v) maximum building coverage 60 percent of the lot area;
- (vi) minimum rear yard setback 7.5 metres (25 feet);

Blocks 57 and 58 to be zoned “Park Zone” (P) also including banquet and lounge facilities;

- (b) deem that no further notice is required to enact the zoning amendment, previously approved by Scarborough Council on September 30, 1997, with respect to the Tam Heather Community Centre and adjacent lands owned or leased by the City east of the Ontario Hydro Corridor by deleting the “Highway Commercial” (HC) and “Agricultural Uses” (Ag) zoning and replacing it with a “Park Zone” (P) to also include banquet and lounge facilities;

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

(2) Draft Plan of Subdivision:

support the draft approval of the plan of subdivision application SC-T97006, Lawrence Avenue Group Limited, for its ownership between Military Trail and the Ontario Hydro Corridor, subject to the following conditions:

- (a) Plan as stamped approved this date as shown on Attachment 4;
- (b) the owner to make arrangements satisfactory to the Commissioner of Works and Emergency Services for all services and easements;
- (c) the owner to dedicate all streets, corner roundings and road widenings as shown on the draft plan at no charge to the City;
- (d) prior to final approval and the issuance of building permits for any dwellings on the subject lands, the owner to provide the City with soil testing results demonstrating the safety of the site for residential use and agree to provide any necessary measures for monitoring safety;
- (e) the owner to make arrangements satisfactory to Toronto Hydro for an electrical distribution system;
- (f) the owner to dedicate Blocks 57 and 58 to the City as public parkland at the time of registration of the plan towards the parkland dedication requirement under Section 42(3) of the Planning Act;
- (g) the owner to make satisfactory arrangements with the Commissioner of Economic Development, Culture and Tourism regarding the proposed access to the development from Military Trail across the Tam Heather Community Centre property;
- (h) the owner to agree to clauses in the subdivision agreement providing for street tree planting at one tree per lot or every 12 metres (40 feet) of street frontage, whichever is greater, and the provision of 1.8 metres (6 feet) wood fencing at the property lines of Lots 36 to 40 inclusive and Lot 47 and the rear property lines of Blocks 55 and 56;
- (i) the owner to agree to provide screen fencing between the subdivision and the adjacent residential property to the north (on Morningside Avenue) to the satisfaction of the Director of Community Planning, East District;

- (j) prior to the registration of the plan and lot grading, the owner shall submit for approval of the Commissioner of Economic Development, Culture and Tourism, a tree inventory report identifying the location, type, size and quality of all trees within the plan of subdivision and indicate on a lot grading plan those trees which can be preserved and the methods for protecting same;
- (k) prior to the registration of the plan and lot grading, the owner shall obtain the approval of the Toronto and Region Conservation Authority (TRCA) and the Works and Emergency Services Department regarding the storm drainage system for the proposed development and agree to implement any controls required by these agencies/departments;
- (l) prior to final approval, the owner to obtain the approval of Ontario One Networks Inc. of the lot grading and drainage plan, to agree to provide temporary fencing along the edge of the right of way prior to the start of construction, and to provide permanent fencing after construction;
- (m) prior to final approval, the owner to submit for approval, house siting plans and elevation plans for Lots 1 to 47 and for Blocks 48 to 56;
- (n) the house siting plans for Lots 1 to 47 to incorporate a driveway sufficient to park a car on each lot in front of the garage;
- (o) the owner be required to provide the Works and Emergency Services Department with a preliminary design for a centre turn lane at the Morningside Avenue access to the development and to fund the construction of the centre turn lane should the Commissioner of Works and Emergency Services determine that it is required; and
- (p) the owner to agree to prepare a traffic study examining the traffic generation of the development six (6) months after occupancy and to fund a traffic signal at the Morningside Avenue access if warranted.

40(a). B. Van Rijn
(September 5, 2000)

Expressing objection to the aforementioned applications.

**41. ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000008
VARIOUS OWNERS
3986, 3988 AND 3992 ELLESMERE ROAD AND BLUENOSE CRESCENT
HIGHLAND CREEK COMMUNITY
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

Director of Community Planning, East District
(August 24, 2000)

Recommending that City Council:

(1) Zoning By-law:

amend the Highland Creek Community Zoning By-law Number 10827 with respect to the lands on the south side of Bluenose Crescent, being Part of Lots 4, 5 and 6, Registered Plan 4373 and Part of Block 62, Registered Plan 66M-2203 by deleting the existing performance standards and replacing them with the following:

- (a) one single-family dwelling per parcel of land with a minimum of 10.5 metre (34.5 foot) frontage on a public street and a minimum lot area of 370 square metres (3,985 square feet);
- (b) minimum three metre (10 foot) street yard setback except the garage main wall containing the vehicular access shall be set back a minimum of six metres (20 feet);
- (c) minimum one metre (3.3 foot) side yard setback; chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies shall not project into any required side yard of one metre (3.3 feet) or less;
- (d) a garage shall be erected with each dwelling;
- (e) the maximum floor area requirement of Clause VI , Section 16.3 shall not apply; and

(2) 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.

**42. CITY-INITIATED OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS SC-W20000003
VARIOUS OWNERS
EAST SIDE OF PORT UNION ROAD, SOUTH OF LAWRENCE AVENUE
PORT UNION VILLAGE COMMUNITY
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

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

Recommending that City Council:

(1) Official Plan:

amend the Port Union Village Community Secondary Plan with respect to the lands on the east side of Port Union Road, between Lawrence Avenue and the proposed Village Common by:

- (a) redesignating the lands from Village Mixed Uses to Medium Density Residential;
- (b) deleting the Village Mixed Uses applying to the lands on the east side of Port Union Road from the General Policies, Land Use section;

(2) Zoning By-law:

amend the Centennial Community Zoning By-law Number 12077 with respect to the lands fronting on to the east side of Port Union Road, between Lawrence Avenue and Cherry Street, being Blocks 160, 161, and 162, Registered Plan 66M-2313 by:

- (a) deleting the Neighbourhood Commercial zoning and replacing the site specific parking performance standard with a requirement for a minimum 1.6 parking spaces per dwelling unit;
- (b) deleting the reference to automobile stations from the site specific Exception; 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.

- 43. OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000013
ZONING AMENDMENT APPLICATION SC-Z20000021
THOMAS AND CAROL CAMPBELL AND TERRY BELL
20 PORT UNION ROAD
PORT UNION VILLAGE
(WARD 16 – SCARBOROUGH HIGHLAND CREEK)**

The staff recommendation report on the aforementioned applications was not available at time of Agenda printing and will be distributed as soon as possible.

- 44. ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000006
MORNINGARD DEVELOPMENTS LIMITED
SOUTH SIDE OF MILNER AVENUE, EAST OF MORNINGSIDE AVENUE
ROUGE EMPLOYMENT DISTRICT
(WARD 18 – SCARBOROUGH MALVERN)**

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

Recommending that City Council:

- (1) Zoning By-law:

amend the Employment Districts Zoning By-law Number 24982 (Rouge) with respect to the lands on the south side of Milner Avenue, east of Morningside Avenue, being Part of Lot 2 and Lots 3, 4, 5 and 6, Registered Plan 66M-2249 by:

- (a) adding “Hotels, excluding Adult Entertainment Parlours” as a permitted use;
- (b) adding Performance Standards restricting the gross floor area of the hotel to 3,900 square metres (42,000 square feet) and the number of hotel bedroom units to 125 units;
- (c) replacing the Performance Standard pertaining to the general provision on recreational uses in the industrial zones with a requirement that all Zoning By-law provisions apply collectively to the subject lands;
- (d) applying a site specific hotel definition to include the ancillary use of “one suite for the exclusive use of the hotel manager”; and

- (2) 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.

**45. CITY-INITIATED OFFICIAL PLAN AMENDMENT SC-W20000004
VILLAGE SECURITIES LTD., 311 STAINES ROAD
MORNINGSIDE HEIGHTS COMMUNITY
(WARD 18 – SCARBOROUGH MALVERN)**

Director of Community Planning, East District
(August 16, 2000)

Recommending that City Council:

- (1) amend the Morningside Heights Community Secondary Plan with respect to the property bounded by the Rouge River to the east, Staines Road to the west and the Ontario Hydro Services Company corridor the south, as shown on Attachment 1, deleting the existing "P-Open Space Neighbourhood Park" designation and replacing it with an "OS-Open Space" designation; and
- (2) authorize such unsubstantive, technical, stylistic or format changes to the Official Plan Amendment as may be necessary to give effect to this resolution.

ANY OTHER MATTERS