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

Date of Meeting: April 3, 2001

Time: 9:30 a.m.

Location: Scarborough Civic Centre

Enquiry: Margaret O'Neil

Administrator

396-7288

oneil@city.toronto.on.ca

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

CONFIRMATION OF MINUTES.

DEPUTATIONS:

The Deputations List will be distributed at the meeting.

9:45 a.m. PRESENTATION:

Mr. Richard Schofield, Heritage Consultant and Scarborough Archivist, Chair of the Scarborough LACAC Panel, Executive Secretary of the Scarborough Historical Society and Administrative Secretary to the Scarborough Historical Museum Board, will be recognized by the Community Council for his invaluable contribution to the preservation of Scarborough's history, and presented with a framed certificate.

COMMUNICATIONS/REPORTS:

**1. NUMEROUS MINOR PARKING REGULATION AMENDMENTS
WARDS 35 AND 40**

Director of Transportation Services, District 4
(March 15, 2001)

Recommending that:

- (1) the parking regulations at 38 McDonald Avenue and 23 Amethyst Road, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**2. SPEED LIMIT REDUCTION AND STOP SIGN INSTALLATION
GULLY DRIVE - WARD 37**

Director of Transportation Services, District 4
(March 15, 2001)

Recommending that:

- (1) the 40 kilometre per hour speed limit on Gully Drive, as identified in Appendix 1 of this report, be adopted;
- (2) the proposed stop signs on the streets intersecting Gully Drive, as identified in Appendix 2 of this report, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

**3. PROPOSED INSTALLATION OF TRAFFIC CONTROL SIGNALS
MILNER AVENUE AND GRAND MARSHALL DRIVE/PLAZA DRIVEWAY
WARD 42**

Director of Transportation Services, District 4
(March 15, 2001)

Recommending that:

- (1) traffic control signals be approved at the intersection of Milner Avenue and Grand Marshall Drive/Plaza Driveway;
- (2) coincident with the installation of traffic control signals, the southerly eastbound curb lane on Milner Avenue at Grand Marshall Drive/Plaza Driveway be designated for right turns only between Grand Marshall Drive/Plaza Driveway and a point 30.5 metres westerly thereof;
- (3) all costs associated with the installation of traffic control signals, plus a one-time maintenance fee, be borne by First Professional Management Inc. (Morningard Development Ltd.), at an estimated cost of \$127,000.00; and
- (4) the appropriate by-laws be amended accordingly.

**4. MINOR STREET STOP SIGNS AT NUMEROUS LOCATIONS
WARDS 42 AND 44**

Director of Transportation Services, District 4
(March 15, 2001)

- (1) the stop signs on the streets within the Paradise Homes Sub-Division and on streets in the vicinity of Glenthorne Drive, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**5. PROPOSED INSTALLATION OF A PEDESTRIAN CROSSOVER ON
PROGRESS AVENUE AT ROSEBANK DRIVE - WARD 42**

Director of Transportation Services, District 4
(March 15, 2001)

Recommending that:

- (1) a pedestrian crossover be installed on Progress Avenue at Rosebank Drive with funds from the Works and Emergency Services Department Capital Program; and
- (2) the appropriate by-law be amended accordingly.

**6. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000007
LEONA FINKLER IN TRUST, 2 ANTRIM CRESCENT
DORSET PARK COMMUNITY – WARD 40**

Deferred from previous meeting.

Director of Community Planning, East District
(December 20, 2000)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor after sufficient clarification is provided to enable the business to be described for Zoning By-law purposes;
- (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.

6(a). Commissioner of Urban Development Services
(March 14, 2001)

Reporting, as requested by Community Council, on the application by the Kennedy 401 Therapy Centre for a Holistic License at No. 2 Antrim Crescent, Unit 7, and recommending that this report be received for information.

7. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0007
LAURIOLA INVESTMENTS INC., 41 LAPSLEY ROAD
MALVERN COMMUNITY – WARD 42

Director of Community Planning, East District
(March 21, 2001)

Recommending that:

- (1) staff be directed to schedule a community information meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) the Public Meeting under the Planning Act be scheduled for the second quarter of 2001 and notice given according to the regulations thereunder.

8. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0001
FAIRGLEN HOMES LIMITED, 10117 SHEPPARD AVENUE EAST
ROUGE COMMUNITY – WARD 44

Director of Community Planning, East District
(February 26, 2001)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents on Heatherbank Trail and to those abutting the site; and
- (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 end of the second quarter of 2001.

**9. PHASE 4 – SCARBOROUGH TRANSPORTATION CORRIDOR
LAND USE STUDY – SC-W19990005
MARKHAM ROAD TO MORNINGSIDE AVENUE
WARDS 36 AND 43**

Director of Community Planning, East District
(March 20, 2001)

Recommending that Community Council:

- (1) direct that the Phase 4 STC Land Use Study be divided into two sections, with the Guildwood Community portion advancing first;
- (2) direct staff to circulate the Guildwood Community Discussion Paper for comment to City Departments, technical agencies, the Working Group and other individuals requesting copies of the Discussion Paper;
- (3) direct staff to convene a Community Information Meeting for the Guildwood Community, in consultation with the Ward Councillor; and
- (4) convene a Public Meeting at the July 10, 2001 meeting of Scarborough Community Council to consider recommendations for appropriate land uses for the Phase 4 STC lands in the Guildwood Community, with notice of the Public Meeting to be provided by newspaper advertisement and to all persons who requested notice through the study process.

**10. FINAL REPORT
APPLICATION FOR PART LOT CONTROL EXEMPTION – VARIOUS LOTS
PARADISE HOMES NEILSON LIMITED
MOURNING DOVE CRESCENT, RED HAWK ROAD,
SWALLOWTAIL ROAD, FIDDLEHEAD TERRACE & MAIDENHAIR LANE
MALVERN COMMUNITY – WARD 42**

Director of Community Planning, East District
(February 12, 2001)

Recommending that City Council:

- (1) enact a Part Lot Control Exemption for Lots 1 to 19, 36 to 43, 76 to 108, 111 to 136, 137 to 153 and 155 to 161, inclusive, on Registered Plan 66M-2355 on Mourning Dove Crescent, Red Hawk Road, Swallowtail Road, Fiddlehead Terrace and Maidenhair Lane, south of Finch Avenue East and east of Neilson Road, with such by-law to expire in one (1) year; and
- (2) authorize the City Solicitor to introduce the necessary By-law(s) in Council to give effect to the foregoing.

**11. REQUEST FOR DIRECTION
RESIDENTIAL SUBDIVISION AGREEMENT 55T-90017
REIXACH BROS. COMPANY LIMITED, DALI CRESCENT
ROUGE COMMUNITY – WARD 44**

Director of Community Planning, East District
(March 20, 2001)

Recommending that the City Solicitor be authorized to prepare the necessary amendment to the Residential Subdivision Agreement made on June 7, 1994, between Reixach Bros. Company Limited and the Corporation of the City of Scarborough, to enable the development of Block 33 of Registered Plan 66M-2291 for single family residential purposes.

**12. REQUEST FOR AUTHORIZATION
YELLOW MOON HOMES INC., 5421 LAWRENCE AVENUE EAST
SOUTH OF LAWRENCE AVENUE EAST, WEST OF PORT UNION ROAD
MODEL HOME AGREEMENT - MINOR VARIANCE APPLN. A004/01SC
PORT UNION VILLAGE COMMUNITY – WARD 44**

Director of Community Planning, East District
(March 20, 2001)

Recommending that City Council:

- (1) authorize the appropriate staff to execute a Model Home Agreement with the owner after:
 - (a) the submission by the Owner of a Record of Site Condition for the portion of the site to be developed with the sales pavilion and model home. This Record of Site Condition, must be acknowledged by the Ministry of the Environment (MOE) and be acceptable to the City of Toronto's peer review consultant; and
 - (b) the execution of a Site Plan Control Agreement by the Owner with the City of Toronto for the development of the sales pavilion and model home; and
- (2) direct that the Model Home Agreement shall be to the satisfaction of the Director of Urban Development Services, City Planning, East District, the Director of Urban Development Services, Buildings Division, East District, and the Director of Works and Emergency Services, Engineering Services, East District; and shall be executed prior to the issuance of building permit(s) for the sales pavilion and model home.

13. DECLARATION AS SURPLUS – PARCEL OF VACANT LAND LOCATED ON THE WEST SIDE OF MORRISH ROAD, BETWEEN KINGSTON ROAD AND OLD KINGSTON ROAD – WARD 44

City Clerk

(February 6, 2001)

Advising that the Administration Committee, at its meeting held on February 6, 2001, referred to the East Community Council, the report (January 16, 2001) from the Commissioner of Corporate Services, recommending that the subject parcel of vacant land be declared surplus, with the request that the Community Council hear deputations and report thereon to the Administration Committee.

**14. LONG TERM CARE FACILITY
ELLESMERE ROAD AND NEILSON ROAD – WARD 38**

City Clerk

(February 7, 2001)

Advising that City Council, at its meeting held on January 30, 31 and February 1, 2001, adopted a Motion by Councillor Soknacki, seconded by Councillor Duguid, respecting the aforementioned facility, and in so doing, referred to the East Community Council, a further motion by Councillor Moeser, that the owners of the property be requested to consider naming this facility after the former (Scarborough) Mayor Joyce Trimmer.

**15. SCARBOROUGH TRANSPORTATION CORRIDOR LANDS
PHASE III WEST – ST. CLAIR TO BRIMLEY ROAD (W96052) – WARD 35**

City Clerk

(March 19, 2001)

Advising that City Council, at its meeting held on March 6, 7 and 8, 2001, by its adoption of Clause 11 contained in Report No. 2 of the Policy and Finance Committee headed: “Response to the Notice of Motion (October 2000) to Submit an Application for a New Home for the Aged (Ward 35 – Scarborough Southwest)” referred back to the Community Council the City of Toronto-initiated Official Plan Amendment for the Scarborough Transportation Corridor Lands, Phase III West, St. Clair to Brimley Road (W96052) for its consideration and direction.

16. EAST DISTRICT 2001 SPECIAL EVENTS

Commissioner of Economic Development, Culture and Tourism
(March 9, 2001)

Responding to Community Council's request for further details on special events to be held in the East District in 2001, and recommending that:

- (1) staff of the East District, Parks and Recreation Division, continue with the necessary arrangements to facilitate each event; and
- (2) staff continue to keep the East District Councillors advised of the status of each event and ensure that invitations to the Councillors include appropriate details required for their participation at official functions and ceremonies.

**17. DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT
MILLER LASH CARRIAGE HOUSE, 130 OLD KINGSTON ROAD - WARD 44**

Commissioner of Economic Development, Culture and Tourism
(March 9, 2001)

Recommending that:

- (1) City Council state its intention to designate the property at 130 Old Kingston Road (Miller Lash Carriage House) (Attachments Nos. 1 and 2) under Part IV of the Ontario Heritage Act;
- (2) the Long and Short Statements of Reasons for Designation be included in the designating by-law; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

18. BILLBOARD SIGN ALLOCATION PROCESS FOR THIRD PARTY SIGNS

Commissioner of Urban Development Services
(March 8, 2001)

Recommending that:

- (1) Community Council select a preferred option from the billboard permit allocation options presented in this report and request the City Solicitor to prepare a draft amendment to the Scarborough Sign By-law to give effect thereto;
- (2) the draft by-law amendment provide for the allocation of up to 30 billboard permits in each of 2001 and 2001; and

- (3) a date be set for a public meeting to consider the draft by-law amendment and that notice of the public meeting be given in accordance with the requirements of the Municipal Act.

**19. SALE OF SURPLUS CITY-OWNED VACANT LAND
ON THE NORTH SIDE OF AYLESWORTH AVENUE – WARD 36**

Commissioner of Corporate Services

(March 15, 2001)

Recommending that:

- (1) the Offer to Purchase from Hadcon Design and Construction Ltd. to purchase the vacant land on the north side of Aylesworth Avenue, legally described as part of Lots 147 and 148, Registered Plan 1964, in the amount of \$68,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA0865;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**20. ONTARIO MUNICIPAL BOARD HEARING
34 CANADINE ROAD – WARD 37**

City Solicitor

(March 19, 2001)

Advising of the outcome of the OMB Hearing respecting the aforementioned property and recommending that this report be received for information.

**21. AMENDMENT OF SECTION 37 AGREEMENT
OMNI EAST PHASE IV – WARD 38**

City Solicitor
(March 21, 2001)

Advising that the developer of Omni East Phase IV has requested that the Section 37 Agreement for this development be amended to allow for the posting of a Performance Bond, whereas the existing agreement requires the provision of a Letter of Credit, and recommending that City Council provide direction as to whether the Section 37 Agreement should be amended, as requested.

**22. ONTARIO MUNICIPAL BOARD DECISION
1243058 ONTARIO INC. (GOLDEN SEAFOOD RESTAURANT)
4430-4438 SHEPPARD AVENUE EAST AND 2095 BRIMLEY ROAD – WARD 41**

City Solicitor
(March 20, 2001)

Advising of the outcome of an appeal to the OMB by 1243058 Ontario Inc., and recommending that this report be received for information.

**23. ONTARIO MUNICIPAL BOARD HEARING
112 HOMESTEAD ROAD – WARD 44**

City Solicitor
(March 19, 2001)

Advising of the outcome of the OMB Hearing respecting the aforementioned property and recommending that this report be received for information.

**24. ASSUMPTION OF SERVICES
MIRROW HOMES LTD. AND NORVALLEY HOMES LTD.
VARIOUS LOTS LOCATED ON THE WEST SIDE OF MIRROW COURT
WARD 44**

City Solicitor
(March 19, 2001)

Recommending that:

- (1) the services installed for the above Development be assumed and the City formally assume the road within the Development;

- (2) the Legal Services Department be authorized to release the performance guarantee in the form of a Letter of Credit, with the exception of a cash settlement in the amount of \$2,848.40 as set out in the report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**25. ASSUMPTION OF SERVICES
KINGSGARDEN REALTY LIMITED – VARIOUS LOTS
NORTH-EAST CORNER OF LAWRENCE AVENUE EAST & PORT UNION
WARD 44**

City Solicitor
(March 19, 2001)

Recommending that:

- (1) the services installed for Registered Plan 66M-2298 be assumed and the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Department be authorized to release the performance guarantee in the form of a Letter of Credit, with the exception of \$20,000.00, to guarantee matters set out in the report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**26. ASSUMPTION OF SERVICES
WHIRL CONSTRUCTION LIMITED – VARIOUS LOTS
4010, 4012, 4014 ELLESMERE ROAD – WARD 44**

City Solicitor
(March 19, 2001)

Recommending that:

- (1) the services installed for the above Development be assumed and the City formally assume the road within the Development;
- (2) the Legal Services Department be authorized to release 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.

2:00 p.m. PUBLIC MEETINGS UNDER THE PLANNING ACT

**27. FINAL REPORT
CITY-INITIATED TECHNICAL AMENDMENTS TO
VARIOUS ZONING BY-LAWS IN VARIOUS WARDS (W2000009)**

Director of Community Planning, East District
(February 16, 2001)

Recommending that City Council:

- (1) amend the Community Zoning By-laws and Employment Districts Zoning By-law, substantially in accordance with Table 1 – Technical Amendments to Various City of Toronto (Scarborough) By-laws attached as Attachment No. 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendment as may be required.

**28. FINAL REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000012
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000020
ONTARIO HYDRO SERVICES COMPANY INC.
(BRIDGENORTH EQUITIES INC. AS PROPONENT)
2411 LAWRENCE AVENUE EAST
DORSET PARK EMPLOYMENT DISTRICT – WARD 37**

Director of Community Planning, East District
(March 14, 2001)

Recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and

- (4) before introducing the necessary Bills to City Council for enactment, the applicant is required to enter into Site Plan Agreements under Section 41 of the Planning Act for the nursing home/long term care facility and housing components of the development.

28(a). Ministry of Municipal Affairs and Housing
Provincial Planning and Environmental Services Branch
(March 22, 2001)

Advising that the Ministry has no objection to the aforementioned application.

29. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC ZBL 1999 0005
DR. JARMILA FILIPKO, 3737 SHEPPARD AVENUE EAST
TAM O'SHANTER COMMUNITY – WARD 40

Director of Community Planning, East District
(February 20, 2001)

Recommending that City Council:

- (1) amend Zoning By-law No. 12360 for the Tam O'Shanter Community, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

30. FINAL REPORT
OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000005
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000012
TRUSTHOUSE 88 INC., 1000 ELLESMERE ROAD
PROGRESS EMPLOYMENT DISTRICT – WARD 40

Director of Community Planning, East District
(February 27, 2001)

Recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) amend Zoning By-law No. 24982 for the Progress Employment District, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

31. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000032
RAYMAC CONSTRUCTION INC.
NORTH-EAST CORNER OF VERNE CRESCENT AND ORMEROD STREET
MALVERN COMMUNITY – WARD 42

Director of Community Planning, East District
(March 7, 2001)

Recommending that City Council:

- (1) amend Zoning By-law No. 14402 for the Malvern Community, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

32. FINAL REPORT
OFFICIAL PLAN AMENDMENT APPLICATION TF OPA 2001 0001
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0003
EXTENDICARE (CANADA) INC.
SOUTH-EAST CORNER OF SHEPPARD AVENUE EAST & CONLINS ROAD
ROUGE EMPLOYMENT DISTRICT – WARD 44

Director of Community Planning, East District
(February 15, 2001)

Recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough, substantially in accordance with the Draft Official Plan Amendment attached as Attachment No. 4;
- (2) amend the Employment Districts Zoning By-law No. 24982 for the Rouge Employment District, substantially in accordance with the draft Zoning Amendment attached as Attachment No. 5; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.

