

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the East Community Council**

**Meeting No. 5**

**Tuesday, May 15, 2001**

The East Community Council met on Tuesday, May 15, 2001, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members present:

	9:30 a.m. - <u>12:30 a.m.</u>	2:00 p.m. - <u>4:45 p.m.</u>
Councillor David Soknacki, Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	x	x
Councillor Bas Balkissoon	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	x	x
Councillor Brad Duguid	x	x
Councillor Norm Kelly	x	x
Councillor Ron Moeser	x	x
Councillor Sherene Shaw	x	x

Members were present for some or all of the time period indicated.

**Confirmation of Minutes**

On a motion by Councillor Altobello, the Minutes of the meeting of the East Community Council held on April 3, 2001, were confirmed.

**Declarations of Interest**

Councillor Shaw declared an interest in Minute No. 5.16 (Amendment of Section 37 Agreement – Omni East Phase IV) as she and her family own property in the vicinity of this development, and took no part in the voting or discussion thereon.

## **5.1 The Late Mr. Paul Benson**

The East Community Council observed a minute's silence at the commencement of its meeting in memory of the late Mr. Paul Benson. The following statement was read aloud by Councillor Sherene Shaw:

“We remember fondly today the life of Paul Benson, a former employee of the City of Scarborough. Paul died suddenly on Saturday, May 12, at the age of 41. Paul worked for our Recreation and Parks Department and gave many years of dedicated service to our residents.

Paul started with the City of Scarborough in various part-time positions. He came on permanent staff as the facility manager at the Scarborough Village Community Recreation Centre and Theatre. His next post was as Supervisor of Sports Services. Paul will be remembered for his work as General Manager of the 1992 Ontario Summer Games and as head of the Scarborough Bicentennial celebrations.

Paul left the City in 1998 to join the Boy Scouts of Canada at Camp Sumac. He recently began a position with the Town of Ajax.

Paul was very well liked and his sudden passing has been a shock and a sorrow to all who knew him.

The sincere condolences of the Members of the East Community Council and the residents of the Scarborough Community are extended to his wife Tammy, and his children, Alexandra and William.

May we hold Paul's memory in our hearts and reflect on our loss.”

**(Clause No. 24(a), Report No. 6)**

## **5.2 Traffic Calming Policy**

The Community Council had before it a communication (March 28, 2001) from the City Clerk, advising that the Works Committee at its meeting on March 28, 2001, adopted the report (March 8, 2001) from the Commissioner of Works and Emergency Services respecting a harmonized traffic calming policy for the City of Toronto, and in so doing adopted the following recommendations:

- (1) that this report be forwarded to all Community Councils for consideration, and that their comments on the proposed traffic calming policy be submitted to the Works Committee for consideration at its June 6, 2001 meeting; and

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- (2) that this report be distributed to any interested residents and parties, including neighbourhood and business improvement associations in Toronto, as well as citizen advisory committees and advocate groups for transportation modes, such as the City's cycling and pedestrian committees, for comment; neighbourhood associations and business improvement associations are encouraged to provide comments to their respective Community Councils, while broad interest groups are encouraged to submit comments directly to the Works Committee; and further, requested:
- (a) that the Commissioner of Works and Emergency Services develop a system of prioritization of requests whereby equity is applied across Community Council areas and also the setting of a maximum number of studies or reviews per year based on budget allocation for this activity, the report on this system to be included for approval at the meeting of the Committee on June 6, 2001;
  - (b) the Commissioner of Works and Emergency Services further report to the Committee for its meeting on June 6, 2001, on appropriate traffic calming measures that ensure pedestrian safety on streets, found mostly in suburban areas, that do not have sidewalks or where there may be natural drainage in the form of swales or ditches; and
  - (c) staff presentations be made to the Community Councils when this matter is considered.
- A. Councillor Balkissoon moved that the Commissioner of Works and Emergency Services, in consultation with the City Clerk, be requested to report to the Works Committee on:
- (a) a consistent policy for petitions and the polling of residents applicable to the traffic calming and street permit parking policies, currently under consideration; and
  - (b) the equitable distribution of funds to be budgeted annually for these issues, by Community Council area, prior to the consideration of these policies.

**(Carried)**

- B. Councillor Moeser moved that the Commissioner of Works and Emergency Services, in consultation with the Fire Chief, the General Manager, Emergency Medical Services and the Chief of Police, be requested to report to the Works Committee on routes that may not be suitable for traffic calming measures.

**(Carried)**

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- C. Councillor Ashton moved that the Commissioner of Works and Emergency Services be requested to report to the Works Committee on a protocol to manage area-wide traffic management plans that overlap Community Council boundaries.

**(Carried)**

- D. Councillor Cho moved that the Works Committee be advised that the East Community Council requested that the Commissioner of Works and Emergency Service to:

- (a) complete the effectiveness study on Community Safety Zones no later than the end of the year 2001; the results of such study to be reported to City Council through the Community Councils and the Works Committee; and
- (b) create a mechanism to ensure, considering the limited capital budget for the installation of traffic calming measures, that such installations be equally and fairly distributed throughout the City so that no one Community Council area shall receive preferential treatment.

**(Carried)**

- E. Councillor Kelly moved that:

- (a) the Traffic Calming Process Flow Chart (Appendix 6) be prefaced with a public consultation meeting to be held at the discretion of the Ward Councillor;
- (b) the initial petition be warranted at 60% of all adult residents on affected streets;
- (c) the resultant poll reflect 60% of all adult residents in a polled neighbourhood;
- (d) the Medical Officer of Health be requested to comment to Works Committee on potential pollution issues;
- (e) a ranking criteria be established for the expenditure of funds on traffic calming measures; and
- (f) City Council be requested to consider increasing the Capital Budget allocation of \$750,000.00.

Parts (a) to (e) of Motion E. by Councillor Kelly carried. Part (f) of the aforementioned Motion declared lost.

The following persons appeared before the Community Council in connection with the foregoing matter:

- Mr. Alan Burke, President, East Beach Community Association;
- Mr. Martin Abela, Member, Toronto Pedestrian Committee; and
- Ms. Lois James, resident.

**(Clause No. 24(b), Report No. 6)**

**5.3 All-Way Stop Controls On Marcos Boulevard  
(Scarborough Centre - Ward 37)**

The Community Council had before it a report (March 29, 2001) from the Director of Transportation Services, District 4, advising the results of an all-way stop control study conducted on Marcos Boulevard, and recommending that this report be received for information.

Councillor Berardinetti moved that the East Community Council recommend to City Council that:

- (1) the staff recommendation be struck out; and
- (2) all-way stop controls be installed for a six-month trial period at:
  - (a) the north-east corner of Cicerella Crescent and Marcos Boulevard; and
  - (b) the north-east corner of Camarel Crescent and Marcos Boulevard; and
- (3) the Director of Transportation Services, East District, be requested to report back to the Community Council at the expiration of the six-month trial period on the effect of these all-way stop controls.

**(Carried)**

**(Clause No. 1, Report No. 6)**

**5.4 Parking Concerns on Raleigh Avenue  
(Scarborough Southwest – Ward 35)**

The Community Council had before it a report (April 24, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations on Raleigh Avenue, as identified in Appendix 1 of this report, be adopted; and

- (2) the appropriate by-laws be amended accordingly.

On a motion by Councillor Altobello, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 2, Report No. 6)**

**5.5 Traffic and Parking Concerns on  
John Tabor Trail at Emily Carr Public School  
(Scarborough Rouge River – Ward 42)**

The Community Council had before it a report (April 25, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the stopping regulations on John Tabor Trail, as identified in Appendix 1 of this report, be rescinded;
- (2) the parking/stopping regulations on John Tabor Trail, as identified in Appendix 2 of this report, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 3, Report No. 6)**

**5.6 Minor Street Stop Signs at Numerous Locations  
(Scarborough Rouge River – Ward 42)  
(Scarborough East – Ward 43)  
(Scarborough East – Ward 44)**

The Community Council had before it a report (April 25, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) stop signs be installed on Brisbourne Grove, Burkwood Crescent, Cadbury Court, Colinroy Street and Wynncastle Road, as identified in Appendix 1 of this report; and
- (2) the appropriate by-laws(s) be amended accordingly.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 4, Report No. 6)**

**5.7 Traffic and Parking Concerns on  
Galloway Road at St. Margaret's Public School  
(Scarborough East – Ward 43)**

The Community Council had before it a report (April 26, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the stopping regulations on Galloway Road, as identified in Appendix 1 of this report, be rescinded;
- (2) the parking/stopping regulations on Galloway Road, as identified in Appendix 2 of this report, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 5, Report No. 6)**

**5.8 Proposed Installation of Traffic Control Signals  
Port Union Road and Conference Boulevard  
(Scarborough East – Ward 44)**

The Community Council had before it a report (April 27, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) traffic control signals be installed at the intersection of Port Union Road and Conference Boulevard;
- (2) coincident with the installation of traffic control signals on Port Union Road at Conference Boulevard, the pedestrian crossover on Port Union Road, 22 metres south of Conference Boulevard, be removed; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 6, Report No. 6)**

**5.9 Student Urban Design Study – Lawrence Avenue East  
Victoria Park Avenue to Birchmount Road  
(Scarborough Centre - Ward 37)**

The Community Council had before it a report (April 19, 2001) from the Director of Community Planning, East District, recommending that:

- (1) this report be received for information; and
- (2) Urban Design staff be directed to report on a work program to continue the work begun by the students that results in the development of urban design guidelines for the area.

On a motion by Councillor Berardinetti, the East Community Council approved the aforementioned report.

**(Clause No. 24(d), Report No. 6)**

**5.10 Final Report – Part Lot Control Application SC-L20000004  
915343 Ontario Inc., South Side of Highway 401  
West of Warden Avenue – Maryvale Community  
(Scarborough Agincourt - Ward 40)**

The Community Council had before it a report (April 18, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) enact a Part Lot Control Exemption By-law for Lots 28 to 31 (inclusive) and Blocks 32 to 35 (inclusive) on Registered Plan 66M-2357 on the former Hydro corridor lands south of Highway 401 and west of Warden Avenue, with such by-law to expire one year from the date of its enactment; and
- (2) authorize the City Solicitor to introduce the necessary Bill(s) in Council to give effect to Recommendation No. (1).

On a motion by Councillor Kelly, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 13, Report No. 6)**



**5.11 Ontario Municipal Board Decision  
Appeal by Bozian Holdings, 5060 Sheppard Ave East  
(Scarborough Rouge River - Ward 41)**

The Community Council had before it a report (April 20, 2001) from the City Solicitor, advising of the outcome of an Ontario Municipal Board hearing held on February 5, 2001, and recommending that this report be received for information.

On a motion by Councillor Balkissoon, the East Community Council received the aforementioned report.

**(Clause No. 24(e), Report No. 6)**

**5.12 Assumption of Services  
Harmony Developments I Inc. & Harmony Developments II Inc.  
(Formerly Zooview Developments Limited)  
Sheppard Avenue East at Meadowvale Road  
(Scarborough Rouge River – Ward 41)**

The Community Council had before it a report (April 27, 2001) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2308 be assumed and the City formally assume the road within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee in the form of a Letter of Credit in full; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 14, Report No. 6)**

**5.13 Intention to Designate under Part IV of  
The Ontario Heritage Act  
Clark-Reesor House, 6741 Steeles Avenue East  
(Scarborough Rouge River - Ward 41)**

The Community Council had before it a report (April 18, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) City Council state its intention to designate the property at 6741 Steeles Avenue East (Clark-Reesor 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.

On a motion by Councillor Balkissoon, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 16, Report No. 6)**

**5.14 Toronto Free Presbyterian Church  
Whitefield Christian School, 5808 Finch Avenue East  
(Scarborough Malvern – Ward 42)**

The Community Council had before it a report (April 18, 2001) from the Commissioner of Economic Development, Culture and Tourism, advising of the outcome of discussions respecting possible community use of the Whitefield Christian School gymnasium, arising from the request by the Toronto Free Presbyterian Church for waiver of building permit fees; that no agreement has been reached with regard thereto, and recommending that this report be received for information.

On a motion by Councillor Cho, the East Community Council deferred consideration of the aforementioned report to its next meeting scheduled to be held on June 12, 2001 to permit further consultation with the Church officers.

**(Clause No. 24(f), Report No. 6)**

**5.15 Provision of Municipal Servicing  
Exchequer Place and Sandhurst Circle  
Monarch Construction Company Limited  
(Scarborough Rouge River – Ward 41)**

The Community Council had before it a report (April 10, 2001) from the Director of Engineering Services, Districts 3 and 4, Works and Emergency Services, recommending that:

- (1) Council authorize staff to negotiate and enter into a standard financially-secured Servicing Agreement with the applicant to provide municipal servicing to their

property on Exchequer Place and described as Block D and Block E, Registered Plan M-1648;

- (2) the terms of the agreement between the City and the applicant be to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and
- (4) the Servicing Agreement make provision for the acquisition of the land for both the sanitary sewer easement and the storm water management pond for nominal consideration.

On a motion by Councillor Balkissoon, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 17, Report No. 6)**

**5.16 Amendment of Section 37 Agreement  
Omni East Phase IV  
(Scarborough Centre – Ward 38)**

The Community Council had before it a communication (May 9, 2001) from the City Clerk, advising that Council, at its meeting held on April 23, 24, 25, 26, 27, and its special meeting held on April 30, May 1 and 2, 2001, referred Clause No. 11, Report No. 4 of the East Community Council, back to the East Community Council for further consideration.

On a motion by Councillor Duguid, the East Community Council recommended to City Council that the Section 37 Agreement be amended in accordance with the developer's request.

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Mr. Paulo Stellato, representing Tridel, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 21, Report No. 6)**

**5.17 Lifting of a Holding 'H' Provision  
Zoning By-law Amendment Application TF ZBL 2001 0005  
Convention Plaza Limited Partnership  
North Side Lee Centre Drive, West Side of Toyota Place  
City Centre District  
(Scarborough Centre – Ward 38)**

The Community Council had before it a report (May 7, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, to lift the Holding "H" provision from the City Centre Residential Zoning (CCR) with respect to the eastern portion of the subject lands to approximately 49 metres (161 feet) west of Toyota Place, being Part of Block 1, Registered Plan M-2288; and
- (2) authorize such unsubstantive, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

On a motion by Councillor Duguid, the East Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 23, Report No. 6)**

**5.18 Kennedy Road Study  
(Scarborough Centre – Ward 37)**

On a motion by Councillor Berardinetti, the East Community Council requested the Director of Community Planning, East District, to submit a report outlining the work necessary to re-activate and complete the Kennedy Road Study, including land use changes necessary to address current land use incompatibilities.

**(Clause No. 24(g), Report No. 6)**

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The Community Council recessed at 12:30 p.m.

The Community Council reconvened at 2:00 p.m.

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**5.19 Final Report**

**Official Plan Amendment Application TF WPS 2001 0001  
Zoning By-law Amendment Application TF ZBL 2000 0001  
Murray Visser and the City of Toronto  
S.E. Corner of Silver Star Boulevard & Kilcullen Castle Gate  
Milliken Employment District  
(Scarborough Rouge River – Ward 41)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (April 21, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law amendment attached as Attachment No. 2;
- (2) amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3;
- (3) amend the Site Plan Control By-law substantially in accordance with the draft Site Plan Control By-law attached as Attachment No. 4; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law, Official Plan and Site Plan Control By-law Amendments as may be required.

On a motion by Councillor Balkissoon, the East Community Council recommended to City Council the adoption of the aforementioned report.

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The East Community Council also had before it communications (form letter), all in support of the aforementioned application, from:

- Brilliantex Canada Ltd., 63 Silver Star Boulevard, Unit A2;
- Ming Ming Decorative Glass, 200 Silver Star Boulevard, Unit 362;
- Midmetro Plastics Limited, 3360 Midland Avenue;
- Link-well Auto Parts Inc., 63 Silver Star Boulevard, Unit B6; and
- Ka Wor Yuen B.B.Q., 3290 Midland Avenue, Unit 11;

a copy of which was provided to Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

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The Rev. Wing Lee, The Scarborough Chinese Alliance Church, representing Murray Visser, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendation.

**(Clause No. 18, Report No. 6)**

**5.20 Final Report**

**Official Plan Amendment Application SC-P20000011  
Zoning By-law Amendment Application SC-Z20000019  
172965 Ontario Ltd., 3600 Sheppard Avenue East  
Tam O'Shanter Community  
(Scarborough Rouge River – Ward 42)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (April 19, 2001) from the Director of Community Planning, East District, 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. 3;
- (2) amend the Zoning By-law for the former City of Scarborough in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On a motion by Councillor Kelly, the East Community Council recommended to City Council the adoption of the aforementioned report.

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Mr. Murray Evans, Evans Planning, appeared before the Community Council in connection with the foregoing matter on behalf of the applicant, and in support of the staff recommendations.

**(Clause No. 19, Report No. 6)**

**5.21 Final Report**

**Official Plan Amendment Application SC-P20000002  
Zoning By-Law Amendment Application SC-Z20000005  
Yaqoob Khan, North-East Corner of Markham Road  
and Ormerod Street and 1795 Markham Road  
Malvern Community  
(Scarborough Rouge River – Ward 42)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (April 6, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough in accordance with the Draft Official Plan Amendment attached as Attachment No. 6;
  - (2) amend the Agricultural Holding By-law No. 10217 and the Malvern Community Zoning By-law 14402 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
  - (3) designate the subject site as a Site Plan Control Area, substantially in accordance with the draft by-law attached as Attachment No. 8;
  - (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment and Site Plan Control by-law amendment as may be required; and
  - (5) direct Planning staff to continue to work with the applicant to resolve remaining site plan concerns including loading and garbage pickup and the interface with the abutting residential properties.
- A. Councillor Shaw moved that East Community Council recommend to City Council the adoption of the aforementioned report.

**(Carried)**

- B. Councillor Cho moved that Councillor Shaw's motion be amended by adding thereto a Recommendation No. (6) as follows:

“(6) request the Director of Community Planning, East District, to seek a mechanism in the Site Plan process to provide for a Noise Warning Clause for the attention of future residents.”

**(Carried)**

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The East Community Council also had before it a communication (April 19, 2001) from Mr. Yaqoob Khan, Executive Director, Canadian Institute of Islamic Studies, advising that the proposed Seniors' facility at the aforementioned location will be under the auspices of the Canadian Institute of Islamic Studies and Muslim Immigrants' Aid, and will be open to others, in general.

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The following persons appeared before the Community Council in connection with the foregoing matter:

- Mr. Yaqoob Khan, in support of the staff recommendations;
- Mr. Andrew Kovacic, Managing Director, Scarborough Truck Centre, expressing no objection to the proposal itself, but advising that the Scarborough Truck Centre commences operation at 7:00 a.m. and continues to 1:00 a.m. five days a week; that arrival/departure and idling of heavy-duty trucks generates much noise and will continue to do so; and that Members should be aware that this may result in future complaints from the residents of the proposed seniors' building; and
- Mr. Sami Bizzan, area resident, in opposition to the applications, who also tabled:
  - (1) a 35-signature petition in opposition to this proposal listing the following reasons:
    - “- this development will put our seniors in danger, near busy Highway 48; our seniors deserve safer place;
    - seniors will have no accessible open green land on site; our seniors deserve better place;
    - no sufficient parking spots for seniors, staff and visitors;
    - neighbourhood privacy is deteriorated considerably;
    - garbage deposit and collection is facing the neighbourhood with no appropriate fence planned;
    - food is prepared on site; smell and infestation;
    - sun is blocked from the neighbourhood during afternoon hours
    - five-storey structure on elevated land;
    - existing healthy trees will not survive.”; and
  - (2) a communication (May 10, 2001) from Endra Aklu and Leela Prasaud in opposition, and suggesting that any seniors' residence to be built in the area be constructed on the opposite site of Markham Road, closer to the Mosque on Nugget Avenue, so that seniors do not have to cross Markham Road; and



- Mr. Stephen Bernatt, Bernatt Architect Inc., on behalf of Yaqoob Khan, in support of the staff recommendations.

**(Clause No. 20, Report No. 6)**

**5.22 Preliminary Report  
Zoning By-Law Amendment Application TF ZBL 2001 0006  
Part Lot Control Application TF PLC 2001 0002  
Pajec Holdings Limited; Showbanktree Holdings Ltd;  
Greenbanktree Power; North-East Corner of  
Sheppard Avenue East and Malvern Street  
Malvern Community  
(Scarborough Rouge River - Ward 42)**

The East Community Council had before it a report (April 23, 2001) from the Director of Community Planning, East District, 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 within 120 metres (400 feet) of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Balkissoon, the East Community Council approved the aforementioned report.

**(Clause No. 24(c), Report No. 6)**

**5.23 Billboard Sign Allocation Process for Third Party Signs**

The Community Council held a statutory public meeting respecting an amendment to the former City of Scarborough Sign By-law No. 22980 and, pursuant to Paragraph 146(E) Section 210 of the Municipal Act, notice of such meeting having been published in the Toronto Star and Scarborough Mirror newspapers on April 30, 2001, and had before it the following reports:

(April 26, 2001) from the City Solicitor, submitting a draft by-law to amend the former City of Scarborough Sign By-law No. 22980, to delete the annual cap on permits for billboard-type signs and the tender process, and to provide a new permit allocation process in accordance with Community Council's direction from its meeting held on April 3, 2001, when it considered the report (March 8, 2001) from the Commissioner of

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Urban Development Services; recommending that this draft By-law be approved and that authority be granted to introduce the necessary Bill in Council to give effect thereto.

(March 8, 2001) from the Commissioner of Urban Development Services, 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 2002; 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.

(April 25, 2001) from the Commissioner of Urban Development Services, recommending that any decision regarding the sign variance applications by Pattison Outdoor Advertising, and addressed in reports dated August 29, 2000, be subject to the outcome of the aforementioned Public Hearing to consider a proposed amendment to the Scarborough Sign By-law No. 22980, as amended.

On a motion by Councillor Balkissoon, the East Community Council recommended to City Council the adoption of the aforementioned report (April 26, 2001) from the City Solicitor, subject to adding thereto a Recommendation No. (2) as follows:

- “(2) the City Solicitor be authorized to make such technical changes to the draft by-law as may be required.”

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The Community Council received a presentation on the foregoing matter from Ms. Mary Rickett, Policy and Research Officer, Municipal Licensing and Standards.

Mr. Ron Barr, Pattison Outdoor Advertising, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 7, Report No. 6)**

**5.24 Sign Variance Application by Pattison Outdoor Advertising  
Billboard on South Side of McNicoll Avenue  
West of Midland Avenue on C.N.R. Lands  
(Scarborough Agincourt – Ward 39)**

The Community Council had before it a report (August 29, 2000) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Balkissoon moved that the staff recommendation in the aforementioned report be struck out and recommended to City Council that the Sign Variance Application be permitted, as requested.

**(Carried)**

**(Clause No. 8, Report No. 6)**

**5.25 Sign Variance Application by Pattison Outdoor Advertising  
Billboard on North Side of McNicoll Avenue  
West of Midland Avenue on C.N.R. Lands  
(Scarborough Rouge River – Ward 41)**

The Community Council had before it a report (August 29, 2000) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Balkissoon moved that the staff recommendation in the aforementioned report be struck out and recommended to City Council that the Sign Variance Application be permitted, as requested.

**(Carried)**

**(Clause No. 9, Report No. 6)**

**5.26 Sign Variance Application by Pattison Outdoor Advertising  
Billboard on South Side of Passmore Avenue  
West of Midland Avenue on C.N.R. Lands  
(Scarborough Agincourt – Ward 39)**

The Community Council had before it a report (August 29, 2000) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Balkissoon moved that the staff recommendation in the aforementioned report be struck out and recommended to City Council that the Sign Variance Application be permitted, as requested.

**(Carried)**

**(Clause No. 10, Report No. 6)**

**5.27 Sign Variance Application by Pattison Outdoor Advertising  
Billboard on North Side of Passmore Avenue  
West of Midland Avenue on C.N.R. Lands  
(Scarborough Rouge River – Ward 41)**

The Community Council had before it a report (August 29, 2000) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Balkissoon moved that the staff recommendation in the aforementioned report be struck out and recommended to City Council that the Sign Variance Application be permitted, as requested.

**(Carried)**

**(Clause No. 11, Report No. 6)**

**5.28 Sign Variance Application by Neon Products Ltd.  
1961A Kennedy Road  
(Scarborough Agincourt – Ward 40)**

The Community Council had before it a report (April 30, 2001) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Kelly moved that the staff recommendation in the aforementioned report be struck out and recommended to City Council that the Sign Variance Application be permitted, as requested.

**(Carried)**

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Mr. Anthony Holyoake, representing Progress Centre, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 12, Report No. 6)**

**5.29 Appeal to the Ontario Municipal Board  
Official Plan Amendment Application SC-P19990021  
Zoning By-law Amendment Application SC-Z19990039  
1299089 Ontario Limited, 2 Dale Avenue  
Scarborough Village Community  
(Scarborough Southwest – Ward 36)**

The Community Council had before it a report (May 8, 2001) from the Director of Community Planning, East District, advising that the applicant has appealed the aforementioned Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board and recommending that City Council:

- (1) support the proposed Official Plan Amendment to redesignate the property from Low Density Residential and Special Study Area to Medium Density Residential to provide for townhouse units at a maximum density of 30 units per hectare (12 units per acre);
- (2) deem the appellant's Zoning By-law Amendment, as presently proposed, to be premature;
- (3) direct staff to continue discussions with the appellant to resolve outstanding matters with respect to the proposed Zoning By-law Amendment; and
- (4) direct the City Solicitor to make representation to the Ontario Municipal Board with respect to the above directions.

Councillor Ashton moved that the staff recommendation in the aforementioned report be struck out and the following inserted in lieu thereof:

“the City Solicitor be directed to:

- (1) appear at the Ontario Municipal Board in support of the existing low density residential designation; and
- (2) report directly to City Council at its meeting to be held on May 30, 2001, on the status of retaining outside planning advice for the Ontario Municipal Board hearing, scheduled for June 12, 2001.

**(Carried)**

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The East Community Council also had before it, during consideration of the foregoing matter, a communication (May 11, 2001) from the Toronto District School Board indicating opposition to the proposal as there is insufficient space at the local elementary schools to accommodate students anticipated from this development and others in the

area; a copy of which was provided to Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

The following persons appeared before the Community Council in connection with the foregoing matter:

- Ms. Mary L. Flynn-Guglietti, Goodman & Carr, on behalf of the applicant;
- Ms. Anita Thachuk, Scarborough Village South Community Association;
- Ms. Nancy Vamvakas, area resident; and
- Ms. Jean Patton, area resident.

**(Clause No. 22, Report No. 6)**

**5.30 Parkland Dedication**  
**The Torchin Group, 2351 Kennedy Road Inc.**  
**(Scarborough Agincourt - Ward 40)**

The Community Council had before it a report (April 23, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) the City confirm a cash-in-lieu of parkland payment of \$402,290.00 in fulfilment of the required parkland contribution for 2351 Kennedy Road;
- (2) a by-law to amend By-law Number 553-1998 be forwarded to City Council to set the alternative parkland dedication rate of 0.7 hectares per 1,000 population; and
- (3) the appropriate City staff be authorized and directed to take the necessary action to give effect thereto.

The East Community Council resolved itself into Committee of the Whole to receive advice of the Solicitor in camera.

The Committee of the Whole rose and reported.

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Councillor Shaw moved that the aforementioned report be deferred to the next meeting scheduled to be held on June 15, 2001, with the direction that the Commissioner of Economic Development, Culture and Tourism, in consultation with the City Solicitor, undertake discussions with the Torchin Group, and report back to Community Council accordingly.

**(Lost)**

Councillor Kelly moved that the East Community Council recommend to City Council the adoption of the aforementioned report.

**(Carried)**

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Mr. Christopher Williams, Solicitor, representing the Torchin Group, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 15, Report No. 6)**

The Community Council adjourned its meeting at 4:45 p.m.

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Chair.