

**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 1**

Date of Meeting: January 29, 2002
Time: 9:30 a.m.
Location: Meeting Hall
Scarborough Civic Centre

Enquiry: Margaret O'Neil
Administrator
(416) 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.

PRESENTATIONS:

10:00 a.m. Morley S. Wolfe, Q.C., Chair, Toronto Residents in Partnership, and Theresa Valladares, founder of Terevan Enterprises, producer of the Black History Month Award Ceremony, in recognition of Black History Month 2002, to present a copy of the official framed Black History poster to the Community Council and to Janet Afram and Sheila White, local residents who have made a significant contribution to the diverse community; and to introduce Jason O'Brien, the young artist responsible for the design of this year's poster.

11:00 a.m. Gary R. Stoner, Director, Parks and Recreation, East District, to introduce representatives from the Scarborough Showstoppers seniors dance group in recognition of their silver medal winning performance at the World Dance Championships in Reisa, Germany.

COMMUNICATIONS/REPORTS:

**1. INTENTION TO DESIGNATE UNDER PART IV OF
THE ONTARIO HERITAGE ACT – SCARBOROUGH CIVIC CENTRE
(Ward 38 – Scarborough Centre)**

Deferred from previous meeting.

Commissioner of Economic Development, Culture and Tourism
(October 29, 2001)

Recommending that:

- (1) City Council state its intention to designate the property at 150 Borough Drive (Scarborough Civic Centre) 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.

1(a). Commissioner of Economic Development, Culture and Tourism
(December 14, 2001)

Responding to Community Council's request for a report on the implications of designation; advising that such designation would allow the Culture Division to monitor any proposed alterations to the property and enable the property to qualify for restoration grants from government sources; indicating that the correct municipal address for the property is 140 and 150 Borough Drive; and recommending that this report be received for information.

1(b). Richard Schofield, Chairman, Scarborough Community Preservation Panel
(December 23, 2001)

Submitting comments in support of the proposed designation of the Civic Centre.

2. SCARBOROUGH PRESERVATION PANEL ANNUAL REPORT 2001

Richard Schofield, Chairman, Scarborough Preservation Panel
(January 1, 2002)

Submitting for the information of Community Council, the 2001 year-end report outlining the activities of the Scarborough Community Preservation Panel.

**3. PROPOSAL TO RECOMMEND DESIGNATION OF
ONTARIO REALTY CORPORATION PROPERTIES IN
THE HILLSIDE COMMUNITY (Ward 42 – Scarborough Rouge River)**

Richard Schofield, Chairman, Scarborough Community Preservation Panel
(January 2, 2002)

Recommending adoption of the following recommendations of the Scarborough Community Preservation Panel:

- (1) that Scarborough Community Council state its intention to support the recommendation of the Scarborough Community Preservation Panel that the following eight properties be considered for designation under the terms of the Ontario Heritage Act:
 - (i) Collins House, 14 Pickering Town Line;
 - (ii) Diller-Rittenhouse Farmhouse, 16 Beare Road;
 - (iii) Diller Farmhouse, 21 Beare Road;
 - (iv) Murison Farmhouse, 5 Gordon Murison Lane;
 - (v) George Pearse House, 2262 Meadowvale Road;
 - (vi) Sewell's Farmhouse, 1208 Sewell's Road;
 - (vii) Hamill House, 6545 Steeles Avenue East; and
 - (viii) Noah Reesor Farm, 7501 Steeles Avenue East;
- (2) that the Toronto Preservation Board be requested to recommend the designation of these eight properties; and
- (3) that staff of the Culture Division, Heritage Preservation Services, be requested to work in co-operation with the Scarborough Community Preservation Panel to prepare the Long and Short Statements of Reasons for Designation prior to submitting the final recommendations to Community Council and City Council for consideration.

**4. PROPOSAL TO PLANT A TREE IN MEMORY OF
THE LATE ARTIST, MR. REIMER REINKE**

Councillor Bas Balkissoon
(November 26, 2001)

Requesting that Scarborough Community Council consider the possibility of having the City plant a maple tree in Bluffers Park in memory of the late Mr. Reimer Reinke.

**5. REQUEST FOR FENCE EXEMPTION
A. WATSON, 25 KENTISH CRESCENT
(Ward 42 – Scarborough East)**

Commissioner of Urban Development Services
(January 11, 2002)

Recommending that City Council approve the application to permit the applicant to maintain a .93 metre wrought iron fence in the south side yard.

**6. REVIEW OF INTERIM WARRANTS FOR ALL-WAY STOP CONTROL
AND 40 KILOMETRE PER HOUR SPEED LIMITS (All Wards)**

General Manager, Transportation Services Division
(January 15, 2002)

Recommending that:

- (1) the interim criteria for installing All-Way Stop Sign Control as presented in Appendix 1, be adopted for long-term use within the City of Toronto;
- (2) the interim criteria for establishing a 40 km/h speed limit be amended for long-term use in the City of Toronto by revising the warrant structure, to remove confusion and potential misinterpretation about road widths and operating speeds, as presented in Appendix 2; and
- (3) these recommendations be forwarded to the Works Committee.

**7. ENCROACHMENT AGREEMENTS
YEAR 2002 TRANSIT SHELTER PROGRAM
300 DANFORTH ROAD AND 380 MILNER AVENUE
(Ward 35 – Scarborough Southwest)
(Ward 42 – Scarborough Rouge River)**

Director of Transportation Services, District 4
(January 9, 2002)

Recommending that:

- (1) the City enter into encroachment agreements with the owners of 300 Danforth Road and 380 Milner Avenue; and
- (2) the City Solicitor be requested to prepare the necessary encroachment agreements.

**8. PARKING REGULATION CHANGES ON KINGSTON ROAD
EAST OF FALLINGBROOK ROAD
(Ward 36 – Scarborough Southwest)**

Director of Transportation Services, District 4
(January 11, 2002)

Recommending that:

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

**9. MINOR STREET STOP SIGN ON GILROY DRIVE AT DELBERT DRIVE
(Ward 37 – Scarborough Centre)**

Director of Transportation Services, District 4
(January 2, 2002)

Recommending that:

- (1) the stop sign on Gilroy Drive, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**10. PROPOSED SPEED LIMIT REDUCTION IN THE
VICINITY OF SCHOOLS ON BRIMORTON DRIVE
(Ward 38 – Scarborough Centre)**

Director of Transportation Services, District 4
(January 14, 2002)

Recommending that:

- (1) the 40 kilometre per hour speed limits on Brimorton Drive, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**10(a). Linda Brown, Acting Principal, Churchill Heights Public School
(December 18, 2001)**

In support of the recommendation for speed limit reduction on Brimorton Drive.

- 10(b).** J.D. Kendall, Principal, Bellmere Junior Public School
(January 10, 2002)

In support of the recommendation for speed limit reduction on Brimorton Drive.

**11. PROPOSED PARKING PROHIBITION ON TORRANCE ROAD
(Ward 38 – Scarborough Centre)**

Director of Transportation Services, District 4
(January 11, 2002)

Recommending that:

- (1) the proposed “No Parking Anytime” regulation identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

**12. PROPOSED SPEED LIMIT REDUCTION ON BENSHERE DRIVE AND
ALL-WAY STOP CONTROL ON BENLEIGH DRIVE AT BENSHERE DRIVE
(Ward 38 – Scarborough Centre)**

Director of Transportation Services, District 4
(January 11, 2002)

Recommending that:

- (1) the 40 kilometre per hour speed limit on Benshere Drive, as identified in Appendix 1 of this report be adopted;
- (2) the appropriate by-law be amended accordingly; and
- (3) an all-way stop control not be installed at the intersection of Benleigh Drive and Benshere Drive.

**13. FEASIBILITY OF IMPLEMENTING “ANTI-WHISTLING”
SHEPPARD AVENUE – AGINCOURT GO STATION
(Ward 39 – Scarborough Agincourt)**

Director of Transportation Services, District 4
(January 15, 2002)

Recommending that:

- (1) “anti-whistling” not be implemented in the vicinity of the Sheppard Avenue Agincourt Go Station at this time; and
- (2) staff be directed to review this matter again in 2003.

**14. PROPOSED TURN PROHIBITIONS AT PRIVATE DRIVEWAY
WARDEN AVENUE SOUTH OF METROPOLITAN ROAD
(Ward 40 – Scarborough Agincourt)**

Director of Transportation Services, District 4
(January 10, 2002)

Recommending that:

- (1) westbound left turns be prohibited at all times at the driveway located on the east side of Warden Avenue, at a point approximately 85 metres south of Metropolitan Road, be enacted, as identified in Appendix 1 of this report;
- (2) all costs associated with signing the turn prohibitions at the driveway referenced in Recommendation (1) of this report be borne by the developer of the property serviced by the respective driveway; and
- (3) the appropriate by-laws be amended accordingly.

**15. RESCINDING OF TURN PROHIBITIONS AT PRIVATE DRIVEWAY
McNICOLL AVENUE WEST OF MARKHAM ROAD
(Ward 41 – Scarborough Rouge River)**

Director of Transportation Services, District 4
(January 10, 2002)

Recommending that:

- (1) the northbound left turn prohibition at the driveway located on the south side of McNicoll Avenue, at a point approximately 165 metres west of Markham Road, be rescinded, as identified in Appendix 1 of this report;
- (2) the appropriate by-laws be amended accordingly.

**16. PROPOSED TURN PROHIBITIONS AT PRIVATE DRIVEWAY
SHEPPARD AVENUE EAST OPPOSITE SCUNTHORPE ROAD
(Ward 41 – Scarborough Rouge River)
(Ward 42 – Scarborough Rouge River)**

Director of Transportation Services, District 4
(January 10, 2002)

Recommending that:

- (1) a compulsory turn by-law be enacted to restrict the southbound through, at all times, at the driveway located on the north side of Sheppard Avenue East, opposite Scunthorpe Road, be enacted, as identified in Appendix 1 of this report;
- (2) all costs associated with signing the prohibition at the driveway referenced in Recommendation (1) of this report be borne by the developer of the property serviced by the respective driveway; and
- (3) the appropriate by-law be amended accordingly.

**17. PROPOSED PARKING PROHIBITION ON BEECHGROVE DRIVE
(Ward 44 – Scarborough East)**

Director of Transportation Services, District 4
(January 11, 2002)

Recommending that:

- (1) the parking regulation on Beechgrove Drive, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**18. ALL-WAY STOP CONTROL – EAST AVENUE AT KIRKDENE DRIVE
(Ward 44 – Scarborough East)**

Director of Transportation Services, District 4
(January 11, 2002)

Recommending that:

- (1) the proposed stop signs on East Avenue at Kirkdene Drive, as identified in Appendix 1 of this report be adopted;
- (2) coincident with the installation of the stop signs on East Avenue, the existing pedestrian crossover be removed; and
- (3) the appropriate by-law be amended accordingly.

**19. PROPOSED SPEED LIMIT REDUCTION ON COLONEL DANFORTH TRAIL
(Ward 44 – Scarborough East)**

Director of Transportation Services, District 4
(January 11, 2002)

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.

**20. OMB APPEAL
MALLPAKS DEVELOPMENTS LIMITED
6756 – 6758 KINGSTON ROAD
(Ward 44 – Scarborough East)**

Councillor Ron Moeser
(December 21, 2001)

Requesting that Scarborough Community Council recommend to City Council that the City Solicitor be directed to attend the Ontario Municipal Board Hearing in support of the decision by the Committee of Adjustment to refuse an application by Mallpaks Developments Limited to permit a restaurant use in an existing building for the reason that such use is not permitted by the Zoning By-law and would not be considered a minor variance.

**21. OMB DECISION
431 NUGGET AVENUE, UNITS 12 AND 16
(Ward 41 – Scarborough Rouge River)**

City Solicitor
(January 11, 2002)

Advising the outcome of the Ontario Municipal Board hearings concerning 431 Nugget Avenue, Units 12 and 16, and recommending that this report be received for information.

**22. UPCOMING OMB HEARING
COMBINED APPLICATION TF CMB 2001 0008
KREADAR ENTERPRISES – RENO-DEPOT INC.
NORTH-WEST CORNER OF MIDLAND AND MCNICOLL AVENUES
MILLIKEN EMPLOYMENT DISTRICT
(Ward 41 – Scarborough Rouge River)**

Director of Community Planning, East District
(January 2, 2002)

Advising of the appeal to the Ontario Municipal Board by Kreadar Enterprises – Reno-Depot Inc. as a result of Council's failure to deal with the Scarborough Community Council recommendations respecting this application; that a pre-hearing for this appeal will be scheduled for late February or early March; and recommending that City Council

be requested to deal with this application as a time-sensitive matter at its February 13, 14 and 15, 2002, meeting in order to provide direction to the City Solicitor.

**23. STATUS REPORT
PHASE 4 SCARBOROUGH TRANSPORTATION CORRIDOR (STC)
LAND USE STUDY – SC W19990005
SCARBOROUGH VILLAGE COMMUNITY
(Ward 36 – Scarborough Southwest)**

Director of Community Planning, East District
(January 8, 2002)

Recommending that Community Council direct staff to:

- (1) circulate the Discussion Paper to City Departments, agencies, the Scarborough Village South Community Association, the Working Group, and others requesting a copy;
- (2) convene a Community Information Meeting in consultation with the Ward Councillor; and
- (3) prepare a Final Report with recommendations for appropriate land use designations and draft Official Plan and Zoning By-law Amendments for the Scarborough Village portion of the Phase 4 STC Land Use Study; this report to be presented at a Public Meeting of Scarborough Community Council on June 4, 2002, with notice of the Public Meeting to be given by newspaper advertisement and to all persons who requested notice during the study.

**24. STATUS REPORT
HIGHLAND CREEK VILLAGE URBAN DESIGN GUIDELINES STUDY
(Ward 44 – Scarborough East)**

Director of Community Planning, East District
(January 14, 2002)

Submitting, as requested by Community Council at its November meeting, an update on the progress of the Highland Creek Village Urban Design Guidelines Study, and recommending that this report be received for information.

**25. REQUEST FOR DIRECTION
APPEAL OF SITE PLAN CONTROL APPLICATION TF SPC 2001 0078
MINOR VARIANCE APPLICATION TF VAR 2001 0237
THE NORFINCH GROUP INC., 2500 EGLINTON AVENUE EAST
EGLINTON COMMUNITY
(Ward 37 – Scarborough Centre)**

Director of Community Planning, East District

(January 8, 2002)

Recommending that:

- (1) the City Solicitor and planning staff attend at the Ontario Municipal Board hearing in opposition to the approval of the site plan application as the current site plan application has not adequately addressed the outstanding site matters;
- (2) the City solicitor and staff also be directed to attend any Ontario Municipal Board hearing related to the associated minor variance, in support of Council's position in Recommendation (1) above; and
- (3) Council direct staff not to enter into any encroachment agreement relating to the subject property or proposal.

**26. REQUEST FOR DIRECTION
EXAMINATION OF PERSONAL SERVICE SHOP USES
IN THE EAST DISTRICT ZONING BY-LAWS – TF WPS 2001 0004**

Director of Community Planning, East District
(December 6, 2001)

Recommending that this report, embodying the request by City Council of November 6, 7 and 8, 2001, be forwarded to the New Zoning By-law Project staff for consideration in the preparation of a comprehensive Zoning By-law for the City of Toronto.

**27. REQUEST FOR DIRECTION
KENNEDY ROAD BUSINESS AREA STUDY
KENNEDY ROAD BETWEEN LAWRENCE AVENUE AND HIGHWAY 401
(Ward 37 – Scarborough Centre)
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District
(January 15, 2002)

Recommending that:

- (1) staff be directed to bring forward the Draft Official Plan and Zoning By-law Amendments to implement the land use changes necessary to recognize the broader commercial character for the Kennedy Road Business Area, and introduce the Nantucket Boulevard extensions discussed in this report;
- (2) staff be authorized to give Notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act, targeted for the second quarter of 2002;

- (3) staff be directed to prepare Urban Design Guidelines and a Streetscape Plan, including a review of signage, for the Kennedy Road Business Improvement Area, in consultation with Councillors and stakeholders in the area, to be submitted for Council consideration when completed;
- (4) staff of the New Zoning By-law Project be requested to review, in the production of a Zoning By-law for the entire City:
 - (a) vehicle sales and service uses in multi-unit buildings and parking requirements in relation to the various licence classes for Public Garage Licences; and
 - (b) use of trailers for vehicle and other sales operations; and
- (5) staff of Municipal Licensing and Standards be requested to include the use of banners and flags as issues in the development of a new Sign By-law.

**28. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF CMB 2001 0015
F. AND M. GRAHAM, 1408 KINGSTON ROAD
BIRCHCLIFF COMMUNITY
(Ward 36 – Scarborough Southwest)**

Director of Community Planning, East District
(January 8, 2002)

Recommending that Community Council:

- (1) direct staff to schedule a community consultation meeting together with the Ward Councillor with notice of the meeting to be given to landowners and residents within 120 metres of the site; and
- (2) direct staff to provide notice for the Public Meeting in accordance with the regulations under the Planning Act and to all persons attending the community consultation meeting.

**29. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2001 0016
FOREST VISTA INC., 61-77 TOWN CENTRE COURT
PROGRESS EMPLOYMENT DISTRICT
(Ward 38 – Scarborough Centre)**

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

Recommending that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**30. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0020
ELAINE GOLDBACH
NORTH-EAST CORNER OF McNICOLL AVENUE AND KENNEDY ROAD
MILLIKEN EMPLOYMENT DISTRICT
(Ward 39 – Scarborough Agincourt)**

Director of Community Planning, East District
(January 2, 2002)

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 of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**31. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2001 0003
PETRO-CANADA, 3905 SHEPPARD AVENUE EAST
TAM O'SHANTER COMMUNITY
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District
(January 8, 2002)

Recommending that Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**32. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2001 0005
CANDEREL STONERIDGE EQUITY GROUP, 2055 KENNEDY ROAD
SOUTH AGINCOURT COMMUNITY
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District
(January 10, 2002)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Councillors of the ward and two abutting wards;
- (2) notice for the community consultation meeting be given to landowners and residents for an area to be determined in consultation with the Councillors of the ward and two abutting wards with the applicant to fund the cost of the notice circulation;
- (3) staff conduct a review of the Agincourt Centre Secondary Plan, in conjunction with the new City of Toronto Official Plan initiative and in consultation with the TTC; Works and Emergency Services; Economic Development, Culture and Tourism; Community and Neighbourhood Services and other relevant departments and agencies, and report back Scarborough Community Council with the findings of the study, including recommended Official Plan amendments if appropriate, with a targeted date of the end of the second quarter of 2002; and
- (4) planning staff be directed to issue the Notice of Public Meeting according to the regulations of the Act following the conclusion of the Agincourt Centre Secondary Plan Review.

**33. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0019
HAN-LEN HOLDINGS INC., 4150 FINCH AVENUE EAST
MILLIKEN EMPLOYMENT DISTRICT
(Ward 41 - Scarborough Rouge River)**

Director of Community Planning, East District
(December 31, 2001)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor for landowners and residents within 120 metres of the site;
- (2) staff be directed to bring forward an amending By-law and final report on this application, to a Public Meeting in the first quarter of 2002; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**34. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2001 0013
AUSTIN BURNETT AND OLIVE BURNETT, 10126 SHEPPARD AVENUE EAST
ROUGE COMMUNITY
(Ward 44 – Scarborough East)**

Director of Community Planning, East District
(January 8, 2002)

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 of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

35. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0018
DRAFT PLAN OF SUBDIVISION TF SUB 2001 0002
ROBBIEDALE DEVELOPMENTS LIMITED
76 BRUMWELL STREET AND VACANT LANDS TO THE WEST
CENTENNIAL COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(January 8, 2002)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor for the first quarter of 2002;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and the Centennial Community and Recreational Association; and
- (3) staff be directed, upon satisfactory resolution of the issues detailed in this report, to schedule a Public Meeting under the Planning Act to consider the applications; Notice for this Public Meeting to be given according to the regulations under the Planning Act, to those attending the community consultation meeting and the Centennial Community and Recreational Association.

36. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0021
SUDHIR KUMAR SADANA, 32 IRVINE ROAD
CENTENNIAL COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(January 8, 2002)

Recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor for the first quarter of 2002;
- (2) notice for the community consultation meeting be given to the landowners and residents within 120 metres of the site and the Centennial Community and Recreational Association; and
- (3) staff be directed, upon satisfactory resolution of the issues detailed in this report, to schedule a Public Meeting under the Planning Act to consider the application. Notice for the Public Meeting to be given according to the regulations under the Planning Act, to those attending the community consultation meeting and the Centennial Community and Recreational Association.

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

37. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0014
PEACH SUN POWER CORPORATION, SOUTH SIDE OF STEELES AVENUE
WEST OF MIDLAND AVENUE AND EAST OF SILVER STAR BOULEVARD
MILLIKEN EMPLOYMENT DISTRICT
(Ward 41 – Scarborough Rouge River)

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

Recommending that City Council:

- (1) amend the Zoning By-law 24982 for the retail commercial uses substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

38. FINAL REPORT
CITY-INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS SC-W19990005 – PHASE 4
SCARBOROUGH TRANSPORTATION CORRIDOR (STC) LAND USE STUDY
GUILDWOOD VILLAGE COMMUNITY
(Ward 43 – Scarborough East)

Director of Community Planning, East District
(December 18, 2001)

Recommending that City Council:

- (1) amend the Official Plan to introduce Low Density Residential, Institutional-Public Utilities, Open Space and Neighbourhood Park designations on the Phase 4 STC lands, substantially in accordance with the draft Official Plan Amendment included as Attachment No. 1;
- (2) amend the Guildwood Community Zoning By-law No. 9676, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 2;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required;
- (4) adopt, by resolution, the Urban Design Guidelines, included as Attachment No. 3 to this report, as an indication of Council's support for the urban design objectives relating to the development of the vacant City-owned lands; and
- (5) authorize staff from Corporate Services, Facilities and Real Estate Division:
 - (a) to include provisions in offers of purchase and sale for lands declared surplus north of Lausanne Crescent that the purchaser be responsible for relocating the garden, existing playground equipment, including any necessary fencing, and associated restoration costs, in consultation with the Commissioner of Economic Development Culture and Tourism, and to retain a 0.3 metre (1 foot) reserve along Galloway Road; and
 - (b) to advise prospective purchasers of lands declared surplus east of Portia Street that as a condition of draft subdivision plan approval, the developer will be required to construct an emergency access from Morningside Avenue to the development to the satisfaction of the Commissioner of Works and Emergency Services.

38(a). Daniela and Cris Madolciu
(January 11, 2002)

Commenting on the need for public walkway or neighbourhood park extension in the area of Poplar Road, south of the railway tracks.

38(b). Dr. John A. Hardy
(January 14, 2002)

Expressing concern that any proposed development not be permitted to extend beyond the end of Portia Street, thus leaving his property intact.

38(c). Drew Pritchard
(January 16, 2002)

Expressing concerns respecting increased density and the protection of an easement between his property and the Corridor lands.

39. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0013
P. GABRIELE AND SONS LIMITED
NORTH-WEST CORNER OF KINGSTON ROAD AND ELLESMERE ROAD
HIGHLAND CREEK COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(December 18, 2001)

Recommending that City Council:

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) authorize the City Solicitor to remove the site from the Site Plan Control provisions.

39(a). William Alexander Dempsey
(January 15, 2002)

On behalf of the Centennial Community and Recreation Association and the Centennial-Rouge United Church of Canada, objecting to the application by P. Gabrielle & Sons Limited, on tree conservation and watercourse protection grounds.

40. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC Z2000 0004
STEVE KROMEK, 3686 ELLESMERE ROAD
HIGHLAND CREEK COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(December 18, 2001)

Recommending that City Council:

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

41. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0003
ARTHUR GEORGE AND JOY MARY PARKER
73 HOMESTEAD ROAD AND 50 AND 52 DEANSCROFT SQUARE
WEST HILL COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(December 18, 2001)

- (1) amend the Zoning By-law for the West Hill Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

42. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC Z2000 0024
MARIO AND NANCY PERRI, 545 MORRISH ROAD
HIGHLAND CREEK COMMUNITY
(Ward 44 – Scarborough East)

Director of Community Planning, East District
(December 18, 2001)

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; and

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

IN CAMERA **In accordance with the Municipal Act, a motion is required for the Community Council to meet privately and the reason must be stated.**

**43. ONTARIO MUNICIPAL BOARD HEARING
2 AND 4 DALE AVENUE
(Ward 36 – Scarborough Southwest)**

City Solicitor
(January 9, 2002)

Confidential report to be considered in camera having regard that the subject matter may involve litigation or potential litigation.

(In accordance with the Solicitor's instructions, this report has been provided to Members of the Community Council and Legal staff only.)