
**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 10**

Date of Meeting: November 12, 2002
Time: 9:30 a.m.
Location: Meeting Hall
Scarborough Civic Centre

Enquiry: Margaret O'Neil
Administrator
(416) 396-7288
oneil@toronto.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:

COMMUNICATIONS/REPORTS:

**1. YEAR 2002 NEW TRANSIT SHELTER INSTALLATION PROGRAM
(All Scarborough Wards)**

Director of Transportation Services, District 4
(October 28, 2002)

Recommending that:

- (1) the proposed new transit shelter locations identified in Tables 1 and 2 of this report, consisting of 10 sites, be approved for installation; and
- (2) the locations identified in Table 3 of this report, consisting of 6 sites, be identified as inappropriate for transit shelter installations and be reconsidered only if and when additional public right-of-way lands become available at these locations.

**2. COST-SHARING AGREEMENT WITH CP RAIL AND CN RAIL
PROPOSED ADDITION OF SAFETY WARNING GATES
CP RAIL CROSSINGS ON BEARE ROAD AND REESOR ROAD AND
CN RAIL CROSSING ON REESOR ROAD
(Ward 42 – Scarborough Rouge River)**

Director of Transportation Services, District 4
(October 23, 2002)

Recommending that:

- (1) the City of Toronto enter into a cost-sharing agreement with Canadian Pacific Railway, substantially in the form attached hereto, including the payment of 12.5 percent of the cost of the installation of safety warning gates and approximately 50 percent of the ongoing maintenance costs at the Canadian Pacific Railway Crossing on Beare Road, between Plug Hat Road and Finch Avenue East (Mile 192.48 Belleville Subdivision);
- (2) the City of Toronto enter into a cost-sharing agreement with Canadian Pacific Railway, substantially in the form attached hereto, including the payment of 12.5 percent of the cost of the installation of safety warning gates and approximately 50 percent of the ongoing maintenance costs at the Canadian Pacific Railway Crossing on Reesor Road just south of Passmore Avenue (Mile 193.54 Belleville Subdivision);
- (3) the City of Toronto enter into a cost-sharing agreement with Canadian National Railway Company, substantially in the form attached hereto, including the payment of 12.5 percent of the cost of the installation of safety warning gates and approximately 50 percent of the ongoing maintenance costs at the Canadian National Railway Crossing on Reesor Road between Old Finch Avenue and the CN Rail crossing south of Passmore Avenue (Mile 7.69 York Subdivision); and
- (4) the appropriate City officials(s) be authorized to take all necessary action, including the execution of the cost-sharing agreements at all of the subject crossing locations.

**3. TRAFFIC OPERATIONS ISSUES ON SYLVAN AVENUE AND
ROGATE PLACE IN THE VICINITY OF ELIZABETH SIMCOE JNR. P.S.
(Ward 43 – Scarborough East)**

Director of Transportation Services, District 4
(October 23, 2002)

Recommending that:

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

**4. WINTER MAINTENANCE PARKING RESTRICTIONS
(Ward 44 – Scarborough East)**

Director of Transportation Services, District 4
(October 23, 2002)

Recommending that:

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

**5. ACCEPTANCE OF SERVICES – CUTTERWOOD DEVELOPMENTS LTD.
915 AND 965 MIDDLEFIELD ROAD
(Ward 41 – Scarborough Rouge River)**

City Solicitor
(October 16, 2002)

Recommending that:

- (1) the services installed for the above Development be assumed and the City formally assume the road within the Development;
- (2) Legal Services 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 \$13,500.00, as set out in the attached report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**6. AGINCOURT CENTRE SECONDARY PLAN REVIEW – TF W2002 0001
(Wards 39, 40 and 41)**

(Deferred from meeting of September 17, 2002; the further report requested by Community Council was not available at time of Agenda printing and will be distributed as soon as possible.)

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

Recommending that:

- (1) City Council endorse the key findings of this report and direct staff to prepare an amendment to the Agincourt Centre Secondary Plan which reflects those conclusions; and
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, such meeting to be held in November, 2002.

6(a). (September 17, 2002) from Richard C. Ducharme, Chief General Manager, Toronto Transit Commission, submitting the comments of the TTC respecting the Agincourt Secondary Plan Review and the application by Canderel Stoneridge.

**7. REQUEST FOR DIRECTION
UPCOMING OMB HEARING
COMBINED APPLICATION TF CMB 2001 0005
CANDEREL STONERIDGE EQUITY GROUP, 2055 KENNEDY ROAD
AGINCOURT CENTRE
(Wards 39, 40 and 41)**

(Deferred from meeting of September 17, 2002.)

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

Recommending that the City Solicitor be instructed to appear at the upcoming Ontario Municipal Board hearing in opposition to the applications by Canderel Stoneridge Equity Group to amend the Official Plan and Employment Districts Zoning By-law (South Agincourt).

**8. SITE PLAN CONTROL APPLICATION TF SPC 2002 0069
POINTE OF VIEW DEVELOPMENTS INC.
710 WARDEN AVENUE
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District
(October 25, 2002)

Recommending that Community Council:

- (1) give direction to staff regarding a community consultation meeting on the proposed development;
- (2) direct staff to report back to Community Council on the outcome of the meeting and provide a final recommendation on the application, upon resolution of outstanding matters; and
- (3) identify the source of funding needed to defray the expenses incurred by organizing a community consultation meeting.

**9. PRELIMINARY EVALUATION REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0077
IMPERIAL OIL LIMITED, 1641 MARKHAM ROAD
MALVERN COMMUNITY
(Ward 42 – Scarborough Rouge River)**

Director of Community Planning, East District
(October 28, 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.

10. SHEPPARD AVENUE STUDY (WTF WPS 2002 0004)

Director of Community Planning, East District
(October 29, 2002)

Responding to a request by Community Council, on a motion by Councillor Ashton made at its meeting held on September 17, 2002, that the Director of Community Planning report to this meeting on the potential for a Sheppard Avenue Study, including the definition of the boundaries and terms of reference; advising that the new Official Plan, the existing Metropolitan Toronto Official Plan and the Agincourt Secondary Plan all call for a review of the Sheppard Avenue corridor; that Planning staff will report further on the nature and timing of such a review, and recommending that this report be received for information.

**11. PHASE 4 SCARBOROUGH TRANSPORTATION CORRIDOR
LAND USE STUDY – SC-W19990005
(Ward 36 – Scarborough Southwest)**

City Clerk
(June 21, 2002)

(Note the further report requested by City Council was not available at time of Agenda printing and will be distributed as soon as possible.)

Advising that City Council, at its meeting held on June 18, 19 and 20, 2002, struck out and referred back to Community Council, Clause 1 in Report No. 5 of the Scarborough Community Council for further consideration, with the request that the Director of Community Planning, East District, submit a further report to Community Council outlining the outcome of discussions with the General Manager of Shelter, Housing and Support, the Director of Real Estate and the Director of Policy and Planning, Parks Division.

**12. FINAL REPORT – REMOVAL OF A HOLDING PROVISION (H)
BIONVEST INVESTMENTS LIMITED – TF ZBL 2002 0015
LANDS NORTH OF BOROUGH DRIVE
SOUTH OF THE SCARBOROUGH CENTRE RAPID TRANSIT STATION
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District
(October 28, 2002)

Recommending that City Council:

- (1) amend the Zoning By-law to delete the Holding Provision (H) on the subject lands, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;

- (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) before introducing the necessary Bill to City Council for enactment, require the owner to enter into a registered road and servicing agreement which provides for construction by the owner and conveyance to the City of the new public street, including the implementation of streetscape improvements, and all necessary servicing and infrastructure improvements to serve the development.

**13. LIMITING DISTANCE AGREEMENT – TERRAVIEW PARK
ADJACENT TO 1609 PHARMACY AVNEUE
(Ward 40 – Scarborough Agincourt)**

Commissioner of Corporate Services
(October 28, 2002)

Recommending that:

- (1) the City enter into a Limiting Distance Agreement with the property owner at 1609 Pharmacy Avenue for approximately 16.65 square feet of Terraview Park located immediately to the south of 1609 Pharmacy Avenue, subject to the property owner paying an administration fee of \$600.00, on such terms and conditions, as are satisfactory to the Commissioner of Economic Development, Culture & Tourism, and in a form and content acceptable to the City Solicitor; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**14. GRANT OF A PERMANENT EASEMENT TO
ENBRIDGE GAS DISTRIBUTION INC. OVER
A PORTION OF 4362 SHEPPARD AVENUE EAST
(Ward 41 – Scarborough Rouge River)**

Commissioner of Corporate Services
(October 28, 2002)

Recommending that:

- (1) authority be granted to convey a permanent easement to Enbridge Gas Distribution Inc. (“Enbridge”) over a portion of 4362 Sheppard Avenue East designated as Part 22, 64R-4910, on terms detailed herein;
- (2) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15. AMENDMENT TO CAP ON THIRD PARTY ADVERTISING SIGNS

City Clerk

(October 31, 2002)

Advising that City Council, at its meeting held on October 29, 30 and 31, 2002, struck out Clause 2 in Report No. 9 of the Scarborough Community Council and referred it back to the Community Council for further consideration.

(Note that the further report requested by Community Council at its meeting held on October 15, 2002, was not available at time of Agenda printing and will be distributed as soon as possible.)

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

16. FINAL REPORT

**OFFICIAL PLAN AMENDMENT APPLICATION SC-P20000018
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000033
P.H.Y. INVESTMENTS COMPANY LIMITED
3443 FINCH AVENUE EAST
L'AMOREAUX COMMUNITY
(Ward 40 – Scarborough Agincourt)**

(Deferred from previous meeting; the further report requested by Community Council was not available at time of Agenda printing and will be distributed as soon as possible.)

Director of Community Planning, East District

(September 19, 2002)

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 L'Amoreaux Community 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.

**17. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0008
McCOWAN CENTRE INC.
NORTH-EAST CORNER OF McCOWAN ROAD AND ELLESMERE ROAD
PROGRESS EMPLOYMENT DISTRICT
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District
(October 23, 2002)

Recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Progress) for the former City of Scarborough 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) before introducing the necessary Bill to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

**18. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0014
VIVA MAGNETICS (BIRD DESIGN BUILD CORPORATION)
SOUTH SIDE OF FINCH AVENUE EAST, EAST OF SCOTTFIELD DRIVE
MARSHALLING YARD EMPLOYMENT DISTRICT
(Ward 41 – Scarborough Rouge River)**

Director of Community Planning, East District
(October 29, 2002)

Recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Marshalling Yard) for the former City of Scarborough 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.

19. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0001
TRAKS COMMUNICATIONS LTD.
5500 FINCH AVENUE EAST
TAPSCOTT EMPLOYMENT DISTRICT
(Ward 41 – Scarborough Rouge River)

Director of Community Planning, East District
(October 22, 2002)

Recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Tapscott) 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.

20. FINAL REPORT
CITY-INITIATED ZONING BY-LAW AMENDMENT TF WPS 2002 0003
SCARBOROUGH COMMUNITY COMPLEX
SOUTH-EAST CORNER OF SHEPPARD AVENUE AND PROGRESS AVENUE
MALVERN COMMUNITY
(Ward 42 – Scarborough Rouge River)

Director of Community Planning, East District
(October 29, 2002)

Recommending that City Council:

- (1) amend the Malvern Community Zoning By-law No. 14402 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1;
- (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) direct the Director of Community Planning, East District, in consultation with operating agencies, to monitor parking for the community complex at the south-east corner of Progress Avenue and Sheppard Avenue during the year after the opening of Phase 2 of the Chinese Cultural Centre of Greater Toronto, and to submit a report thereon to the Scarborough Community Council.