

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 1

Tuesday, January 29, 2002

The Scarborough Community Council met on Tuesday, January 29, 2002, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Members present:

	9:35 a.m. - <u>11:30 a.m.</u>	2:08 p.m. - <u>3:30 p.m.</u>
Councillor David Soknacki, Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	-	-
Councillor Bas Balkissoon	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	-	-
Councillor Brad Duguid	x	x
Councillor Norm Kelly	x	x
Councillor Ron Moeser	x	x
Councillor Sherene Shaw	-	-

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

Confirmation of Minutes

On a motion by Councillor Moeser, the Minutes of the meeting of the Scarborough Community Council held on November 20, 2001, were confirmed.

1.1 Presentation of Black History Month 2002 Poster

The Scarborough Community Council welcomed Mr. 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, who presented to the Chair of the Community Council, a framed copy of the Black History Month 2002 Poster. Ms. Valladares introduced the artist responsible, Mr. Jason O'Brien, and Mr. Wolfe presented a copy of the poster to Ms. Alice Afram, accepting on behalf of her

mother, Janet, and to Sheila White, local residents who have made a significant contribution to the diverse community.

1.2 Presentation to Scarborough Showstoppers Seniors Dance Group

The Scarborough Community Council welcomed representatives from the Scarborough Showstoppers seniors dance group, and the Chair presented a certificate in recognition of the group's recent silver medal winning performance at the World Dance Championships in Reisa, Germany.

1.3 Intention to Designate Under Part IV of The Ontario Heritage Act – Scarborough Civic Centre (Ward 38 – Scarborough Centre)

The Community Council had before it the following:

- (a) report (October 29, 2001) from the Commissioner of Economic Development, Culture and Tourism, 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; and
- (b) report (December 14, 2001) from the Commissioner of Economic Development, Culture and Tourism, 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.

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

The Community Council also had before it a communication (December 23, 2001) from Mr. Richard Schofield, Chairman, Scarborough Community Preservation Panel, in support of the proposed designation of the Civic Centre, a copy of which was provided to

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

Mr. Richard Schofield, Chairman, Scarborough Community Preservation Panel, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 1, Report No. 2)

1.4 Scarborough Preservation Panel Annual Report 2001

The Community Council had before it a communication (January 1, 2002) from Richard Schofield, Chairman, Scarborough Preservation Panel, submitting for the information of Community Council, the 2001 year-end report outlining the activities of the Scarborough Community Preservation Panel.

On a motion by Councillor Moeser, the Scarborough Community Council received the aforementioned communication.

(Clause No. 28(c), Report No. 2)

**1.5 Proposal to Recommend Designation of
Ontario Realty Corporation Properties in
The Hillside Community
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a communication (January 2, 2002) from Richard Schofield, Chairman, Scarborough Community Preservation Panel, 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council advised the Toronto Preservation Board that it supports the recommendation of the Scarborough Community Preservation Panel that the properties listed in the aforementioned report be considered for designation under the terms of the Ontario Heritage Act.

(Clause No. 28(d), Report No. 2)

**1.6 Proposal to Plant a Tree in Memory of
The Late Artist, Mr. Reimer Reinke**

The Community Council had before it a communication (November 26, 2001) from Councillor Balkissoon, 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.

Councillor Balkissoon moved that Scarborough Community Council recommend to City Council that:

- (1) a maple tree be planted in Bluffers Park in memory of the late artist, Mr. Reimer Reinke; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Carried)

(Clause No. 24, Report No. 2)

**1.7 Request for Fence Exemption
A. Watson, 25 Kentish Crescent
(Ward 42 – Scarborough East)**

The Community Council had before it a report (January 11, 2002) from the Commissioner of Urban Development Services, recommending that City Council

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

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

(Clause No. 2, Report No. 2)

**1.8 Review of Interim Warrants for All-Way Stop Control
and 40 Kilometre Per Hour Speed Limits
(All Wards)**

The Community Council had before it a report (January 15, 2002) from the General Manager, Transportation Services Division, 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to the Works Committee that Recommendations Nos. (1) and (2) in the aforementioned report be approved.

(Clause No. 28(e), Report No. 2)

**1.9 Encroachment Agreements
Year 2002 Transit Shelter Program
300 Danforth Road and 380 Milner Avenue
(Ward 35 – Scarborough Southwest)
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (January 9, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 3, Report No. 2)

**1.10 Parking Regulation Changes on Kingston Road
East of Fallingbrook Road
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 4, Report No. 2)

**1.11 Minor Street Stop Sign on Gilroy Drive at Delbert Drive
(Ward 37 – Scarborough Centre)**

The Community Council had before it a report (January 2, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 5, Report No. 2)

1.12 Proposed Speed Limit Reduction in the Vicinity of Schools on Brimorton Drive (Ward 38 – Scarborough Centre)

The Community Council had before it a report (January 14, 2002) from the Director of Transportation Services, District 4, 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.

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

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The Community Council also received the following communications:

- (December 18, 2001) from Linda Brown, Acting Principal, Churchill Heights Public School, in support of the recommendation for speed limit reduction on Brimorton Drive;
- (January 10, 2002) from J. D. Kendall, Principal, Bellmere Junior Public School, in support of the recommendation for speed limit reduction on Brimorton Drive; and
- (January 14, 2002) from Scott Harrison, Trustee, Ward 19 (Scarborough Centre), in support of the recommendation for speed limit reduction on Brimorton Drive.

(Clause No. 6, Report No. 2)

1.13 Proposed Parking Prohibition on Torrance Road (Ward 38 – Scarborough Centre)

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 7, Report No. 2)

1.14 Proposed Speed Limit Reduction on Benshire Drive and All-Way Stop Control on Benleigh Drive at Benshire Drive (Ward 38 – Scarborough Centre)

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the 40 kilometre per hour speed limit on Benshire 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 Benshire Drive.

Councillor Duguid moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report, subject to striking out Recommendation No. (3) and inserting in lieu thereof the following:

“an all-way stop control be installed at the intersection of Benleigh Drive and Benshire Drive;”.

(Carried)

(Clause No. 8, Report No. 2)

1.15 Feasibility of Implementing “Anti-Whistling” Sheppard Avenue – Agincourt Go Station (Ward 39 – Scarborough Agincourt)

The Community Council had before it a report (January 15, 2002) from the Director of Transportation Services, District 4, 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.

On a motion by Councillor Shaw, the Scarborough Community Council deferred consideration of the aforementioned report to its meeting scheduled to be held on May 7, 2002, to permit further community consultation.

(Clause No. 28(f), Report No. 2)

**1.16 Proposed Turn Prohibitions at Private Driveway
Warden Avenue South of Metropolitan Road
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (January 10, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 9, Report No. 2)

**1.17 Rescinding of Turn Prohibitions at Private Driveway
McNicoll Avenue West of Markham Road
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (January 10, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 10, Report No. 2)

**1.18 Proposed Turn Prohibitions at Private Driveway
Sheppard Avenue East Opposite Scunthorpe Road
(Ward 41 – Scarborough Rouge River)
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (January 10, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 11, Report No. 2)

**1.19 Proposed Parking Prohibition on Beechgrove Drive
(Ward 44 – Scarborough East)**

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 12, Report No. 2)

**1.20 All-Way Stop Control
East Avenue at Kirkdene Drive
(Ward 44 – Scarborough East)**

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 13, Report No. 2)

**1.21 Proposed Speed Limit Reduction on Colonel Danforth Trail
(Ward 44 – Scarborough East)**

The Community Council had before it a report (January 11, 2002) from the Director of Transportation Services, District 4, 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.

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

(Clause No. 14, Report No. 2)

**1.22 Ontario Municipal Board Appeal
Mallpaks Developments Limited
6756 – 6758 Kingston Road
(Ward 44 – Scarborough East)**

The Community Council had before it a communication (December 21, 2001) from Councillor Moeser, 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

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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.

On a motion by Councillor Moeser, the Scarborough Community Council recommended 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.

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

(a) in opposition to the request by Councillor Moeser:

- Mike Floroff, the applicant; and
- Michael Figol, representing Mr. Floroff;

(b) in support of the request by Councillor Moeser:

- John Furr, representing Condominium Corp. No. 994;
- Tom Furr;
- Doug Joyce;
- William Lillie;
- Heinz Frankfurt; and
- Phil Seymour, representing Knights Village Non-profit Housing Association.

The Community Council also received, at the meeting, communications tabled by:

- (Mrs.) D. Leitch;
- James Dalgarno;
- Sonja Frankfurt;
- Heinz Frankfurt;
- John Furr;
- A.J. Reid and Lois Reid; and
- David and Leona Pullen;

all in support of the request by Councillor Moeser, copies of which were provided to Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

(Clause No. 15, Report No. 2)

**1.23 Ontario Municipal Board Decision
431 Nugget Avenue, Units 12 and 16
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (January 11, 2002) from the City Solicitor, 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.

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

(Clause No. 28(g), Report No. 2)

**1.24 Upcoming Ontario Municipal Board 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)**

The Community Council had before it a report (January 2, 2002) from the Director of Community Planning, East District, 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.

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

(Clause No. 16, Report No. 2)

**1.25 Status Report
Phase 4 Scarborough Transportation Corridor (STC)
Land Use Study – SC W19990005
Scarborough Village Community
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (January 8, 2002) from the Director of Community Planning, East District, 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council, at the request of Councillor Ashton, deferred consideration of the aforementioned report to its meeting scheduled to be held on February 25, 2002.

(Clause No. 28(h), Report No. 2)

1.26 Status Report
Highland Creek Village Urban Design Guidelines Study
(Ward 44 – Scarborough East)

The Community Council had before it a report (January 14, 2002) from the Director of Community Planning, East District, 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.

On a motion by Councillor Moeser, the Scarborough Community Council received the aforementioned report.

(Clause No. 28(i), Report No. 2)

1.27 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)

The Community Council had before it a report (January 8, 2002) from the Director of Community Planning, East District, 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.

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

(Clause No. 17, Report No. 2)

**1.28 Request for Direction
Examination of Personal Service Shop Uses
in the East District Zoning By-Laws – TF WPS 2001 0004**

The Community Council had before it a report (December 6, 2001) from the Director of Community Planning, East District, 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council deferred consideration of the aforementioned report to its next scheduled meeting to be held on February 25, 2002, to permit further consultation with staff.

(Clause No. 28(j), Report No. 2)

**1.29 Request for Direction
Kennedy Road Business Area Study
Kennedy Road between Lawrence Avenue and Highway 401
(Ward 37 – Scarborough Centre)
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (January 15, 2002) from the Director of Community Planning, East District, 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.

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

(Clause No. 28(k), Report No. 2)

1.30 Preliminary Report

**Zoning By-Law Amendment Application TF CMB 2001 0015
F. and M. Graham, 1408 Kingston Road
Birchcliff Community
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (January 8, 2002) from the Director of Community Planning, East District, 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.

On a motion by Councillor Altobello, the Scarborough Community Council approved the aforementioned report.

(Clause No. 28(l), Report No. 2)

**1.31 Preliminary Report
Combined Application TF CMB 2001 0016
Forest Vista Inc., 61-77 Town Centre Court
Progress Employment District
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (December 12, 2001) from the Director of Community Planning, East District, recommending that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Duguid, the Scarborough Community Council approved the aforementioned report.

(Clause No. 28(m), Report No. 2)

**1.32 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)**

The Community Council had before it a report (January 2, 2002) 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 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 Scarborough Community Council approved the aforementioned report, subject to amending Recommendation No. (2) to expand the notification to include owners and tenants in the apartment and townhouse project on the west side of

Kennedy Road, south of McNicoll Avenue; the cost of such expanded notification to be borne by the applicant.

Mr. Louis Cheung, Architect and applicant, appeared before the Community Council in connection with the foregoing matter and indicated his agreement to assuming the expanded notification costs.

(Clause No. 28(n), Report No. 2)

1.33 Preliminary Report
Combined Application TF CMB 2001 0003
Petro-Canada, 3905 Sheppard Avenue East
Tam O'Shanter Community
(Ward 40 – Scarborough Agincourt)

The Community Council had before it a report (January 8, 2002) from the Director of Community Planning, East District, recommending that Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Kelly, the Scarborough Community Council approved the aforementioned report.

(Clause No. 28(o), Report No. 2)

1.34 Preliminary Report
Combined Application TF CMB 2001 0005
Canderel Stoneridge Equity Group, 2055 Kennedy Road
South Agincourt Community
(Ward 40 – Scarborough Agincourt)

The Community Council had before it a report (January 10, 2002) from the Director of Community Planning, East District, 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.

- A. Councillor Kelly moved that Scarborough Community Council approve the aforementioned report, subject to striking out Recommendation No. (4) and inserting in lieu thereof the following:

“(4) Planning staff be directed to issue the Notice of Public Meeting for this application prior to the end of the second quarter 2002 and that the Final Planning Report and Public Meeting be at the Scarborough Community Council, on July 2, 2002.”.

(Carried)

- B. Councillor Berardinetti moved that the motion by Councillor Kelly be amended by striking out the words “on July 2, 2002” and substituting therefor the words “no later than September 17, 2002”.

(Carried)

Pino Di Mascio, Urban Strategies Inc., appeared before the Community Council in connection with the foregoing matter.

(Clause No. 28(p), Report No. 2)

**1.35 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)**

The Community Council had before it a report (December 31, 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 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council approved the aforementioned report, subject to striking out Recommendation No. (1) in its entirety, and renumbering Recommendations Nos. (2) and (3) accordingly.

(Clause No. 28(q), Report No. 2)

1.36 Preliminary Report

Combined Application TF CMB 2001 0013

Austin Burnett and Olive Burnett, 10126 Sheppard Avenue East

Rouge Community

(Ward 44 – Scarborough East)

The Community Council had before it a report (January 8, 2002) 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 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 Moeser, the Scarborough Community Council approved the aforementioned report.

(Clause No. 28(r), Report No. 2)

1.37 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)

The Community Council had before it a report (January 8, 2002) 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 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.

On a motion by Councillor Moeser, the Scarborough Community Council approved the aforementioned report, subject to amending Recommendation No. (2) to expand the notification to include landowners and residents in the area bounded by Highway 2A, Adams Park, Lawson Road and Centennial Road, and the Centennial Community and Recreation Association; the cost of the expanded notification to be borne by the applicant or the Ward Councillor.

(Clause No. 28(s), Report No. 2)

1.38 Preliminary Report
Zoning By-Law Amendment Application TF ZBL 2001 0021
Sudhir Kumar Sadana, 32 Irvine Road
Centennial Community
(Ward 44 – Scarborough East)

The Community Council had before it a report (January 8, 2002) 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 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.

On a motion by Councillor Moeser, the Scarborough Community Council approved the aforementioned report.

(Clause No. 28(t), Report No. 2)

**1.39 Ontario Municipal Board Hearing
2 and 4 Dale Avenue
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a confidential report (January 9, 2002) from the City Solicitor regarding 2 and 4 Dale Avenue.

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

(Clause No. 25, Report No. 2)

**1.40 Sale of Surplus Vacant Land
East Side of August Avenue, South of Danforth Avenue
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a confidential report (January 16, 2002) from the Commissioner of Corporate Services regarding the sale of surplus vacant land, east side of August Avenue, south of Danforth Avenue.

On a motion by Councillor Altobello, the Scarborough Community Council approved the recommendation contained in the aforementioned report from the Commissioner of Corporate Services, thereby authorizing the Commissioner to submit a further report to City Council at its meeting to be held on February 13, 14 and 15, 2002, clarifying the issues surrounding the sale of the subject property.

(Clause No. 26, Report No. 2)

**1.41 Ontario Municipal Board Appeal
Official Plan and Zoning By-Law Amendments
and Consent Applications
McCowan Centre Inc.
N.E. Corner of McCowan Road and Ellesmere Road
(Ward 38 – Scarborough Centre)**

The Community Council had before it a confidential report (January 29, 2002) from the City Solicitor regarding McCowan Centre Inc., north east corner of McCowan Road and Ellesmere Road.

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

Ms. Cynthia McDougall, Solicitor, McCarthy Tetrault, Barristers and Solicitors, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 27, Report No. 2)

The Community Council recessed at 11:30 a.m.

The Community Council reconvened at 2:08 p.m.

**1.42 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)**

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

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

Mr. Bruce McMinn, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and in support of the recommendations.

(Clause No. 18, Report No. 2)

1.43 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)

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

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- (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.

Councillor Soknacki moved that the report, dated December 18, 2001, from the Director of Community Planning, East District, be adopted, subject to the following amendments:

- (1) amend Recommendation No. (1) to amend the amount of land to be designated in the Official Plan as Open Space at Morningside Avenue to 1.4 hectares, and the land designated Neighbourhood Park at Galloway Road to 1.8 hectares, as per the preliminary land use plan;
- (2) amend Recommendation No. (2) to amend the amount of land to be zoned Open Space at Morningside Avenue to 1.4 hectares, and the lands to be zoned park at Galloway Road to 1.8 hectares, as per the preliminary land use plan; and
- (3) amend the Urban Design Guidelines referred to in Recommendation No. (4) by adding under Landscape/Open Space Policy Guidelines 1.(f), the words: "such acoustical barriers to be designed to minimize graffiti vandalism; examples including a berm, covering with vegetation, planting trees, or facing anti-graffiti material to the satisfaction of the Commissioner of Urban Development Services".

(Carried)

The Community Council also had before it the following communications:

- (January 11, 2002) from Daniela and Cris Madolciu, commenting on the need for public walkway or neighbourhood park extension in the area of Poplar Road, south of the railway tracks;
- (January 14, 2002) from Dr. John A. Hardy, expressing concern that any proposed development not be permitted to extend beyond the end of Portia Street, thus leaving his property intact; and

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- (January 16, 2002) from Drew Pritchard, expressing concerns respecting increased density and the protection of an easement between his property and the Corridor lands.

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

- Lisa Bartram, representing Poplar Road School parents, requesting deferral for further community consultation specifically with respect to environmental issues, traffic impact and the lack of recreational facilities in the area;
- Drew Pritchard, suggesting that the proposed housing density is not in keeping with the traditions of the Guildwood community and referring to his concerns expressed in his e-mail to Community Council respecting the protection of an easement behind his property;
- Rob Linsley, requesting that the whole project be deferred for reconsideration, especially respecting the environmental impact;
- Richard Sands, member of the community working group, stressing that the community wishes to retain the lands as green space, but if development is inevitable, the density and lot frontages should at least be compatible with the existing housing in the Guildwood community;
- Jennifer Macdonald, complaining that the community has not been well informed, that the proposal is unacceptable to the community, and that more creative use of the land should be explored;
- Fred Drewry, indicating frustration with the process and advising that some statements within the staff report as to the community's agreement are simply erroneous, and that the proposal is simply not compatible with the Guildwood community;
- Ann Pettit, expressing concern that the impact studies have been inadequate to ensure that the development is appropriate for the area, that while change is inevitable, that any sale of city-land owned lands be through a transparent process and at full market value; and
- Glenis Emmet of The Caring Alliance expressing the hope that any proposed development will result in the provision of some affordable housing in the area.

(Clause No. 19, Report No. 2)

1.44 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)

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

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

The Community Council also had before it communications (January 15 and 28, 2002) from William Alexander Dempsey, 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, a copy of which was provided to all Members of 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:

- Frank Gabriele, representing P. Gabriele and Sons Limited, in support of the staff recommendations, and advising that the Toronto and Region Conservation Authority has indicated, in writing to P. Gabriele and Sons Limited, that the Authority has no environmental concerns or objections to the proposed development; and
- William A. Dempsey, representing Centennial Community & Recreation Association and the Centennial-Rouge United Church of Canada, expressing

concerns regarding the tree removal which took place on this site prior to the current application being submitted and the environmental impact of this proposal on an area considered to be the headwaters of the Adams Creek.

(Clause No. 20, Report No. 2)

**1.45 Final Report
Zoning By-Law Amendment Application SC Z2000 0004
Steve Kromek, 3686 Ellesmere Road
Highland Creek Community
(Ward 44 – Scarborough East)**

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

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

Mr. Ed Fleury, Fleury Comery, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and in support of the recommendation.

(Clause No. 21, Report No. 2)

**1.46 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)**

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 (December 18, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (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.

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

Mr. Cane Petkovski, the applicant, appeared before the Community Council in connection with the foregoing matter, and in support of the recommendation.

(Clause No. 22, Report No. 2)

1.47 Final Report
Zoning By-Law Amendment Application SC Z2000 0024
Mario and Nancy Perri, 545 Morrish Road
Highland Creek Community
(Ward 44 – Scarborough East)

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

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

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Mr. Ed Fleury, Fleury Comery, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter, and in support of the recommendation.

(Clause No. 23, Report No. 2)

The Community Council adjourned its meeting at 3:30 p.m.

Chair.