
**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting: April 1, 2003

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:

PUBLIC MEETINGS UNDER THE MUNICIPAL ACT (Items 1 and 2)

1. 9:45 A.M.

Renaming a Portion of Neilson Road and Naming of Proposed Public Street (Oasis Boulevard) (Ward 42 – Scarborough Rouge River)

In accordance with Clause No. 5, Report No. 8 of the Scarborough Community Council, adopted by City Council at its meeting held on October 1, 2 and 3, 2002, Community Council will hear in person or by his or her counsel, agent or solicitor, any person who claims that his or her lands will be prejudicially affected by the proposed by-law to rename a portion of Neilson Road and naming of proposed public street as “Oasis Boulevard”, and forward its recommendations thereon to the City Council.

2. 10:00 a.m.

Proposal to Amend the former City of Scarborough Sign By-law No. 22980, as amended, regarding Non-Accessory Third Party Billboard Signs

In accordance with Clause 12, Report No. 10 of the Scarborough Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on November 26, 27 and 28, 2002, the Scarborough Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

Report (March 11, 2003) from the Director and Deputy Chief Building Official, recommending that:

- (1) the former City of Scarborough Sign By-law No. 22980, as amended, being a By-law to prohibit and regulate signs, be further amended in accordance with the draft Sign By-law Amendment attached as Attachment 1;
- (2) the City Solicitor be directed to introduce a Bill in Council substantially in the form attached; and
- (3) the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.

3. Request for Variance from the Sign By-law – Nick Brokalakis - Roof Mounted Non-Accessory Third Party Sign at 2635 Victoria Park Avenue (Ward 40 – Scarborough Agincourt)

Report (March 11, 2003) from the Director of Building and Deputy Chief Building Official, recommending that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) in the event that City Council adopts the proposed amendments to the former City of Scarborough Sign By-law No. 22980, as amended, the subject sign be exempted from the provisions of the setback requirement for third party billboard signs at street intersections.

4. Brimley SRT Feasibility Study

Communication (January 27, 2003) from the General Secretary, Toronto Transit Commission, forwarding the Brimley SRT Station Feasibility Study report for the information of Scarborough Community Council and City Council with the request that any comments thereon by the Community Council be referred back to the Commission.

5. Naming of Proposed Private Streets located east of Kennedy Road and south of Lawrence Avenue East (Ward 37 – Scarborough Centre)

Report (February 28, 2003) from the City Surveyor, recommending that:

- (1) the proposed private streets to be located east of Kennedy Road and south of Lawrence Avenue East, be named Brisby Mews, Jenkinson Way, Kiriakou Street and Pat Brooks Terrace as illustrated on Attachment No. 1;
- (2) Heathwood Homes be required to pay the costs estimated to be in the amount of \$3,750.00, for the fabrication and installation of street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

6. Surplus Land Declaration and Proposed Closing of a Part of Portia Street and Part of the Adjoining One Foot Reserve (Ward 43 – Scarborough East)

Joint Report (March 14, 2003) from the Commissioner of Works and Emergency Services, and Commissioner of Corporate Services, recommending that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001* and following Council's approval of a sale of the Highway, the Highway be permanently closed as a public highway;
- (2) following Council's approval of a sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Scarborough Community Council hear any member of the public who wishes to speak to this matter;
- (3) following closure of the Highway, easements be granted to any affected public utility companies for the existing public utilities plant located in the Highway and in the Reserve, or, with the consent of the affected utility companies, the utilities plant be removed from the Highway and/or relocated, at the sole cost of the purchaser(s) of the Highway, with such costs to be determined by the appropriate utility companies;
- (4) the Highway and the Reserve be declared surplus to the City's requirements, subject to the reservation of an easement to extend the existing sewer easement located between 44 and 46 Tivoli Court and the Commissioner of Corporate Services be authorized to invite offer(s) to purchase from the abutting property owners at 34, 36, 38, 40, 42, 44, 46 and 48 Tivoli Court;

- (5) all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills necessary to give effect thereto.

7. Traffic Calming (Speed Humps) on Oakridge Drive between Brimley Road and McCowan Road (Ward 36 – Scarborough Southwest)

Report (March 14, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the appropriate staff be authorized to conduct a poll of eligible residents on Oakridge Drive, between Brimley Road and McCowan Road, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Oakridge Drive for traffic calming purposes, described as follows:
The construction of speed humps on Oakridge Drive, generally as shown on Drawing No. D02-1444 dated February 4, 2003, attached;
- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

8. Proposed On-Street Disabled Parking in Front of 92 Portsdown Road (Ward 37 – Scarborough Centre)

Report (March 6, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations at 92 Portsdown Road, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

9. Request for All-Way Stop Controls on Collingsbrook Boulevard at Adencliff Road, Kenmanor Boulevard, Kilkenny Drive and Ridgecrest Drive/Timbercreek Court (Ward 40 – Scarborough Agincourt)

Report (March 6, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) all-way stop control not be installed on Collingsbrook Boulevard at Adencliff Road;
- (2) all-way stop control not be installed on Collingsbrook Boulevard at Kenmanor Boulevard;
- (3) all-way stop control not be installed on Collingsbrook Boulevard at Kilkenny Drive; and
- (4) all-way stop control not be installed on Collingsbrook Boulevard at Ridgecrest Drive/Timbercreek Court.

10. Feasibility of Installing an Overhead Flashing Beacon – Glen Watford Drive at Rural Avenue/Agincourt Recreation Centre Driveway (Ward 41 – Scarborough Rouge River)

Report (March 12, 2003) from the Director of Transportation Services, District 4, recommending that an overhead flashing beacon not be installed at the intersection of Glen Watford Drive and Rural Avenue/Agincourt Recreation Centre Driveway.

11. Proposed Installation of a Pedestrian Crossover on Middlefield Road at Orator Gate (Ward 41 – Scarborough Rouge River)

Report (March 18, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the installation of a pedestrian crossover on Middlefield Road at Orator Gate, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

12. Proposed Parking Prohibitions on Morningview Trail (Ward 42 – Scarborough Rouge River)

Report (March 5, 2003) from the Director of Transportation Services, District 4, recommending that:

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

13. Proposed On-Street Disabled Parking in Front of 22 Mithollow Square (Ward 43 – Scarborough East)

Report (March 6, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations at 22 Mithollow Square, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

14. Request for an All-Way Stop Control on Westcroft Drive at Craggview Drive (Ward 43 – Scarborough East)

Report (March 6, 2003) from the Director of Transportation Services, District 4, recommending that an all-way stop control not be installed on Westcroft Drive at Craggview Drive.

15. Request for Traffic Control Signals or an All-Way Stop Control on Lawson Road at Centennial Road (Ward 44 – Scarborough East)

Report (March 5, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) traffic control signals or an all-way stop control not be installed on Lawson Road at Centennial Road; and
- (2) the existing pedestrian crossover luminaire be upgraded to enhance the operation of this control.

16. Proposed Parking Regulations on Conlins Road and Challenger Court (Ward 44 – Scarborough East)

Report (March 10, 2003) from the Director of Transportation Services, District 4, recommending that:

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

17. Briefing by the Director of Transportation Services, District 4 (as requested by the Community Council) on the quality of snow removal in the East District.

18. Ontario Municipal Board Hearing - Zoning By-law Amendment Application - Trivest Development Corporation, 66 Byng Avenue (Ward 35 – Scarborough Southwest)

Report (February 24, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board hearing concerning the appeal of Trivest Development Corporation for a zoning by-law amendment to permit a site-specific residential development at 66 Byng Avenue, and recommending that this report be received for information.

19. Ontario Municipal Board Hearing - Site Plan Control Application – Appeal from the Decision of the Committee of Adjustment - Forest Woods Estate, 2040-2050 Ellesmere Road (Ward 38 – Scarborough Centre)

Report (March 14, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board appeal with respect to 2040 to 2050 Ellesmere Road, and recommending that this report be received for information.

20. Preliminary Report - Combined Application TF CMB 2003 0004 - Imperial Oil Limited, 3075 Danforth Avenue - Oakridge Community (Ward 35 – Scarborough Southwest)

Report (March 17, 2003) from the Acting 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.

21. Final Report – Application to Amend the Employment Districts Zoning By-law – TF ZBL 2002 0022 - Partial Removal of a Holding Provision – 1920 Eglinton Avenue East and 20 Ashtonbee Road – 1920 Eglinton Avenue East Holdings Limited, 20 Ashtonbee Holdings Limited (Ward 37 – Scarborough Centre)

Report (March 18, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law to delete a the Holding Provision (H) on the westerly portion of the subject lands 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.

22. Information Report - Authorization of Planning Applications Affecting Condominium Corporations (TF WPS 2003 0003)

Report (March 18, 2003) from the Acting Director of Community Planning, East District, responding to Community Council's request for report regarding the processing of unit-specific Planning Applications made by individual condominium unit owners and method of ensuring that the Condominium Corporation has the opportunity to be involved in the planning process, and recommending that this report be received for information.

23. Preferred Strategy and 25-year Implementation Plan for the City of Toronto Wet Weather Flow Management Master Plan

(Deferred from the January 21, 2003 meeting of the Community Council.)

Communication (December 9, 2002) from the City Clerk, forwarding Clause 23, Report No. 15 of the Policy and Finance Committee, which was adopted, as amended, by City Council at its meeting held on November 26, 27 and 28, 2002, with the direction that it be circulated to the Community Councils for comment to the Commissioner of Works and Emergency Services, the Commissioner to report back with a revised policy incorporating any changes which may be necessary.

- 23(a).** Report (March 18, 2003) from the Commissioner of Works and Emergency Services, reporting, as requested by Community Council, on the implications of the Policy for the East District and whether the needs of the East District have been properly addressed, and

recommending that this report be received for information, and the comments of the Community Council respecting the Policy be forwarded to the Commissioner.

(Note: The Wet Weather Flow Management Policy has been previously distributed to all Members of Council and is available for perusal in the Office of the City Clerk, Scarborough Civic Centre, or on the City's website at www.toronto.ca/wes/techservices/involved/www/wwfmmp.)

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

24. Final Report - Combined Application TF CMB 2002 0003 - Victoria Court Limited, 2933 Sheppard Avenue East - Sullivan Community (Ward 40 – Scarborough Agincourt)

(Continuation of a Public Meeting from January 21, 2003 meeting)

Supplementary report (March 17, 2003) from the Acting Director of Community Planning, East District, submitting information respecting the community consultation which has taken place since the January 21 meeting of the Community Council, and recommending adoption of the December 16, 2002, report.

24(a). Report (December 16, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Sullivan Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Sullivan Community Zoning By-law 10717 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) require the owner to enter into an agreement with the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the public benefits identified in Exception Number 29 of the Sullivan Community Zoning By-law 10717, to the satisfaction of the City Solicitor, before introducing the necessary Bills to City Council for enactment.

24(b). Communication (January 8, 2003) from Kyeong Hee Kim and Jun Bae Kim.

24(c). Communication (January 7, 2003) from John Egan.

25. Final Report - Combined Application TF CMB 2002 0004 - Joseph Kastelic and Frank Markez, 60 Fairfax Crescent - Golden Mile Employment District (Ward 35 – Scarborough Southwest)

Report (February 25, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan of the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District – West), and Clairlea Community Zoning By-law No. 8978, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) amend Site Plan By-law No. 21319 to designate the lands at 60 Fairfax Crescent as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment No. 9;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Zoning By-law Amendment, and draft designating Site Plan Control Area by-law as may be required;
- (5) before introducing the necessary Bills to City Council for enactment, require the applicant to submit to the Director of Community Planning, East District, a Record of Site Condition acknowledged by the Ministry of the Environment, together with a letter from the Ministry indicating that no audit will be undertaken, or if an audit is conducted by the Ministry, require the applicant to submit a letter from the Ministry advising that the Record of Site Condition has passed the audit;
- (6) before the necessary zoning Bill is introduced to City Council for enactment, require the Owner to enter into a Section 37 agreement to secure that the Owner will make a cash contribution to the City, over and above any contributions made pursuant to Section 42 of the Planning Act, in the amount of \$56,000, for parks improvements to Clairlea Park to the satisfaction of the Commissioner of Economic Development, Culture and Tourism in consultation with the local Councillor, to be paid to the City prior to the issuance of the first building permit; and

- (7) request the Minister of Municipal Affairs and Housing to modify Land Use Maps 12 and 16 of the Toronto Official Plan by redesignating the subject lands from Employment Areas to Apartment Neighbourhoods, by deleting the Employment District designation from the site on Map 2, Urban Structure, and by deleting Area Specific Policy 129 as it applies to the site; and if a decision from the Province is issued prior to the Council's adoption of this report, that Council authorize any needed amendments to the Toronto Official Plan adopted on November 28, 2002.

26. Final Report - Combined Application TF CMB 2001 0009 - The Muslim Welfare Centre of Toronto, 24, 26 and 28 Rural Avenue - Agincourt Community (Ward 41 - Scarborough Rouge River)

Report (March 18, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 9;
- (2) amend the Zoning By-law Number 10076 for the Agincourt Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10;
- (3) amend the Site Plan Control By-law Number 21319 for the Agincourt Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment 11; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Zoning By-law Amendment and draft Site Plan Control By-law as may be required.

26(b). Communication (March 7, 2003) from Lynne Wilkinson.

26(c). Communication (March 13, 2003) from Helen Chow.

27. Final Report - Official Plan Amendment Application TF OPA 2002 0001 - Zoning By-law Amendment Application TF ZBL 2001 0022 - Canadian Tire Corporation Limited, 4600 & 4630 Sheppard Avenue East - Marshalling Yard Employment District (Ward 41 - Scarborough Rouge River)

Report (March 17, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) amend the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, direct staff to execute a Land Option Agreement with the owner in order to secure lands for a future extension of Nugget Avenue, at nominal consideration.

28. Final Report - Official Plan Amendment Application TF OPA 2002 0003 - Zoning By-law Amendment Application TF ZBL 2002 0011 - 1475976 Ontario Ltd., 31 Greenvale Terrace - West Hill Community (Ward 43 - Scarborough East)

Report (February 24, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment (Attachment 4);
- (2) amend the West Hill Community Zoning By-law No. 10327 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment (Attachment 5); and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment and the draft Zoning By-law amendment as may be required.