

**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 4**

**Date of Meeting:** May 6, 2003

**Time:** 9:30 a.m.

**Location:** Meeting Hall

Scarborough Civic Centre

**Enquiry:** Margaret O'Neil

Administrator

(416) 396-7288

oneil@toronto.ca

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**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:**

**9:45 a.m. PUBLIC MEETING UNDER THE MUNICIPAL ACT**

**1. Naming of Proposed Private Lane at 689 Danforth Road as "ASA MEWS"  
(Ward 35 – Scarborough Southwest)**

Pursuant to Clause 3, Report No. 1 of the Scarborough Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on February 4, 5 and 6, 2003, Community Council will hear any person who claims that his or her lands will be prejudicially affected by the proposed by-law to name the proposed private lane at 689 Danforth Road as "Asa Mews".

**2. Request for Exemption – Chapter 447, Toronto Municipal Code, Fence between Nos. 4 and 6 Karnwood Drive (Ward 35 – Scarborough Southwest)**

Report (April 1, 2003) from the East District Manager, Municipal Licensing and Standards, recommending that Council grant an exemption to the provisions of Toronto Municipal Code, Chapter 447, Section 447-2 respecting fence height to permit the existing fence to remain, subject to compliance with all other applicable provisions of Chapter 447.

**3. Surplus Land Declaration and Proposed Closing of a Portion of the Cherry Street Road Allowance (Ward 44 – Scarborough East)**

Joint report (April 10, 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) Notice of Completion be published in accordance with the requirements of the Municipal Class Environmental Assessment ("Class EA") for a Schedule "B" project, at an estimated cost of \$1,500.00 to be paid by the applicant referred to herein, on the understanding that any such costs paid by the applicant will not be refunded to the applicant unless the Highway is closed and sold to a party other than the applicant, its successors or assigns;
- (3) 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;
- (4) following closure of the Highway, easements be granted to any affected utility companies for the existing utilities plant located in the Highway or, with the consent of the said utility companies, the utilities plant be relocated, adjusted or abandoned, at the sole cost of the purchaser of the Highway, with such costs to be determined by the appropriate utility companies;
- (5) the Highway be declared surplus to the City's requirements and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (6) the Commissioner of Corporate Services be authorized to invite an offer to purchase from the developer of the adjoining lands for the sale of the Highway; and

- (7) 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.

**4. Cost-sharing Agreement for the Proposed Addition of Gates at CP Railway Crossing on Pickering Townline – Mile 191.92 Belleville Subdivision (Ward 42 – Scarborough Rouge River)**

Report (April 16, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the City of Toronto enter a cost sharing agreement with Canadian Pacific Railway, substantially in the form attached hereto, including the payment of 6.25 percent of the cost of the installation of safety warning gates and approximately 25 percent of the ongoing maintenance costs at the Canadian Pacific Railway Crossing on Pickering Townline, located approximately 350 metres north of Finch Avenue East; and
- (2) the appropriate City officials(s) be authorized to take all necessary action, including the execution of the cost sharing agreement at the subject location.

**5. Traffic Operations Issues on Lockie Avenue in the vicinity of Agincourt Junior Public School (Ward 41 – Scarborough Rouge River)**

Report (April 22, 2003) 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-laws be amended accordingly.

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

*(Deferred from previous meeting at the request of the Ward Councillor.)*

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.

**7. Traffic Operations Issues on Charlottetown Boulevard in the vicinity of Charlottetown Junior Public School (Ward 44 – Scarborough East)**

Report (April 22, 2003) 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-laws be amended accordingly.

**8. Final report – Part Lot Control Exemption Application TF PLC 2003 0001 Trans-Gate Inc. - 1 and 2 Rouge Point Trail and 117 Knowles Drive and Various Properties on Gristone Crescent – Morningside Heights Community (Ward 42 – Scarborough Rouge River)**

Report (April 11, 2003) from the Director of Community Planning, East District, recommending that Council:

- (1) enact a part Lot Control Exemption By-law for Blocks 303 to 311 inclusive of Plan 66M-2395;
- (2) deem that the Part Lot Control Exemption By-law shall expire one (1) year from the date of its passing;
- (3) require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

**9. Preliminary Report – Combined Application TF CMB 2002 0013 – Process Matters Inc., 1757 Kingston Road – Birchcliff Community (Ward 36 – Scarborough Southwest)**

Report (April 22, 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.

**10. Preliminary Report – Combined Application TF CMB 2003 0003 – Dawsco Property Corp., 2650 Lawrence Avenue East – Bendale Community (Ward 37 – Scarborough Centre)**

Report (April 28, 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.

**11. Preliminary Report – Combined Application CMB 2003 0007 – 1501858 Ontario Limited, 3220 Sheppard Avenue East – Sullivan Community (Ward 40 – Scarborough Agincourt)**

Report (April 22, 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.

**12. Preliminary Report - Combined Application TF CMB 2003 0006 572979 Ontario Ltd., Select Avenue (north side, east of State Crown Boulevard) Tapscott Employment District (Ward 41 – Scarborough Rouge River)**

Report (April 15, 2003) from the Acting 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.

**13. Preliminary Report – Zoning By-law Amendment Application TF ZBL 2002 0017 – Official Plan Amendment Application TF OPA 2003 0001 –1307347 Ontario Inc. (Alfred Szeto, Szeto Architect) 4466 Sheppard Avenue East – Marshalling Yard Employment District (Ward 41 – Scarborough Rouge River)**

Report (April 22, 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.

**14. Preliminary Report – Combined Application TF CMB 2002 0019 – Kelmor Ltd./Romlek Enterprises – 215 Morrish Road – Highland Creek Community (Ward 44 – Scarborough East)**

Report (April 22, 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.

**15. Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0007 – The Governing Council of the University of Toronto – North-east Corner of Ellesmere Road and Military Trail – Highland Creek Community (Ward 44 – Scarborough East)**

Report (April 22, 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.

**16. Final Report – Combined Application TF CMB 2002 0010 – 1507656 Ontario Limited, 27 Leyton Avenue – Oakridge Community (Ward 35 – Scarborough Southwest)**

**10:00 a.m. Delegation: Adam Brown, Solicitor for the applicant.**

*(Deferred from January 21, 2003, meeting for further community consultation.)*

Report (January 6, 2003) from the Director of Community Planning, East District, recommending that City Council refuse the application on the basis that the proposal represents an over-development of the subject land and is not in keeping with Council's policy direction for Neighbourhoods.

**16(a).** Status report (April 23, 2003) from the Acting Director of Community Planning, East District, advising of the community consultation which has taken place since this matter was deferred and recommending:

- (1) that this report be received for information; and
- (2) that the recommendation in the report, dated January 6, 2003, that this application be refused, be approved.

**17. Scarborough Centennial Recreation Centre: Potential Complementary Uses – 1967 Ellesmere Road – Woburn Community (Ward 38 – Scarborough Centre)**

Report (April 24, 2003) from the Acting Director of Community Planning, East District, responding to City Council's direction that staff investigate complementary uses to the Centennial Community Centre and report thereon to the Community Council for direction related to possible enabling amendments to the Official Plan and Zoning By-law, and recommending that the Commissioner of Economic Development, Culture and Tourism be directed to report on potential complementary uses in more detail, including the feasibility of generating sufficient initial funding and/or ongoing revenues to help achieve the desired facility expansions.

**18. Request for Direction - Site Plan Control Application TF SPC 2001 0053 – 2008560 Ontario Limited (Patrick T. Y. Chan Architects), South-west Corner of Finch Avenue East and Scottfield Drive;**

**and**

**Site Plan Control Application TF SPC 2001 0086 – Yee Hong Centre for Geriatric Care Limited, 50, 60, 80, 90 and 100 Scottfield Drive – Marshalling Yard Employment District (Ward 41 – Scarborough Rouge River)**

Report (April 22, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) support the approval for the proposed site plan for the Yee Hong Centre for Geriatric Care as illustrated on the drawings shown as Attachments 4, 5, 6, 7, 8, 9 and 10 subject to conditions set out in Attachment 14; and
- (2) staff be directed to attend and make representation at any future Ontario Municipal Board proceedings with respect to Council's direction on these applications.

**19. New Official Plan – Avenues Study – Implementation Study Report (Phase 3) – Kingston Road between the Guildwood GO Station and Highland Creek**

*REPORT TO FOLLOW.*

**20. Sale of Parcel of Vacant Land on the North Side of Rozell Road, West of Port Union Road (Ward 44 – Scarborough East)**

Report (April 22, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from 1453351 Ontario Inc. to purchase the City-owned parcel of vacant land on the north side of Rozell Road, west of Port Union Road, being part of Lot 15, Plan 3489 designated as Part 1 on Reference Plan 66R-20077, also shown as Part 2 on Sketch No. PS-2002-093, in the amount of \$550.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.



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

### **21. Final Report – Zoning By-law Amendment Application TF ZBL 2002 0019 – Thora Auto Sales (Toronto) Limited – 3587 Kingston Road – Scarborough Village Community (Ward 36 – Scarborough Southwest)**

Report (April 22, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law for the Scarborough Village Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) require the applicant to submit to the Acting Director of Community Planning, East District, an Addendum to the Phase I, Phase II, and Record of Site Condition Environmental Reports in order to address any outstanding environmental concerns, which is to be reviewed by and to the satisfaction of Works and Emergency Services before introducing the necessary Bill to City Council for enactment;
- (4) require the applicant to submit, based on the additional information from the Addendum, to the Acting Director of Community Planning, East District, a revised 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, before introducing the necessary Bill to City Council for enactment; and
- (5) remove the property from the site plan control area.

### **22. Final Report – Combined Application TF CMB 2002 0007 – Canadian Apartment Properties Real Estate Investment Trust (Susan Friedrich, Architect) 10 Tuxedo Court - Woburn Community (Ward 38 – Scarborough Centre)**

Report (April 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 8;

- (2) amend the Woburn Community Zoning By-law 9510 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9;
- (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;
- (4) before the necessary zoning Bill is introduced to City Council for enactment, require the Owner to enter into a Section 37 agreement to secure the matters noted below:
  - (a) to construct and maintain one additional conventional rental apartment building on the site at 10 Tuxedo Court which will provide 117 rental dwelling units for a twenty-five (25) year period, commencing from the date that the rental units are ready for occupancy;
  - (b) that no application for condominium conversion pursuant to the Condominium Act or for demolition to construct anything other than rental dwelling units will be made in respect of the additional rental apartment building contained in (a) above during the twenty-five (25) year period;
  - (c) that the initial rental rates at the time of first occupancy of the new rental dwelling units shall be mid-range rents;
  - (d) that the initial rental rates shall not be increased annually by more than the provincial rent guideline for a period of five (5) years from the date of first occupancy of each rental dwelling unit, whether or not the rental dwelling unit is vacated and re-rented during the five (5) year period. If a unit is re-rented during the five (5) year period, the new rent shall not exceed the most recently calculated mid-range rents at the time of re-rental;
  - (e) that any rent increases after the five (5) year period shall be limited to the provincial rent guideline for any tenant occupying a rental dwelling unit at the end of the five (5) year period;
  - (f) that the Owner will develop and implement a communications strategy for the existing tenants to keep them informed about the construction timetable;
  - (g) that the Owner provide approximately 186 square metres (2,000 square feet) of community service space in the new rental apartment building at 10 Tuxedo Court; such space is to be on the ground floor with a direct entrance from the street, self-contained within the building and fully accessible, and is to be constructed, finished and ready for use no later than occupancy of the new apartment building; this obligation will be for a

twenty-five (25) year period, commencing from the date the community service space is first ready for use; the community service space is to be leased for a nominal rent, exclusive of utilities, to an operator to be mutually agreed to by the Commissioner of Urban Development Services, the Commissioner of Community & Neighbourhood Services and the Owner; the Owner will be responsible for the property taxes; and

- (h) the community service space be accessible to the tenants of 10 Tuxedo Court with no pass through of the costs for this space into their rents;
- (5) before the necessary Bills are introduced to City Council for enactment, require the Owner provide confirmation that the recreation rooms in 10 and 30 Tuxedo Court have been reinstated for tenant use in accordance with the Woburn Community Zoning By-law No. 9510, with no pass through of the costs to the existing tenants; and
- (6) the Safety Audit of Tuxedo Court be forwarded to the Owners of 10, 20, 30, 40 and 50 Tuxedo Court, and the Toronto Police Services community relations staff; the Audit also be forwarded to Works & Emergency Services to investigate the installation of speed limit signs and pedestrian/senior citizens crossing signs on Tuxedo Court.