

**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting: June 10, 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:

9:45 A.M. PUBLIC MEETING UNDER THE MUNICIPAL ACT (ITEMS 1 AND 2)

**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. Naming of Proposed Private Streets located East of Kennedy Road and South of Lawrence Avenue East as “Brisby Mews”, “Jenkinson Way”, “Kiriakou Street” and “Pat Brooks Terrace” (Ward 37 – Scarborough Centre)

Pursuant to Clause 4, Report No. 3 of the Scarborough Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on April 14, 15 and 16, 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 streets located east of Kennedy Road and south of Lawrence Avenue East as “Brisby Mews”, “Jenkinson Way”, “Kiriakou Street” and “Pat Brooks Terrace”.

3. Request for All-Way Stop Controls on Huntmill Boulevard at Carl Crescent, west intersection, Carl Crescent, east intersection, Manilow Street and Souter Court (Ward 39 – Scarborough Agincourt)

Report (May 22, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) all-way stop control not be installed on Huntmill Boulevard at Carl Crescent, West Intersection;
- (2) all-way stop control not be installed on Huntmill Boulevard at Carl Crescent, East Intersection;
- (3) all-way stop control not be installed on Huntmill Boulevard at Manilow Street; and
- (4) all-way stop control not be installed on Huntmill Boulevard at Souter Court.

4. Proposed Extension of Parking Regulations on the south side of Bonis Avenue between Kennedy Road and Carabob Court/King Henry’s Boulevard (Ward 40 – Scarborough Agincourt)

Report (May 23, 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.

5. Proposed Parking Regulation Changes on Glen Watford Drive between Sheppard Avenue and Dennett Drive (Ward 41 – Scarborough Rouge River)

Report (May 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 Changes to Parking Regulations on the south side of Milner Avenue between Markham Road and Scunthorpe Road (Ward 42 – Scarborough Rouge River)

Report (May 26, 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.

7. Proposed Parking Regulation changes on Highcastle Road in the vicinity of St. Edmond Campion Catholic School (Ward 42 – Scarborough East)

Report (May 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. Designation under Part IV of the Ontario Heritage Act - 2262 Meadowvale Road (George Pearse House) (Ward 42 – Scarborough Rouge River)

Communication (May 15, 2003) from the City Clerk (The Toronto Preservation Board) advising that the Toronto Preservation Board, at its meeting held on May 15, 2003, recommended to the Scarborough Community Council, and Council, the adoption of the report (May 6, 2003) from the Commissioner of Economic Development, Culture and Tourism, regarding the intention to designate the property at 2262 Meadowvale Road (George Pearse House) under Part IV of the *Ontario Heritage Act*.

9. Request for Exemption – Chapter 591, Toronto Municipal Code, Noise, Capital Works Projects (All Wards within Scarborough Community Boundaries)

Report (May 20, 2003) from the Director of District Engineering Services, recommending that Council grant an exemption to the provisions of Toronto Municipal Code, Chapter 591, regarding noise, to facilitate capital works projects as described in this report.

10. Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0006 - 2023057 Ontario Limited (Omniplan Design Group Limited, Architect) – 2040 Eglinton Avenue East - Golden Mile Employment District (Ward 37 – Scarborough Centre)

Report (May 26, 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.

11. Preliminary Report – Official Plan Amendment Application TF OPA 2003 0004 – Zoning By-law Amendment Application TF ZBL 2003 0005 – Vineland Estates Inc. Tideswell Boulevard, west of Vandorf Street – Rouge Community (Ward 44 – Scarborough East)

Report (May 27, 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. Status 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 (May 26, 2003) from the Acting Director of Community Planning, East District, advising that the University has requested that the Public Meeting under the Planning Act, proposed for this meeting, be deferred to the July 8, 2003, meeting of Community Council to provide time for the University to hold a further community meeting, and recommending that this report be received.

13. Request for Direction – Zoning By-law Amendment Application TF ZBL 2002 0006 Draft Plan of Subdivision TF SUB 2002 0001 – 2009836 Ontario Limited (Lakeview Homes) – south side of Highway 401, west of Morningside Avenue (Ward 43 – Scarborough East)

Report (May 27, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) City Council direct the City Solicitor to support the approval of the current Zoning By-law amendment application (TF ZBL 2002 0006) and Plan of Subdivision (TF SUB 2002 0001), subject to the Conditions of Draft Plan of Subdivision as generally set out in Attachment No. 3;
- (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; and
- (3) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan, adopted by Council on November 26, 27 and 28, 2002, to reflect any changes resulting from the Ontario Municipal Board Decision with respect to the proposed amendment to the Morningside Community Zoning By-law and a Draft Plan of Subdivision for the lands on the west side of Morningside Avenue, south of Highway 401.

14. Final Report – Part Lot Control Exemption Application TF PLC 2003 0003 - Mattamy (Staines) Limited (Viljoen Architects) - Various Properties on Flycatcher Avenue, Wharnsby Drive, Staines Road, Salamander Street and Jacques Road – Morningside Heights Community (Ward 42 – Scarborough Rouge River)

Report (May 26, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) enact a Part Lot Control Exemption By-law for Blocks 123 to 126 (inclusive) and Blocks 151 to 153 (inclusive) of Plan 66M-2401;
- (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.

15. Assumption of Services – Walia & Walia Enterprises Inc. and Rohit Walia, in trust 644 and 646 Birchmount Road (Ward 35 – Scarborough Southwest)

Report (May 28, 2003) from the City Solicitor recommending that:

- (1) the services installed for the above development be assumed and that the City formally assume the road within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$2,040.00 as set out in the report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

16. Assumption of Services – Sisters of St. Joseph for the Diocese of Toronto in Upper Canada/832591 Ontario Limited – west of Warden Avenue, north of St. Clair Avenue East (Ward 35 – Scarborough Southwest)

Report (May 28, 2003) from the City Solicitor recommending that:

- (1) the services installed for Registered Plan 66M-2320 be assumed and that the City formally assume the road within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$6,000.00 as set out in the report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

17. Assumption of Services – Scarborough Bluffs Developments Limited 6100/6150 Lawrence Avenue East (Ward 44 – Scarborough East)

Report (May 28, 2003) from the City Solicitor recommending that:

- (1) the services installed for the above development be assumed and that the City formally assume the road within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$20,000.00 as set out in this report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**18. Assumption of Services – Iaboni Construction Limited
3688 Ellesmere Road (Ward 44 – Scarborough East)**

Report (May 28, 2003) from the City Solicitor recommending that:

- (1) the services installed for the above development be assumed and that the City formally assume the road within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

19. Assumption of Services – Midov Developments Ltd., 647346 Ontario Inc., 387179 Ontario Ltd., Morrish Road Management Inc. – east of Morrish Road, north of Kingston Road, west of Deep Dene Drive, south of Ellesmere Road (Ward 44 – Scarborough East)

Report (May 28, 2003) from the City Solicitor recommending that:

- (1) the services installed for Registered Plan 66M-2329 be assumed and that the City formally assume the road within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**20. Sale of Surplus Vacant Land - 3575 Danforth Avenue
(Ward 35 – Scarborough Southwest)**

Report (May 26, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Walton Advocates in Trust to purchase the City-owned property known municipally as 3575 Danforth Avenue in the amount of \$401,000.00, 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 necessary expenses and amending the due diligence and closing dates to such earlier or later dates as she considers reasonable;
- (4) City Council approve, as the approving authority under the provisions of the Expropriations Act, the disposal of the site without giving the original owners from whom the lands were expropriated the first chance to repurchase the lands; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

21. Sale of Surplus Vacant Land – westerly portion of 90 Morningside Avenue east of Portia Street, rear of 56 Tivoli Court (Ward 43 – Scarborough East)

Report (May 27, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Rhonda Joice Dickson, to purchase the City-owned land located at the rear of 56 Tivoli Court, described as part of Parcel B-1, Section M929, also shown as Part 4 on Sketch No. PS-2003-014, in the amount of \$6.00 per square foot be accepted on the terms outlined in the body of this report, and be conditional on the sale of the property not being prohibited under the Official Plan in effect as of the closing date, 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.

22. Proposed Landscaping and Fencing around the existing Air Conditioning Unit at Scarborough Civic Centre and Proposed Installation of one additional Air Conditioning Unit (Ward 38 – Scarborough Centre)

Report (May 26, 2003) from the Commissioner of Corporate Services advising of the Toronto District School Board's request to install landscaping and fencing around the existing condenser unit located outside the parking garage at the Scarborough Civic Centre and to install one additional air conditioning unit on the roof, and recommending that this report be received for information.

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

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

Pursuant to City Council's adoption of Clause 7, Report No. 4 of the Scarborough Community Council respecting the aforementioned application, Community Council will conduct a Public Meeting under the Planning Act and consider the following report (May 26, 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. 1;
 - (2) amend the Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2;
 - (3) amend the Zoning By-law for the Oakridge Community Zoning By-law No. 9812 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3;
 - (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
 - (5) before introducing the necessary Bills to City Council for enactment, require the owner to submit a site environmental report to the City, prepared in accordance with the Ministry of the Environment's guidelines for use of contaminated soils, and submit to the Acting 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 required, that the owner submit a letter from the Ministry advising that the Record of Site Condition has passed the audit; and
 - (6) before introducing the necessary Bills to City Council for enactment, require the owner to submit a noise and vibration report, prepared in accordance with the Ministry of the Environment's noise guidelines, to the satisfaction of the City and Canadian National Railway.
- 23(a).** Copy of Clause 7, Report No. 4 of the Scarborough Community Council, adopted by the Council of the City of Toronto at its meeting held on May 21, 22 and 23, 2003.

24. Final Report – Combined Application TF CMB 2003 0001 – Nicholas Christoforidis 807 Midland Avenue – Eglinton Community (Ward 35 – Scarborough Southwest)

Report (May 27, 2003) from the Acting Director of Community Planning, East District, recommending that City Council **refuse** the application to amend the Official Plan and the Eglinton Community Zoning By-law for the former City of Scarborough to permit six residential units.

25. Final Report – Official Plan Amendment Application TF OPA 2003 0002 - Zoning By-law Amendment Application TF ZBL 2003 0001 - Annie Patasar - Lots 18 and 19, Registered Plan 1936 (August Avenue) - Oakridge Community (Ward 35 – Scarborough Southwest)

Report (May 12, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Oakridge Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Oakridge Community Zoning By-law No. 9812 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) enact the By-law to remove Site Plan Control from the subject lands attached as Attachment 7; and
- (4) 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.

26. Final Report – Combined Application TF CMB 2003 0002 – Devco Group (In House Designs, Designer) – 1483-1485 Birchmount Road – Dorset Park Community (Ward 37 – Scarborough Centre)

Report (May 26, 2003) from the Acting 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 lands and is not in keeping with the City's Urban Design Guidelines for Infill Townhouses.

27. Final Report – Zoning By-law Amendment Application TF ZBL 2002 0013 – Imperial Oil Limited, 1641 Markham Road – Malvern Community (Ward 42 – Scarborough Rouge River)

Report (May 26, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend Zoning By-law 14402 for the Malvern Community 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.

28. New Official Plan – Avenues Study – Implementation Study Report (Phase 3) Kingston Road between the Guildwood GO Station and Highland Creek (Ward 43 – Scarborough East)

Report (May 28, 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. 2;
- (2) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3;
- (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) adopt, by resolution, the Urban Design Guidelines included as Attachment No. 4 to this report, as an indication of Council's support for the urban design objectives relating to the opportunities for improvement, reinvestment and growth along this section of Kingston Road; these guidelines shall remain in effect until the new Toronto Official Plan is in effect;
- (5) support in principle the Streetscape Improvements Plan included as Attachment No. 5 to this report, as an indication of Council's support for the general streetscape improvements along the Kingston Road *Avenue*;
- (6) direct the Urban Development Services Department staff to amend the Official Plan to designate the Kingston Road *Avenue* a Community Improvement Area,

and further, to prepare a Community Improvement Plan for the Kingston Road *Avenue*, in consultation with local owners;

- (7) direct the Urban Development Services Department, in consultation with other City departments and relevant agencies to prioritize future improvement projects along the Kingston Road *Avenue* and recommend and set aside funds, including through the Community Improvement Plan, for items such as streetscape improvements, bicycle lanes and pavement striping;
- (8) direct the Urban Development Services Department, in consultation with the Toronto Parking Authority, to assess feasibility and formulate an action plan to accommodate off-street parking facilities along *Avenues*; and
- (9) direct the Urban Development Services Department, in consultation with the Works and Emergency Services Department and the Toronto Parking Authority, to explore a cash-in-lieu of parking program for *Avenues*.

29. Final Report – Zoning By-law Amendment Application TF ZBL 2002 0021 – Stanley & Doris Burkholder and Barchester Investments Limited – 289 Conlins Road and Block 10, Registered Plan 66M-2126, and Blocks 117, 119 & 120, Registered Plan 66M-2108 (between Good Road and Canmore Boulevard) – Highland Creek Community (Ward 44 – Scarborough East)

Report (May 20, 2003) from the Acting Director of 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; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

7:30 P.M. PUBLIC MEETING UNDER THE PLANNING ACT

30. 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.

30(a). Communication (March 7, 2003) from Lynne Wilkinson.

30(b). Communication (March 13, 2003) from Helen Chow.

30(c). Communication (April 15, 2003) from G. Iwasiw attaching 500-signature petition, the original of which is on file in the Office of the City Clerk, Scarborough Civic Centre.

30(d). Communication (April 21, 2003) from V.J. Thompson, Chairman, Board of Trustees, Knox United Church.

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

(Deferred from the April meeting of the Community Council, for consideration together with the Applications by the Muslim Welfare Centre of Toronto.)

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.