



**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 7**

Date of Meeting:	July 6, 2004	Enquiry:	Margaret O'Neil
Time:	9:30 a.m.		Committee Administrator
Location:	Meeting Hall		416-396-7288
	Scarborough Civic Centre		moneil@toronto.ca
	150 Borough Drive		
	Toronto, Ontario		

Under the *Municipal Act, 2001*, the Scarborough Community Council must adopt a motion to meet in camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – June 8, 2004

Deputations/Presentations – A complete list will be distributed at the meeting.

10:00 a.m. – Item 1

11:00 a.m. – Item 2

Communications/Reports:

1. Harmonized City-wide Private Tree By-law (All Wards)

(Deputations 10:00 a.m.)

Communication (June 1, 2004) from the City Clerk advising that the Planning and Transportation Committee referred the report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism to the Community Councils for further public consultation and report back to the Planning and Transportation Committee for its meeting to be held on September 7, 2004.

1(a). Communication (June 23, 2004) from Shelley Petrie, Executive Director, Toronto Environmental Alliance in support of the Harmonized City-wide Private Tree By-law.

**2. Application for Demolition under Section 34 of the Ontario Heritage Act
21 Old Kingston Road (Richardson- Corson House) (Ward 44 – Scarborough East)**

(Public Meeting under Section 34 of the *Ontario Heritage Act* - 11:00 a.m.)

Report (June 14, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) the application made under Section 34 of the Ontario Heritage Act to demolish the building located at 21 Old Kingston Road be refused; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

3. Nomination of Two Citizen Representatives from the Scarborough Community Council Area to The Heritage Toronto Board of Directors

Report (June 18, 2004) from the Executive Director, Heritage Toronto.

Recommendations:

It is recommended that:

- (1) the Scarborough Community Council recommend to City Council the appointment of the selected individuals listed in Attachment 1, to the Heritage Toronto Board of Directors for a term commencing once Council passes the by-law making the new Heritage Toronto Board composition effective, and expiring on November 30, 2006, or until a successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Attachment 1 sent under confidential cover to Community Council Members and selected City Officials only as it relates to personal matters about identifiable individuals)

4. Naming of Private Lanes – Development on West Side of Staines Road, North and South of Seasons Drive (Ward 42 – Scarborough Rouge River)

Report (June 16, 2004) from the City Surveyor.

Recommendations:

It is recommended that:

- (1) the proposed private lanes at the residential development on the west side of Staines Road, north and south of Seasons Drive, as shown on Attachment No. 1, be named "Cricket Mews" and "Culver Lane";
- (2) Rangemanner Estates be required to pay the costs estimated to be in the amount of \$500, for the fabrication and installation of the street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

5. Removal of Interlocking Block Retaining Wall and Fence - 629 Warden Avenue (Ward 35 - Scarborough Southwest)

Report (June 17, 2004) from the Director of Transportation Services, East District.

Recommendation:

It is recommended that Council authorize staff to undertake any necessary action(s), including the introduction in Council of any bills necessary to give effect thereto, to remove the interlocking block retaining wall and fence/structure constructed within the road allowance of Mack Avenue, on the flankage of 629 Warden Avenue in accordance with the former City of Scarborough's policy contained in Clause 16 of Report No. 8 of the Administrative Committee, entitled, "Policy on Minor Encroachment", adopted as amended by Council at its meeting held on March 30, 1992.

6. Proposed All-Way Stop Control on Denton Avenue at Byng Avenue (Ward 35 – Scarborough Southwest)

Report (June 7, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted;
- (2) coincident with the installation of the stop signs on Denton Avenue at Byng Avenue, the existing pedestrian crossover be removed; and
- (3) the appropriate by-laws be amended accordingly.

7. Proposed Installation of Traffic Control Signals on Progress Avenue - approximately 250 metres east of Brimley Road - at the proposed driveways to Scarborough Town Centre (Ward 38 – Scarborough Centre)

Report (June 18, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Progress Avenue and the proposed private driveways to the retail development at Scarborough Town Centre, located approximately 250 metres east of Brimley Road;
- (2) all costs associated with the installation of this traffic control signal, including one-time maintenance fees, be borne by OMERS Realty Holdings (STC2) Inc. and 1564497 Ontario Inc., the developers of the retail development at Scarborough Town Centre, in accordance with conditions of Zoning Approval for Planning Application No. 03 190808 ESC 38 OZ; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

8. Proposed Installation of Traffic Control Signals on Steeles Avenue East at the relocated Redlea Avenue/Pacific Mall driveway (Ward 39 – Scarborough Agincourt)

Report (June 18, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Steeles Avenue East and the relocated Redlea Avenue (subject to the realignment of Redlea Avenue), approximately 25 metres east of the current intersection of Steeles Avenue East and Redlea Avenue;
- (2) all costs associated with the installation of this traffic control signal be borne by landowners on the north side of Steeles Avenue in the Town of Markham, and GO Transit in accordance with pending conditions of approval for Planning Application No. 04 123511 ESC 39 SA; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

9. Request to implement overnight parking restrictions in the Heathwood Community (Ward 39 – Scarborough Agincourt)

Report (June 17, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

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

10. Request for All-Way Stop Controls on Bridlewood Boulevard at Batterswood Drive, Bowater Drive and Ravencliff Crescent (Ward 40 – Scarborough Agincourt)

Report (June 7, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) an all-way stop control not be installed on Bridlewood Boulevard at Batterswood Drive;
- (2) an all-way stop control not be installed on Bridlewood Boulevard at Bowater Drive; and

- (3) an all-way stop control not be installed on Bridlewood Boulevard at Ravencliff Crescent.

11. Proposed Minor Street Stop Signs at New Intersections in the Morningside Community (Ward 43 – Scarborough East)

Report (June 16, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-laws be amended accordingly.

12. Proposed Minor-Street Stop Signs at New Intersections in the Centennial Community (Ward 44 – Scarborough East)

Report (June 18, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” and “Heavy Truck Prohibition” regulations, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-laws be amended accordingly.

13. Proposed Installation of a Traffic Control Signal on Military Trail - between Morningside Avenue and Ellesmere Road - at the central driveway to the University of Toronto-Scarborough College Car Park (Ward 44 – Scarborough East)

Report (June 18, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) a traffic control signal be approved on Military Trail, between Morningside Avenue and Ellesmere Road, at the central driveway to the University of Toronto-Scarborough College car park, approximately 230 metres northwest of Ellesmere Road;

- (2) all costs associated with the installation of this traffic control signal, including one-time maintenance fees, be borne by the University of Toronto-Scarborough College, which is a condition of Approval for Planning Applications No. TF SPC 2002 0084 and TF SPC 2003 0027;
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

14. Request for an All-Way Stop Control on Dean Park Road at the east intersection of Braymore Boulevard (Ward 44 – Scarborough East)

Report (June 16, 2004) from the Director of Transportation Services, East District.

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed on Dean Park Road at the east intersection of Braymore Boulevard;
- (2) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
- (3) the appropriate by-law be amended accordingly.

15. Assumption of Services – Kennedy Commons Inc. and Lansing Building Supply Limited – 1997, 2021 and 2031 Kennedy Road and 50 Progress Avenue (Ward 40 – Scarborough Agincourt)

(Deferred from January 5, 2004)

Report (December 18, 2003) from the City Solicitor.

Recommendation:

It is recommended that:

- (1) the services installed for the above development be assumed and 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.

- 15(a).** Report (June 21, 2004) from the Commissioner of Works and Emergency Services, responding to Community Council's request for further information, in six months' time, on the safety of the intersection where William Kitchen Road meets the internal driveway of the Kennedy Commons development, and the issue of who should be responsible for installing traffic controls at this intersection.

Recommendation:

It is recommended that this report be received for information.

- 16. Preliminary Report – OPA & Rezoning Application 04 126266 ESC 35 OZ – Herron Gardens Inc. (Architect: Rafael & Bigauskas) – 25 Herron Avenue – Clairlea Community (Ward 35 – Scarborough Southwest)**

(Deferred from June 8, 2003)

Report (May 25, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended 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.

- 17. Preliminary Report – Rezoning Application 04 141413 ESC 40 OZ
Jarmila Filipko – 3717 Sheppard Avenue East – Tam O'Shanter Community
(Ward 40 – Scarborough Agincourt)**

Report (June 8, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended 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.

18. Preliminary Report – OPA & Rezoning Applications 04 131709 000 00 OZ and 04 102315 ESC 44 OZ – Janice and Paul Slighte – 53 Old Kingston Road – West Hill Community (Ward 44 – Scarborough East)

Report (June 22, 2004) from the Acting Director, Community Planning, East District.

Recommendation:

It is recommended 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.

**19. Request for Direction – Variance Application TF VAR 2004 A060/04SC
Ronald Wu, Daniel Executive Holding Inc. - 3195 Sheppard Avenue
Tam O'Shanter Community (Ward 40 – Scarborough Agincourt)**

Report (June 17, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that the City Solicitor and Planning staff be directed to attend any Ontario Municipal Board hearing related to the appeal of minor variance application A060/04SC in support of the Committee of Adjustment, East District Panel's decision of June 7, 2004 to refuse the application.

20. Final Report – Part Lot Control Application 04 138646 ESC 42 PL – Neilson-Finch Residential Developments Inc. – East Side Polarlights Way – Morningside Heights Community (Ward 42 – Scarborough Rouge River)

Report (June 17, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law for Blocks 226, 227 and 228 of Plan 66M-2400;
- (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 the 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.

**21. Final Report – OPA and Rezoning Application 03 035242 ESC 38 OZ
PIC Property Management Limited – Architect: Paul S. Anderson –
555 Brimorton Drive – Woburn Community (Ward 38 – Scarborough Centre)**

(Deferred from June 8, 2003)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (May 25, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended 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 7;
- (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 8;
- (3) amend Site Plan By-law 21319 to designate the lands at 555 Brimorton Drive as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 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 Official Plan and Zoning By-law amendment Bills to City Council for enactment, require the owner to provide written confirmation that the recreation rooms required by Woburn Community Zoning By-law 9510 have been provided, with no pass through of the costs to the tenants; and
- (6) before introducing the necessary Official Plan and Zoning By-law amendment Bills to City Council for enactment, require the owner to enter into a site plan control agreement, registered on title, pursuant to Section 41 of the Planning Act.

21(a). Communication (May 19, 2004) from Brenda Roberts, submitting a petition containing 27 signatures.

21(b). Communication (June 6, 2004) from Angela Rees, in opposition to the application.

21(c). Report (June 18, 2004) from the Acting Manager, East District Investigations, Municipal Licensing and Standards, responding to Community Council's request for further information on the history of the property standards issues and violations at 555 Brimorton Drive.

Recommendations:

It is recommended that this report be received for information.

21(d). Supplementary report (June 23, 2004) from the Acting Director of Community Planning, East District, responding to Community Council's request for further information comparing the size of the new units to the size of the original units in this building.

Recommendations:

It is recommended that City Council:

- (1) receive this report; and
- (2) adopt the report dated May 25, 2004, from the Acting Director, Community Planning, East District.

- 21(e).** Report (June 22, 2004) from the Director of Building and Deputy Chief Building Official, responding to Community Council's request for further information on the status of enforcement under the Building Code Act and on the results of the Building Division's inspection of the unauthorized construction of the apartment units in this building.

Recommendations:

It is recommended that this report be received for information.

- 22. Final Report – OPA and Rezoning Application TF CMB 2002 0013 – Process Matters Inc. (Architect: McGillivray, Architect) – 1757 Kingston Road – Birchcliff Community (Ward 36 – Scarborough Southwest)**

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (June 22, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended 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 5;
 - (2) amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
 - (3) amend the Zoning By-law for the Birchcliff Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7;
 - (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; and
 - (5) direct the City Solicitor to prepare a Site Plan Control By-law to add this property in the area subject to Site Plan Control.
- 23. Final Report – Rezoning Application 03 187830 ESC 43 OZ – Robert Segarra, Robert Segarra Architect Inc. – 80 Mornelle Court – Morningside Community (Ward 43 – Scarborough East)**

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (June 22, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Morningside Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

24. Final Report – Rezoning Application 04 105059 ESC 44 OZ – Governing Council of the University of Toronto (Architect: Jon Neuert, Baird Sampson Neuert) - 1036 Military Trail – Highland Creek Community (Ward 44 – Scarborough East)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (June 22, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 10827 for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) not introduce the necessary bills for enactment of the Zoning By-law amendment, until the applicant submits a final remedial plan and revised site plan that incorporates the mitigation measures recommended by the applicant's environmental consultant and the City's peer reviewer regarding the former Morningside landfill to the satisfaction of the Commissioners of Urban Development Services and Works and Emergency Services; and
- (4) authorize staff to enter into a crossing agreement(s) with the University of Toronto to provide for the future installation of electrical services across Military Trail and Ellesmere Road to connect between the parking lots on either side of Military Trail, and the main campus grounds, the agreement(s) to be to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor.

24(a). Communication (June 18, 2004) from Gwo-Lue Shyu.

25. Final Report - Official Plan Amendment & Rezoning Application 03 159003 ESC 44 OZ - Plan of Subdivision Application 03 159020 ESC 44 SB - Stone Manor Developments Inc. – 6363 – 6405 Kingston Road - Highland Creek Community (Ward 44 – Scarborough East)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (June 22, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan Highland Creek Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 2;
- (2) amend the Zoning By-law 10827 for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 3;
- (3) amend the Official Plan for the City of Toronto, substantially in accordance with the draft Official Plan Amendment attached as Attachment 4;
- (4) support the approval of the plan of subdivision subject to the Draft Conditions of Subdivision Plan Approval as generally set out in Attachment 5;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
- (6) authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

25(a). Communication (June 20, 2004) from Mr. and Mrs. C. Kitchen, in opposition to the application.

25(b). Communication (June 21, 2004) from Dorothy Dutkoski, in opposition to the application.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 7**

Date of Meeting:	July 6, 2004	Enquiry:	Margaret O'Neil
Time:	9:30 a.m.		Administrator
Location:	Meeting Hall		396-7288
	Scarborough Civic Centre		oneil@toronto.ca

21(f). Communication (June 21, 2004) from Susan Anderson of Toronto Public Health, responding to Community Council's request for comments respecting any deficiencies recorded against the building at 555 Brimorton in contravention of the Health Protection and Promotion Act.

NEW BUSINESS

26. Road Closure - To permanently close portions of the public highways Neilson Road and Staines Road (Ward 42 – Scarborough Rouge River)

(Public Meeting under the *Municipal Act* – 9:45 a.m.)

In accordance with Clause 16, Report 5 of the Toronto East Community Council, adopted by City Council at its meeting held on June 22, 23 and 24, 2004, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to this matter.

27. Ina Grafton Gage Home for the Aged (Ward 35 – Scarborough Southwest)

Communication (June 23, 2004) from the Minister of Health and Long-Term Care, responding to City Council's request that the Ina Grafton Gage Home for the Aged be granted an extension to the timeline for the redevelopment of their home, indicating that the Minister is not prepared to grant an extension past the program deadline of March 31, 2006.

28. Final Report – Part Lot Control Application 04 129497 ESC 36 PL – Nick Alcaro, 1525400 Ontario Inc. – 3197 Kingston Road (Ward 36 – Scarborough Southwest)

Report (June 30, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) request the owner of the subject lands to first register a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
- (2) a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, then be enacted by City Council, such by-law to expire two years after it has been enacted;
- (3) authorize the City Solicitor to take the necessary steps to delete the Section 118 Restriction from title to the subject lands, upon receipt of written confirmation by the Owner that the Common Element Condominium Plan has been registered; and
- (4) require staff to obtain from the owner confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Section, Finance Division, Corporate Services Department, prior to the enactment of this part lot control by-law.

29. Preliminary Report – OPA and Zoning By-law Amendment Application 04 135572 ESC 36 OZ – 1607546 Ontario Inc. – Norma Walton, Walton Advocates (Architect: Carson Woods Architects) – 3771-3775 St. Clair Avenue East – Cliffcrest Community (Ward 36 – Scarborough Southwest)

Report (June 30, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended 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.

30. Status Report – Scarborough Transportation Corridor Land Use Study – Phase 3 Knob Hill Employment District and Clifcrest Community – City-initiated W19960052 (Ward 36 – Scarborough Southwest)

Report (June 30, 2004) from the Acting Director, Community Planning, East District.

Recommendations:

It is recommended that City Council:

- (1) endorse the direction and approach outlined in this report and further detailed on Attachments 2, 3 and 4 (preliminary land use plan and zoning by-law and draft urban design guidelines) for the Phase 3 STC lands between Midland Avenue and Brimley Road;
- (2) direct that a Public Meeting be held at the September meeting of the Scarborough Community Council to consider Official Plan (Scarborough and new Toronto Official Plan) and Zoning By-law amendments for the Phase 3 STC lands from Midland Avenue to Brimley Road; and
- (3) direct that notice for the Public Meeting under the Planning Act be given to all landowners and residents within 120 metres of the subject lands, all persons who requested further notice through the study process, and by newspaper advertisement.