

**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 6**

Date of Meeting: Tuesday, July 5, 2005
Time: 9:30 a.m.
Location: Council Chamber
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario

Enquiry: Betty Henderson
Committee Administrator
416-396-7288
bhender1@toronto.ca

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 – May 31, 2005

Speakers/Presentations – A complete list will be distributed at the meeting:

Items 11 - 14 – 2:00 p.m.

Communications/Reports:

- 1. Sale of Surplus Property
Part of Pitt Avenue (Closed) – South side of Donside Drive between
Victoria Park Avenue and Maybourne Avenue
(Ward 35 - Scarborough Southwest)**

Report (June 17, 2005) from the Chief Corporate Officer, seeking authority to the sale of the City-owned property known as Part of Pitt Avenue (Closed) – South side of Donside Drive between Victoria Park Avenue and Maybourne Avenue.

Recommendations:

It is recommended that:

- (1) staff be authorized to complete the sale of the subject property on the basis of the authority granted in Clause 6 of Report 11 of the Scarborough Community Council, as adopted by City Council at its meeting of December 4, 5 and 6, 2001 (the "Sale Authority"), which authority was previously held in abeyance by Council's adoption of Clause 1 of Report 4 of the Scarborough Community Council at its meeting of May 17, 18 and 19, 2005;
- (2) the Sale Authority incorporate the amended time line and the terms and conditions set out in Appendix "A";
- (3) either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to sign the Offers to Sell on behalf of the City;
- (4) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (5) the City Solicitor be authorized to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending the closing and other relevant transaction dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

2. Enforcement of Illegal Temporary Signs in the East District

(Deferred from May 31, 2005)

Report (May 16, 2005) from the Manager, Clean City Integrated Enforcement Team, Municipal Licensing and Standards, reporting on enforcement activity related to illegal temporary signs in the East District.

Recommendation:

It is recommended that this report be received for information only.

**3. Removal of Four Private Trees
308A Beechgrove Drive
(Ward 44 – Scarborough East)**

Report (June 7, 2005) from the General Manager, Parks, Forestry and Recreation, reporting on an application that has been received from the property owner for a permit to remove four trees located on private property at 308A Beechgrove Drive.

Recommendations:

It is recommended that Scarborough Community Council approve removal of three privately owned trees at 308A Beechgrove Road conditional on:

- (1) the owner revising the plans for the proposed dwelling to reduce the driveway width to 3 m, providing a full 3.6 m tree protection zone for a 54 cm diameter white pine tree and a 4.2 m protection zone for a 61cm diameter ash tree; and
- (2) the trees in question not being removed until permitted construction activities in accordance with approved plans for the site commence which warrant the destruction of the trees.

**4. Feasibility of Installing Traffic Control Signals at
Brimley Road and Fraserton Gate/Shediac Road
(Ward 38 – Scarborough Centre)**

Report (June 16, 2005) from the Director, Transportation Services, Scarborough District, reporting on the feasibility of installing traffic control signals at Brimley Road and Fraserton Gate/Shediac Road.

Recommendation:

It is recommended that traffic control signals not be installed at the intersection of Brimley Road and Fraserton Gate/Shediac Road.

**5. Proposed Minor Street Stop Signs in the Agincourt Community
(Ward 41 – Scarborough Rouge River)**

Report (June 16, 2005) from the Director, Transportation Services, Scarborough District, reporting on a request to install minor street stop signs at uncontrolled “tee” intersections in the Agincourt Community.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic bylaws in the attached Appendices regarding minor stop signs be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**6. Proposed All-Way Stop Control on Galloway Road at Dearham Wood
(Ward 43 – Scarborough East)**

Report (June 16, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of traffic studies conducted at the intersection of Galloway Road and Dearham Wood.

Recommendations:

It is recommended that:

- (1) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**7. Request for All-Way Stop Controls on Friendship Avenue at Jaybell Grove
(Ward 44 – Scarborough East)**

Report (June 21, 2005) from the Director, Transportation Services, Scarborough District, reporting on the results of an all-way stop control study conducted at the above-noted intersection.

Recommendation:

It is recommended that an all-way stop control not be installed on Friendship Avenue at Jaybell Grove.

**8. Preliminary Report - Official Plan & Zoning By-law Amendment Applications
05 142094 ESC 36 OZ – Fallingbrook Developments Limited
1206, 1208 & 1210 Kingston Road – Birchcliff Community
(Ward 36 – Scarborough Southwest)**

Report (June 23, 2005) from the Director, Community Planning, East District, providing information on Official Plan and Zoning By-law Amendment applications proposing a mixed-use residential/commercial building at 1206-1210 Kingston Road; and seeking direction on further processing of the application and on the community consultation process.

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.

**9. Preliminary Report – Rezoning Application 05 110300 ESC 36 OZ
723999 Ontario Limited – 3354 Kingston Road
Scarborough Village Community
(Ward 36 – Scarborough Southwest)**

Report (June 21, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

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;

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act;
- (4) the applicant be instructed to submit an Official Plan Amendment Application to provide for the residential density being proposed; and
- (5) the applicant be instructed to submit a revised site plan control application in consultation with Planning staff, having particular regard to the issues raised in this report.

**10. Preliminary Report – OPA & Rezoning Application 05 141909 ESC 40 OZ
Wishing Well Acres Baptist Church
(Architect: Marcus Friesl, Reinders & Reider Ltd.)
3143, 3161 and 3163 Sheppard Avenue East – Sullivan Community
(Ward 40 – Scarborough Agincourt)**

Report (June 21, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

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.

**11. Final Report – OPA & Rezoning Application 02 035478 ESC 37 OZ
1095999 Ontario Inc. (Architect: Heinz Mertins, Mertins Architect)
15 Crockford Boulevard – Golden Mile Employment District
(Ward 37 – Scarborough Centre)**

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

Report (June 14, 2005) from the Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and the Zoning

By-law to permit Vehicle Repair Garages and Vehicle Service Garages in an existing industrial building at 15 Crockford Boulevard with some off-site parking on adjacent land owned by the City.

Recommendations:

It is recommended that City Council:

- (1) amend the Golden Mile Employment District Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Employment Districts Zoning By-law 24982 (Golden Mile) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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, require the owner to enter into a Lease Agreement for use of the adjacent City-owned lands to the north; such Agreement is to include a clause requiring the owner to provide a Site Plan to the satisfaction of the Director of Community Planning, East District and a clause stipulating that the City-owned lands will not be used for the storage of vehicles that are wrecked or dismantled or in inoperative condition and awaiting repair or disposal.

**12. Final Report – Rezoning Application (Temporary Use) 03 182931 ESC 40 OZ
Coverall of Canada - 2969 Sheppard Avenue East - Sullivan Community
(Ward 40 – Scarborough Agincourt)**

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

Report (June 20, 2005) from the Director, Community Planning, East District, recommending approval of an application to amend the Sullivan Community Zoning By-law for a three year temporary use zoning by-law which will permit the existing residential dwelling to be used for office purposes.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4;

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bill to City Council for enactment, require the applicant to submit a site plan to the satisfaction of the Director, Community Planning, East District.

**13. Final Report – Rezoning Application 04 204958 ESC 44 OZ
1453351 Ontario Inc. - Rear Portion of 22 Rozell Road and
Block 66, Plan 66M-2399 - Centennial Community
(Ward 44 – Scarborough East)**

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

Report (June 20, 2005) from the Director, Community Planning, East District, recommending approval of an application to amend the Zoning By-law to permit three proposed new lots fronting on Andona Crescent to allow for single-detached residential development.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Centennial Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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.

**14. Final Report – OPA & Rezoning Application 04 180325 ESC 44 OZ
Draft Plan of Subdivision Application 04 180330 000 00 SB
Havendale Holdings Inc. – Ellesmere Road, west of Calverley Trail
Highland Creek Community
(Ward 44 – Scarborough East)**

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

Report (June 20, 2005) from the Director, Community Planning, East District, recommending approval of an application to amend the Official Plan and the Zoning By-law and a Draft Plan of Subdivision for a residential development for 33 single-family dwellings, north of Ellesmere Avenue, west of Calverley Trail.

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 4;
 - (2) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
 - (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) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment 6;
 - (5) authorize the City Solicitor to initiate an amendment to the Site Plan Control By-law to remove the subject site from Site Plan Control; and
 - (6) recommend to the Chief Planner that the Plan of Subdivision as shown on Attachment 1, subject to the conditions of approval as generally listed in Attachment 7, be approved; except as otherwise noted, these conditions must be fulfilled prior to the release of the subdivision for registration or any phase thereof.
- 14(a).** Communication (June 20, 2005) from Clancy Delbarre, President, Highland Creek Community Association requesting City Council to undertake a feasibility study, in consultation with residents of Highland Creek, to construct a Community Centre at the Highland Creek Park site.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 6**

Date of Meeting: Tuesday, July 5, 2005
Time: 9:30 a.m.
Location: Council Chamber
Scarborough Civic Centre
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- 11(a).** Communication (June 24, 2005) from Michael John, President, John Bead Corporation Inc. and 1591764 Ontario, in opposition to the application.
- 11(b).** Communication (June 24, 2005) from Nick Boglis, President, Multiflex Store & Office Interiors, in opposition to the application.
- 11(c).** Communication (June 24, 2005) from Charles A. Armstrong, President, S.A. Armstrong Limited, in opposition to the application.

NEW ITEMS

**15. Policies Re Insurance Requirements for Permits in Parks
(Wards 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44)**

Report (June 20, 2005) from the General Manager, Parks, Forestry & Recreation reporting on policies pertaining to the requirements to obtain insurance as part of the process of acquiring permits for the use of City parks and other community events.

Recommendation:

It is recommended that this report be received for information.

**16. Ontario Municipal Board Hearing
555 Brimorton Drive
(Ward 38 – Scarborough Centre)**

(In-Camera – Litigation or Potential Litigation)

Confidential report (June 21, 2005) from the City Solicitor, respecting the Ontario Municipal Board Hearing, scheduled for September 21, 2005, to be considered in-camera as it relates to litigation or potential litigation.