



**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING 8**

Date of Meeting:	Tuesday, October 18, 2005	Enquiry:	Betty Henderson
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chamber		416-396-7288
	Scarborough Civic Centre		bhender1@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 – September 19, 2005

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

10:00 a.m. Item 1
2:00 p.m. Items 16 - 18
7:30 p.m. Item 19
12:15 p.m. – Clean and Beautiful City Appreciation Awards

Communications/Reports:

- 1. Toronto Transit Commission
 Strategic Plan for the Future of the Scarborough Rapid Transit
 Procurement Authorization Contract Amendment**

(Presentation)

Communication (September 26, 2005) from the General Secretary, Toronto Transit Commission, advising that the Toronto Transit Commission, on September 21, 2005, adopted the Recommendation contained in the report entitled “Strategic Plan for the Future of the Scarborough RT – Procurement Authorization Contract Amendment”;

forwarding the report to the Scarborough Community Council for information and comment.

2. Sale of a Parcel of Vacant Land
4667 Kingston Road
Located on the South Side of Kingston Road
(Ward 44 – Scarborough East)

Report (September 26, 2005) from the Chief Corporate Officer, seeking authority for the sale of a parcel of vacant City-owned land at 4667 Kingston Road.

Recommendations:

- (1) the Offer to Purchase from Said and Sonia Agaiby to purchase a parcel of vacant City-owned land municipally known as 4667 Kingston Road and described as Part of PIN 06241-0096(LT) being Part of Lot 2, Plan 1502 designated as Parts 1 and 2 on Plan 64R-7202 and subject to a right of way over Part 2 as described in Instrument SC541235, City of Toronto (formerly City of Scarborough) and shown as Part 1 on Sketch No. PS-2001-081 (the “Property”), in the amount of \$170,000.00 plus GST, if applicable, be accepted substantially on the terms and conditions outlined in the body of this report;
- (2) either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to accept the Offers on behalf of the City;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (4) the City Solicitor be authorized to complete the transaction on behalf of the City, including 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
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

3. Sale of Surplus Land – Portion of Centennial Road (Closed)
Adjacent to 15 Holmcrest Trail
(Ward 44 – Scarborough East)

Report (September 26, 2005) from the Chief Corporate Officer, seeking authority for the sale of a portion of the closed part of Centennial Road adjacent to 15 Holmcrest Trail.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Marc Dorval and Kesley Dorval to purchase a portion of the closed part of Centennial Road adjacent to 15 Holmcrest Trail, being part of the Road Allowance between Lots 2 and 3, Concession D, designated as Part 5 on the attached draft reference plan prepared by City of Toronto, Survey and Mapping Section, (the "Property"), in the amount of \$40,000.00, be accepted substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer 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 the Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date and other related 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
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

4. Sale of Surplus Land – Portion of Centennial Road (Closed) and The One-Foot Reserve Adjacent to 17 Holmcrest Trail (Ward 44 – Scarborough East)

Report (September 26, 2005) from the Chief Corporate Officer, seeking authority for the sale of a portion of the closed part of Centennial Road and the One-Foot Reserve adjacent to 17 Holmcrest Trail.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Harold William Moffat and June Alexandrina Moffat to purchase a portion of the closed part of Centennial Road and the One-Foot Reserve adjacent to 17 Holmcrest Trail, being part of the Road Allowance between Lots 2 and 3, Concession D and the One-Foot Reserve being Block J, Plan M1193, together shown as Parts 4 and 6 on the attached draft reference plan prepared by City of Toronto, Survey and Mapping Section, (the "Property"), in the amount of \$28,000.00, be accepted substantially on the terms and conditions

outlined in the body of this report, and that either one of the Chief Corporate Officer 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 the Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date and other related 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
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

5. Sale of Surplus Land – Portion of Centennial Road (Closed) and The One-Foot Reserve Adjacent to 19 Holmcrest Trail (Ward 44 – Scarborough East)

Report (September 26, 2005) from the Chief Corporate Officer, seeking authority for the sale of a portion of the closed part of Centennial Road and the One-Foot Reserve adjacent to 19 Holmcrest Trail.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Clara Belle Breeze to purchase a portion of the closed part of Centennial Road and the One-Foot Reserve adjacent to 19 Holmcrest Trail, being part of the Road Allowance between Lots 2 and 3, Concession D and the One-Foot Reserve being Block K, Plan M1193, together shown as Parts 3 and 7 on the attached draft reference plan prepared by City of Toronto, Survey and Mapping Section, (the “Property”), in the amount of \$15,000.00, be accepted substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer 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 the Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date and other related 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

- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

6. Maintenance of Laneway Running Between Manderley Drive and Warden Avenue North of Kingston Road (Ward 36 – Scarborough Southwest)

Report (October 3, 2005) from the Deputy City Manager, on service standards applicable to the laneway running between Manderley Drive and Warden Avenue, north of Kingston Road.

Recommendation:

It is recommended that this report be received for information.

7. Ontario Municipal Board Decision Committee of Adjustment Application – 39 Marydon Crescent (Ward 41 – Scarborough-Rouge River)

Report (October 3, 2005) from the City Solicitor, regarding the decision of the Ontario Municipal Board pertaining to 39 Marydon Crescent.

Recommendation:

It is recommended that this report be received for information.

8. Proposed On-Street Disabled Parking in Front of 133 Presley Avenue (Ward 35 – Scarborough Southwest)

Report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authority to allow a “disabled” parking space in front of 133 Presley Avenue to facilitate a designated area to pick-up and drop-off a Wheel Trans passenger.

Recommendations:

It is recommended that:

- (1) the parking regulations at 133 Presley Avenue, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**9. Proposed On-Street Disabled Parking on the West Side of Queensbury Avenue
Opposite 131 Queensbury Avenue
(Ward 36 – Scarborough Southwest)**

Report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District, seeking authority to allow a “disabled” parking space opposite 131 Queensbury Avenue to permit disabled parking.

Recommendations:

It is recommended that:

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

**10. Proposed Stop Sign on Conn Smythe Drive at Beachell Street
(Ward 38 – Scarborough Centre)**

Report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District, on the need to create a traffic by-law for the existing temporary stop sign on Conn Smythe Drive at Beachell Street.

Recommendations:

It is recommended that:

- (1) the changes, additions and deletions to the various traffic by-laws outlined in the attached Appendices of this report be adopted; and
- (2) the appropriate by-laws be amended accordingly.

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

Report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District, on the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Morningside Community.

Recommendations:

It is recommended that:

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

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

Report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District, on the need to create traffic by-laws for existing temporary stop sign locations within a new subdivision in the Centennial Scarborough Community and to install stop signs at uncontrolled intersections in the adjacent subdivision.

Recommendations:

It is recommended that:

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

**13. Preliminary Report – Rezoning Application 05 169649 ESC 41 OZ
Parkshire Holdings Inc. (F.T. Reisman & Associates)
3250 Midland Avenue
Milliken Employment District
(Ward 41 – Scarborough-Rouge River)**

Report (October 3, 2005) from the Director, Community Planning, Scarborough 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.

**14. Preliminary Report – Rezoning Application 05 156490 ESC 43 OZ
DM Precision Contractors (Architect: John Benczkowski, Sol Arch)
4097 Lawrence Avenue East - West Hill Community
(Ward 43 – Scarborough East)**

Report (October 3, 2005) from the Director, Community Planning, Scarborough 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 once the required supporting reports and studies have been received;
- (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. Final Report – Lift Part Lot Control Application 05 165458 ESC 42 PL
4, 6, 8, 10, 12 and 14 Polarlights Way
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Nightstar Road
134, 138, 146, 150 Wharnsby Drive and
140, 142, 144, 146, 148 Flycatcher Avenue
Mattamy (Neilson) Limited
(Ward 42 – Scarborough-Rouge River)**

Report (October 3, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to lift Part Lot Control for 27 street townhouse units, thereby enabling separate conveyances of the individual dwellings and registration of maintenance easements.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Exemption By-law with respect to the subject property for Blocks 229 to 232 (inclusive) of Plan 66M-2400 to be prepared to the satisfaction of the City Solicitor and to expire two (2) years from the date of its passing;
- (2) require the owner to obtain proof of payment to the satisfaction of staff that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required

**16. 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)**

**(Continuation of Public Meeting under the *Planning Act* from July 5, 2005 -
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.

- 16(a).** Supplementary report (October 4, 2005) from the Director, Community Planning, Scarborough District, on the Community Consultation Meeting held in accordance with the directions of the Scarborough Community Council.

Recommendation:

It is recommended that this report be received for information.

Communications with respect to this matter:

- 16(b).** (June 24, 2005) from Michael John Bead, President, John Bead Corporation Inc. and 1591764 Ontario, in opposition to the application;
- 16(c).** (June 24, 2005) from Nick Boglis, President, Multiflex Store and Office Interiors Inc., in opposition to the application;
- 16(d).** (June 24, 2005) from Charles A. Armstrong, President, S. A. Armstrong Limited, in opposition to the application;
- 16(e).** (July 4, 2005) from Mertins Architects, in support of the application;
- 16(f).** (August 15, 2005) from Mertins Architects, in support of the application;
- 16(g).** (September 7, 2005) from Michael John Bead, President and Property Owner, John Bead Corporation Ltd., in opposition to the application;
- 16(h).** (September 12, 2005) from Mertins Architects, in response to the communication dated September 7, 2005 from Michael John Bead; and
- 16(i).** (September 12, 2005) from James C. Armstrong, Executive Vice President, S. A. Armstrong Ltd., confirming opposition to the application.

17. Final Report – City-initiated Technical Amendments to Various Community Zoning By-laws – Various Properties – File 05 167257 EPS 00 TM
(Ward 40 – Scarborough Agincourt)
(Ward 41 – Scarborough-Rouge River)
(Ward 42 – Scarborough-Rouge River)
(Ward 44 – Scarborough East)

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

Report (September 29, 2005) from the Director, Community Planning, Scarborough District, recommending approval of City of Toronto initiated amendments to various Community Zoning By-laws to clarify and better implement the approved intentions of Council and to rectify minor technical errors in the by-laws.

Recommendations:

It is recommended that City Council:

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

18. Final Report – Rezoning Application 05 111420 ESC 40 OZ
Cornel Monaru - 2973 Sheppard Avenue East
Sullivan Community
(Ward 40 – Scarborough Agincourt)

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

Report (September 30, 2005) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law for a temporary three year period to permit a flower and gift shop, in addition to the single family residential use, in an existing house at 2973 Sheppard Avenue East.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 10717 for the Sullivan Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; the enactment of the by-law to be held until the completion of the landscaping; and

(2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

18(a). Communication (September 28, 2005) from Michael S. Kerzner, Property Manager, Wishing Well Parkway Limited, in opposition to the application.

19. Morningside Avenue/Markham By-Pass Extension Individual Project Environmental Assessment Study Status Report (Ward 42 – Scarborough-Rouge River)

(7:30 p.m. - Speakers)

Communication (June 20, 2005) from the City Clerk forwarding Clause 5 contained in Works Committee Report 6, headed “Morningside Avenue/Markham By-Pass Extension Individual Project Environment Assessment Study Status Report (Ward 42 – Scarborough-Rouge River)”, which was adopted by City Council, at its meeting on June 14, 15 and 16, 2005; and further advising that Scarborough Community Council hold a special evening meeting in October 2005 for consideration on this issue.



**SCARBOROUGH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 8**

Date of Meeting: Tuesday, October 18, 2005 **Enquiry:** Betty Henderson
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chamber **416-396-7288**
Scarborough Civic Centre **bhender1@toronto.ca**
150 Borough Drive
Toronto, Ontario

10:15 a.m. – Staff Presentation: “Temporary” Buildings (*No written material*)

19(a). Supplementary Report – Morningside Avenue/Markham By-Pass Extension Individual Project Environmental Assessment Study

Supplementary report (October 11, 2005) from the Director, Community Planning, Scarborough District, providing an update on additional community consultation, and on the further transportation analysis which has been conducted by the York Region study team arising from City Council’s request in June 2005.

Recommendation:

It is recommended that this report be received for information.

NEW ITEMS

**20. Assumption of Services – Reixach Bros. Company Limited
West Side of Dean Park Road, South of Sheppard Avenue
(Ward 44 – Scarborough East)**

Report (October 6, 2005) from the City Solicitor, seeking Council’s authority for the City to assume the services with respect to the subject subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2345 be assumed and that the City formally assume the roads 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 \$11,240.00 and a cash deposit in the amount of \$16,000.00 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.

**21. Assumption of Services – Thornland Construction Company Limited
North Side of Huntingwood Drive Between
Victoria Park Avenue and Fairglen Avenue
(Ward 40 – Scarborough Agincourt)**

Report (October 6, 2005) from the City Solicitor seeking Council's authority for the City to assume the services with respect to the subject subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2342 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 \$15,050.00 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.

22. Preliminary Report
Official Plan Amendment and Rezoning Application 05 141569 ESC 41 OZ
Plan of Subdivision Application 05 141579 ESC 41 SB and
Site Plan Control Application 05 141577 ESC 41 SA
The Landmark Canada Inc. – 5789 to 5883 Steeles Avenue East
Tapscott Employment District
(Ward 41 – Scarborough-Rouge River)

Report (October 11, 2005) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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.