

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Scarborough Community Council

Meeting 4

Tuesday, May 3, 2005

The Scarborough Community Council met on Tuesday, May 3, 2005, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Attendance:

Members were present for some or all of the time period indicated.

	9:30 a.m. to 12:30 p.m.	2:00 p.m. to 4:20 p.m.
Councillor Raymond Cho, Chair	X	X
Councillor Michael Thompson, Vice Chair	X	X
Councillor Gerry Altobello	X	X
Councillor Brian Ashton	X	X
Councillor Bas Balkissoon	X	X
Councillor Gay Cowbourne	X	X
Councillor Glen De Baeremaeker	X	X
Councillor Mike Del Grande	X	X
Councillor Norm Kelly	X	X
Councillor David Soknacki	X	X

Confirmation of Minutes

On a motion by Councillor Soknacki, the Minutes of the meeting of the Scarborough Community Council held on March 30, 2005, were confirmed.

**4.1 Information Report - Part of Pitt Avenue (Closed)
South Side of Donside Drive between
Victoria Park Avenue and Maybourne Avenue
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (April 21, 2005) from the Chief Corporate Officer, providing background information on the above parcel of City-owned property, which has been previously declared surplus by Council's adoption of Clause 6 in Report 11 of the Scarborough Community Council at its meeting on December 4, 5 and 6, 2001.

Recommendation:

It is recommended that this report be received for information.

The following persons appeared before the Community Council:

- James Zikos; and
- Konstantinos Tsikatsiadis.

On a motion by Councillor Altobello, the Scarborough Community Council recommended that City Council hold its sale direction in abeyance in relation to the subject property and authorize the Chief Corporate Officer to invite offer(s) to purchase any or all of the subject property from the owners of either or both No. 5 and No. 19 Donside Drive and report to Scarborough Community Council at its July 5, 2005 meeting regarding the terms of the offers received.

(Report 4, Clause 1)

**4.2 Inclusion on the City of Toronto Inventory of Heritage Properties
300 Danforth Road (Lily Cups Office Building)
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking City Council approval to include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

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- (1) City Council include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The following persons appeared before the Community Council:

- Om Arora, Project Management Consultant, Arcoinc Group Limited;
- Rick Schofield, Scarborough Preservation Committee; and
- Kashmiri Sood, owner of the subject property.

On a motion by Councillor Altobello, the Scarborough Community Council:

- (1) recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, as recommended by the Toronto Preservation Board.
- (2) received the following communications:
 - (a) (March 4, 2005) from the Toronto Preservation Board recommending to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism;
 - (b) (April 21, 2005) from Andrew L. Jeanrie, Fraser Milner Casgrain, L.L.P., on behalf of 1007328 Ontario Limited, requesting that Scarborough Community Council defer consideration of this matter; and
 - (c) (May 3, 2005) from Om Arora, P Eng., Project Management Consultant, Arcoinc Group Ltd., requesting that Scarborough Community Council defer consideration of this matter.

(Report 4, Clause 2)

4.3 Options for Improvements to Garbage Storage and Collection at the Scarborough Civic Centre

The Scarborough Community Council considered a report (April 12, 2005) from the Director, Solid Waste Collections, East and North Districts, providing options for improvements to garbage storage and collection at the Scarborough Civic Centre.

Recommendations:

It is recommended that the current location for bulk garbage storage and collection at the Scarborough Civic Centre be maintained and that the Facilities and Real Estate Division be directed to undertake the following improvements so as to esthetically enhance the storage and collection area:

- (1) purchase and install one stationary six (6) cubic yard compactor unit complete with electrical service to replace the three (3) non-compaction bins currently in use, at an estimated cost of \$25,000.00;
- (2) partially recess the bin into the berm behind the current bin location and install a retaining wall and concrete pad at an estimated cost of \$17,400.00; and
- (3) build a decorative enclosure to screen the bin and esthetically enhance the site in compliance with Toronto Municipal Code Property Standards By-law 629-23 at an estimated cost of \$3,600.00.

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 12, 2005) from the Director, Solid Waste Collections, East and North Districts.

The above motion by Councillor Balkissoon carried with Councillor Ashton recorded in the negative.

(Report 4, Clause 3)

4.4 Demolition of a Designated Building (Bickford Residence/Guild Inn) 201 Guildwood Parkway (The Guild Inn) - Authority to Enter into a Heritage Easement Agreement, and Amendment to the Designation By-law (Ward 43 – Scarborough East)

The Scarborough Community Council considered a communication (April 8, 2005) from the Toronto Preservation Board until its meeting of May 31, 2005.

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Recommendations:

The Toronto Preservation Board:

(1) recommended to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 9, 2005) from the Commissioner of Economic Development, Culture and Tourism; and

(2) endorsed the following resolution by Robert Saunders:

“WHEREAS the Toronto Preservation Board realizes that the Bickford House and Guild Inn have been seriously neglected for several years by the former Metro and the City and its Lessees; and

WHEREAS the current condition of the historically designated structure is such that restoration and adaptive reuse may not be feasible; and

WHEREAS the current structure would require extensive renovations to bring it up to building and accessibility codes, renovations which would likely compromise the historical integrity of the building;

NOW THEREFORE BE IT RESOLVED that the Toronto Preservation Board endorsed the following Scarborough Community Preservation Panel’s resolution as amended:

‘that the Developer, Members of the Scarborough Community Preservation Panel and City staff work together:

- (1) to ensure that as many as possible of the historic components, fixtures and furnishings of the building are preserved and used in any proposed new structure; and
- (2) to fully document the Bickford House and its various pre 1950s additions in the form of measured drawings, detailed photographs and other documentation as may be deemed appropriate to record the history of the historic designated building.’ ”

On motion by Councillor Soknacki, the Scarborough Community Council deferred consideration of the communication (April 8, 2005) from the Toronto Preservation Board until its meeting of May 31, 2005.

(Report 4, Clause 14(a))

**4.5 Intention to Designate Under Part IV of the *Ontario Heritage Act*
53 Old Kingston Road (Herb Duncan House)
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a communication (April 8, 2005) from the Toronto Preservation Board recommending to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Cowbourne, the Scarborough Community Council deferred consideration of the communication (April 8, 2005) from the Toronto Preservation Board sine die.

(Report 4, Clause 14(b))

**4.6 Assumption of Services – Intracorp Developments (Rouge Hill) Ltd.
Southeast Corner of Port Union Road and Lawrence Avenue East
(Ward 44 - Scarborough East)**

The Scarborough Community Council considered a report (April 15, 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-2313 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 \$6,404.00, and a cash deposit in the amount of \$70,000.00, as set out in the report;
- (3) the City Solicitor be directed to prepare the necessary bill to assume the public highways and municipal services in Subdivision Plan 66M-2313;
- (4) the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
- (5) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 15, 2005) from the City Solicitor.

(Report 4, Clause 4)

**4.7 Proposed Traffic Controls within the Sullivan Community
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the proposed implementation of turn prohibitions and a 40 km/h speed limit within the Sullivan community bounded by Sheppard Avenue East, Pharmacy Avenue, Highway No. 401 and Victoria Park Avenue.

Recommendations:

It is recommended that:

- (1) southbound through movements be prohibited on Pharmacy Avenue at Sheppard Avenue East between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report; and
- (2) westbound left-turns be prohibited on Sheppard Avenue East at Abbotsfield Gate, Pharmacy Avenue, and Commons Drive between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report.

On motion by Councillor Kelly, the Scarborough Community Council recommended that City Council adopt Recommendations (1) and (2) in the Recommendations Section of the report (March 9, 2005) from the Director, Transportation Services, East District, subject to amending Recommendation 2 to read:

- “(2) westbound left-turns be prohibited on Sheppard Avenue East at Commons Drive, between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report.”

(Report 4, Clause 5)

**4.8 Proposed Turn Prohibitions – 2094 Brimley Road
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council considered a report (March 4, 2005) from the Director, Transportation Services, East District, reporting on terms of site plan approval as they relate to access restrictions to the property located at 2094 Brimley Road.

Recommendations:

It is recommended that:

- (1) the northbound left-turn and eastbound left-turn prohibitions be enacted at all times at the driveway located on the west side of Brimley Road, at a point 55 metres north of Sheppard Avenue East, as identified in Appendix 1 of this report;
- (2) all costs associated with signage in support of the prohibitions at the subject driveway be borne by the owner of the property serviced by the driveway, as per the site plan approval for Site Plan Control Application 04 144702 ESC 41 SA; and
- (3) the appropriate by-law be amended accordingly.

On motion by Councillor Balkissoon, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 4, 2005) from the Director, Transportation Services, East District, subject to adding a new Recommendation (3) and re-numbering the remaining recommendation accordingly:

- “(3) staff not install the signs for this restriction until they meet with the land owner and the Ward Councillor to consider all possible options to rebuild the physical right-in/right-out access that is part of the zoning and original site plan; and”

(Report 4, Clause 6)

**4.9 Proposed Parking Regulation Changes on MacDuff Crescent
in the Vicinity of Anson Park Public School
(Ward 36 – Scarborough Southwest)**

The Scarborough Community Council considered a report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed in the vicinity of Anson Park Public School.

Recommendations:

It is recommended that:

- (1) the changes to the parking regulation by-laws outlined in the attached Appendixes be adopted; and
- (2) the appropriate by-laws be amended accordingly.

On motion by Councillor Ashton, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 14, 2005) from the Director, Transportation Services, East District.

(Report 4, Clause 7)

**4.10 Proposed Parking Regulation Changes
on Midholm Drive, South of Bertrand Avenue
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council considered a report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed on Midholm Drive.

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.

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 14, 2005) from the Director, Transportation Services, East District.

(Report 4, Clause 8)

**4.11 Proposed Parking Regulation Changes on
L'Amoreaux Drive in the Vicinity of 121/151 L'Amoreaux Drive
(Ward 39 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed in the vicinity of 121/151 L'Amoreaux Drive.

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.

On motion by Councillor Del Grande, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 14, 2005) from the Director, Transportation Services, East District.

(Report 4, Clause 9)

**4.12 Preliminary Report – Rezoning Application 05 110329 ESC 35 OZ
Maryannet and Jenuraj Sebastiampillai – 779A-779 Danforth Road
Kennedy Park Community and Birchmount Park Employment District By-laws**

The Scarborough Community Council considered a report (March 9, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking 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.

On motion by Councillor Altobello, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (March 9, 2005) from the Acting Director, Community Planning, East District.

(Report 4, Clause 14(c))

**4.13 Supplementary Report
Preliminary Report - OPA and Rezoning Application 04 200797 ESC 42 OZ
Plan of Subdivision Application 04 200806 ESC 42 SB – Cedarbrae Golf &
Country Club and Runnymede Development Corporation
6431 and 6461 Steeles Avenue East – Morningside Heights Community
(Ward 42 – Scarborough Rouge River)**

The Scarborough Community Council considered:

- (1) report (March 21, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking 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 the appropriate interest groups; and
 - (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (2) supplementary report (April 18, 2005) from the Director, Community Planning, East District, providing additional information on the status of the above-noted applications, as requested by the Scarborough Community Council at its meeting of March 30, 2005; and also seeking Community Council's direction on the further processing of these applications and on the community consultation process.

Recommendations:

It is recommended that:

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- (1) when a final determination of the development limits has been confirmed by staff in consultation with the Ministry of Municipal Affairs and Housing, and the required supporting studies received, 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 the appropriate interest groups; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Councillor Cho appointed Councillor Thompson Acting Chair and vacated the Chair.

On motion by Councillor Cho, the Scarborough Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the supplementary report (April 18, 2005,) from the Director, Community Planning, East District, subject to amending Recommendation 2 to read:
 - “(2) notice for the community consultation meeting be given to landowners and residents in the Morningside Heights north of Hydro Corridor area and the appropriate interest groups, with the additional costs to be borne by the applicant; and”;
- (2) received the report (March 21, 2005) from the Acting Director, Community Planning, East District.

Councillor Cho resumed the Chair.

(Report 4, Clause 14(d))

**4.14 Preliminary Report – OPA & Rezoning Application 05 110455 ESC 35 OZ
1007328 Ontario Limited - Architect: Burka Varacalli Architects
300 Danforth Road - Oakridge Employment District
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council considered a report (April 19, 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, plus the interested parties participating in the Warden Corridor Land Use Planning Study; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Altobello, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (April 19, 2005) from the Director, Community Planning, East District, subject to adding:

“planning staff be directed to work with the applicant to ensure that there is a broader range of housing types provided on this site.”

Report 4, Clause 14(e)

**4.15 Preliminary Report – Rezoning Application 05 111420 ESC 40 OZ
Cornel Monaru – 2973 Sheppard Avenue East - Sullivan Community
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (April 13, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking 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.

On motion by Councillor Kelly, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (April 13, 2005) from the Director, Community Planning, East District.

(Report 4, Clause 14(f))

**4.16 Preliminary Report - OPA & Rezoning Application 05 112029 ESC 44 OZ and Plan of Subdivision Application 05 112043 ESC 44 SB
WRP Neighbourhood Housing, East of Manse Road, South of Lawrence Avenue (south of Hainford Street terminus) West Hill Community
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (April 19, 2005) from the Director, Community Planning, East 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.

The following persons appeared before the Community Council:

- Joan Breech, WRP Neighbourhood Housing;
- Edgar Matthews, Chair, Manse Valley Community Association and provided a copy of his submission;
- Don York, Chair, Manse Valley Community Association and provided a copy of his submission; and
- Betty Smith, and provided a copy of her submission.

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- A. Councillor Cowbourne moved that the Scarborough Community Council:
- (1) adopt the staff recommendations in the Recommendations Section of the report (April 19, 2005) from the Director, Community Planning, East District, subject to the following:
 - (a) amending Recommendation 2 to read:
 - “(2) notice for the communication consultation meeting to be given to landowners and residents within the area from Lawrence Avenue East to Coronation Drive and Homestead to Morningdew, with the costs to be borne by the applicant; and”;
 - (b) adding the following new recommendations:
 - “(4) planning staff to conduct further community consultation meetings with respect to this site, should the Ward Councillor deem such meetings to be necessary, with the added costs to be borne by the applicant;
 - (5) direct planning staff to work with the applicant to reduce the density so that it conforms to the West Hill Secondary Plan which allows for low density residential detached and semi-detached homes on this site;” and
 - (2) receive the following communications:
 - (a) (April 28, 2005) from Don York, Chair, Manse Valley Community Association; and
 - (b) (May 2, 2005) from Bruce L. Smith resident.

(Carried)

- B. Councillor DeBaeremaeker moved that Councillor Cowbourne's Motion (1)(b) be amended by adding the following new recommendation:

“(6) prior to the scheduling of the community consultation set out in Recommendation (1), staff create a site plan consistent with City Council's unanimous direction to preserve as many trees as possible and that this site plan be presented to the Public for their consideration.”

(Carried)

(Report 4, Clause 14(g))

**4.17 Preliminary Report – Rezoning Application 05 110647 ESC 44 OZ
Anastasiadis Luis - 4275 Lawrence Avenue East and
133, 135, 137, 139, 141, 143 and 155 Homestead Road
West Hill Community
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (April 15, 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.

On motion by Councillor Cowbourne, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (April 15, 2005) from the Director, Community Planning, East District, subject to the following:

- (1) amending Recommendation 2 to read:
 - “(2) notice for the community consultation meeting be given to landowners and residents within 400 metres with costs to be borne by the developer;”;
- (2) adding the following new recommendations:
 - “(4) planning staff to conduct further community consultation meetings with respect to this site, should the Ward Councillor deem such meetings to be necessary, with the added costs to be borne by the applicant; and
 - (5) prior to the scheduling of any community consultation meetings set out in Recommendation 1, the applicant submit a revised proposal addressing the issues set out in the staff report.”

(Report 4, Clause 14(h))

**4.18 Request for Direction – Rezoning Application 04 164413 ESC 44 OZ and Site Plan Control Application 04 171394 ESC 44 SA
Canadian Tire Real Estate Limited – 6714-6736 Kingston Road
(Ward 44 – Scarborough East)**

The Scarborough Community Council considered a report (April 18, 2005) from the Director, Community Planning, East District, recommending that the City Solicitor and appropriate City staff be directed to attend the Ontario Municipal Board hearing on the subject matters.

Recommendation:

It is recommended that City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to represent City Council’s decision to refuse the application as currently proposed.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendation in the Recommendation Section of the report (April 18, 2005) from the Director, Community Planning, East District.

(Report 4, Clause 10)

**4.19 Final Report - Official Plan Amendment Application 04 183984 ESC 41 OZ
Rezoning Application 04 151999 ESC 41 OZ
Kreadar Enterprises Inc. (Architect: Gross Kaplin Coviensky)
2150 McNicoll Avenue - Milliken Employment District
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council held a statutory Public Meeting on May 3, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered:

- (1) report (March 16, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan and the Zoning By-law for a retail development on a 2.7 hectare (6.7 acre) site at the northwest corner of McNicoll Avenue and Silver Star Boulevard.

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 Employment Districts Zoning By-law (Milliken) No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
 - (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment 7; and
 - (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Scarborough Official Plan Amendment and Proposed Modification to the Toronto Official Plan, and the draft Zoning By-law Amendment as may be required; and
- (2) report (April 26, 2005) from the Director, Community Planning, East District, advising of changes to the staff recommendations contained in the March 16, 2005 report respecting several performance standards in the draft zoning by-law and a corresponding change to the proposed modification to the Official Plan of the City of Toronto.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Balkissoon, the Scarborough Community Council:

- (1) recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 16, 2005) from the Acting Director, Community Planning, East District, subject to amending Recommendations (2) and (3) to read:
 - “(2) amend the Employment Districts Zoning By-Law (Milliken) No. 24982 substantially in accordance with the draft Zoning By-Law Amendment, attached as Attachment 6 (revised);
 - (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment 7 (revised);” and
- (2) received the report (April 26, 2005) from the Director, Community Planning, East District.

(Report 4, Clause 11)

**4.20 Final Report – Rezoning Application 04 128687 ESC 37 OZ
447112 Ontario Limited – 45 Munham Gate
Dorset Park Employment District
(Ward 37 – Scarborough Centre)**

The Scarborough Community Council held a statutory Public Meeting on May 3, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a report (April 18, 2005) from the Director, Community Planning, East District, reviewing and recommending approval of an application to amend the Zoning By-law to reduce the parking requirement for vehicle service uses at 45 Munham Gate.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Dorset Park) for the former City of Scarborough 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.

On motion by Councillor Thompson, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Community Planning, East District.

(Report 4, Clause 12)

**4.21 Final Report – Rezoning Application (Temporary Use) 01 036133 ESC 40 OZ
Maria and Peter Meramveliotakis – 3719, 3721 and 3723 Sheppard Avenue East
Tam O’Shanter Community
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council considered a report (April 18, 2005) from the Director, Community Planning, East District, reviewing and recommending approval of an application to amend the Tam O’Shanter Community Zoning By-law for a three year temporary use zoning by-law which will permit three existing residential dwellings 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:
 - (a) require the owner to enter into a servicing agreement with the City; and
 - (b) require the owner to obtain Site Plan Approval under Section 41 of the Planning Act.

The following persons appeared before the Community Council:

- Joel Levitt, Solicitor, on behalf of Ella Ng;
- George Papaioannou, on representing himself and Lynngate Ratepayers Association;
- Albert Ang;
- Betty Mortimer; and
- Eros Fiacconi.

On motion by Councillor Kelly, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Community Planning, East District, subject to including in the draft Zoning By-Law Amendment a statement that prohibits automobile sales and leasing and related office uses.

(Report 4, Clause 13)

**4.22 Monitoring Health of Scarborough Community and Services
Facilities and Dollar Allocations for Scarborough
(Wards 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44)**

The Scarborough Community Council considered a report (April 22, 2005) from the Chief Administrative Officer, responding to a request from Scarborough Community Council to report to on a system and the cost of monitoring and analyzing the “health” of the Scarborough Community, analyzing all services and facilities and dollar allocations provided to Scarborough relative to other parts of the City.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Thompson, the Scarborough Community Council received the report (April 22, 2005) from the Director, Community Planning, East District.

(Report 4, Clause 14(i))

4.23 Front Yard Hard Surfaces

On motion by Councillor Balkissoon, the Scarborough Community Council directed the Director, Community Planning, East District, in consultation with the Acting Director, Municipal Standards, East District, to report to Scarborough Community Council in three months time on implementing a by-law in Scarborough for Front Yard Surfaces to compliment the current Scarborough by-law defining parking area/spaces on residential property.

(Report 4, Clause 14(j))

4.24 Preliminary Report – Rezoning Application 04 186294 ESC 37 OZ The One Accord Apostolic Church of the First Born – 718 and 724 Brimley Road Bendale Community (Ward 37 – Scarborough Centre)

The Scarborough Community Council considered a report (December 13, 2004) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) the owner be directed to erect the property signage indicating that the rezoning application has been filed with the City;
- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor and adjacent Ward Councillor;
- (3) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Thompson, the Scarborough Community Council re-opened consideration of the staff recommendations in the Recommendation Section of the report (December 13, 2004) from the Acting Director, Community Planning, East District, adopted, as amended, by Scarborough Community Council at its meeting on January 6, 2005, solely for the purpose of adopting the following:

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“Recommendation (2) be amended to read:

“(2) notice for the community consultation meeting be given to landowners and residents within 400 metres of the site with additional costs in the amount of \$200.00 to be borne by the applicant and the balance of the costs to be absorbed within the existing 2005 Operating Budget of Community Planning, East District;”

(Report 4, Clause 14(k))

The Community Council adjourned its meeting at 4:20 p.m.

Chair.