

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Scarborough Community Council**

**Meeting 8**

**Tuesday, October 18, 2005**

The Scarborough Community Council met on Tuesday, October 18, 2005, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Attendance:

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

	9:35 a.m. to 12:40 p.m.	2:10 p.m. to 4:50 p.m.	7:40 p.m. to 9:00 p.m.
Councillor Michael Thompson, Chair	X	R	R
Councillor Mike Del Grande, Vice Chair	X	X	X
Councillor Gerry Altobello	X	X	R
Councillor Brian Ashton	X	X	X
Councillor Bas Balkissoon	X	X	X
Councillor Raymond Cho	X	X	X
Councillor Gay Cowbourne	X	X	X
Councillor Glen De Baeremaeker	X	X	X
Councillor Norm Kelly	X	X	X
Councillor David Soknacki	X	X	R

### **Confirmation of Minutes**

On a motion by Councillor Kelly, the Minutes of the meeting of the Scarborough Community Council held on September 19, 2005, were confirmed.

The Scarborough Community Council agreed to the introduction of walk-on reports as Agenda Items 23 and 24.

### **8.1 Toronto Transit Commission Strategic Plan for the Future of the Scarborough Railway Transit Procurement Authorization Contract Amendment**

The Scarborough Community Council considered a 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.

A. Councillor De Baeremaeker moved that the Scarborough Community Council recommend that City Council advise the Toronto Transit Commission that Scarborough Community Council strongly supports extending the Bloor Subway to the Sheppard/Markham area as a necessary means to provide reliable and convenient transit service to the over 500,000 residents living in Scarborough.

**(Carried)**

B. Councillor Cowbourne moved Scarborough Community Council recommend that City Council request the Toronto Transit Commission to consider, as part of the Scarborough R/T Strategic Planning Study, preliminary plans and routes for possible future subway expansion to the eastern and north eastern perimeter of the City to link up with Pickering and Markham transit systems.

**(Carried)**

C. Councillor Del Grande moved Scarborough Community Council recommend that City Council request the Toronto Transit Commission to consider a Federal/Provincial capital funding program of building one subway station per year, and a tunnelling program of one kilometre per year.

**(Carried)**

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- D. Councillor Ashton moved that a copy of Toronto Transit Commission Report No. 11, dated September 21, 2006, headed "Strategic Plan for the Future of the Scarborough RT – Procurement Authorization Contract Amendment" be forwarded to Scarborough area MPP's for information.

**(Carried)**

- E. Councillor Kelly moved that Councillor Ashton's motion be amended by adding "and MP's".

**(Carried)**

Councillor Thompson appointed Councillor Del Grande Acting Chair and vacated the Chair.

- F. Councillor Thompson moved that:

- (1) Scarborough Community Council establish a sub-committee to launch a "Subway Now" campaign consisting of Members of Scarborough Community Council; and further request staff to develop an appropriate decal to urge the residents of Scarborough District to demand a subway now.

- (2) received the following:

- (a) presentation from the Toronto Transit Commission; and
- (b) communication (September 29, 2005) from the General Secretary, Toronto Transit Commission.

**(Carried)**

Councillor Thompson resumed the Chair.

The following persons appeared before the Community Council:

- Bill Dawson, Superintendent – Route and System Planning, Toronto Transit Commission; and
- Richard Soberman, Toronto Transit Commission.

**(Report 8, Clause 1)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 26, 2005) from the Chief Corporate Officer.

**(Report 8, Clause 2)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 26, 2005) from the Chief Corporate Officer.

**(Report 8, Clause 3)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 26, 2005) from the Chief Corporate Officer.

**(Report 8, Clause 4)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 26, 2005) from the Chief Corporate Officer.

**(Report 8, Clause 5)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Ashton, the Scarborough Community Council received the report (October 3, 2005) from the Deputy City Manager Fareed Amin.

**(Report 8, Clause 19(a))**

**8.7 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.

On motion by Councillor Balkissoon, the Scarborough Community Council received the report (October 3, 2005) from the City Solicitor.

**(Report 8, Clause 19(b))**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District.

**(Report 8, Clause 6)**

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

The Scarborough Community Council considered a 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

On motion by Councillor Ashton, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District.

**(Report 8, Clause 7)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor De Baeremaeker, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District.

**(Report 8, Clause 8)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District.

**(Report 8, Clause 9)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Acting Director, Transportation Services, Scarborough District.

**(Report 8, Clause 10)**

**8.13 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)**

The Scarborough Community Council considered a 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.

On motion by Councillor Balkissoon, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation 2 to read:

- “(2) notice of the community consultation meeting be given to landowners and residents within 120 metres of the site and be expanded at the request of the Director, Community Planning, Scarborough District, and the Ward Councillor, with the additional cost to be borne by the applicant; and”

**(Report 8, Clause 19(c))**

**8.14 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)**

The Scarborough Community Council considered a 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.

On motion by Councillor Soknacki, the Scarborough Community Council adopted the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Scarborough District, subject to amending Recommendation (1) to read:

- “(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 to the satisfaction of the Director, Community Planning, Scarborough District;”

**(Report 8, Clause 19(d))**

**8.15 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  
Neilson-Finch Residential Developments Inc.  
(Ward 42 – Scarborough-Rouge River)**

The Scarborough Community Council considered a 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

On motion by Councillor Cho, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Scarborough District.

**(Report 8, Clause 11)**

**8.16 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)**

The Scarborough Community Council commenced a statutory public meeting on July 5, 2005, and continued the public meeting on October 18, 2005 and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a 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,

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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.

The following persons appeared before the Community Council:

- Lisa Corrente, Solicitor, Torkin Manes Cohen Arbus, LLP, on behalf of the applicant;
- Mel Winch, Winch Planning and Development Services;
- James Ayres, Solicitor, Cassels Brock, on behalf of Cadbury Adams Canada Inc.;
- Jim Armstrong, Executive Vice President, S.A. Armstrong Limited;
- Mike John, owner of 20 Bertrand Avenue; and
- Leonard Passarello, Academy Security System Inc., owner of 929 Warden Avenue.

On motion by Councillor De Baeremaeker, the Scarborough Community Council:

- (1) recommended that City Council not adopt the staff recommendations in the Recommendations Section of the report (June 14, 2005) from the Director, Community Planning, East District, and the application be denied for the following reasons:
  - (i) the approval relies upon rezoning City-owned land which is not appropriate;
  - (ii) the approval is inconsistent with the existing Official Plan and Zoning By-Law;
  - (iii) the approval will destabilize and detract from the existing prestige industrial area; and
  - (iv) the use is more appropriately located in a more intensive industrial area in the interior of City Employment Zones and well removed from Industrial Zones with high performance standards.
- (2) received the following report and communications:
  - (a) (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;

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- (b) (June 24, 2005) from Michael John Bead, President, John Bead Corporation Inc. and 1591764 Ontario;
- (c) (June 24, 2005) from Nick Boglis, President, Multiflex Store and Office Interiors Inc., in opposition to the application;
- (d) (June 24, 2005) from Charles A. Armstrong, President, S. Armstrong Limited, in opposition to the application;
- (e) (July 4, 2005) from Mertins Architects, in support of the application;
- (f) (August 15, 2005) from Mertins Architects, providing detailed information in support the application;
- (g) (September 7, 2005) from Michael John Bead, President and Property Owner, John Bead Corporation Ltd., in opposition to the application;
- (h) (September 12, 2005) from Mertins Architects, in response to the communication dated September 7, 2005 from Michael John Bead;
- (i) (September 12, 2005) from James C. Armstrong, Executive Vice President, S. A. Armstrong Ltd., confirming opposition to the application;
- (j) (October 14, 2005) from Mertins Architects, respecting 15 Crockford Boulevard; and
- (k) (October 17, 2005) from Cassels Brock, Lawyers, on behalf of Cadbury Adams Canada Inc. in opposition to the application.

Councillor Michael Thompson declared an interest in the foregoing matter in that the numbered company applicant is President of the Wexford Heights BIA.

**(Report 8, Clause 12)**



**8.17 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)**

The Scarborough Community Council held a statutory public meeting on October 18, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a 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.

On motion by Councillor Kelly, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 29, 2005) from the Director, Community Planning, Scarborough District.

**(Report 8, Clause 13)**

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

The Scarborough Community Council held a statutory public meeting on October 18, 2005, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council considered a 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.

On motion by Councillor Kelly, the Scarborough Community Council:

- (1) recommends that City Council not adopt the staff recommendations in the Recommendations Section of the report (September 30, 2005) from the Director, Community Planning, Scarborough District, and the application be denied for the following reasons:
  - (a) the proposal is inconsistent with the Residential Uses in the area;
  - (b) the proposal will destabilize the planned function of the area; and
  - (c) the proposal is inconsistent with the planning instruments for this area; and
- (2) received the communication (September 28, 2005) from Michael S. Kerzner, Property Manager, Wishing Well Parkway Limited, in opposition to the application.

**(Report 8, Clause 14)**

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

The Scarborough Community Council held a special evening meeting with respect to the subject matter, as requested by City Council at its meeting of June 14, 15 and 16, 2005.

The Scarborough Community Council considered a 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

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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.

The following persons appeared before the Community Council:

- Devin Manesra, Morningside Heights Residents Association;
- Jim Robb, Friends of the Rouge;
- Lois James, resident of Rouge Park;
- Dominic Veroni, resident of Morningside Heights; and
- Ryan R. Singh, resident of Morningside Heights.

On motion by Councillor Del Grande, the Scarborough Community Council received the following:

- (a) 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; and
- (b) communication (June 20, 2005) from the City Clerk.

**(Report 8, Clause 19(e))**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Cowbourne, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 6, 2005) from the City Solicitor.

**(Report 8, Clause 15)**

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

The Scarborough Community Council considered a 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.

On motion by Councillor Kelly, the Scarborough Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 6, 2005) from the City Solicitor.

**(Report 8, Clause 16)**

**8.22 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)**

The Scarborough Community Council considered a 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.

On motion by Councillor Balkissoon, the Scarborough Community Council deleted the staff recommendations in the Recommendation Section of the report (October 11, 2005) from the Director, Community Planning, Scarborough District, and replaced with the following:

“The Director of Community Planning, Scarborough District, continue to process the application and report his findings to Scarborough Community Council at a future meeting.”

Councillor Michael Thompson declared an interest in the foregoing matter in that he leases office space from the proponent.

**(Report 8, Clause 19(f))**

### **8.23 Temporary Buildings**

Report (October 14, 2005) from the Acting Supervisor, Municipal Licensing and Standards, Scarborough District, on the status of a staff review on permissions for, and the control of, temporary buildings and structures in Scarborough District.

On motion by Councillor Balkissoon, the Scarborough Community Council requested:

- (1) the Director, Community Planning, Scarborough District, in consultation with the Director and Deputy Chief Building Official, Scarborough District, the Manager, Municipal Licensing and Standards, Scarborough District, and Legal Services, to report to the November 15, 2005 meeting of Scarborough Community Council with specific findings and recommendations on possible regulations and or prohibition in the Scarborough District to control and regulate trailers associated with the provision of goods and services; and
- (2) the Manager, Municipal Licensing and Standards, Scarborough District, report to the November 15, 2005 meeting of Scarborough Community Council on enforcement mechanisms for the removal of construction trailers and residential sales pavilions where there has been no activity for six months.

**(Report 8, Clause 19(g))**

### **8.24 Enforcement of Illegal Temporary Signs in the Scarborough District**

The Scarborough Community Council considered a report (October 16, 2005) from the Manager, Clean City Integrated Enforcement Team, Municipal Licensing and Standards, on enforcement activity related to illegal temporary signs in the Scarborough District.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Del Grande, the Scarborough Community Council received the report (October 16, 2005) from the Manager, Clean City Integrated Enforcement Team, Municipal Licensing and Standards.

**(Report 8, Clause 19(h))**

**8.25 Ontario Municipal Board Hearing - Committee of Adjustment Application  
Request for City Legal and Planning Staff Representation  
70 North Woodrow (Files B)20/05SC, A041/05SC and A042/05SC)  
(Ward 25, Scarborough Southwest)**

WHEREAS the owner of the land at 70 North Woodrow Boulevard made applications to the Committee of Adjustment to sever the property to create an additional lot, and for variances to the lot frontage and lot area, side yard building setback, front yard and lot coverage provisions of the Birchmount Park Community Zoning By-law to permit the development of a semi-detached dwelling on the land; and

WHEREAS the Committee of Adjustment received a report from the Director, Community Planning, East District recommending refusal of the applications; and

WHEREAS the Committee of Adjustment, Scarborough Panel, refused to approve the applications; and

WHEREAS the owner has appealed the Committee of Adjustment's Decisions to the Ontario Municipal Board;

NOW THEREFORE BE IT RESOLVED THAT the City Solicitor and Planning staff be directed to attend the hearing of the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the applications.

On motion by Councillor Altobello, the Scarborough Community Council recommended that City Council adopt the Resolution submitted by Councillor Altobello, Ward 35, Scarborough Southwest.

**(Report 8, Clause 17)**

**8.26 City of Toronto Official Plan**

On motion by Councillor Altobello, the Scarborough Community Council recommended to the Planning and Transportation Committee, and City Council, that the former City of Scarborough Vehicle Services and Repair Uses Policies (including maps) be reinstated as part of the City of Toronto Official Plan, as it applies to the East District.

**(Report 8, Clause 19(i))**

**8.27 Compliance to City By-Laws**

On motion by Councillor Soknacki, the Scarborough Community Council recommended that City Council request the Director of Purchasing Services to ensure that all subcontractors are compliant to City by-laws, licences and policies.

**(Report 8, Clause 18)**

The Community Council adjourned its meeting at 9:00 p.m.

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Chair