

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the East Community Council

Meeting No. 4

Tuesday, April 3, 2001

The East Community Council met on Tuesday, April 3, 2001, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:37 a.m.

Members present:

	<u>9:37 a.m. - 11:30 a.m.</u>	<u>2:05 p.m. - 4:12 p.m.</u>
Councillor David Soknacki, Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	x	x
Councillor Bas Balkissoon	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	x	x
Councillor Brad Duguid	x	x
Councillor Norm Kelly	x	x
Councillor Ron Moeser	x	x
Councillor Sherene Shaw	x	x

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

Declarations of Interest

Councillor Shaw declared an interest re Minute No. 4.22 (Amendment of Section 37 Agreement – Omni East Phase IV) as she and her family own property in the vicinity of this development, and took no part in the voting or discussion thereon.

Confirmation of Minutes

On a motion by Councillor Moeser, the Minutes of the meeting of the East Community Council held on February 13, 2001, were confirmed.

4.1 Presentation to Mr. Richard Schofield

The Chair, on behalf of the Members of the East Community Council, presented a framed certificate to Mr. Richard Schofield, Heritage Consultant and Scarborough Archivist, Chair of the Scarborough LACAC Panel, Executive Secretary of the Scarborough Historical Society and Administrative Secretary to the Scarborough Historical Museum Board, in recognition of his invaluable contribution to the preservation of Scarborough's history.

(Clause No. 26(a), Report No. 4)

4.2 Federation of Metro Tenants Association

Mr. Dan McIntyre, Federation of Metro Tenants Association, briefed Members on the activities of the Federation and provided information on the services available to tenants in the Scarborough Area.

(Clause No. 26(b), Report No. 4)

**4.3 Numerous Minor Parking Regulation Amendments
Wards 35 and 40**

The Community Council had before it a report (March 15, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations at 38 McDonald Avenue and 23 Amethyst Road, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

On a motion by Councillor Kelly, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 1, Report No. 4)

**4.4 Speed Limit Reduction and Stop Sign Installation
Gully Drive - Ward 37**

The Community Council had before it a report (March 15, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the 40 kilometre per hour speed limit on Gully Drive, as identified in Appendix 1 of this report, be adopted;

- (2) the proposed stop signs on the streets intersecting Gully Drive, as identified in Appendix 2 of this report, be adopted; and
- (3) the appropriate by-laws be amended accordingly.

On a motion by Councillor Berardinetti, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 2, Report No. 4)

**4.5 Proposed Installation of Traffic Control Signals
Milner Avenue and Grand Marshall Drive/Plaza Driveway
Ward 42**

The Community Council had before it a report (March 15, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) traffic control signals be approved at the intersection of Milner Avenue and Grand Marshall Drive/Plaza Driveway;
- (2) coincident with the installation of traffic control signals, the southerly eastbound curb lane on Milner Avenue at Grand Marshall Drive/Plaza Driveway be designated for right turns only between Grand Marshall Drive/Plaza Driveway and a point 30.5 metres westerly thereof;
- (3) all costs associated with the installation of traffic control signals, plus a one-time maintenance fee, be borne by First Professional Management Inc. (Morningard Development Ltd.), at an estimated cost of \$127,000.00; and
- (4) the appropriate by-laws be amended accordingly.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 3, Report No. 4)

**4.6 Minor Street Stop Signs at Numerous Locations
Wards 42 and 44**

The Community Council had before it a report (March 15, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the stop signs on the streets within the Paradise Homes Sub-Division and on streets in the vicinity of Glenthorne Drive, as identified in Appendix 1 of this report, be adopted; and

- (2) the appropriate by-law be amended accordingly.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 4, Report No. 4)

4.7 Proposed Installation of a Pedestrian Crossover on Progress Avenue at Rosebank Drive - Ward 42

The Community Council had before it a report (March 15, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) a pedestrian crossover be installed on Progress Avenue at Rosebank Drive with funds from the Works and Emergency Services Department Capital Program; and
- (2) the appropriate by-law be amended accordingly.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 5, Report No. 4)

**4.8 Preliminary Report
Zoning By-law Amendment Application SC-Z20000007
Leona Finkler In Trust, 2 Antrim Crescent
Dorset Park Community – Ward 40**

The Community Council had before it a report (December 20, 2000) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor after sufficient clarification is provided to enable the business to be described for Zoning By-law purposes;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application and notice be given according to the Regulations.

The Community Council also had before it a report (March 14, 2001) from the Commissioner of Urban Development Services, reporting, as requested by Community Council, on the application by the Kennedy 401 Therapy Centre for a Holistic License at

No. 2 Antrim Crescent, Unit 7, and recommending that this report be received for information.

On a motion by Councillor Kelly, the East Community Council approved the report of the Director of Community Planning, East District, dated December 20, 2000; and received the report of the Commissioner of Urban Development Services, dated March 14, 2001.

(Clause No. 26(c), Report No. 4)

**4.9 Preliminary Report
Zoning By-law Amendment Application TF ZBL 2001 0007
Lauriola Investments Inc., 41 Lapsley Road
Malvern Community – Ward 42**

The Community Council had before it a report (March 21, 2001) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a community information 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) the Public Meeting under the Planning Act be scheduled for the second quarter of 2001 and notice given according to the regulations thereunder.

On a motion by Councillor Cho, the East Community Council approved the aforementioned report.

(Clause No. 26(d), Report No. 4)

**4.10 Preliminary Report
Zoning By-law Amendment Application TF ZBL 2001 0001
Fairglen Homes Limited, 10117 Sheppard Avenue East
Rouge Community – Ward 44**

The Community Council had before it a report (February 26, 2001) from the Director of Community Planning, East District, recommending 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 on Heatherbank Trail and to those abutting the site; and

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and be targeted for the end of the second quarter of 2001.

On a motion by Councillor Moeser, the East Community Council approved the aforementioned report.

(Clause No. 26(e), Report No. 4)

**4.11 Phase 4 – Scarborough Transportation Corridor
Land Use Study – SC-W19990005
Markham Road to Morningside Avenue
Wards 36 and 43**

The Community Council had before it a report (March 20, 2001) from the Director of Community Planning, East District, recommending that Community Council:

- (1) direct that the Phase 4 STC Land Use Study be divided into two sections, with the Guildwood Community portion advancing first;
- (2) direct staff to circulate the Guildwood Community Discussion Paper for comment to City Departments, technical agencies, the Working Group and other individuals requesting copies of the Discussion Paper;
- (3) direct staff to convene a Community Information Meeting for the Guildwood Community, in consultation with the Ward Councillor; and
- (4) convene a Public Meeting at the July 10, 2001 meeting of Scarborough Community Council to consider recommendations for appropriate land uses for the Phase 4 STC lands in the Guildwood Community, with notice of the Public Meeting to be provided by newspaper advertisement and to all persons who requested notice through the study process.

On a motion by Councillor Ashton, the East Community Council approved the aforementioned report, subject to deleting Recommendation No. (1) in its entirety and renumbering the remaining Recommendations accordingly; and deleting the word “convene” in the new Recommendation No. (3) and inserting in lieu thereof the word “target”.

Ms. Anita Thachuk, representing the Steering Committee of the Scarborough Village South Community Association, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 26(h), Report No. 4)

4.12 Final Report

**Application for Part Lot Control Exemption – Various Lots
Paradise Homes Neilson Limited
Mourning Dove Crescent, Red Hawk Road,
Swallowtail Road, Fiddlehead Terrace & Maidenhair Lane
Malvern Community – Ward 42**

The Community Council had before it a report (February 12, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) enact a Part Lot Control Exemption for Lots 1 to 19, 36 to 43, 76 to 108, 111 to 136, 137 to 153 and 155 to 161, inclusive, on Registered Plan 66M-2355 on Mourning Dove Crescent, Red Hawk Road, Swallowtail Road, Fiddlehead Terrace and Maidenhair Lane, south of Finch Avenue East and east of Neilson Road, with such by-law to expire in one (1) year; and
- (2) authorize the City Solicitor to introduce the necessary By-law(s) in Council to give effect to the foregoing.

On a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 4)

4.13 Request For Direction

**Residential Subdivision Agreement 55T-90017
Reixach Bros. Company Limited, Dali Crescent
Rouge Community – Ward 44**

The Community Council had before it a report (March 20, 2001) from the Director of Community Planning, East District, recommending that the City Solicitor be authorized to prepare the necessary amendment to the Residential Subdivision Agreement made on June 7, 1994, between Reixach Bros. Company Limited and the Corporation of the City of Scarborough, to enable the development of Block 33 of Registered Plan 66M-2291 for single family residential purposes.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 7, Report No. 4)

4.14 Declaration as Surplus – Parcel of Vacant Land located on the West Side of Morrish Road, Between Kingston Road and Old Kingston Road – Ward 44

The Community Council had before it a report (February 6, 2001) from the City Clerk, advising that the Administration Committee, at its meeting held on February 6, 2001, referred to the East Community Council, the report (January 16, 2001) from the Commissioner of Corporate Services, recommending that the subject parcel of vacant land be declared surplus, with the request that the Community Council hear deputations and report thereon to the Administration Committee.

On a motion by Councillor Moeser, the East Community Council deferred consideration of the aforementioned report to its meeting scheduled to be held on June 12, 2001, in order to permit further discussions with staff and the affected community.

(Clause No. 26(g), Report No. 4)

**4.15 Long Term Care Facility
Ellesmere Road and Neilson Road – Ward 38**

The Community Council had before it a communication (February 7, 2001) from the City Clerk, advising that City Council, at its meeting held on January 30, 31 and February 1, 2001, adopted a Motion by Councillor Soknacki, seconded by Councillor Duguid, respecting the aforementioned facility, and in so doing, referred to the East Community Council, a further motion by Councillor Moeser, that the owners of the property be requested to consider naming this facility after the former Mayor Joyce Trimmer.

On a motion by Councillor Moeser, the East Community Council recommended to City Council that the Rouge Valley Health Centre/Extendicare Canada Ltd. be requested to consider naming the proposed long term care facility at Ellesmere Road and Neilson Road after the former Mayor Joyce Trimmer.

(Clause No. 25, Report No. 4)

**4.16 Scarborough Transportation Corridor Lands
Phase III West – St. Clair to Brimley Road (W96052) – Ward 35**

The Community Council had before it a report (March 19, 2001) from the City Clerk, advising that City Council, at its meeting held on March 6, 7 and 8, 2001, by its adoption of Clause 11 contained in Report No. 2 of the Policy and Finance Committee headed: "Response to the Notice of Motion (October 2000) to Submit an Application for a New Home for the Aged (Ward 35 – Scarborough Southwest)" referred back to the Community Council the City of Toronto-initiated Official Plan Amendment for the

Scarborough Transportation Corridor Lands, Phase III West, St. Clair to Brimley Road (W96052) for its consideration and direction.

On a motion by Councillor Ashton, the East Community Council deferred, sine die, the aforementioned matter, pending a decision on the proposed new Home for the Aged on this site.

(Clause No. 26(h), Report No. 4)

4.17 East District 2001 Special Events

The Community Council had before it a report (March 9, 2001) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's request for further details on special events to be held in the East District in 2001, and recommending that:

- (1) staff of the East District, Parks and Recreation Division, continue with the necessary arrangements to facilitate each event; and
- (2) staff continue to keep the East District Councillors advised of the status of each event and ensure that invitations to the Councillors include appropriate details required for their participation at official functions and ceremonies.

On a motion by Councillor Shaw, the East Community Council approved the aforementioned report.

(Clause No. 26(i), Report No. 4)

4.18 Designation under Part IV of the Ontario Heritage Act Miller Lash Carriage House, 130 Old Kingston Road - Ward 44

The Community Council had before it a report (March 9, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) City Council state its intention to designate the property at 130 Old Kingston Road (Miller Lash Carriage House) (Attachments Nos. 1 and 2) under Part IV of the Ontario Heritage Act;
- (2) the Long and Short Statements of Reasons for Designation be included in the designating by-law; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 9, Report No. 4)

4.19 Billboard Sign Allocation Process for Third Party Signs

The Community Council had before it a report (March 8, 2001) from the Commissioner of Urban Development Services, recommending that:

- (1) Community Council select a preferred option from the billboard permit allocation options presented in this report and request the City Solicitor to prepare a draft amendment to the Scarborough Sign By-law to give effect thereto;
- (2) the draft by-law amendment provide for the allocation of up to 30 billboard permits in each of 2001 and 2001; and
- (3) a date be set for a public meeting to consider the draft by-law amendment and that notice of the public meeting be given in accordance with the requirements of the Municipal Act.

Councillor Balkissoon moved that:

- (1) a Public Meeting under the Municipal Act be held at 11:00 a.m. at the East Community Council meeting scheduled to be held on May 15, 2001;
- (2) notice of the public meeting be given in accordance with the requirements of the Municipal Act;
- (3) the City solicitor to prepare a draft amendment to the Scarborough Sign By-law for consideration at such meeting; and
- (4) the basis for such draft amendment be "Option B – First-come, First-served", and on the same principle as the other five Community Council areas, i.e., sign allocations based on population, with no cap.

(Carried)

The following persons appeared before the Community Council in connection with the foregoing matter:

- Mr. Roy Dzeko, Skyscape Outdoor;
- Ms. Shelley Muzylo, Outdoor Opportunities, representing Canadian Pacific Railway; and
- Mr. Ron Barr, Pattison Outdoor.

(Clause No. 26(q), Report No. 4)

**4.20 Sale of Surplus City-Owned Vacant Land
on the North Side of Aylesworth Avenue – Ward 36**

The Community Council had before it a report (March 15, 2001) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Hadcon Design and Construction Ltd. to purchase the vacant land on the north side of Aylesworth Avenue, legally described as part of Lots 147 and 148, Registered Plan 1964, in the amount of \$68,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services 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 sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA0865;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Ashton, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 10, Report No. 4)

**4.21 Ontario Municipal Board Hearing
34 Canadine Road – Ward 37**

The Community Council had before it a report (March 19, 2001) from the City Solicitor, advising of the outcome of the OMB Hearing respecting the aforementioned property and recommending that this report be received for information.

On a motion by Councillor Balkissoon, the East Community Council received the aforementioned report.

(Clause No. 26(j), Report No. 4)

**4.22 Amendment of Section 37 Agreement
Omni East Phase IV – Ward 38**

The Community Council had before it a report (March 21, 2001) from the City Solicitor, advising that the developer of Omni East Phase IV has requested that the Section 37

Agreement for this development be amended to allow for the posting of a Performance Bond, whereas the existing agreement requires the provision of a Letter of Credit, and recommending that City Council provide direction as to whether the Section 37 Agreement should be amended, as requested.

- A. Councillor Ashton moved that East Community Council recommend to City Council the Section 37 Agreement not be amended in accordance with the developer's request, and that a Letter of Credit be provided by the Developer.
- B. Councillor Duguid moved that East Community Council recommend that City Council authorize the amendment of the Section 37 Agreement in accordance with the developer's request.

Upon the question of the adoption of Motion A. by Councillor Ashton, the vote was taken, as follows:

Yeas: Councillors Ashton, Balkissoon, Berardinetti, Cho, Soknacki –5

Nays: Councillors Duguid, Moeser –2

Decided in the affirmative by a majority of 3.

Motion B. by Councillor Duguid was not voted upon as the Motion by Councillor Ashton carried.

Mr. Paulo Stellato, representing Tridel, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 11, Report No. 4)

**4.23 Ontario Municipal Board Decision
1243058 Ontario Inc. (Golden Seafood Restaurant)
4430-4438 Sheppard Avenue East and 2095 Brimley Road – Ward 41**

The Community Council had before it a report (March 20, 2001) from the City Solicitor, advising of the outcome of an appeal to the OMB by 1243058 Ontario Inc., and recommending that this report be received for information.

On a motion by Councillor Balkissoon, the East Community Council received the aforementioned report.

(Clause No. 26(k), Report No. 4)

**4.24 Ontario Municipal Board Hearing
112 Homestead Road – Ward 44**

The Community Council had before it a report (March 19, 2001) from the City Solicitor, advising of the outcome of the OMB Hearing respecting the aforementioned property and recommending that this report be received for information.

On a motion by Councillor Moeser, the East Community Council received the aforementioned report.

(Clause No. 26(l), Report No. 4)

**4.25 Assumption of Services
Mirrow Homes Ltd. and Norvalley Homes Ltd.
Various Lots Located on the West Side of Mirrow Court – Ward 44**

The Community Council had before it a report (March 19, 2001) from the City Solicitor, recommending that:

- (1) the services installed for the above Development be assumed and the City formally assume the road within the Development;
- (2) the Legal Services Department be authorized to release the performance guarantee in the form of a Letter of Credit, with the exception of a cash settlement in the amount of \$2,848.40 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 a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 12, Report No. 4)

**4.26 Assumption of Services
Kingsgarden Realty Limited – Various Lots
North-east Corner of Lawrence Avenue East & Port Union
Ward 44**

The Community Council had before it a report (March 19, 2001) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2298 be assumed and the City formally assume the roads within the Plan of Subdivision;

- (2) the Legal Services Department be authorized to release the performance guarantee in the form of a Letter of Credit, with the exception of \$20,000.00, to guarantee matters 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 a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 13, Report No. 4)

**4.27 Assumption of Services
Whirl Construction Limited – Various Lots
4010, 4012, 4014 Ellesmere Road – Ward 44**

The Community Council had before it a report (March 19, 2001) from the City Solicitor, recommending that:

- (1) the services installed for the above Development be assumed and the City formally assume the road within the Development;
- (2) the Legal Services Department be authorized to release the performance guarantee in the form of a Letter of Credit; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 14, Report No. 4)

**4.28 Appointment of Member to the Don Watershed Regeneration
Council of the Toronto and Region Conservation Authority**

The Community Council had before it a report (March 20, 2001) from the City Clerk, recommending that:

- (1) the East Community Council give consideration to Members' preferences outlined in Schedule 1 and recommend to City Council the appointment of a Member of Council to the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority for a term of office expiring May 31, 2002, and until his or her successor is appointed; and

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

Councillor Moeser moved that East Community Council recommend to City Council that:

- (1) Councillor Kelly be appointed to the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority for a term of office expiring May 31, 2002, and until his successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Carried)

(Clause No. 21, Report No. 4)

4.29 Investigation of Permeable Approaches to the Management of the Portion of the Stormwater Channel Adjacent to No. 11 Grand Marshall Drive – Ward 42

The Community Council had before it a report (March 26, 2001) from the Director of Engineering Services, Districts 3 and 4, reporting, as directed by City Council at its meeting held on April 11, 12 and 13, 2000, on options to promote “permeable” technique for the enclosure of the portion of the stormwater channel sold to the adjoining owner of No. 11 Grand Marshall Drive, and recommending that:

- (1) the length of the existing stormwater channel on the property sold to the owner of No. 11 Grand Marshall Drive be enclosed, using conventional pre-cast concrete construction techniques; and
- (2) the amount of \$15,768.00 collected from the sale of this property be dedicated to the future addition of a stormwater quality component to the existing stormwater quantity pond, as proposed by the Toronto and Region Conservation Authority (TRCA).

On a motion by Councillor Ashton, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 22, Report No. 4)

4.30 Ontario Municipal Board Appeals
431 Nugget Avenue, Unit 12 (A226/00SC)
431 Nugget Avenue, Unit 16 (A207/00SC)
Ward 41

The Community Council had before it a report (March 27, 2001) from the Director of Community Planning, East District, recommending that legal and staff representation be provided at the Ontario Municipal Board to support the decisions of the Committee of Adjustment to refuse the variance applications regarding 431 Nugget Avenue, for Units 12 and 16, respectively.

On a motion by Councillor Balkissoon, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 23, Report No. 4)

4.31 Ontario Municipal Board Appeal
Savitri Singh, 38 Stephenfrank Road (A202/00SC)
Ward 37

The Community Council had before it a report (March 27, 2001) from the Director of Community Planning, East District, recommending that the City Solicitor be instructed to attend the Ontario Municipal Board to support the decision of the Committee of Adjustment to refuse Minor Variance Application No. A202/00SC.

On a motion by Councillor Berardinetti, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 24, Report No. 4)

4.32 All-Way Stop Controls on Marcos Boulevard
Ward 37

The Community Council had before it a report (March 29, 2001) from the Director of Transportation Services, District 4, advising the results of an all-way stop control study conducted on Marcos Boulevard, and recommending that this report be received for information.

On a motion by Councillor Berardinetti, the East Community Council deferred consideration of the aforementioned report to its next scheduled meeting to be held on May 15, 2001.

(Clause No. 26(m), Report No. 4)

4.33 Budget Briefing

Councillor Shaw moved that the Chief Financial Officer and Treasurer direct Budget staff to attend the East Community Council at its April 3, 2001 afternoon session in order to brief the Members on the impact of the Current Budget on the East District.

On the question of the adoption of the foregoing motion by Councillor Shaw, a recorded vote was taken, as follows:

Yeas: Altobello, Ashton, Balkissoon, Berardinetti, Cho, Duguid, Kelly, Moeser, Shaw, Soknacki

Nays: Nil

Decided unanimously in the affirmative.

(See also Minute No. 4.43)

(Clause No. 26(n), Report No. 4)

The Community Council recessed at 11:30 a.m.

The Community Council reconvened at 2:05 p.m.

4.34 Final Report City-Initiated Technical Amendments to Various Zoning By-laws in Various Wards (W2000009)

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder. No persons appeared before the Community Council in connection therewith.

The Community Council had before it a report (February 16, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Community Zoning By-laws and Employment Districts Zoning By-law, substantially in accordance with Table 1 – Technical Amendments to Various City of Toronto (Scarborough) By-laws attached as Attachment No. 1; 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 a motion by Councillor Ashton, the East Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 15, Report No. 4)

4.35 Final Report

**Official Plan Amendment Application SC-P20000012
Zoning By-law Amendment Application SC-Z20000020
Ontario Hydro Services Company Inc.
(Bridgenorth Equities Inc. as Proponent)
2411 Lawrence Avenue East
Dorset Park Employment District – Ward 37**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (March 14, 2001) from the Director of Community Planning, East District, recommending 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 No. 4;
- (2) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, the applicant is required to enter into Site Plan Agreements under Section 41 of the Planning Act for the nursing home/long term care facility and housing components of the development.

The Community Council also had before it a communication (March 22, 2001) from Mr. John Taylor, Area Planner, Provincial Planning and Environmental Services Branch, Ministry of Municipal Affairs and Housing, advising that the Ministry has no objection to the aforementioned application.

Councillor Berardinetti moved that East Community Council recommend to City Council the adoption of the aforementioned report, subject to:

(1) striking out Recommendation No. (4) and inserting in lieu thereof the following:

“(4) staff be directed to continue to work with the local community, and specifically, the local Community Advisory Group to ensure that the proposed Site Plan reflects the concerns of the community;”

(2) adding the following new recommendations:

“(5) staff be directed to review the proposed parkland dedications for the development site to ensure that the location and configuration of parklands to be conveyed to the City are appropriate and acceptable to the Commissioner of Economic Development, Culture and Tourism; and

(6) require the applicant to obtain all necessary approvals from the Commissioner of Works and Emergency Services, in consultation with the Commissioner of Economic Development, Culture and Tourism, for the location of storm sewers and the location of an access road in the adjacent parkland, failing which the owner shall access the stormwater management pond through lands other than city owned lands.”

(Carried)

Mr. Adam Brown, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and expressed his general support for the staff recommendations with the exception of Recommendation No. (4) which he requested be deleted in order that the necessary Bills may be forwarded to City Council; objected to the application of the alternative higher parkland rate, as recommended by Parks and Recreation staff, as unwarranted given the nature of the proposed development; and assured Community Council of his client's commitment to co-operating with staff and the community through the Site Plan process.

(Clause No. 16, Report No. 4)

4.36 Final Report
Zoning By-law Amendment Application SC ZBL 1999 0005
Dr. Jarmila Filipko, 3717 Sheppard Avenue East
Tam O'Shanter Community – Ward 40

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (February 20, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend Zoning By-law No. 12360 for the Tam O'Shanter Community, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 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.
- A. Councillor Kelly moved that East Community Council recommend to City Council the adoption of the aforementioned report.

(Carried)

- B. Councillor Shaw moved that the motion by Councillor Kelly be amended by adding the following:

“That the Director of Community Planning, East District, be requested to take into consideration in consultation with the Local Councillor, the Site Plan issues raised at this meeting.”

(Carried)

The East Community Council also had before it the following communications:

- (March 26, 2001) from Carl Evans, on behalf of the owner of 3725 Sheppard Avenue East, in opposition to the application; and
- (March 27 and 29, 2001) from Albert Ang, owner of 2255 Birchmount Road, in opposition to the application;

a copy of which was provided to all Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

The following persons appeared before the East Community Council in connection with the foregoing matter:

- Mr. Barry J. Morrison, Barry J. Morrison Associates Urban Planners, on behalf of his client, Dr. Jarmila Filipko, and in support of the staff recommendations;
- Mr. Carl Evans, representing the owner of 3725 Sheppard Avenue East, reiterating his opposition to the proposal as expressed in his aforementioned communication; advising that there are three residential properties between his client's and the subject application; that the owners of these properties may pursue a similar commercial use; and should a developer wish to obtain all these properties such "spot zoning" would create a disincentive to develop all the properties in common;
- Dr. Paul J. Aquilina, owner of a dental practice in the plaza at the south-west corner opposite this site, expressing concerns respecting the number of proposed parking spaces which may result in Dr. Filipko's patients parking in his office parking area, and suggesting that the site's septic tank/sewer system is not adequate to support a dental office use;
- Ms. Ella Ng, owner of the abutting property to the south, expressing opposition to the application, in that there has been interest expressed by developers to purchase the entire corner for the construction of apartments and approval of this use would inhibit the future development of this corner; and
- Mr. Albert Ang, owner of the abutting property to the south, expressing opposition to the application, and reiterating the concerns expressed in his aforementioned communication, that the Official Plan for this area proposed that this entire south-east corner of Birchmount Road and Sheppard Avenue East was to have one high-rise building for residential use and approval of this application will seriously undermine that goal; that the financial outlay by Dr. Filipko to support the proposed dental practice indicates this is intended as a permanent establishment, not a temporary use; that the location at the corner of a busy intersection is entirely inappropriate; and that the parking spaces proposed are inadequate and their location abutting his property would violate his privacy.

(Clause No. 17, Report No. 4)

4.37 Final Report

**Official Plan Amendment Application SC-P20000005
Zoning By-law Amendment Application SC-Z20000012
Trusthouse 88 Inc., 1000 Ellesmere Road
Progress Employment District – Ward 40**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (February 27, 2001) from the Director of Community Planning, East District, recommending 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 No. 4;
 - (2) amend Zoning By-law No. 24982 for the Progress Employment District, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
 - (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.
- A. Councillor Kelly moved that East Community Council recommend to City Council the adoption of the aforementioned report.

(Carried)

- B. Councillor Ashton moved that the motion by Councillor Kelly be amended by adding the following:

“that the Director of Community Planning, East District, be requested to seek a mechanism in the Site Plan process to provide for a Noise Warning Clause for the attention of future owners.”

(Carried)

The following persons appeared before the Community Council in connection with the foregoing matter:

- Mr. Carl Januszczak, Lorne Ross Planning Services Inc., appeared on behalf of Trusthouse 88 Inc., in support of the staff recommendations; and

- Mr. Peter Hastie, for Roadsport Honda, indicating that while it has no objection to the proposal, Roadsport Honda has concerns that the noise generated by their operation, which is located next door to the site, might be a source of complaint by future residents of the proposed nursing home, and requesting that Community Council consider that potential.

(Clause No. 18, Report No. 4)

4.38 Final Report

Zoning By-law Amendment Application SC-Z20000032

Raymac Construction Inc.

North-east Corner of Verne Crescent and Ormerod Street

Malvern Community – Ward 42

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (March 7, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend Zoning By-law No. 14402 for the Malvern Community, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; 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 a motion by Councillor Cho, the East Community Council recommended to City Council the adoption of the aforementioned report.

Mr. Ray Abraham, Raymac Construction Incorporated, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

(Clause No. 19, Report No. 4)

4.39 Final Report

**Official Plan Amendment Application TF OPA 2001 0001
Zoning By-law Amendment Application TF ZBL 2001 0003
Extendicare (Canada) Inc.
South-east Corner of Sheppard Avenue East & Conlins Road
Rouge Employment District – Ward 44**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (March 7, 2001) from the Director of Community Planning, East District, recommending 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 No. 4;
- (2) amend the Employment Districts Zoning By-law No. 24982 for the Rouge Employment District, substantially in accordance with the draft Zoning Amendment attached as Attachment No. 5; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.

On a motion by Councillor Moeser, the East Community Council recommended to City Council the adoption of the aforementioned report.

Mr. Peter Cheatley, the applicant on behalf of Extendicare (Canada) inc., appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

(Clause No. 20, Report No. 4)

4.40 Request for Authorization

**Yellow Moon Homes Inc., 5421 Lawrence Avenue East
South of Lawrence Avenue East, West of Port Union Road
Model Home Agreement - Minor Variance Application. A004/01SC
Port Union Village Community – Ward 44**

The Community Council had before it a report (March 20, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) authorize the appropriate staff to execute a Model Home Agreement with the owner after:

- (a) the submission by the Owner of a Record of Site Condition for the portion of the site to be developed with the sales pavilion and model home. This Record of Site Condition, must be acknowledged by the Ministry of the Environment (MOE) and be acceptable to the City of Toronto's peer review consultant; and
 - (b) the execution of a Site Plan Control Agreement by the Owner with the City of Toronto for the development of the sales pavilion and model home; and
- (2) direct that the Model Home Agreement shall be to the satisfaction of the Director of Urban Development Services, City Planning, East District, the Director of Urban Development Services, Buildings Division, East District, and the Director of Works and Emergency Services, Engineering Services, East District; and shall be executed prior to the issuance of building permit(s) for the sales pavilion and model home.

Councillor Moeser moved that East Community Council recommend to City Council the adoption of the aforementioned report, subject to adding the following:

“That the owner be requested to use predominantly brick materials for the construction of the model home and sales pavilion at the south-west corner of Lawrence Avenue West and Port Union Road in accordance with the established urban design standards within the Port Union Village Community, and in consultation with the local Community Associations.”

(Carried)

(Clause No. 8, Report No. 4)

4.41 C.P. Rail Lands abutting Ellington Drive – Ward 37

On a motion by Councillor Berardinetti, the East Community Council requested the Director of Community Planning, East District, to report to its meeting scheduled to be held on May 15, 2001, respecting the severance and rezoning issues involved in the potential purchase of abutting CP Rail lands by residents on Ellington Drive.

(Clause No. 26(o), Report No. 4)

4.42 Service Level Comparisons

On a motion by Councillor Ashton, the East Community Council requested the Chair to investigate with the East District Directors, a mechanism for reporting periodically to the East Community Council respecting service levels in the East District compared to the other Community Council areas in the City to ensure that service standards are maintained and are proceeding in an equitable fashion.

4.43 Budget Briefing

(See also Minute No. 4.33)

Members of the Community Council were advised by the Chair that the Chief Financial Officer and Treasurer indicated to the Committee Administrator that she was unable to accommodate Community Council's request for a budget briefing due to the shortage of staff resources.

(Clause No. 26(n), Report No. 4)

The Community Council adjourned its meeting at 4:12 p.m.

Chair.