

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 9

Tuesday, October 23, 2001

The Scarborough Community Council met on Tuesday, October 23, 2001, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:37 a.m.

Members present:

	9:37 a.m. - <u>12:30 a.m.</u>	2:07 p.m. - <u>4:06 p.m.</u>
Councillor David Soknacki, Chair	x	x
Councillor Gerry Altobello	--	--
Councillor Brian Ashton	x	x
Councillor Bas Balkissoon	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	--	--
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.

Confirmation of Minutes

On a motion by Councillor Shaw, the Minutes of the meeting of the Scarborough Community Council held on September 12, 2001, were confirmed.

**9.1 Request for Asphalt Paving of Boulevard at 1 Century Drive
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (August 15, 2001) from the Director of Transportation Services, District 4, recommending that no action be taken at the present time to replace the boulevard with asphalt adjacent to No. 1 Century Drive.

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- A. Councillor Berardinetti moved that the recommendations in the report of the Director of Transportation Services, District 4, dated August 15, 2001, be struck out and the boulevard on both Century Drive and Falmouth Avenue in front of 1 Century Drive be paved as per the applicant's proposal.

(Lost)

- B. Councillor Kelly moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report.

(Carried)

The Community Council also received a communication (October 22, 2001) from Councillor Gerry Altobello, advising of his support of the applicant's request for asphalt paving at 1 Century Drive, 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.

Diana Serpes, the applicant, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 1, Report No. 10)

**9.2 Renaming of Garden Avenue to "Garden Park Avenue"
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (September 24, 2001) from the City Surveyor, recommending that:

- (1) subject to the statutory requirements for changing the name of a street under the Municipal Act, Garden Avenue, located in Ward 41 - Scarborough-Rouge River, be renamed to "Garden Park Avenue"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto including the introduction of any bill that may be required.

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

(Carried)

(Clause No. 2, Report No. 10)

**9.3 Naming of Proposed Private Street at
3270 Kingston Road and 5 Bellamy Road South
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (October 4, 2001) from the City Surveyor, recommending that:

- (1) the proposed private street at 3270 Kingston Road and 5 Bellamy Road South, illustrated on Attachment No. 1, be named "Tollgate Mews";
- (2) 1319593 Ontario Limited, be required to pay the costs estimated to be in the amount of \$500.00, for the fabrication and installation of street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Carried)

(Clause No. 3, Report No. 10)

**9.4 Minor Street Stop Sign on Wiggins Court at Nahanni Terrace
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (October 2, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the stop sign on Wiggins Court, 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 Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Carried)

(Clause No. 4, Report No. 10)

**9.5 Preliminary Report
Combined Application TF CMB 2001 0010
Saul Goldberg, 2815 Kingston Road
Cliffcrest Community
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (October 9, 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 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 a motion by Councillor Ashton, the Scarborough Community Council deferred consideration of the aforementioned report to its next scheduled meeting to be held on November 20, 2001.

(Carried)

(Clause No. 16(a), Report No. 10)

**9.6 Preliminary Report
Zoning By-law Amendment Application and
Official Plan Amendment Application TF CMB 2001 0009
The Muslim Welfare Centre of Toronto
24, 26 and 28 Rural Avenue
Agincourt Community
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (September 19, 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 for the fourth quarter of 2001;
- (2) notice for the community consultation meeting be given to the appropriate community associations and commercial associations, and 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 and to those attending the community consultation meeting.

On a motion by Councillor Balkissoon, the Scarborough Community Council approved the aforementioned report, subject to striking out the words "120 metres of the site" in Recommendation No. (2) and inserting in lieu thereof the words "within the area west of Brimley Road, east of Midland Avenue, south of the Highland Creek and north of Sheppard Avenue; the additional costs associated with the delivery of notices to this expanded area to be borne by the applicant."

(Clause No. 16(b), Report No. 10)

**9.7 Preliminary Report
Zoning By-Law Amendment Application and
Official Plan Amendment Application TF CMB 2001 0012
Canada Lands Company CLC Limited
North-West Corner of Tapscott Road and McLevin Avenue
and North-West Corner of Neilson Road and McLevin Avenue
Malvern Community
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (October 2, 2001) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed, upon satisfactory resolution of the issues detailed in this report, to schedule a Public Meeting under the Planning Act to consider the official plan amendment and zoning amendment applications;
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (3) staff be authorized to bring forward a By-law designating the subject sites as being under Site Plan Control concurrent with the final report on these applications.

On a motion by Councillor Ashton, the Scarborough Community Council approved the aforementioned report.

(Clause No. 16(c), Report No. 10)

**9.8 Extension to Part Lot Control By-law 642-2000
Connie Realty Limited, 33-39 Andover Crescent
West Hill Community
(Ward 44 – Scarborough East)**

The Community Council had before it a report (October 4, 2001) from the Director of Community Planning, East District, recommending that City Council extend Part Lot Control Exemption By-law 642-2000 for a period of one year.

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

(Carried)

(Clause No. 5, Report No. 10)

9.9 Harmonization of the Noise By-Law

The Community Council had before it a communication (September 19, 2001) from City Clerk (Planning and Transportation Committee), referring the following to the Community Councils, with the request that comments thereon be provided to the Planning and Transportation Committee:

- (a) report (August 16, 2001) from the Commissioner of Urban Development Services;
- (b) communication (July 19, 2001) from the Board of Health and report (July 3, 2001) from the Medical Officer of Health;
- (c) communication (June 15, 2001) addressed to Councillor Pantalone from Albert Roffey;
- (d) communication (September 10, 2001) from the City Clerk (Works Committee) to the Planning and Transportation Committee; and
- (e) communication (September 10, 2001) from Ronald Robinson to the Planning and Transportation Committee Administrator.

The Community Council also had before it a report (October 2, 2001) from the General Manager, Transportation Services, responding to the request by the Board of Health that Works and Emergency Services report on the implications on City operations of the restricted use of leaf blowers, and recommending that:

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- (1) staff continue using leaf blowers but only during the hours of 7:00 a.m. to 5:00 p.m., Monday to Friday, and not at any time in quiet zones, unless required for emergency operations; and
 - (2) staff be directed to develop an implementation plan to review work procedures, training requirements, and to research new types of equipment and leaf removal methods.
- A. Councillor Kelly moved that:
- (1) "Table to Section 4" be amended to delete under "Quiet Zone" Item 6, the words "At all times" and insert in lieu thereof the number "B.(7)";
 - (2) the Commissioner of Urban Development Services be requested to consult with a representative number of institutions to ascertain whether this By-law would be an improvement to the status quo and report thereon to the Planning and Transportation Committee.

Part (1) of the foregoing Motion A. by Councillor Kelly lost.

Part (2) of the foregoing Motion A. by Councillor Kelly carried.

- B. Councillor Balkissoon moved that:
- (1) Scarborough Community Council recommend to Planning and Transportation Committee that where the words "No person" appear in the proposed By-law, the words "or owner" be inserted immediately thereafter;
 - (2) the Commissioner of Urban Development Services be requested to consider, where the By-law refers to "noise", that the words "and any accompanying vibration" be inserted immediately thereafter, and the Commissioner to submit a report thereon to Committee;
 - (3) the Commissioner of Urban Development Services be requested to report directly to the Committee on the establishment of a third Quiet Zone category of "Mixed-Use Residential Area"; such that "Table to Section 4" Item 11. "Playing of Music" be amended by deleting "B.(3)" and inserting in lieu thereof "B.(1)"; and
 - (4) the Planning and Transportation Committee be requested to defer forwarding this by-law to Council until the Toronto Police Services Board has been consulted for comment.

(Carried)

(Clause No. 16(f), Report No. 10)

**9.10 Declaration as Surplus – Parcel of Vacant Land
Located on the West Side of Morrish Road
Between Kingston Road and Old Kingston Road
(Ward 44 – Scarborough East)**

The Community Council had before it a communication (February 6, 2001) from the City Clerk (Administration Committee), referring a report (January 16, 2001) from the Commissioner of Corporate Services recommending that the subject parcel of land be declared surplus; that the Community Council hear depositions thereon and provide its comments to the Administration Committee.

Councillor Moeser moved that:

- (1) the aforementioned report be deferred again pending completion of the Highland Creek Urban Design Study and the community consultation process with respect thereto; and
- (2) a status report on the progress of the Study be provided by the Director of Community Planning, East District, to the Community Council meeting scheduled to be held on January 29, 2002.

(Carried)

(Clause No. 16(h), Report No. 10)

**9.11 Sale of Surplus Property – 2 Lucy Avenue
Metropolitan Toronto Habitat for Humanity Inc.
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (October 2, 2001) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Metropolitan Toronto Habitat for Humanity Inc. (MTHFHI) to purchase the City-owned property known municipally as 2 Lucy Avenue be accepted on the terms and conditions 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) the requirement with respect to the non-refundable monthly payments provided for in Clause No. 14 of Report No. 27 of the former Metropolitan Management Committee, adopted on September 28, 1994, be waived;

- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding balance to Account No. CA6344;
- (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 date to such earlier or later date as he considers reasonable; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 6, Report No. 10)

**9.12 Sale of Surplus Property – 27 Lucy Avenue
Metropolitan Toronto Habitat for Humanity Inc.
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (October 2, 2001) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Metropolitan Toronto Habitat for Humanity Inc. (MTHFHI) to purchase the City-owned property known municipally known as 27 Lucy Avenue be accepted on the terms and conditions 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) the requirement with respect to the non-refundable monthly payments provided for in Clause No. 14 of Report No. 27 of the former Metropolitan Management Committee, adopted on September 28, 1994, be waived;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding balance to Account No. CA6345;
- (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 date to such earlier or later date as he considers reasonable; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 7, Report No. 10)

**9.13 Sale of Surplus Property – 75 Conlins Road
(Ward 44 – Scarborough East)**

The Community Council had before it a report (October 4, 2001) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Sabour Yama and Yadranka Pavlovic to purchase the City-owned property known municipally as 75 Conlins Road, in the amount of \$92,000.00, 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 proceeds on closing to fund the outstanding balance to Account No. RE3059;
- (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 Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 8, Report No. 10)

**9.14 (Scarborough) By-Law No. 25064
Definition of “Adult Videotape”**

The Community Council had before it a report (October 4, 2001) from the Commissioner of Urban Development Services, recommending:

- (1) an amendment of the definition of “Adult Videotape” as defined within the former City of Scarborough Adult Video Store By-law No. 25064, as amended, to include DVD’s and such other related video and audio media formats; and

- (2) that Corporate Services, Legal Division, be requested to draft an appropriate amending by-law to By-law No. 25064, as amended, to reflect a new adult videotape definition.

On a motion by Councillor Shaw, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, with the request that the Commissioner of Urban Development Services, when proceeding with a City-wide Adult Video By-law, consider the former Scarborough's practices be the benchmark.

(Clause No. 9, Report No. 10)

**9.15 Float Homes and Year-Round Liveaboards
on Parks and Recreation Property (Various Wards)**

The Community Council had before it a report (October 2, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) the Scarborough Community Council, the Toronto East York Community Council and the Etobicoke Community Council consider this report and its recommendations and forward any comments thereon to the joint meeting of the Economic Development and Parks Committee and the Planning and Transportation Committee to be held on November 15, 2001;
- (2) Council select one of the following policy options to address year-round residence on boats moored at commercial marinas and boat club locations leased from the City of Toronto:
 - (a) no formal policy be adopted or directions provided to staff in respect to float homes and year-round liveaboards; or
 - (b) all float homes and year-round liveaboards be prohibited on Parks and Recreation property, and staff be directed to remove all existing float homes and year-round liveaboards as soon as possible; or
 - (c) float homes and year-round liveaboards be prohibited on Parks and Recreation property, but existing float homes and liveaboards be permitted, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the Toronto and Region Conservation Authority (TRCA) where applicable; or
 - (d) float homes and year-round liveaboards be permitted generally on Parks and Recreation property, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the TRCA where applicable; or

- (e) a limited number of float homes and year-round liveaboards be permitted on Parks and Recreation property, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the TRCA where applicable, with the number of slips available for year-round use being determined solely at the discretion of the Commissioner of Economic Development, Culture and Tourism on a location-by-location basis, again subject to the consent of the TRCA where applicable, but in any case the number will not exceed a certain percentage of existing wet mooring spaces, exclusive of temporary mooring spaces, within the lease area at boat club locations and commercial marinas operated under a lease with the City;
- (3) the Commissioner of Economic Development, Culture and Tourism consult with the Commissioner of Works and Emergency Services, the Commissioner of Urban Development Services, the Chief of Police, and the Chief Administrative Officer of the TRCA to determine minimum infrastructure, emergency service, and landscaping requirements for float homes and year-round liveaboards on Parks and Recreation property;
- (4) the Government of Canada be requested to include float homes as part of the prescribed class of floating objects deemed not to be a vessel under Bill C-14 (the *Canada Shipping Act, 2001*), if the Bill is passed by the Senate and given Royal Assent;
- (5) the Government of Ontario be requested to address year-round residence on moored boats as part of the Property Tax Classification Review and any other applicable legislative or regulatory review, and consider developing standards for Ontario float homes;
- (6) this report be forwarded to the TRCA, requesting that the Authority provide any comments thereon to the Economic Development and Parks Committee for its meeting on November 19, 2001; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- A. Councillor Soknacki moved that the Acting Chief Financial Officer, in consultation with the City Solicitor, be requested to report to the Joint Committee Meeting on the viability and proposed rates for license fees for float homes and liveaboards as a substitution for property taxes.

(Carried)

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The Community Council received the following communications, all in opposition to the floating homes at Bluffer's Park Marina:

- (October 21, 2001) from Nik and Lisa Palekar;
- (October 18, 2001) from Shirley Zinman;
- (October 21, 2001) from Sandy Grigg;
- (October 17, 2001) from Sareh Wodlinger;
- (October 17, 2001) from Ross and Madeleine Bacon;
- (October, 2001) from Christopher E. Pay;
- (October 10, 2001) from Albert Roffey;
- (October 22, 2001) from Alice Hodgson; and
- (October 22, 2001) from Glenn Svarich; and

from its previous consideration of this matter, at its June 12, 2001, meeting:

(1) the following communications all in opposition to the floating homes at Bluffer's Park Marina:

- (June 2, 2001) from Peter Curry;
- (June 1, 2001) from J.R. Morris;
- (June 1, 2001) from Xavier Wynn-Williams;
- (June 2, 2001) from Glenn Svarich;
- (June 3, 2001) from Betty Eley;
- (June 4, 2001) from Mary Belford;
- (June 4, 2001) from David & Hilda Vair;
- (June 5, 2001) from Michael Robb;
- (June 5, 2001) from Lise Snajdr;
- (June 5, 2001) from Fred Vinzenz;
- (June 5, 2001) from Bruce Balmer;
- (June 5, 2001) from Shirley Zinman;
- (June 5, 2001) from William J Robinson and Margaret E. Robinson;
- (June 7, 2001) from Victoria Nassiri and Farhad Nassiri;
- (June 8, 2001) from Mr. & Mrs. Sanderson;
- (June 10, 2001) from Charles and Ann Dyer;
- (June 8, 2001) from Claudette and Benjamin Ippolito
- (June 10, 2001) from Nancy Angevine-Sands and Gary Sands;
- (June 11, 2001) from Bunday;
- (June 11, 2001) from Bruce Hamilton;
- (June 11, 2001) from Marion F. Stacey;
- (June 7, 2001) from Terry Ross;
- (June 7, 2001) from Patricia Kennedy;
- (June 8, 2001) from H-wyn Williams;
- (June 11, 2001) from Jim McLachlan;
- (June 11, 2001) from Sharon McLachlan;

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- (June 11, 2001) from Lois Lorimer Nunn;
 - (June 11, 2001) from Catelyn Thornton;
 - (June 8, 2001) from Janet Carruthers; and
 - (June 7, 2001) from Mark Nunn;
- (2) (June 7, 2001) from George L. Rutley, General Manager, Bluffer's Park Marina, responding to a communication (May 30, 2001) from Councillor Ashton, and expanding on various issues surrounding the houseboats moored at Bluffer's Park Marina; and
- (3) the following communications from residents at Bluffer's Park Marina:
- (June 11, 2001) from Scott Harper,
 - (June 11, 2001) from Anne Kelly; and
 - (June 10, 2001) from Susan Nesbitt.

A copy of all communications was provided to 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 Community Council in connection with the foregoing matter:

- Brian Monrad, who tabled a communication, a copy of which was provided to all Members of the Community Council;
- Jim Johnston;
- Ed Green;
- Brian Knoll, Chair, Council of Commodores;
- Wayne Lewis, Vice Commodore, Etobicoke Marina; and
- John Stehmann.

(Refer also to Minute No. 9.19)

(Clause No. 16(i), Report No. 10)

9.16 Request from Birchmount Boarding Kennels

The Community Council had before it a communication (October 10, 2001) from Councillor Lorenzo Berardinetti, submitting for Community Council's consideration, a communication (September 20, 2001) from Mr. Bert Barrett of Birchmount Boarding Kennels Limited in which he requests permission to purchase a small parcel of land at the north end of the former Ontario Hydro Corridor adjacent to his property.

On a motion by Councillor Berardinetti, the Scarborough Community Council referred the aforementioned communication to the Commissioner of Corporate Services, for report thereon to Scarborough Community Council.

(Clause No. 16(j), Report No. 10)

**9.17 Request to Name a Community Room in the new
Ellesmere Community and Recreation Centre
(Ward 37 – Scarborough Centre)**

On a motion by Councillor Berardinetti, the Scarborough Community Council requested the Commissioner of Economic Development, Culture and Tourism to report to the Scarborough Community Council meeting scheduled to be held on November 20, 2001, regarding a communication (September 4, 2001) from Helena H. Nielsen, addressed to Councillor Berardinetti, requesting that the Community Room in the new Ellesmere Community and Recreation Centre be named “The Vernon Poirier Community Room”.

(Clause No. 16(k), Report No. 10)

9.18 Definition of “Personal Service Uses” in the East District Zoning By-laws

On a motion by Councillor Balkissoon, the Scarborough Community Council requested the Director of Community Planning, East District, to review the East District Zoning By-laws with a view to more clearly defining “Personal Service Uses” therein, having regard for the new type of business known as “Aromatherapy Clinics”, and the clearer definition of “Personal Services Uses” in the former North York Zoning By-laws, and report thereon to the Scarborough Community Council.

(Clause No. 16(m), Report No. 10)

**9.19 Float Homes and Year-Round Liveaboards
on Parks and Recreation Property (Various Wards)**

(Refer also to Minute No. 9.15)

The Community Council resolved itself to meet in camera to receive advice of the City Solicitor regarding the above matter.

The Committee of the Whole rose and reported progress.

The Scarborough Community Council adopted the recommendation of Committee of the Whole to request the City Solicitor to report, in camera, to the Joint Meeting of Planning and Transportation Committee and the Economic Development and Parks Committee on

November 15, 2001, the content of such report to remain confidential having regard that the subject matter may involve litigation or potential litigation.

(Clause No. 16(i), Report No. 10)

The Community Council recessed at 12:30 p.m.

The Community Council reconvened at 2:07 p.m.

9.20 Final Report
Zoning By-Law Amendment Application TF ZBL 2001 0010
Dorsam Investments Limited, 2245 Kennedy Road
Tam O'Shanter Community
(Ward 40 – Scarborough Agincourt)

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 (October 16, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) receive the report from the Director of Community Planning, East District, dated August 20, 2001, and adopt the recommendations as set out in this report;
- (2) amend the Zoning By-law for the Tam O'Shanter Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and
- (3) 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 Kelly, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

The Community Council also had before it the following:

- a report (August 20, 2001) from the Director of Community Planning, East District, recommending that City Council:

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- (1) amend the Zoning By-law for the Tam O'Shanter 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; and
- a joint communication (September 12, 2001) from Lee and Paul McKinlay, Mary Scarff, Doris Stephenson, Elaine and Ross Apted, and Shirley Percy, tabled at the previous meeting, indicating residents of Earlton Road in opposition to the application.

Ms. Ishrat Pirzada, appeared before the Community Council on behalf of the applicant, and in support of the revised recommendations as stated in the foregoing report (October 16, 2001) from the Director of Community Planning, East District.

(Clause No. 10, Report No. 10)

9.21 Final Report
Zoning By-Law Amendment Application TF ZBL 2001 0012
B.J.S. Properties Inc., 1995 Eglinton Avenue East
Golden Mile Employment District
(Ward 35 – Scarborough Southwest)

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 (October 1, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law for the Golden Mile Employment District No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; 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 Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

The Community Council also had before it a communication (October 10, 2001) from Mr. Paul Lenneard, Donway Sterling Trucks, objecting to the application by B.J.S. Properties on the basis that there are already too many small garage/car rental/car sales operations in this area, 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.

Mr. Paul Stagl appeared before the Community Council on behalf of the applicant, and in support of the staff recommendations.

(Clause No. 11, Report No. 10)

9.22 Final Report

**Official Plan Amendment Application SC-P 2000 0001
Zoning By-Law Amendment Application SC-Z 2000 0003
1335777 Ontario Ltd., 3197 Kingston Road at McNab Boulevard
Cliffcrest Community
(Ward 36 – Scarborough Southwest)**

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 (September 29, 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. 6;
- (2) amend the Zoning By-law for the Cliffcrest Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; 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.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to requesting the Commissioner of Works and Emergency Services to report directly to City Council on November 6, 2001 on:

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- (i) the cost of an island cut at McNab Boulevard and Kingston Road;
and
- (ii) the existing parking restrictions on McNab Boulevard south of
Kingston Road.

The Community Council also had before it communications from the following persons, a copy of which was provided to all Members of Community Council and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre:

- (October 18, 2001) from Samuel Ng, expressing his concerns respecting the proposed density; impact on the surrounding neighbourhood, in particular increased traffic congestion; and recommending that a concrete wall be erected between this site and his property to the south;
- (October 23, 2001) from Vito Mangialardi, expressing his concerns respecting the number of units proposed; the insufficiency of parking for the units which could result in overflow parking on McNab Boulevard, and recommending that the application be refused; and
- (October 22, 2001) from Frank Morelli, suggesting that already existing parking problems in the neighbourhood will be further aggravated by approval of this application; the proposed building height will infringe on his privacy and suggesting that a convenience store would be more suitable for the site.

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

- Mr. Peter Pitino, the applicant, in support of the staff recommendations;
- Mr. Claude Lacombe, the architect for the project, in support of the staff recommendations; and
- Mr. Samuel Ng, accompanied by a group of area residents and speaking on their behalf, reiterating the concerns expressed in the aforementioned communications.

(Clause No. 12, Report No. 10)

9.23 Final Report

Official Plan Amendment Application SC-P 1987 0033

Zoning By-Law Amendment Application SC-Z 1987 0116

Draft Plan Of Subdivision SC-T 1987 0020

Silvercore Properties Inc.

(Formerly Cumber-Yonge Investments (1970) Ltd.)

East Side of Morningside Avenue, North of Old Finch Avenue

Malvern Community

(Ward 42 – Scarborough Rouge River)

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 (September 4, 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. 6;
- (2) amend the Zoning By-law 14402 for the Malvern Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (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) recommend approval of the proposed draft plan of subdivision by the Chief Planner, substantially as shown on Attachment No. 1, subject to the following conditions:
 - (a) the owner is to make satisfactory arrangements with the City regarding matters such as: all services and easements; payment of Development Charges; street tree planting; five percent cash in lieu of parkland; dedication of all streets, public walkways, and corner roundings to the City at no charge and free and clear of all encumbrances; lifting of 0.3 metre (one foot) reserves on Registered Plan M-2277 and the plan to be registered for draft plan SC SUB 1994 0005 (High Glen Developments Phase III); and contribution to the City for the costs of geodetic and aerial surveys; maintenance of installed hydrants; construction of sidewalks; and payment for engineering costs and inspection fees performed by the City;
 - (b) The owner to provide a temporary turning circle in front of the street frontage of Lots 15 to 17, should the City not have the abutting Misty

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Hills Trail within the High Glen Developments Phase III under a financially secured Development Agreement;

- (c) The owner to agree to implement the noise attenuation measures identified in the Noise Impact Feasibility Study prepared by Jade Acoustics Inc. dated January 17, 2001, to the satisfaction of the City and Canadian Pacific Railway (CPR);
- (d) the owner to convey Blocks 33 to 37 inclusive to the City without charge and free and clear of all encumbrances;
- (e) prior to the registration of the plan or any site grading the owner is to submit a Servicing Design Brief, satisfactory to the Commissioner of Works and Emergency Services, which takes into account the servicing of adjacent lands to the east, the Morningside Heights Community, and the potential impact of the realignment of Morningside Avenue;
- (f) the owner shall provide tree planting generally in accordance with the Conceptual Streetscape and Open Space Plan by the MBTW Group, dated July 6, 2001 to the satisfaction of the Commissioner of Works and Emergency Services in consultation with the Commissioner of Economic Development, Tourism and Culture;
- (g) the owner is to make satisfactory arrangements with the Commissioner of Works and Emergency Services regarding the supply of underground electric and water distribution and street lighting systems;
- (h) the owner to make satisfactory arrangements with the appropriate telecommunication provider regarding services and required easements;
- (i) prior to final registration of the plan of subdivision, or any site grading, a Stormwater Management Design Brief report satisfactory to the Toronto and Region Conservation Authority (TRCA), shall be submitted demonstrating how the proposed development ties into adjacent lands, including:
 - (i) the location and description of all outlets and other facilities which may require permits under provincial regulation;
 - (ii) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction including an erosion sediment control strategy which includes a description and plan; and

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- (iii) the draft plan shall be red-line revised to accommodate the requirements of the Stormwater Management report required above;
- (j) the applicant to prepare a detailed landscaping plan to the satisfaction of the Toronto and Region Conservation Authority identifying how the stream corridor will be regenerated;
- (k) the applicant to obtain any necessary permits under Ontario Regulation 158 from the Toronto and Region Conservation Authority prior to the registration of each/any phase of the plan;
- (l) the applicant to forward a copy of the executed subdivision agreement for each phase of the development to the Toronto and Region Conservation Authority;
- (m) the owner to agree in the subdivision agreement, in wording acceptable to the Toronto and Region Conservation Authority;
 - (i) to cause to be carried out the works referred to in the conditions above;
 - (ii) to design and implement on-site erosion and sediment control, in order to meet the requirements of the Federal Fisheries Act. Any increase in concentrations of suspended solids or sediment loading may be a violation of this Act; and
 - (iii) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Toronto and Region Conservation Authority;
- (n) the owners to erect permanent fencing abutting the stream corridor to the satisfaction of the Commissioner of Economic Development, Tourism and Culture in consultation with the Commissioner of Works and Emergency Services and the Toronto and Region Conservation Authority;
- (o) prior to release for construction of services, the owner shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licensing and resource conservation

requirements. The owner further agrees to provide confirmation satisfactory to the City that the provisions of this clause have been met;

- (p) the final plan of subdivision shall show the location of the south limit of the Canadian Pacific Railway right-of-way as it existed on July 15, 1998.

Notes:

1. The City of Toronto will not issue building permits until such time as modifications to the upstream diversion structure have been completed to the satisfaction of the Toronto and Region Conservation Authority.
2. Stormwater will not be permitted to enter the watercourse untreated, both during and after development.

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

Bob Cutler, Bousfield Dale-Harris Cutler and Smith, Planning Consultants, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

(Clause No. 13, Report No. 10)

9.24 Final Report
City-Initiated Technical Zoning By-Law Amendment
WPS 2000 0009
(All East District Wards)

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 (August 31, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend all the various former City of Scarborough Community and Employment District Zoning By-laws substantially in accordance with the draft Zoning By-law Amendment 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 and to introduce a Bill in

Council substantially in the form of a draft Zoning By-law Amendment attached as Attachment No. 1.

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

(Clause No. 14, Report No. 10)

9.25 Sign Permit and Variance Application Fee Harmonization

The Community Council had before it a communication (October 9, 2001) from the City Clerk, advising that City Council, at its meeting held on October 2, 3 and 4, 2001, referred Clause No. 6 in Report No. 10 of the Planning and Transportation Committee for consideration and comment thereon to the Planning and Transportation Committee prior to its public meeting on this matter to be held on November 12, 2001.

- A. Councillor Balkissoon moved that Scarborough Community Council request City Council to direct the Commissioner of Urban Development Services not to collect the annual fee for third party sign inspection, as specified in the Commissioner's report; and that the East District by-law provision for this fee be deleted until the Harmonization of the Sign By-law City-wide incorporates this fee for all Districts.

(Lost)

- B. Councillor Soknacki moved that Scarborough Community Council recommend to Planning and Transportation Committee that the fees for third party signs be set to the level of the East District fee and that the Commissioner of Urban Development Services be requested to submit to the Planning and Transportation Committee a workplan describing the inspection service.

The Scarborough Community Council consented to the withdrawal of Motion B. by Councillor Soknacki.

(Clause No. 16(g), Report No. 10)

**9.26 Scarborough Transportation Corridor Land Use Study – Phase 4
(Ward 36 – Scarborough Southwest and Ward 43 – Scarborough East)**

The Scarborough Community Council approved the following Motion by Councillor Ashton:

WHEREAS Scarborough Community Council, at its meeting held on September 12, 2001, deferred consideration of the Status Report (August 23, 2001) from the Director of Community Planning, East District, for the Phase 4 Scarborough Transportation Corridor Land Use Study to the Community Council meeting to be held on November 20, 2001,

with the request that the Public Meeting for the Guildwood Village portion of the Study area be held on October 23, 2001; and

WHEREAS further community consultation on the Land Use Study is continuing;

THEREFORE BE IT RESOLVED that the Community Council direct that the following reports be submitted to the January 29, 2002, meeting:

- (1) status report for the Scarborough Village portion of the Study area; and
- (2) final recommendation report for the Public Meeting under the Planning Act for the Guildwood Village portion of the Study area.

(Clause No. 16(l) – Report No. 10)

9.27 Preliminary Report

**Official Plan and Zoning By-Law Amendments TF CMB 2001 0011
Convention Plaza Limited, North Side of Lee Centre Drive
Progress Employment District
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (October 12, 2001) from the Director of Community Planning, East District, recommending that Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Duguid, the Scarborough Community Council approved the aforementioned report.

(Clause No. 16(d), Report No. 10)

9.28 Request For Direction

**Appeal of Minor Variance Application A113/01SC
Stockton and Bush Town Centre Ltd.
West Side of Town Centre Court
Progress Employment District
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (October 10, 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 decision of the Committee of Adjustment to refuse Variance Application No. A113/01SC.

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

(Clause No. 15, Report No. 10)

9.29 Status Report

**Official Plan Amendment Application SP1998017
Zoning By-Law Amendment Application SC-Z20000031
Draft Plan of Subdivision SC-T20000004
St. Clair Investment Group
3585 and 3595 St. Clair Avenue East
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (October 15, 2001) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a further community consultation meeting, together with the Ward Councillor and adjacent Ward Councillor, once a revised subdivision plan has been received; and
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

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

The Community Council also received the following communications:

- (October 22, 2001) from Peter J. Smith, Senior Associate, Weston Consulting Group Inc., expressing concern that a significant period of time continues to pass without a decision on these applications; and
- (Oct 22, 2001) from Councillor Gerry Altobello in support of the staff recommendations.

Peter J. Smith, Senior Associate, Weston Consulting Group Inc., appeared before the Community Council in connection with the foregoing matter.

(Clause No. 16(e), Report No. 10)

The Community Council adjourned its meeting at 4:06 p.m.