

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 10

Tuesday, November 20, 2001

The Scarborough Community Council met on Tuesday, November 20, 2001, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:36 a.m.

Members present:

	9:36 a.m. - <u>12:35 a.m.</u>	2:00 p.m. - <u>4:25 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.

Confirmation of Minutes

On a motion by Councillor Balkissoon, the Minutes of the meeting of the Scarborough Community Council held on October 23, 2001, were confirmed.

**10.1 Renaming of Sweepster Court to Acara Court
(Ward 40 – Scarborough Agincourt)**

The Scarborough Community Council, pursuant to Clause No. 1 of Report No. 9 of the Scarborough Community Council, as adopted by Council at its meeting held on October 2, 3 and 4, 2001, gave notice in the Toronto Sun newspaper on October 29, and on November 5, 12 and 19, 2001, and held a public hearing with respect to the proposed by-law to rename Sweepster Court as “Acara Court”, and no one appeared at the public hearing to address the Community Council.

On a motion by Councillor Kelly, the Scarborough Community Council recommended to City Council that, as the requirements of the Municipal Act were fulfilled and no evidence was presented to the Community Council to persuade it that the proposed by-law should not be enacted, the By-law to rename Sweepster Court as "Acara Court", in the form of the attached draft by-law, be enacted by Council.

(Clause No. 1, Report No. 11)

10.2 Parkland Acquisition Strategic Directions Report

The Community Council had before it a communication (November 9, 2001) from the City Clerk referring for the consideration of Community Council, Clause 10 contained in Report No. 10 of the Economic Development Committee respecting Parkland Acquisition Strategic Directions, with the request that the Community Council's comments thereon be forwarded to the meeting of the Economic Development and Parks Committee scheduled to be held on January 21, 2002.

On a motion by Councillor Soknacki, the Scarborough Community Council advised the Economic Development and Parks Committee that it recommends, notwithstanding the Parkland Acquisition principles, priorities and strategy, that the Commissioner of Economic Development, Culture and Tourism be authorized to consider acquisition wherever appropriate land and/or facilities are available or presented.

The Community Council received a presentation on the foregoing issue from Mr. Brian Rutherford, Manager, Parks and Recreation Planning, Policy and Development, Economic Development, Culture and Tourism.

(Clause No. 19(a), Report No. 11)

10.3 Proposed Installation of Traffic Control Signals Lawrence Avenue East and Fortune Gate (Ward 38 – Scarborough Centre)

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

- (1) traffic control signals be installed at the intersection of Lawrence Avenue East and Fortune Gate;

- (2) coincident with the installation of traffic control signals on Lawrence Avenue East at Fortune Gate, the existing traffic control signals on Lawrence Avenue East, 15 metres west of Fortune Gate, be removed; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

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

(Clause No. 2, Report No. 11)

**10.4 Proposed Turn Prohibitions at Private Driveway
Sheppard Avenue East and Aragon Avenue
(Ward 40 – Scarborough Agincourt)**

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

- (1) westbound left turns be prohibited at all times at the driveway located on the south side of Sheppard Avenue, at a point approximately 45 metres east of Aragon Avenue, as identified in Appendix 1 of this report;
- (2) northbound left turns be prohibited at all times at the driveway located on the south side of Sheppard Avenue, at a point approximately 45 metres east of Aragon Avenue, as identified in Appendix 1 of this report;
- (3) all costs associated with signing the turn prohibitions at the driveway referenced in recommendations 1 and 2 of this report be borne by the developer of the property serviced by the respective driveway; and
- (4) the appropriate by-laws be amended accordingly.

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

(Clause No. 3, Report No. 11)

**10.5 Naming of the Trail in Warden Woods Park
In Honour of the Late Former Mayor of Scarborough
Gus Harris
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (October 29, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) the existing trail in Warden Woods Park be named in honour of the late Gus Harris;
- (2) an appropriate official dedication ceremony take place in 2002, following consultation with family members; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 4, Report No. 11)

**10.6 Naming of the Community Room at
The Ellesmere Community Centre
(Ward 37 – Scarborough Centre)**

The Community Council had before it a report (October 30, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) the existing room at the Ellesmere Community Centre remain unnamed, subject to the establishment of a City-wide policy; and
- (2) a new City-wide policy be developed, clearly identifying the criteria and procedure for the naming of rooms at City facilities after individuals; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

A. Councillor Moeser moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report.

B. Councillor Berardinetti moved that the report of the Commissioner of Economic Development, Culture and Tourism, dated October 30, 2001, be amended by:

- (1) striking out the staff recommendation; and
- (2) recommending to City Council that a room in the Ellesmere Community Centre be named in honour of Mr. Vernon Poirier.

On the question of the adoption of Motion B. by Councillor Berardinetti, a vote was taken, as follows:

Yeas: Councillors Kelly, Duguid, Cho, Soknacki, Balkissoon, Berardinetti -6

Nays: Councillors Moeser, Ashton, Shaw - 3

Decided in the affirmative by a majority of 3.

Motion A. by Councillor Moeser was not voted upon as Motion B. by Councillor Berardinetti carried.

Helena H. Nielsen appeared before the Community Council in connection with the foregoing matter.

A communication (September 2001) from Ms. Nielsen, referred to in the foregoing report, was previously provided to all Members of Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

(Clause No. 5, Report No. 11)

**10.7 Declaration as Surplus - Part of Pitt Avenue (Closed)
South Side of Donside Drive Between
Victoria Park Avenue and Maybourne Avenue
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (November 1, 2001) from the Commissioner of Corporate Services, recommending that:

- (1) the Highway be declared surplus to municipal requirements and notice of the proposed sale be given to the public in accordance with the requirements of Municipal Code Chapter 213;
- (2) notice be given to the public of a proposed by-law to sell the Highway, in accordance with the requirements of the *Municipal Act*;
- (3) the Scarborough Community Council hold a public hearing concerning the proposed by-law if any person who claims that the person's land will be

prejudicially affected by the proposed by-law applies to be heard, in accordance with the requirements of the *Municipal Act*;

- (4) funds be taken from Cost Account RE3032 to cover the cost of publishing the public notice referred to in Recommendation (2) hereof;
- (5) an easement be granted to Bell Canada over the northerly four feet of the Highway across the full width of the Highway, for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of the existing facilities and for the construction of additional services;
- (6) the sale price for the easterly half of the Highway be set at \$112,000.00, plus GST, (if applicable) plus the purchaser's proportionate share of the cost of the reference plan to be prepared by the City and the out-of-pocket expenses incurred by the City to sell the Highway, and the easterly half of the Highway be offered for sale to the abutting owner to the east of the Highway, in accordance with the requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;
- (7) the sale price for the westerly half of the Highway be set at \$112,000.00, plus GST, (if applicable) plus the purchaser's proportionate share of the cost of the reference plan to be prepared by the City and the out-of-pocket expenses incurred by the City to sell the Highway, and the westerly half of the Highway be offered for sale to the abutting owner to the west of the Highway, in accordance with the requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;
- (8) if within 30 days of the City delivering its offers to the abutting owners, an abutting owner does not exercise its right to purchase the portion of the Highway which that abutting owner is entitled to purchase pursuant to Section 315 of the *Municipal Act*, the said portion of the Highway be offered for sale on the same terms and conditions to the other abutting owner, if the other abutting owner has exercised its right to purchase its share of the Highway and if neither abutting owner accepts the City's offer, the Highway be listed for sale on the open market;
- (9) either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to sign the Offer on behalf of the City;
- (10) the City Surveyor be requested to prepare the necessary reference plan if one or more of the City's offers is accepted;
- (11) the City Solicitor be authorized to complete the transactions referred to in Recommendation No. (5), (6), (7), and (8) 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

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

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

(Clause No. 6, Report No. 11)

**10.8 Sign By-Law Variance Application – New Pylon Sign
Neon Products Ltd., 1975 Eglinton Avenue East
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (November 5, 2001) from the Commissioner of Urban Development Services, recommending that the City not grant a variance to permit this request.

Councillor Altobello moved that the report of the Commissioner of Urban Development Services, dated November 5, 2001, be amended by:

- (1) striking out the staff recommendation; and
- (2) recommending to City Council that the Sign By-law Variance be granted, as requested by the applicant.

(Carried)

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

- Paul Lenneard, President, Donway Ford; and
- Dominic Rotundo, Neon Products.

(Clause No. 7, Report No. 11)

10.9 Request For Direction
Appeal of Minor Variance Application A103/01SC
The Cross of Christ Fellowship, 904 Markham Road
Woburn Community
(Ward 38 – Scarborough Centre)

The Community Council had before it a report (November 5, 2001) from the Director of Community Planning, East District, recommending that the City Solicitor and planning staff attend at the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the minor variance application.

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

(Clause No. 8, Report No. 11)

10.10 Request For Direction
Appeals of Minor Variance and Consent Applications
A221/00SC and B64/00SC
Sam Fry Enterprises Inc., 16 Corvette Avenue
Kennedy Park Community
(Ward 35 – Scarborough Southwest)

The Community Council had before it a report (November 8, 2001) from the Director of Community Planning, East District, recommending that the City Solicitor and planning staff attend at the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the minor variance and consent applications.

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

(Clause No. 9, Report No. 11)

10.11 Preliminary Report
Combined Application - TF CMB 2001 0014
Bionvest Investments Limited
Lands North of Borough Drive and South of
Scarborough Centre Rapid Transit Station
(Ward 38 – Scarborough Centre)

The Community Council had before it a report (November 8, 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. 19(g), Report No. 11)

10.12 Final Report

**Part Lot Control Exemption Application TF PLC 2001-0005
569306 Ontario Limited
South Side of Rural Avenue and
West Side of Glen Watford Drive
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (November 8, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) enact a Part Lot Control Exemption By-law for Lots 3 to 11 inclusive on Registered Plan 1986, on the south side of Rural Avenue and the west side of Glen Watford Drive, with such By-law to expire one (1) year from the date of passing of the By-law; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

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

(Clause No. 10, Report No. 11)

10.13 Ontario Municipal Board Decision Concerning

**Temporary Use By-Law (Dr. J. Filipko)
3717 Sheppard Avenue East, South-East Corner of
Birchmount Road and Sheppard Avenue East
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (October 31, 2001) from the City Solicitor, advising of the OMB Decision to approve the temporary use by-law for 3717 Sheppard Avenue East, thereby allowing the existing building to be used as a dental office for a three-year period, and recommending that this report be received for information.

On a motion by Councillor Kelly, the Scarborough Community Council received the aforementioned report.

(Clause No. 19(h), Report No. 11)

10.14 Unallocated Funding for Community Council

The Community Council had before it a communication (November 14, 2001) from Councillor Paul Sutherland, requesting that Community Council approve a motion to request the Chief Administrative Officer to report to City Council on the issue of unallocated funding for Community Councils.

- A. Councillor Cho moved that the communication from Councillor Sutherland be deferred at Community Council until after the 2003 Election to be considered as the first item of business at the start of the 2004 term.

(Lost)

- B. Councillor Soknacki moved that the communication from Councillor Sutherland dated November 14, 2001 and the report of the City Clerk dated November 19, 2001 be referred to the Policy and Finance Committee for consideration at its next meeting.

(Carried)

- C. Councillor Ashton moved that Motion B. of Councillor Soknacki be amended by adding thereto:

“That the report from the Chief Financial Officer include a financial model based on:

- (a) Assessment; and
(b) taxing capability/tax point share.”

(Lost)

Councillor Paul Sutherland appeared before the Community Council in connection with the aforementioned matter.

(Clause No. 19(i), Report No. 11)

10.15 Steeles Avenue East/CN Rail Grade Separation Near Kennedy Road Review of Findings of Class Environmental Assessment (Ward 39 - Scarborough-Agincourt)

The Community Council had before it a communication (October 17, 2001) from the City Clerk (Works Committee), advising that the Works Committee, at its meeting on October 17, 2001, referred the report (October 3, 2001) from the Commissioner of Works and Emergency Services respecting the review of the 1994 Steeles Avenue East/CN Rail Grade Separation Class Environmental Assessment, to the Scarborough Community

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Council for consideration of the business impact of the grade separation, with a request that staff of the Economic Development, Culture and Tourism Department be in attendance at that time.

Councillor Balkissoon moved that the report from the Commissioner of Works and Emergency dated October 3, 2001 be deferred to its meeting scheduled to be held on April 2, 2002, with the request that the Commissioners of Economic Development, Culture and Tourism, Urban Development Services and Works and Emergency Services, in consultation with the City Solicitor and the Chief Financial Officer (specifically with regard to the taxation issue), having regard for both options, i.e. Steeles Avenue East overpass versus underpass, report thereto on:

- (i) the economic impact on business in the area with respect to potential loss of commerce/decrease in land value, et cetera;
- (ii) the assessment and taxation impact;
- (iii) the planning impact of the larger commercial area on future developments;
- (iv) the status of the agreement with York Region for Steeles Avenue;
- (v) the request from Markham Council for a traffic signal at Redlea Avenue and whether this request would comply with the separation distance criteria of the City of Toronto; and
- (vi) the safety assessment of the grade separation with respect to train volumes and speeds;

and further, that all landowners in the vicinity be notified of the report and future meeting date.

The Community Council also received a communication (August 16, 2001) from Dave Richardson, Senior Project Manager, Marshall, Macklin, Monaghan Ltd., addressed to David Kaufman, General Manager, Transportation Services, submitted for the information of Community Council; a copy of which 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:

- Dave Richardson, Marshall, Macklin, Monaghan Ltd.; and
- Bruce McMinn, representing Alpha-Star Corporation.

(Clause No. 19(c), Report No. 11)

The Community Council recessed at 12:35 p.m., having agreed, by a two-thirds vote of the Members present and voting, to continue beyond 12:30 p.m. to complete discussion of the foregoing matter.

The Community Council reconvened at 2:00 p.m.

10.16 Final Report

**Zoning By-Law Amendment Application SC-Z19980040
Craiglee Nursing Home, 94-102 Craiglee Drive
9 and 11 Vanbrugh Avenue and 10 Sharpe Street
Cliffside 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 (November 2, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Cliffside Community Zoning By-law No. 9364, substantially in accordance with the draft Zoning By-law Amendment shown as Attachment No. 4;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) authorize the City Solicitor to draft a Site Plan Control By-law to incorporate the land added to the Craiglee Nursing Home property.

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:

- (November 5, 2001) from Wanda Allair, expressing concerns regarding traffic and parking; and
- (November 5, 2001) from Brian Penney, expressing concerns regarding traffic and privacy fencing around the parking lot.

Seppo Kanerva, Architect for the project, appeared before the Community Council in connection with the foregoing matter on behalf of the owner and in support of the staff recommendations.

(Clause No. 11, Report No. 11)

10.17 Final Report

**Combined Application - TF CMB 2001 0011
Convention Plaza Limited
North Side of Lee Centre Drive
Progress Employment District
(Ward 38 – Scarborough Centre)**

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 (November 6, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (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 Zoning By-law Amendment Bill to City Council for enactment, the owner shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the public benefits identified in the draft Zoning By-law Amendment outlined in Attachment No. 9, to the satisfaction of the City Solicitor.

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

Lorne Ross, Lorne Ross Planning Services Inc., representing the owner, appeared before the Community Council in connection with the aforementioned matter and in support of the staff recommendations.

(Clause No. 12, Report No. 11)

10.18 Final Report
Zoning By-Law Amendment Application TF ZBL 2001 0011
740 Ellesmere Road
Mondeo Developments Inc.
(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 (November 5, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law for the remaining undeveloped lands at 740 Ellesmere Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; 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 Kelly, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

The Community Council received a communication (November 14, 2001) from Huynh Thanh Liem, expressing concerns regarding possible increased traffic in the neighbourhood and insufficiency of school space to accommodate the increased density, 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.

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

- Wayne Hornsby, area resident, expressing concerns that this proposal will exacerbate the already heavy volume of traffic on Ellesmere Road which has seen a dramatic increase due to the nearby location of Home Depot and Price Costco operations; suggesting that the configuration of the Birchmount and Ellesmere

intersection and the corner location of two take-out/drive-thru food stores is already causing unacceptable traffic congestion and impacting area residents adversely even without the potential increase in traffic from the proposed development; and

representing Tridel, the owner, and in support of the staff recommendations:

- Eros Fiacconi, accompanied by:
- Paulo Stellato, who explained to Community Council the marketing rationale for modifying Tridel's original application to construct senior citizens' housing; and
- Geri Kozarys-Smith, of Marshall, Macklin, Monaghan, who addressed the traffic issues and submitted that the City's Transportation staff were in agreement that the current road system is more than adequate to accommodate traffic increases from the proposed development.

(Clause No. 13, Report No. 11)

10.19 Final Report

Combined Application - TF CMB 2001 0008

Kreadar Enterprises – Reno Depot Inc.

North-West Corner of Midland and McNicoll Avenues

Milliken Employment District

(Ward 41 – 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 the following reports:

(October 24, 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 5;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Milliken) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) direct staff to bring forward the zoning bill for enactment when the owner has entered into a financially secured servicing agreement with the City to construct a fully serviced municipal road and to extend the existing storm and sanitary sewers and watermain, from McNicoll Avenue to the north limit of the owner's lands, shown as Parts 2 and 3 on Attachment 1, all to the satisfaction of the

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Commissioner of Works & Emergency Services, and has undertaken to deed Parts 2 and 3 to the City; and

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

(November 10, 2001) from the Director of Community Planning, East District, recommending that City Council delete Recommendation No. (3) in the October 24, 2001 report of the Director of Community Planning, East District, which would have required the owner to enter into a financially-secured servicing agreement with respect to the extension of Silver Star Boulevard prior to enactment of the Zoning Bill.

- A. Councillor Cho moved that the foregoing matter be deferred to the next meeting scheduled to be held on January 29, 2002 with the request that a further community consultation meeting be held at the Yee Hong Centre for Geriatric Care.
- B. Councillor Balkissoon moved that the reports of the Director of Community Planning, East District, dated October 24 and November 19, 2001, be approved.

On the question of the adoption of Motion A. by Councillor Cho, a vote was taken, as follows:

Yeas: Councillor Cho – 1

Nays: Councillors Duguid, Moeser, Soknacki, Balkissoon, Ashton, Shaw, Berardinetti, Altobello – 8

Decided in the negative by a majority of 7.

On the question of the adoption of Motion B. by Councillor Balkissoon, it was carried.

The Community Council also received the following communications:

- (November 5, 2001) from Anita Tsui, objecting to the application on the basis that it would cause too much traffic; and
 - (October 31, 2001) from Ken Magill, expressing various concerns respecting this proposal.
- _____

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

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- Lorne Ross, Lorne Ross Planning Services Inc., on behalf of the applicant, in support of the staff recommendations and in reference to the safety concerns expressed in the aforementioned communication, assuring the Community Council that his client has a proud record of safety and implements a very sophisticated round the clock surveillance so that any fire safety issues would be identified very quickly and reported; that such measures exceed the standards demanded by the Fire and Building Codes; that this application conforms with the City's Official Plan and as such, urging Community Council's approval of the application, as submitted;
 - Ken Magill, area resident, reiterating his concerns detailed in the aforementioned communication; providing an overhead presentation of photographs taken in a similar retail establishment in an attempt to demonstrate the unsafe storage of flammable materials; maintaining that construction of the proposed building would pose a threat to the nearby residential neighbourhood; complaining that there has been insufficient information provided to the community in respect of safety, traffic congestion and environmental concerns; and indicating, while he is not entirely opposed to the development, the extremely short distance from it to occupied family dwellings causes him great concern;
 - Margaret Magill, area resident, concurring in the remarks made by Mr. Magill, and:
 - (a) submitting a 223-signature petition in opposition to the proposal on the basis of a 125,000 square foot building filled with flammable and toxic contents being proposed for construction so close to a residential neighbourhood and the subsequent increase in traffic in an area already burdened with traffic congestion; and
 - (b) submitting a communication, dated November 20, 2001, from Florence Wong, Yee Hong Centre for Geriatric Care, expressing concerns about safety issues arising from the proposal, the content of which Ms. Magill read aloud;
- the aforementioned petition and letter are on file in the Office of the City Clerk, Scarborough Civic Centre; and
- Rose Ziner, representing Ziner Lumber, expressing concern that the proposed extension of Silver Star Boulevard might adversely impact the Ziner Lumber lands in the vicinity.

(Clause No. 14, Report No. 11)

10.20 Final Report

Combined Application - TF CMB 2001 0012

Canada Lands Company CLC Limited

Lands North of McLevin Avenue, East and West of Tapscott

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 (October 31, 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 No. 14402 for the Malvern Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) amend the Site Plan Control By-law No. 21319 for the Malvern Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment No. 8; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Zoning By-law Amendment and draft Site Plan Control By-law as may be required.

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

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

(Clause No. 15, Report No. 11)

10.21 Final Report - City of Toronto Initiated Repeal of Agricultural Holding By-Laws and Birchcliff Community By-Law 2066 and Transfer of Lands Regulated to Appropriate Scarborough Community and Employment District By-Laws – SC WPS 2000 0010

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 (October 5, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend various former City of Scarborough Community and Employment District Zoning By-laws and repeal Agricultural Holding By-law 10217, Neilson Agricultural Holding By-law 13217, Malvern East Agricultural Holding By-law 13219 and Birchcliff Community By-law 2066 as follows, and substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1;

amend the following:

Agincourt Community Zoning By-law Number 10076;
Agincourt North Community Zoning By-law Number 12797;
Birchcliff Community Zoning By-law 8786;
L'Amoreaux Community Zoning By-law Number 12466;
Malvern Community Zoning By-law Number 14402;
Malvern West Community Zoning By-law Number 12181;
Milliken Community Zoning By-law Number 17677;
Rouge Community Zoning By-law Number 15907;
Steeles Community Zoning By-law Number 16762;
Tam O'Shanter Community Zoning By-law Number 12360;
Employment Districts Zoning By-law 24982;

repeal the following:

Agricultural Holding Zoning By-law 10217;
Neilson Agricultural Holding By-law 13217;
Malvern East Agricultural Holding By-law 13219;
Birchcliff Community By-law 2066; 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 Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 16, Report No. 11)

10.22 Final Report

City of Toronto-Initiated Technical Zoning By-law Amendment SC WPS 2000 0009 All Scarborough District Communities

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 (October 5, 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 the draft Zoning By-law Amendment attached as Attachment No. 1.

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

(Clause No. 17, Report No. 11)

10.23 Intention to Designate Under Part IV of The Ontario Heritage Act – 150 Borough Drive (Scarborough Civic Centre) (Ward 38 – Scarborough Centre)

The Community Council had before it a report (October 29, 2001) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) City Council state its intention to designate the property at 150 Borough Drive (Scarborough Civic Centre) 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 Kelly, the Scarborough Community Council deferred consideration of the aforementioned report to its next meeting scheduled to be held on January 29, 2002, with a request that the Commissioner of Economic Development, Culture and Tourism submit a further report thereto on the implications of designating the Scarborough Civic Centre under the Ontario Heritage Act.

(Clause No. 19(b), Report No. 11)

10.24 Preliminary Report

Combined Application - TF CMB 2001 0007

Royal Keele Developments Inc., 932 Danforth Road

Eglinton Community

(Ward 35 – Scarborough Southwest)

The Community Council had before it a report (November 2, 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 Altobello, the Scarborough Community Council approved the aforementioned report, subject to amending Recommendation No. (2) to expand the area of notification to include landowners and residents on both sides of Glenshephard Drive, Stavely Avenue, Tyne Court, Lombardy Crescent, Century Drive, Neston Avenue, Ordway Road, Falmouth Avenue, Winter Avenue, and Danforth Road from Winter Avenue to just west of Brimley Road; the cost of such expanded notification to be borne by the applicant.

(Clause No. 19(d), Report No. 11)

10.25 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 approved the aforementioned report, subject to amending Recommendation No. (2) to expand the area of notification to include landowners and residents on both sides of St. Quentin Avenue, Gradwell Drive, Eastville Avenue, Brooklawn Avenue from Kingston Road to Barkdene/Broadmead and Sloley Road from Gradwell to Brooklawn; the cost of such expanded notification to be borne by the applicant.

(Clause No. 19(e), Report No. 11)

10.26 Preliminary Report
Zoning By-Law Amendment Application - TF ZBL 2001 0017
Imperial Oil Limited, 4000 Finch Avenue East
Milliken Employment District
(Ward 39 – Scarborough Agincourt)

The Community Council had before it a report (November 6, 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 Shaw, the Scarborough Community Council approved the aforementioned report, subject to amending Recommendation No. (2) to expand the area of notification to include landowners and residents, including owners and residents of condominium units, within an area extending north to Trojan Gate and Dancy Avenue; west to Grove Hill Drive, Cross Hill Road, Adirondack Street, Wayside Avenue and Silver Springs Boulevard; south to Lovering Road and Bellbrook Road; and east to Bellefontaine Street, the south-east property line of 95 Bellefontaine Street and the GO Transit Rail Line; the cost of such expanded notification to be borne by the applicant.

Mr. Murray Evans, representing Imperial Oil Limited, appeared before the Community Council in connection with the foregoing matter and indicated his client's willingness to bear the cost of the expanded notification for the community consultation meeting.

(Clause No. 19(f), Report No. 11)

10.27 Authority to Regulate the Height of Weeds and Grass on Private Property

The Community Council had before it a communication (November 19, 2001) from Councillor Balkissoon, requesting that Community Council recommend to City Council that the City Solicitor be directed to make application to the Province of Ontario for the enactment of special legislation to permit the City of Toronto to enact a by-law to regulate the height of grass and weeds.

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

(Clause No. 18, Report No. 11)

10.28 The Draft New Municipal Act

On a motion by Councillor Balkissoon, the Scarborough Community Council requested the Commissioner of Urban Development Services to review the draft new Municipal Act as it pertains to the proposed legislated powers which would enable municipalities to pass by-laws to address "nuisance" related to activities on private property (front and side yards) and report thereon to Planning and Transportation Committee, such report to be referred to the Community Councils for comment.

(Clause No. 19(j), Report No. 11)

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Tuesday, November 20, 2001

The Community Council adjourned its meeting at 4:25 p.m.

Chair.