

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 3

Tuesday, April 2, 2002

The Scarborough Community Council met on Tuesday, April 2, 2002, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Members present:

	9:35 a.m. - <u>11:10 a.m.</u>	2:08 p.m. - <u>2:35 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	-	-
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 Shaw, the Minutes of the meeting of the Scarborough Community Council held on February 25, 2002, were confirmed.

Declarations of Interest

Councillor Shaw declared an interest in Minute No. 3.24 (Forest Vista Inc., 61-77 Town Centre Court) in that her family owns property to the south of the proposed development, and took no part in the discussion or vote thereon.

**3.1 Renaming of Garden Avenue to “Garden Park Avenue”
(Ward 41 – Scarborough Rouge River)**

The Scarborough Community Council, pursuant to Clause No. 2 of Report No. 10 of the Scarborough Community Council, as adopted by Council at its meeting held on November 6, 7 and 8, 2001, gave notice of the public hearing held by the Community Council on April 2, 2002, with respect to the proposed by-law to rename Garden Avenue as “Garden Park Avenue” in the Toronto Sun newspaper on March 12, 18, 25 and April 1, 2002; and no one appeared at the public hearing to address the Community Council.

Councillor Balkissoon moved that Scarborough Community Council recommend 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 Garden Avenue as “Garden Park Avenue”, in the form of the attached draft by-law, be enacted by Council.

(Carried)

(Clause No. 2, Report No. 3)

**3.2 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 the following reports:

(October 27, 2001) from 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 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; and

(March 25, 2002) from the Commissioner of Economic Development, Culture and Tourism, the Acting Director, Transportation Infrastructure Management, and the Director of Community Planning, East District, responding to Community Council’s request for further information in this regard.

Councillor Balkissoon moved that the report (October 3, 2001) from the Commissioner of Works and Emergency Services, and the supplementary joint report (March 25, 2002) from the Commissioner of Economic Development, Culture and Tourism, the Acting Director, Transportation Infrastructure Management and the Director of Community

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Planning, East District, be deferred to the meeting of Community Council to be held on June 4, 2002:

- (i) to permit the affected property owners more time to review the supplementary report; and
- (ii) to request that the Commissioner of Works and Emergency Services report further to Community Council providing more detailed information respecting the life-cycle cost comparisons between the underpass and overpass alternatives.

(Carried)

The Community Council also had before it the following communications:

- (August 16, 2001) from David B. Richardson, Marshall Macklin Monaghan Limited, respecting issues affecting his client, Canadian Tire Corporation;
- (December 3, 2001) from Rick G. Link, the Bank of Nova Scotia, respecting issues affecting a branch of The Bank of Nova Scotia in the area;
- (December 19, 2001) from Frederick A. Yack, Barrister & Solicitor, on behalf of Nova Depot Corporation, respecting issues affecting his clients, Business Depot and The Bank of Nova Scotia; and
- (March 27, 2002) from Stanley Makuch, Barrister & Solicitor, on behalf of Canadian Tire Real Estate Limited, requesting a deferral to the next Scarborough Community Council meeting;

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.

Mr. Bruce McMinn, Solicitor representing Alpha Star Corporation, appeared before Community Council in connection with the foregoing matter and indicated his client's concurrence in the further deferral.

(Clause No. 25(i), Report No. 3)

**3.3 Temporary Change in Parking Regulations on
Warden Avenue between Danforth Avenue and a Point
Approximately 250 Metres North of St. Clair Avenue East
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (March 19, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) for the duration of the water main construction project (scheduled to commence on or about March 25, 2002, and end on or about February 20, 2003) the existing parking regulations on Warden Avenue, between Danforth Avenue and a point approximately 250 metres north of St. Clair Avenue East be amended as identified in Appendix 2 of this report;
- (2) all costs associated with the aforementioned changes in parking regulations, including signing costs, be borne by the applicant/contractor, Clearway Construction Inc.; 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 Altobello, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 3)

**3.4. Proposed Installation of a Pedestrian Crossover on
Silver Springs Boulevard, 166 Metres West of Wayside Avenue
(Ward 39 – Scarborough Agincourt)**

The Community Council had before it a report (March 18, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the installation of a pedestrian crossover on Silver Springs Boulevard, 166 metres west of Wayside Avenue, as identified in Appendix 1 of this report be adopted, and
- (2) the appropriate by-law be amended accordingly.

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

(Clause No. 7, Report No. 3)

**3.5 Proposed Removal of Through Traffic Prohibitions on
Bay Mills Boulevard and Bonis Avenue at Birchmount Road
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (March 19, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the eastbound and westbound through traffic prohibition(s) be rescinded at the intersection of Birchmount Road and Bay Mills Boulevard/Bonis Avenue as identified in Appendix 1 of this report; 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.

(Clause No. 8, Report No. 3)

**3.6 Assumption of Services
Courtland Mews Co-Operative Homes Inc.
South-West Corner of Meadowvale Road and Highway No. 2A
(Ward 44 – Scarborough East)**

The Community Council had before it a report (February 12, 2002) from the Acting City Solicitor, recommending that:

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

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

(Clause No. 9, Report No. 3)

3.7 Preliminary Report
Combined Application TF CMB 2002 0002
Pacway Investments Inc.
Kennedy Road (East Side), South of McNicoll Avenue
Milliken Employment District
(Ward 39 – Scarborough Agincourt)

The Community Council had before it a report (March 12, 2002) 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.

Councillor Shaw moved that the report of the Director of Community Planning, East District, dated March 12, 2002, be approved, subject to expanding the notification area for the community consultation meeting to include the Silver Springs Community Association and the residential tenants in the Condominium buildings on the southwest corner of McNicoll Avenue and Kennedy Road; the cost of such expansion to be borne by the applicant.

(Carried)

(Clause No. 25(f), Report No. 3)

3.8 Preliminary Report
Combined Application TF CMB 2001 0006
The Norfinch Group Inc., 3070 Ellesmere Road
(Ward 43 – Scarborough East)

The Community Council had before it a report (March 19, 2002) 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 the local Community Association; and

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and to all persons attending the Community Consultation Meeting who request this notice.

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

(Clause No. 25(g), Report No. 3)

**3.9 Preliminary Report
Zoning By-Law Amendment Application TF ZBL 2002 0004
Metropolitan Toronto Habitat for Humanity Inc.
4277 Lawrence Avenue East, West Hill Community
(Ward 44 – Scarborough East)**

The Community Council had before it a report (March 19, 2002) 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 and to persons attending the Community Consultation Meeting who request notice.

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

(Clause No. 25(h), Report No. 3)

**3.10 Final Report
Part Lot Control Exemption Application TF PLC 2002 0001
Brucegate Holdings Inc.
S.W. Corner of Kingston Road and Asterfield Drive
(Ward 44 – Scarborough East)**

The Community Council had before it a report (March 6, 2002) from the Director of Community Planning, East District, recommending that City Council enact a Part Lot Control Exemption By-law for Block 64 on Registered Plan 66M-2367 on the south-west corner of Kingston Road and Asterfield Drive with such By-law to expire one year from the date of passing.

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

(Clause No. 12, Report No. 3)

3.11 Final Report
Part Lot Control Exemption Application TF PLC 2002 0002
1404615 Ontario Inc.
North and South Sides of Havenlea Road
(Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (March 11, 2002) from the Director of Community Planning, East District, recommending that City Council enact a Part Lot Control Exemption By-law for Lots 25 to 45, inclusive, on Registered Plan 66M-2073 on the south and north sides of Havenlea Road with such By-law to expire one year from the date of passing.

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

(Clause No. 11, Report No. 3)

3.12 Highland Creek Village
Urban Design Guidelines Study
(Ward 44 – Scarborough East)

The Community Council had before it a report (March 15, 2002) from the Director of Community Planning, East District, recommending that the Highland Creek Village Urban Design Guidelines, as submitted, be approved.

A. Councillor Moeser moved that the report of Director of Community Planning, East District, dated March 15, 2002, be approved.

(Carried)

B. Councillor Ashton moved that the Director of Community Planning, East District, be requested to report:

(i) on the establishment of a reserve fund, in consultation with the Chief Financial Officer and Treasurer, in support of infrastructure improvements to preserve and enhance the village character of lands within the public realm in the Highland Creek Village; and

(ii) on the ability to apply the Ontario Heritage Act to protect and enhance the Village character.

(Carried)

- C. Councillor Kelly moved that the Director of Community Planning, East District, be requested to report on initiatives that have involved a municipality aggressively buying land or gaining control to achieve proactive development.

(Carried)

- D. Councillor Moeser moved that the Director of Community Planning, East District, be requested, in consultation with himself, to arrange for a planning charrette to discuss the foregoing motion of Councillor Kelly.

(Carried)

(Clause No. 13, Report No. 3)

**3.13 Request for Direction - Upcoming OMB Hearing
Combined Application TF CMB 2001 0007
Royal Keele Developments Inc., 932 Danforth Road
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (March 19, 2002) from the Director of Community Planning, East District, recommending that staff be directed to:

- (1) attend the Ontario Municipal Board in opposition to the approval of the Official Plan Amendment application as the environmental and density issues have not been resolved;
- (2) continue to negotiate with the applicant to resolve the outstanding matters; and
- (3) report further on the rezoning application, if the rezoning application is appealed.

On a motion by Councillor Altobello, the Scarborough Community Council deferred the aforementioned report to permit a further community consultation meeting to be held, with the direction that all persons who attended the previous community meeting be invited, and staff present thereto all the options for this proposed development.

(Clause No. 25(j), Report No. 3)

**3.14 Sign By-Law Variance Request
Ground Sign at 1670 McCowan Road
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (March 12, 2002) from the Director of Building and Deputy Chief Building Official, East District, recommending that:

- (1) the request for variance from the former City of Scarborough Sign By-law No. 22980, as amended, be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval, of the requirement to obtain the necessary sign permit.

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

(Clause No. 14, Report No. 3)

**3.15 Toronto Fire Services Access to Morningside Avenue
(Ward 44 – Scarborough East)**

The Community Council had before it a report (March 13, 2002) from the Fire Chief, responding to a request by Councillor Moeser that the Fire Chief submit a report to Scarborough Community Council on the ability of emergency services to access 363 Morningside Avenue; advising that all concerns have been addressed by Fire Services; and recommending that this report be received for information.

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

(Clause No. 25(k), Report No. 3)

**3.16 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, referring a report, dated January 16, 2001, from the Commissioner of Corporate Services, recommending that the subject parcel of land be declared surplus; that the Community Council hear deputations thereon and provide its comments to the Administration Committee.

On a motion by Councillor Moeser, the Scarborough Community Council recommended to the Administration Committee that the subject parcel of land not be declared as surplus and be retained by the City.

The Community Council, during its previous consideration of the foregoing matter, also had before it a communication (June 5, 2001) from Mr. Clancy Delbarre, President, Highland Creek Community Association, urging retention of this parcel as green space, a

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

(Clause No. 25(l), Report No. 3)

**3.17 Sale of a Parcel of Land - South-West Corner of
Coronation Drive and Beechgrove Drive
(Ward 44 – Scarborough East)**

The Community Council had before it a report (March 14, 2002) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase submitted by 2010034 Ontario Ltd. to purchase the parcel of vacant land located on the southwest corner of Coronation Drive and Beechgrove Drive 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) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (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 she considers reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, with the request that the Chief Financial Officer and Treasurer report directly to City Council on April 16, 2002 indicating the account to which the proceeds of the sale of this property will be directed.

(Clause No. 15, Report No. 3)

**3.18 Proposed Police Service 43 Division
(Ward 44 – Scarborough East)**

The Community Council had before it a communication (March 15, 2002) from Councillor Ron Moeser, respecting City Council's approval of the funding to commence work on the new Toronto Police Service 43 Division; advising that the City-owned lands identified for the new station are currently designated Low Density Residential, requiring Official Plan and Zoning Amendment to implement Council's direction; and recommending that Community Council recommend to City Council that the

Commissioner of Urban Development Services be directed to commence City-initiated Official Plan and Zoning By-law amendments to accommodate the proposed use.

Councillor Moeser moved that the Commissioner of Urban Development Services be directed to commence City-initiated Official Plan and Zoning By-law amendments for only that portion of the lands on the south side of Lawrence Avenue East between Manse Road and Bennett Road which is to be conveyed to the Toronto Police Service for the construction of the proposed Police Service 43 Division.

(Carried)

(Clause No. 16, Report No. 3)

**3.19 Scarborough Civic Centre Safety Audit
(Ward 38 – Scarborough Centre)**

The Community Council had before it a joint report (February 20, 2002) from the Director of Community Planning, East District and Acting Director of Urban Design, submitting a joint report, at the request of Councillor Duguid, on the results of a safety audit conducted at the Scarborough Civic Centre on January 23, 2002, and recommending that the report be forwarded to the relevant Departments for appropriate action.

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

(Clause No. 25(m), Report No. 3)

**3.20. Disposition of a Parcel of Vacant Land
South Side of Holmcrest Trail
(Ward 44 – Scarborough East)**

The Community Council had before it a confidential report (March 18, 2002) from the Commissioner of Corporate Services, respecting the sale of City-owned property.

Councillor Moeser moved that the aforementioned report be adopted, thereby directing that the Commissioner of Corporate Services report directly to Council at its meeting on April 16, 2002, with further recommendations in this regard.

(Carried)

(Clause No. 24, Report No. 3)

**3.21 Red Oak Tree – Victoria Park Avenue and Neville Park Ravine
(Ward 36 – Scarborough Southwest)**

The Scarborough Community Council, at the request of Councillor Ashton:

- (a) discussed a situation in his Ward whereby a 120-year-old red oak tree on private property may be cut down to permit extension of a driveway; and permitted questions of appropriate staff respecting the former Scarborough Tree By-law, the Ravine By-law or any other legislative means, such as Interim Control, available to the City to protect this tree; and
- (b) recommended no action in this regard, having been advised by staff that there is no legislative authority available to the City to prevent destruction of this tree.

(Clause No. 25(n), Report No. 3)

The Community Council recessed at 11:10 a.m. and reconvened at 2:08 p.m.

**3.22 Final Report
Zoning By-Law Amendment Application TF ZBL 2001 0006
Part Lot Control Application TF PLC 2001 0002
Pajec Holdings Ltd., Showbanktree Holdings Ltd.,
Greenbanktree Power, Jack Bloom & Harold Langer
North-East Corner of Sheppard Avenue East and Malvern Street
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 the following reports:

(January 22, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Malvern Community Zoning By-law substantially in accordance with the draft Zoning By-law attached as Attachment No. 6;
- (2) direct staff to prepare a Part Lot Control Exemption By-law for the subject property which would remain in effect for a period of two (2) years, said By-law to be enacted upon registration of a Common Element Condominium for those parts of the property reliant upon the common element condominium driveway, or upon confirmation satisfactory to the City Solicitor by the solicitors for the

owners that a restriction under Section 118 of the Land Titles Act has been registered on those parts of the property, such restriction to require consent of the Commissioner of Urban Development Services to any transfer or charge of the lands or any portion thereof;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (4) support the proposed site plan as shown on Attachments 1 and 2; and

(March 18, 2002) from the Director of Development Engineering, District 4, responding to Community Council's request for further information respecting garbage collection on the interior roadway of this proposed development, and attaching a communication from Claude Lacombe, Architect for the project, in this regard.

On a motion by Councillor Cho, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report from the Director of Community Planning, East District.

The Scarborough Community Council, during its consideration of the foregoing matter, also had before it a communication (March 5, 2002) from Claude Lacombe, Architect for the project, regarding proposed roadway and garbage collection within the development, 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.

Mr. Claude Lacombe, Architect, on behalf of all the parties to the application, appeared before the Community Council in connection with the foregoing matter, and in support of the staff recommendations.

(Clause No. 18, Report No. 3)

3.23 Final Report
Zoning By-Law Amendment Application SC-Z2000025
John Weir, 6 Magnolia Avenue
Kennedy Park Community and
Birchmount Park 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 (February 19, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-laws for the Kennedy Park Community and the Birchmount Park Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

Mr. Daniel Benson, Architect for the project, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

(Clause No. 19, Report No. 3)

**3.24 Final Report
Combined Application TFCMB 2001 0016
Forest Vista Inc., 61-77 Town Centre Court
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 (February 19, 2002) 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 4;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Progress) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

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

Mr. Elio Zoffranieri, Agent for the Applicant, appeared before the Community Council in connection with the foregoing matter, and in support of the staff recommendations.

(Clause No. 20, Report No. 3)

3.25 Final Report

**Zoning By-Law Amendment Application TF ZB 2001 0020
Elaine Goldbach et al (Mon Sheong Foundation)
North-East Corner of McNicoll Avenue and Kennedy Road
Milliken Employment District
(Ward 39 – 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 (March 14, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Employment Districts Zoning By-law 24982 for the Milliken Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

The Community Council also had before it the following communications:

- (March 21, 2002) from the Manager, Land Services, Enbridge Consumers Gas, generally in support of the aforementioned application, the site of which abuts the Enbridge lands, but expressing concern that future residents might be disturbed by the impact of the noise, dust and odour levels which occur on the Enbridge property;
- (March 28, 2002) from Louis K.C. Cheung Architect Inc., in response to the concerns raised by Enbridge Consumers Gas; and
- (April 1, 2002) from Mertins Architects regarding the status of the woodland and traffic impact study for the property at 3131 Kennedy Road;

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.

Mr. Mitch Kowalski, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendation.

(Clause No. 21, Report No. 3)

3.26 Final 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 conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (February 19, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law for the Milliken Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

The Scarborough Community Council, during its consideration of the foregoing matter, had before it the following communications:

- (February 25, 2002) from John Ciavarella, expressing disappointment and concern regarding the elimination of service bays and requesting that Council and other levels of government apply pressure on the oil companies to retain repair service at their locations; and
- (April 2, 2002) from Bento de Sao Jose, requesting that no more service bays be closed;

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:

- Mr. John Ciavarella, reiterating the concerns expressed in his communication; and
- Mr. Murray Evans, Planning Consultant, on behalf of Imperial Oil Limited, in support of the staff recommendations, and responding to Mr. Ciavarella's concerns, advising that Imperial Oil Limited has taken a corporate position that the continuance of its automotive service bay operation has become non-viable due to market trends and changes in automotive product available today.

(Clause No. 22, Report No. 3)

3.27 Final Report

**Combined Application TFCMB 2001 0003
Petro-Canada, 3905 Sheppard Avenue East
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 (March 11, 2002) 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 proposed draft Official Plan Amendment attached as Attachment No. 5;
- (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. 6; 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.

(Clause No. 23, Report No. 3)

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

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Mr. Guy Bonney, representing Petro-Canada, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

The Community Council adjourned its meeting at 2:35 p.m.

Chair.