

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 4

Tuesday, May 7, 2002

The Scarborough Community Council met on Tuesday, May 7, 2002, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:42 a.m.

Members present:

	9:42 a.m. - <u>12:24 a.m.</u>	2:06 p.m. - <u>3:19 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	-	-

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

Confirmation of Minutes

On a motion by Councillor Berardinetti, the Minutes of the meeting of the Scarborough Community Council held on April 2, 2002, were confirmed.

**4.1 Minor Street Stop Sign on
Dalcourt Drive at Shoreview Drive
(Ward 44 – Scarborough East)**

The Community Council had before it a report (April 16, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the stop sign on Dalcourt Drive, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

(Clause No. 1, Report No. 4)

4.2 Proposed Speed Limit Reduction on Megan Avenue (Ward 44 – Scarborough East)

The Community Council had before it a report (April 16, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the 40 kilometre per hour speed limit on Megan 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 Moeser, the Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 2, Report No. 4)

4.3 Proposed Parking Prohibition on Elsbury Lane (Ward 44 – Scarborough East)

The Community Council had before it a report (April 16, 2002) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulation on Elsbury Lane, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

(Clause No. 5, Report No. 4)

**4.4 Status Report on Boulevard Parking
(All East District Wards)**

The Community Council had before it a report (April 16, 2002) from the Director of Transportation Services, District 4, responding to Community Council's request that a status report be provided in the first quarter of 2002 respecting the issue of boulevard parking in the East District, and recommending that this report be received for information.

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

(Clause No. 17(a), Report No. 4)

**4.5 Objection to the Designation of 140-150 Borough Drive
Scarborough Civic Centre
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (April 5, 2002) from the City Clerk, advising of the receipt of an objection to the proposed designation of the Scarborough Civic Centre, and recommending that:

- (1) in accordance with Subsection 29 (7) of the Ontario Heritage Act, R.S.O.1990, Chapter 0.18, the matter be referred to the Conservation Review Board for a hearing and report; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Moeser, the Community Council recommended to City Council the adoption of the aforementioned report, with the request that the City Solicitor be requested to support the efforts of the Scarborough Preservation Panel in the designation of 140 – 150 Borough Drive.

Mr. Richard Schofield, Chair, Scarborough Preservation Panel, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 4, Report No. 4)

**4.6 Renaming a Portion of Crouse Road to “Underwriters Road”
(Ward 37 – Scarborough Centre)**

The Community Council had before it a report (April 18, 2002) from the City Surveyor, recommending that:

- (1) subject to the requirements for changing the name of a street under the Municipal Act, the portion of Crouse Road, extending westerly from the east limit of Underwriters Road to Crockford Boulevard, illustrated on Attachment No. 1, be renamed to “Underwriters Road”; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 5, Report No. 4)

**4.7 Request for Variance from the Sign By-Law
Donway Ford Inc., 1975 Eglinton Avenue East
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (April 18, 2002) from the Director of Building and Deputy Chief Building Official, recommending that:

- (1) the request for variance be granted for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

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

(Clause No. 6, Report No. 4)

**4.8 Definition of Personal Service Shop Uses in
Neighbourhood Commercial and Community Commercial Zones
in the East District Zoning By-Laws – TF WPS 2001 0004**

The Community Council had before it the following reports:

(December 6, 2001) from the Director of Community Planning, East District, responding to City Council’s adoption of a Scarborough Community Council resolution that the East District Zoning By-laws be reviewed to more clearly define “Personal Service Uses”

therein and recommending that this report be forwarded to the New Zoning By-law Project staff for consideration in the preparation of a comprehensive Zoning By-law for the City of Toronto; and

(April 22, 2002) from the Director of Community Planning, East District, responding to Community Council's request for further definition between Neighbourhood Commercial and Community Commercial as applied to Personal Service Shop uses, and recommending that the previous report of the Director on this matter, dated December 6, 2001, be now approved.

On a motion by Councillor Ashton, the Community Council recommended to City Council the adoption of the report dated December 6, 2001, from the Director of Community Planning, East District.

(Clause No. 7, Report No. 4)

4.9 Preliminary Report
Combined Application TF CMB 2002 0004
Joseph Kastelic and Frank Markez, 60 Fairfax Crescent
Employment Districts Zoning By-Law (Golden Mile)
(Ward 35 – Scarborough Southwest)

The Community Council had before it a report (April 18, 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.

On a motion by Councillor Altobello, the Scarborough Community Council approved the aforementioned report, subject to expanding the notification to include the area bounded by Pharmacy Avenue, Warden Avenue, St. Clair Avenue, Leahurst Drive and Hymus Road; the cost of such expansion to be borne by the applicant.

Mr. Guido Laikve, Architect for the project, 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.

(Clause No. 17(b), Report No. 4)

4.10 Preliminary Report
Combined Application TF CMB 2002 0001
Sila W. Chopra, 1191 Ellesmere Road
Bendale Community
(Ward 37 – Scarborough Centre)

The Community Council had before it a report (April 18, 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.

On a motion by Councillor Berardinetti, the Community Council approved the aforementioned report, subject to further consultation with the local Community Associations.

(Clause No. 17(c), Report No. 4)

4.11 Preliminary Report
Zoning By-Law Amendment Application TF ZBL 2001 0016
Lebovic Enterprises Limited, 2950 Kennedy Road
L'Amoreaux Community
(Ward 39 – Scarborough Agincourt)

The Community Council had before it a report (April 22, 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.

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

(Clause No. 17(d), Report No. 4)

4.12 Preliminary Report
Official Plan Amendment Application TF OPA 2002 0001
Zoning By-Law Amendment Application TF ZBL 2001 0022
Canadian Tire Corporation
4600 and 4630 Sheppard Avenue East
Employment Districts Zoning By-Law (Marshalling Yard)
(Ward 41 – Scarborough Rouge River)

The Community Council had before it a report (April 23, 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.

On a motion by Councillor Balkissoon, the Community Council approved the aforementioned report, subject to requesting the Director to discuss with the applicant the expansion of notification area to include the abutting communities, the cost of such expansion to be borne by the applicant.

(Clause No. 17(e), Report No. 4)

4.13 Preliminary Report
City-Initiated Combined Application TF CMB 2002 0005
South Side of Lawrence Avenue East, East of Manse Road
(Site of Proposed 43 Division Police Station)
(Ward 44 – Scarborough East)

The Community Council had before it a report (April 23, 2002) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to work with the Ward Councillor, the Toronto Police Services and the working group in order to expedite the processing of this application; and
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to the members of the working group established by the Ward Councillor and the local Community Association.

On a motion by Councillor Ashton, the Scarborough Community Council approved the aforementioned report, subject to adding the words "Emergency Medical Services" after the words "the Toronto Police Services," in Recommendation No. (1).

(Clause No. 17(f), Report No. 4)

4.14 Final Report

**Part Lot Control Exemption Application TF PLC 2002 0003
Stonemark Investments Ltd., 1-44 Eli Shackleton Court
(Ward 44 – Scarborough East)**

The Community Council had before it a report (April 11, 2002) from the Director of Community Planning, East District, recommending that City Council enact a Part Lot Control Exemption By-law for Part of Lot 10, Concession 1, being Nos. 1-44 Eli Shackleton Court, on the south side of Kingston Road, with such By-law to expire one year from the date of passing.

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

(Clause No. 8, Report No. 4)

**4.15 Phase 4 Scarborough Transportation Corridor
Land Use Study – SC-W19990005
(Ward 36 – Scarborough Southwest)**

The Community Council had before it the following reports:

(January 8, 2002) from the Director of Community Planning, East District, recommending that Community Council direct staff to:

- (1) circulate the Discussion Paper to City Departments, agencies, the Scarborough Village South Community Association, the working group, and others requesting a copy;
- (2) convene a Community Information Meeting in consultation with the Ward Councillor; and
- (3) prepare a Final Report with recommendations for appropriate land use designations and draft Official Plan and Zoning By-law Amendments for the Scarborough Village portion of the Phase 4 STC Land Use Study; this report to be presented at a Public Meeting of the Scarborough Community Council on June 4, 2002, with notice of the Public Meeting to be given by newspaper advertisement and to all persons who requested notice during the study; and

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(April 23, 2002) from the Director of Community Planning, East District, responding to Community Council's request, from its February 25, 2002, meeting, that the Director, in consultation with the City Solicitor, report back to Community Council, outlining a procedure under the Planning Act to accomplish an Official Plan and Zoning designation as Open Space for the publicly-held lands in the Scarborough Village area of the Phase 4 Land Use Study, and recommending that this report be received for information.

Councillor Ashton moved that:

- (1) the reports from the Director of Community Planning, East District, dated April 23, 2002 and January 8, 2002, be received; and
- (2) the Director of Community Planning, East District, be instructed:
 - (a) to prepare and submit to Scarborough Community Council Official Plan and Zoning By-law amendments to designate and zone as "Open Space" the City owned properties referred to therein; and
 - (b) to further discuss with the Community and the Ward Councillor those properties identified as Low Density Residential (RL) in Figure 2 in order to identify public interest.

(Carried)

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

- Ms. Anita Thachuk, representing the Scarborough Village Community Association; and
- Ms. Glenis Emmet, a member of The Caring Alliance.

(Clause No. 14, Report No. 4)

**4.16 Upcoming Ontario Municipal Board Hearing
Official Plan and Zoning Amendments and
Draft Plan of Subdivision Application
SC-P20000014, SC-Z20000023 and SC-T20000002
Transmetro Properties Limited
S.W. Corner of Brimley Road and Highway 401 & 350 Progress
(Ward 37 – Scarborough Centre)**

The Community Council had before it a report (April 22, 2002) from the Director of Community Planning, East District, seeking instructions for an upcoming Ontario Municipal Board Hearing and recommending that:

- (1) the City Solicitor be instructed to attend at the OMB hearing to oppose the appeals and the development proposal in its current form and to resolve any incidental matters which may arise during the course of the hearing;
- (2) in the event the applicant is willing to:
 - (a) amend the applications to address the issues identified in the Preliminary Report, dated January 8, 2001, and;
 - (b) provide appropriate public benefits in exchange for additional density pursuant to Section 37 of the Planning Act;

the City Solicitor, in consultation with the Director of Community Planning, East District, be instructed to report back to Scarborough Community Council for further instructions.

- A. Councillor Berardinetti moved that the report of the Director of Community Planning, East District, dated April 22, 2002, be approved.

(Carried)

- B. Councillor Duguid moved that the motion of Councillor Berardinetti be amended by adding that the concerns of the adjacent industrial users be given priority and that future expansion plans of adjacent industrial users be considered in any future planning for this site.

(Carried)

Mr. Adrian Litavski, representing Kraft Canada Inc. and Dad's Cookies appeared before the Community Council in connection with the aforementioned matter.

(Clause No. 15, Report No. 4)

**4.17 Sale of Surplus Property to Hudson Developments Inc.
Part of Vacant Parcel of Land, Rear of 3132 Eglinton East
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (April 24, 2002) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase in the amount of \$99,000.00 from Hudson Developments Inc. (“Hudson”) to purchase the City-owned land, shown as Part 2 on the attached preliminary draft reference plan prepared by Rabideau & Czerwinski, OLS, 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 Duguid, the Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 12, Report No. 4)

**4.18 Assumption of Services
Okson Holdings Inc. (Formerly Sisters of St. Joseph)
South Side of St. Clair Avenue East, West of Warden Avenue
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (May 1, 2002) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2312 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) Legal Services Division be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$5,000.00, as set out in the attached report; and

- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

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

(Clause No. 13, Report No. 4)

**4.19 Ontario Municipal Board Appeal
Official Plan and Zoning Amendments and
Draft Plan of Subdivision Application
SC-P20000014, SC-Z20000023 and SC-T20000002
Transmetro Properties Limited
S.W. Corner of Brimley Road and Highway 401 & 350 Progress
(Ward 37 – Scarborough Centre)**

The Community Council had before it a confidential report (April 30, 2002) from the City Solicitor, having regard that the subject matter may involve litigation or potential litigation.

Councillor Berardinetti moved that the aforementioned confidential report be received, having regard that on the advice of legal staff, the Community Council is satisfied that sufficient instruction is provided for the upcoming Ontario Municipal Board hearing by the adoption of the report, dated April 22, 2002, from the Director of Community Planning, East District.

(Carried)

(Clause No. 16, Report No. 4)

The Community Council recessed at 12:24 p.m. and reconvened at 2:06 p.m.

**4.20 Final Report
Zoning By-Law Amendment Application TF ZBL 2002 0003
F. and M. Graham, 1408 and 1410 Kingston Road
Birchcliff 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 (April 15, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Birchcliff Community Zoning By-law for 1408 and 1410 Kingston Road substantially in accordance with the draft Zoning By-law Amendment provided as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On a motion by Councillor Ashton, the Community Council recommended to City Council the adoption of the aforementioned report, with a request that the Director report back to Community Council on available planning options and tools to satisfy future parking demands on Kingston Road between Victoria Park Avenue and Birchmount Road.

The Community Council also had before it a communication (May 1, 2002) from Randy Bentley, President and Hedi Greenwood, Secretary, Birch Cliff Community Association, expressing concerns regarding insufficient parking on site, a copy of which is on file in the Office of the City Clerk, Scarborough Civic Centre.

Mr. Fitzroy Graham, the applicant, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendation.

(Clause No. 9, Report No. 4)

4.21 Final Report
Zoning By-Law Amendment Application TF CMB 2001 0002
Chieftan Investments, 1275 Kennedy Road
Employment Districts Zoning By-Law (Dorset Park)
(Ward 37 – 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 (March 26, 2002) from the Director of Community Planning, East District, recommending that City Council **refuse** the application to amend the Employment Districts Zoning By-law (Dorset Park) for the former City of Scarborough to permit the sale and storage of carpets, a density increase and a reduced parking standard for the property at 1275 Kennedy Road.

Councillor Berardinetti moved that:

- (1) the recommendation in the report of the Director of Community Planning, East District, to refuse this application, be struck out; and
- (2) the application by Chieftan Investments be approved, subject to:
 - (a) the existing zoning being amended to permit marketplace signs and retail carpet sales only;
 - (b) parking at a minimum ratio of 0.8 spaces per 100 square metres of retail carpet sales use; and
 - (c) a maximum gross floor area for all buildings, excluding basements, not to exceed 0.52 times the area of the lot.

(Carried)

The Scarborough Community Council, also had before it a communication (May 6, 2002) from Lionel Miskin, Shanemark Management and Investments Inc., indicating they have no objection to the proposed rezoning in general, but expressing concerns regarding parking requirements and adequacy of driveways to prevent any back-up of cars out onto Kennedy Road, a copy of which 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. Sasha Milenov, Architect for the project, in support of the staff recommendations; and
- Mr. Grant Bacchus, Transportation Consultant for the applicant, who made a presentation based on the transportation study carried out for this project which indicated that the proposed parking is adequate for the use.

(Clause No. 10, Report No. 4)

4.22 Final Report
Zoning By-Law Amendment Application TF ZBL 2001 0019
Han-Len Holdings Inc., 4150 Finch Avenue East
Employment Districts Zoning By-Law (Milliken)
(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 a report (April 5, 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. 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 Balkissoon, the Community Council recommended to City Council the adoption of the aforementioned report.

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

- Mr. Joseph Virgilio, Solicitor for 1432827 Ontario Inc., the abutting owner to the west, indicating his client's objection to the proposed use, particularly with respect to the automobile repair and car wash aspect of the operation, suggesting that the use is not compatible with the area and requesting that if this proposal is approved, that his client have the opportunity to participate in any site plan process to ensure adequate buffering between the properties; and
- Mr. Richard Drosnes, the applicant, on behalf of Hertz Rent-a-Car Canada, in support of the staff recommendations; and indicating with respect to the concerns expressed regarding automobile repair and car wash uses, that it is the intention of his client to simply carry out routine minor maintenance and washing of returned vehicles, between rentals, as is the norm with all car rental agencies.

(Clause No. 11, Report No. 4)

The Community Council adjourned its meeting at 3:19 p.m.

Chair.