

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 1**

**Tuesday, January 21, 2003**

The Scarborough Community Council met on Tuesday, January 21, 2003, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Members present:

	9:35 a.m. - <u>11:50 a.m.</u>	2:15 p.m. - <u>3:35 p.m.</u>
Councillor Ron Moeser, Chair	-	-
Councillor Norm Kelly, Vice 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 Sherene Shaw	x	x
Councillor David Soknacki	x	x

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

**Declarations of Interest**

Councillor Shaw declared an interest in Minute No. 1.19 (Knightstone Capital Management Inc. (Formerly McCowan Centre Inc.), North-East Corner of McCowan Road and Ellesmere Road), in that she and her family own property in the vicinity of the proposed development, and took no part in the discussion or vote thereon.

**Confirmation of Minutes**

On a motion by Councillor Balkissoon, the Minutes of the meeting of the Scarborough Community Council held on November 12, 2002, were confirmed.

**1.1 Scarborough Community Preservation (LACAC) Panel  
2002 Annual Report**

The Community Council had before it a communication (January 1, 2003) from Richard Schofield, Chairman, submitting the report of the activities of the Scarborough Community Preservation Panel for the year 2002.

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

Mr. Richard Schofield appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 21(a), Report No. 1)**

**1.2 Road Closing – A Portion of Borough Drive  
Between Triton Road and Progress Avenue  
(Ward 38 – Scarborough Centre)**

The Scarborough Community Council, pursuant to Clause 10, Report No. 7 of the Scarborough Community Council, and Clause 16, Report No. 10 of the Administration Committee, adopted by City Council at its Special Meeting held on July 30, 31 and August 1, 2002, held a public meeting and notice, in accordance with the Municipal Act, 2001, of the proposed enactment of the draft by-law to permanently close the portion of Borough Drive located between Triton Road and Progress Avenue, was advertised in a daily newspaper on January 6, 2003 and posted on the City's web site for two weeks. No one addressed the Scarborough Community Council.

Councillor Duguid moved that the 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 permanently close the portion of Borough Drive located between Triton Road and Progress Avenue, be enacted by Council.

**(Carried)**

**(Clause No. 1, Report No. 1)**

**1.3 Preferred Strategy and 25-Year Implementation Plan  
for the City of Toronto  
Wet Weather Flow Management Master Plan**

The Community Council had before it a communication (December 9, 2002) from the City Clerk, forwarding Clause 23, Report No. 15 of the Policy and Finance Committee,

which was adopted, as amended, by City Council at its meeting held on November 26, 27 and 28, 2002, with the direction that it be circulated to the Community Councils for comment to the Commissioner of Works and Emergency Services, the Commissioner to report back with a revised policy incorporating any changes which may be necessary.

On a motion by Councillor Ashton, the Community Council referred this matter to the General Manager of Water and Wastewater Services with the request that he report back to Scarborough Community Council on the implications of the Policy for the East District and whether the needs of the East District have been properly addressed.

**(Clause No. 21(b), Report No. 1)**

**1.4 Request for Exemption  
Chapter 447, Toronto Municipal Code, Fences  
1318 Warden Avenue  
(Ward 37 – Scarborough Centre)**

The Community Council had before it a report (November 28, 2002) from the East District Manager, Municipal Licensing and Standards and Court Services, recommending that City Council grant an exemption to the provisions of Toronto Municipal Code, Chapter 447, to allow construction of a fence in the flankage yard to a maximum height of 2 metres subject to compliance with all other applicable provisions of Chapter 447.

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

**(Clause No. 2, Report No. 1)**

**1.5 Naming of Proposed Private Lane at 689 Danforth Road  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (December 16, 2002) from the City Surveyor, recommending that:

- (1) the proposed private lane to be located at the residential development at 689 Danforth Road, illustrated on Attachment No. 1, be named "Asa Mews";
- (2) the developer, Inaugural Source, be required to pay the costs estimated to be in the amount of \$250, for the fabrication and installation of a street name sign; 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 Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 3, Report No. 1)**

**1.6 Assessment and Restoration of Memorials and Cenotaphs  
(All Wards)**

The Community Council had before it a report (December 18, 2002) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's request at its previous meeting for a report on the status of the restoration of memorials and cenotaphs in the City of Toronto, and recommending that this report be received for information.

On a motion by Councillor Ashton, the Community Council received the aforementioned report, and requested City Council to direct the Commissioner to approach the Trillium Foundation and the Minister of Canadian Heritage for potential funding in support of restoration of memorials and cenotaphs in the City of Toronto.

**(Clause No. 4, Report No. 1)**

**1.7 Request for All-Way Stop Controls on Hill Crescent at  
Brinloor Boulevard and at Duncombe Boulevard  
(Ward 36 – Scarborough Southwest)  
(Ward 43 – Scarborough East)**

The Community Council had before it a report (January 6, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) all-way stop control not be installed on Hill Crescent at Brinloor Boulevard; and
- (2) all-way stop control not be installed on Hill Crescent at Duncombe Boulevard.

Councillor Soknacki moved that the aforementioned report (January 6, 2003) from the Director of Transportation Services, District 4, be amended by striking out the staff recommendation, and recommending that:

- (1) all-way stop controls be installed on Hill Crescent at Duncombe Boulevard;
- (2) additional police enforcement be requested on Hill Crescent; and
- (3) the appropriate by-law be amended accordingly.

**(Carried)**

Councillor Ashton moved that all-way stop controls be installed on Hill Crescent at Brinloor Boulevard.

(Carried)

Mr. Dick Vaillancourt appeared before the Community Council in connection with the foregoing matter.

(Clause No. 5, Report No. 1)

**1.8 Proposed Stop Signs on Schooner Lane  
(Ward 44 – Scarborough East)**

The Community Council had before it a report (January 6, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the “compulsory stops” regulation, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

(Clause No. 6, Report No. 1)

**1.9 Request for Direction  
Amendment to Site Plan Control Area By-Law No. 21319  
Trivest Development Corporation (TF ZBL 2002 0005)  
66 Byng Avenue  
Oakridge Community  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (January 7, 2003) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend Site Plan By-law 21319 to delete the lands known as 66 Byng Avenue, substantially in accordance with the draft by-law attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft by-law as may be necessary.

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

**(Clause No. 7, Report No. 1)**

**1.10 Request for Direction  
Ontario Municipal Board Appeal  
Minor Variance Application No. A205/02SC  
Forest Wood Estates Limited, 2040-2050 Ellesmere Road  
Progress Employment District  
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (December 11, 2002) from the Director of Community Planning, East District, recommending that:

- (1) City Council appeal the Committee of Adjustment, East District Panel's decision of December 4, 2002, which approved Minor Variance Application No. A205/02SC;
- (2) the City Solicitor and Planning staff be directed to attend any Ontario Municipal Board hearing related to the appeal of the minor variance; and
- (3) the City Solicitor be directed to not object to any consolidation of the appeals for Minor Variance #A205/02SC and Site Plan Control Application SC-S20000027.

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

**(Clause No. 8, Report No. 1)**

**1.11 Request for Direction  
Zoning By-Law Amendment Application SC-Z98011  
First Alliance Church, 3250 Finch Avenue East  
Eastern District of The Christian &  
Missionary Alliance in Canada  
L'Amoreaux Community  
(Ward 39 – Scarborough Agincourt)**

The Community Council had before it a report (December 20, 2002) from the Director of Community Planning, East District, recommending that City Council repeal Zoning By-law Amendment No. 765-2002 from the L'Amoreaux Community Zoning By-law No. 12466 for the reasons outlined in the Director's report.

Councillor Shaw moved that the report, dated December 20, 2002, from the Director of Community Planning, East District, be deferred to the Scarborough Community Council

meeting scheduled to be held on April 1, 2003 with the request that the Director report at that time on the status of the Site Plan.

(Carried)

(Clause No. 21(c), Report No. 1)

**1.12 Request for Direction  
Upcoming Ontario Municipal Board Hearing  
Plan of Subdivision Application TF SUB 2002 0006  
Site Plan Control Application TF SPC 2002 0084  
Canderel Stoneridge Equity Group  
2055 Kennedy Road  
South Agincourt Employment District  
(Ward 40 - Scarborough Agincourt)**

The Community Council had before it a report (December 24, 2002) from the Director of Community Planning, East District, recommending that the City Solicitor be instructed to appear at the upcoming Ontario Municipal Board hearing in opposition to the applications by Canderel Stoneridge Equity Group for Plan of Subdivision and Site Plan Control approval.

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

(Clause No. 9, Report No. 1)

**1.13 Preliminary Report  
Zoning By-Law Amendment Application TF ZBL 2002 0023  
Canada Kanthaswamy Temple Society  
733 Birchmount Road  
Ionview Community  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (December 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 area for the community consultation meeting, the boundaries to be determined by the Ward Councillor in consultation with the planner, and the cost of such expansion to be borne by the applicant.

**(Clause No. 21(d), Report No. 1)**

**1.14 Preliminary Report**

**Zoning By-Law Amendment Application TF ZBL 2002 0016  
Carnforth Christian Centre, 3576 St. Clair Avenue East  
Kennedy Park Community  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (January 6, 2003) 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 Community Council approved the aforementioned report, subject to expanding the notification area for the community consultation meeting, the boundaries to be determined by the affected Ward Councillors (Councillors Altobello and Ashton) in consultation with the planner, and the cost of such expansion to be borne by the applicant.

**(Clause No. 21(e), Report No. 1)**

**1.15 Preliminary Report**

**Zoning By-Law Amendment Application TF ZBL 2002 0020  
Plan of Subdivision Application TF SUB 2002 0008  
1369734 Ontario Inc., 1841 Neilson Road  
Morningside Heights Community  
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (January 6, 2003) 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 Cho, the Scarborough Community Council deferred consideration of the aforementioned report to the Special meeting of Scarborough Community Council scheduled to be held on February 20, 2003.

**(Clause No. 21(f), Report No. 1)**

#### **1.16 Final Report**

**Combined Application TF CMB 2002 0010  
1507656 Ontario Limited, 27 Leyton Avenue  
Oakridge Community  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (January 6, 2003) from the Director of Community Planning, East District, recommending that City Council **refuse** the application on the basis that the proposal represents an over-development of the subject land and is not in keeping with Council's policy direction for Neighbourhoods.

On a motion by Councillor Altobello, the Scarborough Community Council deferred consideration of the aforementioned report, in order to permit a community consultation meeting to take place in consultation with the Ward Councillor.

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The Community Council, during its consideration of the foregoing matter, also had before it a communication (January 16, 2003) from Adam J. Brown, Brown Dryer Karol, Barristers and Solicitors, requesting deferral to permit further consultation between staff and the applicant.

**(Clause No. 21(g), Report No. 1)**

**1.17 Final Report**

**Application TF CMB 2002 0016  
Site Plan Control Application TF SPC 2002 0089  
Claudiana Development Limited  
216 Scarborough Golf Club Road  
Scarborough Village Community  
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (January 8, 2003) from the Director of Community Planning, East District, recommending that City Council **refuse** the applications to amend the Official Plan and Zoning By-law and the Site Plan Control application proposing 49 townhouse units at 216 Scarborough Golf Club Road.

Councillor Ashton moved that:

- (1) the recommendation in the report (January 8, 2003) from the Director of Community Planning, East District, be struck out;
- (2) Council be advised that the Scarborough Community Council does not support the proposal in its present form and has directed staff to:
  - (i) continue meeting with the applicant to deal with the fundamental planning issues raised;
  - (ii) convene a community consultation meeting, the area of circulation to be determined in consultation with the Ward Councillor; and
  - (iii) the cost of such notification be borne by the applicant.

**(Carried)**

**(Clause No. 10, Report No. 1)**

**1.18 Status of Development Charges – East District**

The Community Council had before it a report (January 7, 2003) from the Chief Financial Officer and Treasurer, responding to Community Council's request, at its previous meeting, for a report respecting Development Charge accounts for the East District, and recommending that this report be received for information.

Councillor Balkissoon moved that the report (January 7, 2003) from the Chief Financial Officer and Treasurer, be received, and the Chief Financial Officer and Treasurer be requested to report to the Scarborough Community Council meeting to be held on June 10, 2003, on:

- (1) all development charges that are in the Capital Budget and the encumbrances for 2002; and
- (2) status of Section 37 funding approved in Scarborough area prior to amalgamation and since amalgamation including the balances in those accounts; and in particular, the balance, if any, in the City Centre Cultural facility fund.

(Carried)

(Clause No. 21(i), Report No. 1)

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The Community Council recessed at 11:50 a.m. and reconvened at 2:15 p.m.

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#### **1.19 Final Report**

**Zoning By-Law Amendment Application TF ZBL 2002 0008  
Knightstone Capital Management Inc.  
(Formerly McCowan Centre Inc.)  
North-East Corner of McCowan Road and Ellesmere Road  
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 the following reports:

(January 6, 2003) from the Director of Community Planning, East District, reporting on a revised application by Knightstone Capital Management Inc. (formerly McCowan Centre Inc.) and now recommending that City Council:

- (1) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (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) before introducing the necessary Bill to City Council for enactment, require the applicant to apply for Site Plan Control approval under Section 41 of the Planning Act for the development, generally consistent with the development concept identified on Attachments 1 to 4; and

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(October 23, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) 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 No. 5;
- (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) before introducing the necessary Bill to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

Councillor Duguid moved that the report (January 6, 2003) from the Director of Community Planning, East District, be approved, subject to adding further direction that staff address the following issues during the Site Plan approval process:

- (1) the provision of exceptional street edge treatment along McCowan Road that contributes to the animation of McCowan Road;
- (2) that the McCowan Road street edge treatment address pedestrian needs for safety, comfort, and visual interest;
- (3) that outdoor patios be included on the east side of McCowan Road, where possible, to contribute to street edge treatment; and
- (4) that the 25 m building set back imposed on the south side of the project along Ellesmere Road include a high quality of interim landscaping, pending construction of the office and remaining commercial components.

**(Carried)**

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The Community Council also received written submissions from:

- Harry Armstrong; and
- Monica Turi, Tenant Co-ordinator, Blue Danube House;

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

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

- Lorne Ross, Planning Consultant for the applicant; and
- Harry Armstrong.

**(Clause No. 12, Report No. 1)**

**1.20 Final Report**

**Zoning By-Law Amendment Application TF ZBL 2002 0018  
Nick Brokalakis, 2635 Victoria Park Avenue  
L'Amoreaux Community  
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (January 6, 2003) from the Director of Community Planning, East District, recommending that City Council **refuse** the application to amend the L'Amoreaux Community Zoning By-law for the former City of Scarborough to permit a roof-mounted sign on the existing building at 2635 Victoria Park Avenue.

Councillor Kelly moved that:

- (1) the recommendations in the report (January 6, 2003) from the Director of Community Planning, East District, to refuse this application, be struck out;
- (2) the applicant be requested to submit an Official Plan Amendment application to accommodate the Zoning By-law Amendment; and
- (3) a Public Meeting under the Planning Act, to consider the Official Plan and Zoning By-law Amendments, be targeted for the Special meeting of Community Council to be held on February 20, 2003.

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

Yeas: Councillors Altobello, Balkissoon, Berardinetti, Duguid, Kelly, Shaw -6

Nays: Councillor Ashton -1

Decided in the affirmative by a majority of 5.

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Speros Kanellos, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 11, Report No. 1)**

**1.21 Final Report**  
**City-Initiated Technical Zoning By-law Amendments**  
**TF WPS 2002 0006 Various East 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 person appeared before the Community Council in this regard.

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

- (1) amend the Zoning By-laws for the affected Communities and Employment Districts 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.

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

**(Clause No. 13, Report No. 1)**

**1.22 Final Report**  
**Combined Application TF CMB 2002 0001**  
**Sila W. Chopra, 1191 Ellesmere Road**  
**Bendale Community**  
**(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 (December 10, 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 No. 6;
- (2) amend the Zoning By-law for the Bendale Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and

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

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

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Dobrivoje Jovanovski, on behalf of the applicant, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 14, Report No. 1)**

**1.23 Final Report**

**Combined Application TF CMB 2002 0003**

**Victoria Court Limited, 2933 Sheppard Avenue East**

**Sullivan 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 (December 16, 2002) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Sullivan Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Sullivan Community Zoning By-law 10717 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) require the owner to enter into an agreement with the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the public benefits identified in Exception Number 29 of the Sullivan Community Zoning By-law 10717, to the satisfaction of the City Solicitor, before introducing the necessary Bills to City Council for enactment.

Councillor Kelly moved that:

- (1) the report (December 16, 2002) from the Director of Community Planning, East District, be referred back for further consultation with the Ward Councillor, staff and the applicant with respect to resolving the parking issues to the satisfaction of the area residents and with respect to landscaping;
- (2) the Public Meeting under the Planning Act be continued at the Scarborough Community Council meeting scheduled to be held on April 1, 2003, commencing at 2:00 p.m.; and
- (3) the Director report to the April 1, 2003 meeting on the results of the further consultation.

**(Carried)**

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

- (January 8, 2003) from Kyeong Hee Kim and Jun Bae Kim, in opposition to the application; and
- (January 7, 2003) from John Egan, in opposition to the application.

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

- Clifford Korman, Architect;
- Henryk Bekier; and
- John Egan.

**(Clause No. 21(h), Report No. 1)**

#### **1.24 Adult Video Store By-law for the Former City of Scarborough**

The Community Council had before it a communication (December 6, 2002) from the City Clerk, advising that City Council, at its meeting held on November 26, 27 and 28, 2002, struck out Clause 20, Report No. 10 of the Scarborough Community Council and referred it back to the Community Council for further consideration, together with the confidential report (November 27, 2002) from the City Solicitor, such report to remain confidential, in its entirety, in accordance with the provisions of the Municipal Act, having regard that it contains information that is subject to solicitor/client privilege.



Councillor Altobello moved that City Council be requested to direct the City Solicitor to draft a Municipal Act licensing by-law which has the effect of restricting adult video stores in the former City of Scarborough to industrial areas in the former City of Scarborough and to report to the April 1, 2003 Scarborough Community Council meeting on any existing regulation regarding the separation of adult videos from other videos in existing video stores.

(Carried)

(Clause No. 20, Report No. 1)

**1.25 Request for Direction  
Appeal of Minor Variance Application No. A231/02SC  
Toronto District School Board, 140 Borough Drive  
(Bionvest Investments Ltd.)  
Progress Employment District  
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (January 13, 2003) from the Director of Community Planning, East District, requesting direction as to the position to be taken by the City Solicitor in regard to an appeal by The Toronto District School Board on the refusal of a minor variance application by the Committee of Adjustment, and recommending that the City Solicitor be directed to not attend the Ontario Municipal Board in this respect.

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

(Clause No. 15, Report No. 1)

**1.26 Assumption of Services  
Morningard Developments Limited (55T-24631)  
South Side of Sheppard Avenue East, East Side of  
Morningside Avenue  
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (January 15, 2003) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2249 be assumed and that the City formally assume the road within the Plan of Subdivision;

- (2) the Legal Services Department be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$20,000.00 as set out in the report; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

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

**(Clause No. 16, Report No. 1)**

**1.27 Sale of Surplus Vacant Land  
West Side of August Avenue, north of 148 August Avenue  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (January 15, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Shahzaib Barlas to purchase the City-owned property located on the west side of August Avenue, south of Danforth Avenue in the amount of \$85,112.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of 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 Altobello, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 17, Report No. 1)**

**1.28 Technical Workshop –  
Elimination of Duplicate/Triplicate Street Names  
(All Wards)**

The Community Council had before it a report (December 12, 2002) from the City Surveyor, recommending that:

- (1) the Scarborough Community Council appoint one representative to participate in the Phase 1 public workshop (January 30, 2002) for technical stakeholders in connection with the elimination of duplicate and triplicate street names in Toronto; and
- (2) 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 appointed the Chair of the Scarborough Community Council as its representative at the Phase I public workshop in connection with the elimination of duplicate and triplicate street names in Toronto.

**(Clause No. 21(j), Report No. 1)**

**1.29 Removal of Ten Privately Owned Trees  
Lands North of Borough Drive, and South of the  
Scarborough Centre Rapid Transit Station  
Adjacent to Albert Campbell Square  
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (January 16, 2003) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) Scarborough Community Council approve the request for the removal of ten privately owned trees located on the lands north of Borough Drive, and south of the Scarborough Centre rapid transit station, adjacent to Albert Campbell Square, conditional on:
  - (a) the trees in question not being removed until permitted construction activities in accordance with plans approved under the building permit application for the site commence which warrant the destruction of the trees; and
  - (b) the applicant agreeing to implement the planting of ninety-one (91) 60mm caliper, large growing shade trees on the subject site in accordance with Planting Plan L-2, revised September 9, 2002, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;

**OR**

- (2) Scarborough Community Council deny the request for the removal of ten privately owned trees on the lands north of Borough Drive, and south of the Scarborough Centre rapid transit station, adjacent to Albert Campbell Square.

On a motion by Councillor Duguid, the Scarborough Community Council recommended to City Council the adoption of Recommendation No. (1) embodied in the aforementioned report.

**(Clause No. 18, Report No. 1)**

**1.30 Draft Plan of Subdivision SC-T19990012  
Mattamy (Rouge) Limited  
8800 Sheppard Avenue East  
(Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (January 20, 2003) from the Director of Community Planning, East District, recommending that:

- (1) Council direct the City Solicitor to appear before the Ontario Municipal Board on February 28, 2003 to advise that Council is in opposition to the process that Mattamy is seeking through the OMB to seek revisions to the OMB approved subdivision 55T-99012 and their intended motion for a review pursuant to Section 43 of the Ontario Municipal Board Act regarding the OMB's decision pertaining to the Official Plan and Zoning By-law approvals issued for the subject lands; and
- (2) depending on the outcome of the OMB hearing on February 28, 2003, that staff be directed to schedule a community consultation meeting together with the Ward Councillor; that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and 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 Cho, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 19, Report No. 1)**

**1.31 Departure of Mr. Ted Tyndorf from the East District**

The Scarborough Community Council, concurring in a request by Councillor Altobello, directed that the record reflect its appreciation for the outstanding service provided by Mr. Ted Tyndorf during his four year tenure as Director of Community Planning for the East District; its regret at his imminent departure to assume the position of Director for the South District; and its sincere best wishes for his future career with the City.

**(Clause No. 21(k), Report No. 1)**

The Community Council adjourned its meeting at 3:35 p.m.

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Chair.