

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 4

Tuesday, May 6, 2003

The Scarborough Community Council met on Tuesday, May 6, 2003, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members present:

	9:35 a.m. - <u>11:20 a.m.</u>	2:08 p.m. - <u>2:50 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.

Confirmation of Minutes

On a motion by Councillor Berardinetti, the Minutes of the meeting of the Scarborough Community Council held on April 1, 2003, were confirmed.

**4.1 Naming of Proposed Private Lane at 689 Danforth Road as "ASA MEWS"
(Ward 35 – Scarborough Southwest)**

The Scarborough Community Council was advised that this matter was withdrawn from the Agenda as it was not advertised in accordance with the Notice requirement under the Municipal Act.

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

4.2 Request for Exemption – Chapter 447, Toronto Municipal Code, Fence between Nos. 4 and 6 Karnwood Drive (Ward 35 – Scarborough Southwest)

The Community Council had before it a report (April 1, 2003) from the East District Manager, Municipal Licensing and Standards, recommending that Council grant an exemption to the provisions of Toronto Municipal Code, Chapter 447, Section 447-2 respecting fence height to permit the existing fence to remain, subject to compliance with all other applicable provisions of Chapter 447.

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

(Clause No. 1, Report No. 4)

4.3 Surplus Land Declaration and Proposed Closing of a Portion of the Cherry Street Road Allowance (Ward 44 – Scarborough East)

The Community Council had before it a joint report (April 10, 2003) from the Commissioner of Works and Emergency Services and Commissioner of Corporate Services, recommending that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001*, and following Council's approval of a sale of the Highway, the Highway be permanently closed as a public highway;
- (2) Notice of Completion be published in accordance with the requirements of the Municipal Class Environmental Assessment ("Class EA") for a Schedule "B" project, at an estimated cost of \$1,500.00 to be paid by the applicant referred to herein, on the understanding that any such costs paid by the applicant will not be refunded to the applicant unless the Highway is closed and sold to a party other than the applicant, its successors or assigns;
- (3) following Council's approval of a sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the Scarborough Community Council hear any member of the public who wishes to speak to this matter;
- (4) following closure of the Highway, easements be granted to any affected utility companies for the existing utilities plant located in the Highway or, with the consent of the said utility companies, the utilities plant be relocated, adjusted or abandoned, at the sole cost of the purchaser of the Highway, with such costs to be determined by the appropriate utility companies;

Scarborough Community Council Minutes
Tuesday, May 6, 2003

- (5) the Highway be declared surplus to the City's requirements and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (6) the Commissioner of Corporate Services be authorized to invite an offer to purchase from the developer of the adjoining lands for the sale of the Highway; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills necessary to give effect thereto.

Councillor Soknacki moved that the joint report (April 10, 2003) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services, be deferred with the following direction:

- (1) the Director of Transportation Services, District 4, be requested to host a community consultation meeting on the proposed Cherry Street Road Allowance closing, in consultation with the Ward Councillor; staff from Real Estate Services and Planning also to attend;
- (2) notice of the community consultation meeting be sent to residents in the area bounded by Lawrence Avenue East to the north, Lake Ontario to the south, Port Union Road to the west and Rouge Hills GO Station to the east;
- (3) the results of such meeting be reported back to the Community Council for consideration and report to City Council; and further
- (4) the City Solicitor be requested to report, at the same time, on the potential for claim from the abutting homeowners.

(Carried)

Mr. Frank Filippo appeared before the Community Council in connection with the foregoing matter on behalf of Intracorp.

(Clause No. 18(j), Report No. 4)

4.4 Cost-sharing Agreement for the Proposed Addition of Gates at CP Railway Crossing on Pickering Townline – Mile 191.92 Belleville Subdivision (Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (April 16, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the City of Toronto enter a cost sharing agreement with Canadian Pacific Railway, substantially in the form attached hereto, including the payment of 6.25 percent of the cost of the installation of safety warning gates and approximately 25 percent of the ongoing maintenance costs at the Canadian Pacific Railway Crossing on Pickering Townline, located approximately 350 metres north of Finch Avenue East; and
- (2) the appropriate City officials(s) be authorized to take all necessary action, including the execution of the cost sharing agreement at the subject location.

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

(Clause No. 2, Report No. 4)

4.5 Traffic Operations Issues on Lockie Avenue in the vicinity of Agincourt Junior Public School (Ward 41 – Scarborough Rouge River)

The Community Council had before it a report (April 22, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking regulations identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

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

(Clause No. 3, Report No. 4)

4.6 Proposed Parking Prohibitions on Morningview Trail (Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (March 5, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the “No Parking Anytime” 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 Cho, the Scarborough Community Council recommended to City Council the adoption of aforementioned report with the request that the Director assess the impact of the parking prohibitions on Morningview Trail and report back to Community Council in six months’ time.

(Clause No. 4, Report No. 4)

4.7 Traffic Operations Issues on Charlottetown Boulevard in the vicinity of Charlottetown Junior Public School (Ward 44 – Scarborough East)

The Community Council had before it a report (April 22, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking regulations identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

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

(Clause No. 5, Report No. 4)

4.8 Final report – Part Lot Control Exemption Application TF PLC 2003 0001 Trans-Gate Inc. - 1 and 2 Rouge Point Trail and 117 Knowles Drive and Various Properties on Gristone Crescent – Morningside Heights Community (Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (April 11, 2003) from the Director of Community Planning, East District, recommending that Council:

- (1) enact a part Lot Control Exemption By-law for Blocks 303 to 311 inclusive of Plan 66M-2395;
- (2) deem that the Part Lot Control Exemption By-law shall expire one (1) year from the date of its passing;

- (3) require staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

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

(Clause No. 6, Report No. 4)

4.9 Preliminary Report – Combined Application TF CMB 2002 0013 – Process Matters Inc., 1757 Kingston Road – Birchcliff Community (Ward 36 – Scarborough Southwest)

The Community Council had before it a report (April 22, 2003) from the Acting 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 Scarborough Community Council approved the aforementioned report.

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

4.10 Preliminary Report – Combined Application TF CMB 2003 0003 – Dawsco Property Corp., 2650 Lawrence Avenue East – Bendale Community (Ward 37 – Scarborough Centre)

The Community Council had before it a report (April 28, 2003) from the Acting 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 Scarborough Community Council approved the aforementioned report.

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

4.11 Preliminary Report – Combined Application CMB 2003 0007 – 1501858 Ontario Limited, 3220 Sheppard Avenue East – Sullivan Community (Ward 40 – Scarborough Agincourt)

The Community Council had before it a report (April 22, 2003) from the Acting 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 Kelly, the Scarborough Community Council approved the aforementioned report, subject to requesting that the Acting Director of Community Planning, East District, consult with the Ward Councillor to determine the area of notification; over and above the 120 metres.

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

4.12 Preliminary Report - Combined Application TF CMB 2003 0006 572979 Ontario Ltd., Select Avenue (north side, east of State Crown Boulevard) Tapscott Employment District (Ward 41 – Scarborough Rouge River)

The Community Council had before it a report (April 15, 2003) from the Acting Director of Community Planning, East District, recommending that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Balkissoon, the Scarborough Community Council approved the aforementioned report, subject to directing that the

applicant be requested to file a Site Plan for this proposal and that the Acting Director of Community Planning, East District, together with the Ward Councillor and the applicant, consider improved performance standards for the storage of vehicles in the area.

Mr. Alfred Szeto, Szeto Architect, on behalf of the applicant, appeared before the Community Council in connection with the foregoing matter and concurred in the proposed amendment.

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

4.13 Preliminary Report – Zoning By-law Amendment Application TF ZBL 2002 0017 – Official Plan Amendment Application TF OPA 2003 0001 –1307347 Ontario Inc. (Alfred Szeto, Szeto Architect) 4466 Sheppard Avenue East – Marshalling Yard Employment District (Ward 41 – Scarborough Rouge River)

The Community Council had before it a report (April 22, 2003) from the Acting 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 Scarborough Community Council approved the aforementioned report, subject to directing that Dry Cleaning Uses be deleted from the uses to be recommended in the Final Report on this application.

Mr. Alfred Szeto, Szeto Architect, on behalf of the applicant, appeared before the Community Council in connection with the foregoing matter and concurred in the proposed amendment.

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

4.14 Preliminary Report – Combined Application TF CMB 2002 0019 – Kelmor Ltd./Romlek Enterprises – 215 Morrish Road – Highland Creek Community (Ward 44 – Scarborough East)

The Community Council had before it a report (April 22, 2003) from the Acting 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 Soknacki, the Scarborough Community Council approved the aforementioned report.

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

4.15 Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0007 – The Governing Council of the University of Toronto – North-east Corner of Ellesmere Road and Military Trail – Highland Creek Community (Ward 44 – Scarborough East)

The Community Council had before it a report (April 22, 2003) from the Acting 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 Soknacki moved that the report (April 22, 2003) from the Acting Director of Community Planning, East District, be approved, subject to expanding the notification for the community consultation meeting to include residents in the following area:

- (1) north and south sides of Ellesmere Road, west of Conlins Road, to Morningside Avenue;

west side of Conlins Road, north of Ellesmere Road and south of Chartway Boulevard;

Challenger Court; and

both sides of Chartway Boulevard;
- (2) the Highland Creek Community Association also to be notified; and
- (3) the cost of such expanded notification to be borne by the applicant.

(Carried)

Ms. Lois James, on behalf of the Community Resource Centre of Scarborough, appeared before the Community Council in connection with the foregoing matter.

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

4.16 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 the following reports:

(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; and

(April 23, 2003) from the Acting Director of Community Planning, East District, advising of the community consultation which has taken place since this matter was deferred and recommending:

- (1) that this report be received for information; and
- (2) that the recommendation in the report, dated January 6, 2003, that this application be refused, be approved.

Councillor Altobello moved that the recommendation in the report (January 6, 2003) from the Director of Community Planning, East District, to refuse this application be struck out and the application be approved for the reason that, notwithstanding the fact that this site-specific density is higher than the surrounding neighbourhood, Community Council is interested in improving an underutilized and poorly maintained site and this approval should not be viewed as a precedent in support of further residential intensification in the vicinity.

(Carried)

Mr. Adam J. Brown, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 7. Report No. 4)

4.17 Scarborough Centennial Recreation Centre: Potential Complementary Uses – 1967 Ellesmere Road – Woburn Community (Ward 38 – Scarborough Centre)

The Community Council had before it a report (April 24, 2003) from the Acting Director of Community Planning, East District, responding to City Council's direction that staff investigate complementary uses to the Centennial Community Centre and report thereon to the Community Council for direction related to possible enabling amendments to the Official Plan and Zoning By-law, and recommending that the Commissioner of Economic Development, Culture and Tourism be directed to report on potential complementary uses in more detail, including the feasibility of generating sufficient initial funding and/or ongoing revenues to help achieve the desired facility expansions.

On a motion by Councillor Duguid, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, with further recommendation that the Commissioner of Economic Development, Culture and Tourism, be requested to:

- (a) target the September 9, 2003, meeting of the Scarborough Community Council for reporting on the request for Expressions of Interest; and
- (b) report on alternative sources of capital funds that may be appropriate, and consider the option of advancing this project in the Capital Budget Plan.

(Clause No. 15, Report No. 4)

4.18 Request for Direction - Site Plan Control Application TF SPC 2001 0053 – 2008560 Ontario Limited (Patrick T. Y. Chan Architects), South-west Corner of Finch Avenue East and Scottfield Drive;

and

Site Plan Control Application TF SPC 2001 0086 – Yee Hong Centre for Geriatric Care Limited, 50, 60, 80, 90 and 100 Scottfield Drive – Marshalling Yard Employment District (Ward 41 – Scarborough Rouge River)

The Community Council had before it a report (April 22, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) support the approval for the proposed site plan for the Yee Hong Centre for Geriatric Care as illustrated on the drawings shown as Attachments 4, 5, 6, 7, 8, 9 and 10 subject to conditions set out in Attachment 14; and
- (2) staff be directed to attend and make representation at any future Ontario Municipal Board proceedings with respect to Council's direction on these applications.

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

The Community Council, during consideration of the foregoing matter, also had before it a communication (May 2, 2003) from Christopher J. Williams, Solicitor, on behalf of Yee Hong Centre for Geriatric Care Limited, proposing amendments to Conditions 10 and 11 in Attachment 14 to expedite the issuance of the building permit.

Mr. Chris Williams, Solicitor, on behalf of Yee Hong Centre, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 8, Report No. 4)

4.19 New Official Plan – Avenues Study – Implementation Study Report (Phase 3) – Kingston Road between the Guildwood GO Station and Highland Creek

The Community Council had before it a report (April 29, 2003) from the Acting Director of Community Planning, recommending that Community Council:

- (1) direct that a statutory Public Meeting under the Planning Act be held at the Scarborough Community Council meeting scheduled for June 10, 2003, on the recommended draft Official Plan and Zoning By-law Amendments, in accordance with the draft amendments attached to this document as Attachments 2 and 3; and
- (2) direct that notice of the statutory Public Meeting under the Planning Act be given by Newspaper advertising and that notice also be provided, by first class mail, to members of the public who have attended meetings and participated in the review.

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

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

4.20 Sale of Parcel of Vacant Land on the North Side of Rozell Road, West of Port Union Road (Ward 44 – Scarborough East)

The Community Council had before it a report (April 22, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from 1453351 Ontario Inc. to purchase the City-owned parcel of vacant land on the north side of Rozell Road, west of Port Union Road, being part of Lot 15, Plan 3489 designated as Part 1 on Reference Plan 66R-20077, also shown as Part 2 on Sketch No. PS-2002-093, in the amount of \$550.00 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 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 Soknacki, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 9, Report No. 4)

**4.21 Request for Exemption – Toronto Municipal Code Chapter 447-3
Pool Enclosure – 14 Burritt Road (Ward 37 – Scarborough Centre)**

The Community Council had before it a report (April 28, 2003) from the East District Manager, Municipal Licensing and Standards, recommending that City Council grant an exemption, as described, under Chapter 447-3 for a pool enclosure at the above address.

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

(Clause No. 11, Report No. 4)

**4.22 Request for Direction – Appeal of Minor Variance Application A209/02SC –
A. Bleeman, 544 Birchmount Holdings Limited – 544 Birchmount Road –
Birchmount Park Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (April 24, 2003) from the Acting Director of Community Planning, East District, recommending that the City Solicitor and Planning staff be directed to attend any Ontario Municipal Board hearing related to the appeal of minor variance application TF VAR 2002 0209, in support of the Committee of Adjustment, East District Panel's decision of February 12, 2003 to refuse the application.

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

(Clause No. 12, Report No. 4)

4.23 Scarborough Adult Video By-law

The Community Council had before it a report (April 25, 2003) from the City Solicitor, responding to Scarborough Community Council's request for a report on any existing regulation regarding the separation of adult videos from other videos available to the public in video stores; referring to a proposed licensing by-law restricting adult video stores in the former City of Scarborough to industrial areas, and recommending that this report be received for information.

Councillor Balkissoon moved that:

- (1) the recommendation in the report (April 25, 2003) from the City Solicitor, be struck out; and

- (2) the City Solicitor, City Clerk and Commissioner of Urban Development Services be directed to follow the position approved by City Council at its meeting held on February 4, 5 and 6, 2003, viz:

“It is further recommended that the Commissioner of Urban Development Services and the City Solicitor be requested to submit a joint report to the Planning and Transportation Committee on the ability of Council to control adult video stores City-wide.”;

and that the requested report move through a rapid process to Planning and Transportation Committee to achieve a speedy reinstatement of the by-law.

The motion by Councillor Balkissoon was carried by unanimous vote of the Members present and voting.

(Clause No. 16, Report No. 4)

4.24 Request for Direction – Upcoming OMB Hearing - Zoning By-law Amendment Application TF ZBL 2002 0025 – Mattamy (Rouge) Limited, 8800 Sheppard Avenue East – Rouge Community (Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (April 28, 2003) from the Acting Director of Community Planning, East District, seeking direction with respect to an upcoming Ontario Municipal Board Hearing and recommending that City Council instruct the City Solicitor to attend the Hearing in support of the draft by-law as shown on Attachment 2 to this report.

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

(Clause No. 13, Report No. 4)

4.25 Request for Direction – Ontario Municipal Board Appeal – Zoning By-law Amendment Application TF ZBL 2002 0024 – Draft Plan of Subdivision TF SUB 2002 0009 – Mattamy (Rouge) Limited, 8800 Sheppard Avenue East – Rouge Community (Ward 42 – Scarborough Rouge River)

The Community Council had before it a report (April 30, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) instruct the City Solicitor to attend the upcoming Ontario Municipal Board Hearing to:
- (a) oppose the proposed dedication of the lanes as shown on the draft plan of subdivision proposed by Mattamy (Rouge) Limited as public highways;

- (b) support a zoning by-law amendment to permit the proposed residential uses as shown on the draft plan of subdivision with live-work potential within the proposed street townhouse units;
- (c) secure the following condition of draft plan of subdivision approval:

“Prior to the issuance of any building permit, the Owners shall submit building permit plans to the Director Community Planning, East District for review and approval in order to ensure that the Urban Design Guidelines appended to the Official Plan are implemented.”;
- (2) amend Site Plan Control By-law No. 21319 to designate Blocks 947 and 948 on the draft plan of subdivision, as amended, and approved by the Ontario Municipal Board (File T-19990012) as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 2; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft designating Site Plan Control By-law as may be required.

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

(Clause No. 14, Report No. 4)

4.26 Final Report – Combined Application TF CMB 2002 0007 – Canadian Apartment Properties Real Estate Investment Trust (Susan Friedrich, Architect) - 10 Tuxedo Court - Woburn Community (Ward 38 – Scarborough Centre)

Members of the Community Council were advised by the Committee Administrator that a Cancellation of Public Notice on the subject application was issued by the Office of the City Clerk, Scarborough, as a result of a communication (April 29, 2003) to the City Clerk from the Canadian Apartment Properties Real Estate Investment Trust, officially withdrawing the subject Combined Application.

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

The Community Council recessed at 11:20 a.m. and reconvened at 2:08 p.m.

4.27 Final Report – Zoning By-law Amendment Application TF ZBL 2002 0019 – Thora Auto Sales (Toronto) Limited – 3587 Kingston Road – Scarborough Village 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 22, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law for the Scarborough Village Community 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;
- (3) require the applicant to submit to the Acting Director of Community Planning, East District, an Addendum to the Phase I, Phase II, and Record of Site Condition Environmental Reports in order to address any outstanding environmental concerns, which is to be reviewed by and to the satisfaction of Works and Emergency Services before introducing the necessary Bill to City Council for enactment;
- (4) require the applicant to submit, based on the additional information from the Addendum, to the Acting Director of Community Planning, East District, a revised Record of Site Condition acknowledged by the Ministry of the Environment, together with a letter from the Ministry indicating that no audit will be undertaken, or if an audit is conducted by the Ministry, require the applicant to submit a letter from the Ministry advising that the Record of Site Condition has passed the audit, before introducing the necessary Bill to City Council for enactment; and
- (5) remove the property from the site plan control area.

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

The Scarborough Community Council also had before it a communication (May 1, 2003) from Councillor Ashton, indicating his support for the staff recommendations.

Mr. Randal Dickie, PMG Planning Consultants, the applicant, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 10, Report No. 4)

The Community Council adjourned its meeting at 2:50 p.m.

Chair.