

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 7**

**Tuesday, September 9, 2003**

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

Members present:

	9:35 a.m. - <u>12:35 p.m.</u>	2:15 p.m. - <u>4:00 p.m.</u>
Councillor Ron Moeser, Chair	x	-
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	-	-
Councillor Raymond Cho	x	x
Councillor Brad Duguid	x	-
Councillor Sherene Shaw	x	-
Councillor David Soknacki	-	-

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

**Declarations of Interest**

Councillor Altobello declared an interest in Minute No. 7.38 (Adams Creek Valley), in that he owns property in the area, and took no part in the discussion or vote thereon.

**Confirmation of Minutes**

On a motion by Councillor Kelly, the Minutes of the meeting of the Scarborough Community Council held on July 8, 2003, were confirmed.

**7.1 Former City of Scarborough Sign By-law No. 22980, as amended, Non-Accessory Third Party Billboard Signs**

The Scarborough Community Council, pursuant to Clause 19, Report No. 6 of the Scarborough Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on July 22, 23 and 24, 2003, held a public meeting and notice, in accordance with the Municipal Act, 2001, of the proposed enactment of the draft by-law was posted on the City's web site in accordance with Council policy. No one addressed the Scarborough Community Council.

The Community Council had before it a report (August 12, 2003) from the Director and Deputy Chief Building Official, recommending that:

- (1) former City of Scarborough Sign By-law No. 22980, as amended, being a by-law "to prohibit and regulate signs", be further amended in accordance with the draft Sign By-law Amendment attached as Attachment 1;
- (2) the City Solicitor be directed to introduce a Bill into Council substantially in the form of the attached draft Sign By-law Amendment; and
- (3) the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.

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

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

**7.2 Proposed 40 km/h Speed Limit on North Edgely Avenue – Proposed All-Way Stop Control on North Edgely Avenue at Kenmore Avenue (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the "Maximum Rate of Speed - 40 Kilometres Per Hour" regulation, as identified in Appendix 1 of this report, be adopted;
- (2) the "Compulsory Stops" regulation, as identified in Appendix 1 of this report, be adopted;
- (3) coincident with the installation of the stop signs on North Edgely Avenue at Kenmore Avenue, the existing pedestrian crossover be removed; and

- (4) the appropriate by-laws be amended accordingly.

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

**(Clause No. 2, Report No. 7)**

**7.3 Encroachment Agreement – 3520 Danforth Avenue  
(Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (August 19, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the City enter into encroachment agreements with the property outlined in this report; and
- (2) the appropriate City staff be authorized to prepare and execute the necessary encroachment agreements.

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

**(Clause No. 3, Report No. 7)**

**7.4 Proposed Stop Sign on McNab Boulevard at Ayre Point Road  
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (August 14, 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 Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 4, Report No. 7)**

**7.5 Request for an All-Way Stop Control on Beverly Glen Boulevard and Stonebridge Boulevard (Ward 39 – Scarborough Agincourt)**

The Community Council had before it a report (August 14, 2003) from the Director of Transportation Services, District 4, recommending that an all-way stop control not be installed on Beverly Glen Boulevard and Stonebridge Boulevard.

Councillor Shaw moved that the Scarborough Community Council recommend to City Council that:

- (1) the staff recommendation be struck out;
- (2) an all-way stop control be installed on Beverly Glen Boulevard and Stonebridge Boulevard, and the appropriate by-laws be amended accordingly; and further
- (3) the Director of Transportation Services, District 4, be requested to monitor the area for any traffic pattern changes over the next six months, especially at McNicoll Avenue and Stonebridge Boulevard.

The above motion by Councillor Shaw carried with Councillor Ashton recorded in the negative.

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The Community Council also had before it a communication (September 5, 2003) from Norma and Byron McCormack in support of the installation of an All-Way Stop Control on Beverly Glen Boulevard and Stonebridge Boulevard.

**(Clause No. 6, Report No. 7)**

**7.6 Encroachment Agreement – 3905 Sheppard Avenue East (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (August 18, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the City enter into encroachment agreement with the subject property owner as outlined in this report; and
- (2) the appropriate City staff be authorized to prepare and execute any necessary encroachment agreements.

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

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

**7.7 Request for an All-Way Stop Control on Port Royal Trail and Moorehouse Drive/Bretton Court (Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (August 14, 2003) from the Director of Transportation Services, District 4, recommending that an all-way stop control not be installed on Port Royal Trail and Moorehouse Drive/Bretton Court.

Councillor Balkissoon moved that the Scarborough Community Council recommend to City Council that:

- (1) the staff recommendation be struck out;
- (2) an all-way stop control be installed on Port Royal Trail and Moorehouse Drive/Bretton Court; and
- (3) the appropriate by-laws be amended accordingly.

The motion by Councillor Balkissoon carried, Councillor Ashton in negative.

**(Clause No. 9, Report No. 7)**

**7.8 Proposed All-Way Stop Control on Sandhurst Circle at White Heather Boulevard (Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (August 14, 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;
- (2) coincident with the installation of the stop signs on Sandhurst Circle and White Heather Boulevard, the existing pedestrian crossover be removed; 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. 10, Report No. 7)**

**7.9 Expanded Driveways (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a communication (August 19, 2003) from Councillor Kelly, requesting consideration of enforcement relating to expanded driveways.

Councillor Kelly moved that:

- (1) the communication (August 19, 2003) from Councillor Kelly be referred to the Director of Transportation Services, District 4, for consideration and report to Scarborough Community Council, in consultation with the Manager of Municipal Licensing and Standards, East District, such report to also address potential solutions to the problem of disappearing front lawns due to widening of driveways; and further
- (2) when this report is discussed at Scarborough Community Council, the Manager, Municipal Licensing and Standards, East District, be in attendance.

**(Carried)**

**(Clause No. 43(b), Report No. 7)**

**7.10 Renaming of Portion of Livingston Road to Livingston Road North  
(Ward 43 – Scarborough East)**

The Community Council had before it a report (August 22, 2003) from the City Surveyor, recommending that:

- (1) subject to the requirements for changing the name of a street set out in Chapter 162-3A and 162-4A of the City of Toronto Municipal Code, the portion of Livingston Road north of Kingston Road, as shown on Attachment No. 1, be renamed "Livingston Road North"; 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 Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 11, Report No. 7)**

**7.11 Parkland Encroachment – 3 Broadmead Avenue (Ward 36 - Scarborough East)**

The Community Council had before it a report (August 18, 2003) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

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- (1) the City of Toronto recommend that the Toronto and Region Conservation Authority sell parkland related to the encroachment at 3 Broadmead Avenue subject to conditions and approvals outlined in the Parkland Encroachment Policy and Procedure and Protocol for resolving Parkland Encroachments and upon the following conditions set by the Toronto and Region Conservation Authority:
  - (a) the owner be responsible for all related costs including survey, registration, et cetera;
  - (b) restrictive covenant be registered on title defining the use of the purchased land; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Clause No. 12, Report No. 7)**

**7.12 Removal of Seven Privately-Owned Trees – 859 Kennedy Road  
(Ward 37 – Scarborough Centre)**

The Community Council had before it a Report (August 18, 2003) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) Scarborough Community Council deny the request for the removal of seven privately-owned trees at 859 Kennedy Road;
- OR**
- (2) Scarborough Community Council approve the request for the removal of seven privately-owned trees at 859 Kennedy Road, conditional upon the applicant agreeing to implement the planting of two 70 millimetre caliper, large growing shade trees at the front of the subject site, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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- A. Councillor Moeser, on behalf of Councillor Duguid, moved that Scarborough Community Council request the applicant to resolve the fence issue and that the Manager of Municipal Licensing and Standards be advised of the concerns raised at this meeting.

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- B. Councillor Moeser moved that Scarborough Community Council recommend to City Council that the application for the removal of seven trees be denied; that only trees 1 and 2 be removed at this time and that the Commissioner of Economic Development, Culture and Tourism report back to Scarborough Community Council with respect to the remaining five trees in the Spring of 2004.
- C. Councillor Ashton moved that Scarborough Community Council recommend to City Council:
- (1) that the request for the removal of seven privately-owned trees at 859 Kennedy Road, conditional upon the applicant agreeing to implement the planting of two 100 millimetre caliper, large growing shade trees at the front of the subject site, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism, be approved; and
  - (2) that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Motions A. and B. by Councillor Moeser carried. Motion C. lost as Motions A. and B. carried.

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

- Virginia Gower, STS Tree Services;
- Ed Kuthe, property manager of 859 Kennedy Road;
- Colin McDonald, area resident, who read a communication from Mr. and Mrs. Luigi Martone; and tabled his own communication to Ms. D. Cormier, Toronto Urban Forestry Services; a copy thereof is on file in the City Clerk's Office, Scarborough Civic Centre;
- Alan Burke, President, East Beach Community Association; and
- Karl Colaguori.

**(Clause No. 13, Report No. 7)**

**7.13 Sale of Surplus Vacant Land – Rear of 17 Red Deer Avenue  
(Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (August 20, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from George Featherstone to purchase the City-owned parcel of vacant land located at the rear of 17 Red Deer Avenue, being part of



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Lot 66, Plan 2597, shown as Part 3 on Sketch No. PS-2003-032, in the amount of \$3,120.00 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 Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 14, Report No. 7)**

**7.14 Sale of Surplus Vacant Land – Part of the Lane Extending Northerly from Esquire Road abutting 4 Esquire Circle (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (August 6, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) a permanent easement be granted by the City to Bell Canada, for nominal consideration, over the part of the lane designated as Part 4 on Plan 66R-20475 for protection of its existing telecommunication facilities on terms and conditions satisfactory to the Commissioner of Corporate Services;
- (2) the Offer to Purchase from David Lewis Philip and Gail Philip to purchase a portion of the east half of the lane extending northerly from Esquire Road, being part of the Public Lane on Plan 4490, closed by By-law No. 403-1999, designated as Parts 3 and 4 on Plan 66R-20475, in the amount of \$500.00, 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;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to the property;
- (4) 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

- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Clause No. 15, Report No. 7)**

**7.15 Sale of Surplus Vacant Land – Part of the Lane Extending Northerly from Esquire Road abutting 6 Esquire Circle (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (August 18, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Anna Raneé Nadarajah to purchase a portion of the east half of the lane extending northerly from Esquire Road, being part of the Public Lane on Plan 4490, closed by By-law No. 403-1999, designated as Part 2 on Plan 66R-20475, in the amount of \$500.00, 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 the 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 Kelly, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 16, Report No. 7)**

**7.16 Sale of Portions of Portia Street and One Foot Reserve (Ward 43 – Scarborough East)**

The Community Council had before it a report (August 19, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offers to Purchase from the purchasers set out in the body of this report to purchase portions of Portia Street and the One Foot Reserve 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 Offers 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 Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 17, Report No. 7)**

**7.17 Assumption of Services – Moccasin Trail Developments Limited and Bonnydon Limited – West Side of Tideswell, North of Highway 401 (Ward 44 – Scarborough East)**

The Community Council had before it a report (August 26, 2003) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2274 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$50,000.00 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 Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 18, Report No. 7)**

**7.18 Assumption of Services – Conlins Realty Developers Inc., formerly The Torchin Group – West Side of Conlins Road, North of Ellesmere Road (Ward 44 – Scarborough East)**

The Community Council had before it a report (August 25, 2003) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2334 be assumed and that the City formally assume the roads within the Plan of Subdivision;
- (2) upon confirmation that the development charges for the Phase II Lands being Lots 25 to 35 inclusive have been paid in full in accordance with the Subdivision Amending Agreement, the Legal Services Division be authorized to release the performance guarantee; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

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

**(Clause No. 19, Report No. 7)**

**7.19 Designation under The Ontario Heritage Act of 2262 Meadowvale Road (George Pearse House) (Ward 42 - Scarborough Rouge River)**

The Community Council had before it a report (August 12, 2003) from the City Clerk, recommending that:

- (1) City Council authority be granted for the introduction of the necessary Bill in Council to designate 2262 Meadowvale Road for cultural heritage value or interest under Part IV of The Ontario Heritage Act; and
- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designation.

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

**(Clause No. 20, Report No. 7)**

**7.20 Request to Amend Designation By-law No. 21184 of the Former City of Scarborough – 90 Morningside Avenue (Ward 43 - Scarborough East)**

The Community Council had before it a report (August 7, 2003) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) City Council state its intention to repeal, in part, the Heritage By-law so as to reduce the area of land which is identified in Schedule “A” of the Heritage By-law to an area corresponding approximately with the boundaries of Part 1 on Sketch No. PS-2003-014 (Attachment No. 2), on which the historical building is located;
- (2) notice of Council’s intention be given in accordance with the requirements of Part IV of the *Ontario Heritage Act*;
- (3) provided that no objection has been served upon the City of Toronto within the time period stipulated in Part IV of the *Ontario Heritage Act*, that the Heritage By-law be amended to delete the legal description currently found at Schedule “A” and replace same with a legal description for the lands corresponding approximately with the boundaries of Part 1 on Sketch No. PS-2003-014;
- (4) that the amended by-law be registered on title to the lands subject to the Heritage By-law; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a bill in Council.

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

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The Community Council also had before it a communication (August 19, 2003) from the City Clerk, advising that the Toronto Preservation Board, at its meeting held on August 19, 2003, adopted the report (August 7, 2003) from the Commissioner of Economic Development, Culture and Tourism, regarding the intention to reduce the area of land which is designated under the *Ontario Heritage Act*, for the property known as “Purvis/Castle Log House”, 90 Morningside Avenue, and recommended that consideration be given to part of the proceeds of the sale of this property going back into the restoration and maintenance of the building.

**(Clause No. 21, Report No. 7)**

**7.21 Scarborough Centennial Recreation Centre – Potential Complementary Uses  
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (August 18, 2003) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's request from its meeting held on May 6, 2003, that a report be submitted on the request for Expressions of Interest and alternative sources of capital funds that may be appropriate, including the option of advancing this project in the Capital Budget Plan, advising that staff are continuing to research and refine facility expansion options for maximizing the use of the Community Centre, as a basis for funding future improvements, and recommending that this report be received for information.

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

**(Clause No. 43(d), Report No. 7)**

**7.22 Request for Direction – Minor Variance Application No. A54/03SC –  
Commonwealth Avenue Baptist Church – 83 Commonwealth Avenue – Eglinton  
Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (August 26, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) confirm the City Solicitor's appeal of the Decision of the Committee of Adjustment regarding the subject minor variance application; and
- (2) authorize the City Solicitor and planning staff to attend any Ontario Municipal Board hearings of the appeal of the Committee of Adjustment's Decision on the subject variance application to represent the City's interests.

Councillor Altobello moved that:

- (1) the recommendations embodied in the aforementioned report be struck out; and
- (2) the City Solicitor be directed to take no further action on this matter, having regard that, as advised by the Ward Councillor, the surrounding community is in support of the church use at 83 Commonwealth Avenue.

**(Carried)**

**(Clause No. 22, Report No. 7)**

**7.23 Request for Direction – Combined Application TF CMB 2002 0017 – Bell-Am Apartments (Rayman Architects Inc.), 126 Bellamy Road North – Eglinton Community (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (July 3, 2003) from the Acting Director of Community Planning, East District, embodied in Clause 18, Report No. 6 of the Scarborough Community Council which was referred back by City Council, at its meeting held on July 22, 23 and 24, 2003, for further consideration by the Community Council; such report recommending that staff:

- (1) attend the Ontario Municipal Board to represent the City's interests, based on the matters raised in this report;
- (2) continue to negotiate with the applicant to resolve the outstanding matters; and
- (3) be directed to schedule a community consultation meeting together with the Ward Councillor with notice given to landowners and residents within 120 metres of the site.

Councillor Duguid moved that the recommendations in the report (July 3, 2003) from the Acting Director of Community Planning, East District, be struck out, and the following be substituted therefor:

- (1) that staff attend the Ontario Municipal Board to represent the City's interests in opposition to the application on the basis that Community Council, City Council and the community impacted by the application have not had an opportunity to participate in a Public Meeting under the Planning Act, and taking into consideration issues identified by staff and the community, including removal of amenity space for the current tenants, tree preservation issues, the need for future Section 37 recreational amenities, and other matters of concern that may be brought forward; and
- (2) that staff be directed to schedule a Community Consultation meeting together with the Ward Councillor, the area of notification to be determined in consultation with the Ward Councillor.

**(Carried)**

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The Scarborough Community Council also had before it a communication (faxed on September 8, 2003) from Jack Dougan, Planner, Borden Ladner Gervais, on behalf of Bell-Am Apartments Ltd., respecting the Request for Direction report on the property at 126 Bellamy Road North, a copy of which was provided to Members of Scarborough Community Council and a copy thereof is on file in the City Clerk's Office, Scarborough Civic Centre.

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

- John Colavecchia, area resident; and
- Jack Dougan, Planner on behalf of the applicant.

**(Clause No. 23, Report No. 7)**

**7.24 Status Report – W96052 - Scarborough Transportation Corridor Land Use Study Phase 3 – Knob Hill Employment District and Cliffcrest Community – (Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (August 19, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) City Council support staff's proposal to develop appropriate zoning and urban design guidelines for the Phase 3 STC study area between Midland Avenue and Brimley Road based on the preliminary development concept included in Attachment #1, and the design principles outlined in this report;
- (2) City Council direct staff to convene a community consultation meeting to update the larger community of the status of the study with notice for the meeting to be determined in consultation with the Ward Councillor; and
- (3) City Council direct staff to report further on the study with a draft Official Plan Amendment, Zoning By-law Amendment, and Urban Design Guidelines once community, agency and City department input has been received and assessed.

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

**(Clause No. 39, Report No. 7)**

**7.25 Removing Certain Land from Site Plan Control – Combined Application TF CMB 2001 0007– Royal Keele Developments Inc. - 932 Danforth Road – (Ward 35 – Scarborough Southwest)**

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

- (1) amend Site Plan Control By-law 21319 to delete the subject lands, known municipally as 932 Danforth Road; and substantially in accordance with the draft By-law attached as Attachment 1; and



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- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

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

**(Clause No. 24, Report No. 7)**

**7.26 Site Plan Control Application TF SPC 2002 0069 (02 035509 ESC 35 SA) – Pointe of View Developments Inc. (Romanov Romanov Architects) – 684 Warden Avenue – Clairlea Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (August 25, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) approve the proposed 4-storey, 134 unit condominium apartment building as indicated on the proposed site and elevation plans as illustrated by Attachments 1, 2 and 3; and
- (2) direct the Chief Planner, or his designate, to execute the City's standard Site Plan Control Agreement on Council's behalf, subject to the conditions listed in Attachment 5.

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

**(Clause No. 25, Report No. 7)**

**7.27 Final Report – Partial Removal of Holding (H) Provision – (TF ZBL 2003 0014) 1098748 Ontario Limited (Agincourt Mall) (Turner Fleischer Architects Inc.) – 3850 & 3900 Sheppard Avenue East and 2330 & 2350 Kennedy Road – Tam O'Shanter Community (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (August 27, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law to partially remove the existing Holding Provision (H) on the subject lands, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

- (3) before introducing the necessary Bills to City Council for enactment, the owner is required to:
  - (a) enter into an agreement to work on the City's right-of-way in order to construct an exclusive northbound right-turn lane at the Sheppard Avenue and Kennedy Road intersection; and
  - (b) provide the necessary securities for these required road works.

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

**(Clause No. 26, Report No. 7)**

**7.28 Preliminary Report – Combined Application 03 153091 ESC 35 OZ – PVP Realty Limited (Burka Varacalli Architects) 678-682 Kennedy Road – Kennedy Park Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (August 20, 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 Altobello, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 43(e), Report No. 7)**

**7.29 Preliminary Report – Combined Application 03-166812 ESC 41 OZ – Gormac Holdings Inc. (Mark Nawrocki Architect) – 18 Donald Crescent – Agincourt Community (Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (August 27, 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 expanding the notification area to include landowners and residents from Lockie Avenue south to Sheppard Avenue East and from Midland Avenue west to the CP Rail track, the cost of such expanded notification to be borne by the applicant.

**(Clause No. 43(g), Report No. 7)**

**7.30 Preliminary Report – Combined Application 03-166328 ESC 43 OZ – Willoughby Motors Ltd. (IntelliTERRA Planning) – 3765 Kingston Road – Guildwood Community (Ward 43 – Scarborough East)**

The Community Council had before it a report (August 14, 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 Ashton, 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 as to the area of notification.

**(Clause No. 43(i), Report No. 7)**

**7.31 Preliminary Report – Combined Application 03 159003 ESC 44 OZ – Plan of Subdivision Application 03 159020 ESC 44 SB – Stone Manor Developments Ltd. (Flanagan Beresford & Patteson Architects) – 6363-6405 Kingston Road – Highland Creek Community (Ward 44 – Scarborough East)**

The Community Council had before it a report (August 11, 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 43(j), Report No. 7)**

**7.32 Preliminary Report – Official Plan Amendment Application TF OPA 2003 0005 – Zoning By-law Amendment Application TF ZBL 2003 0012 (03-156334 OZ) – Jayeff Investments Limited (Viljoen Architect Inc.) – 4 Tideswell Boulevard – Rouge Community (Ward 44 – Scarborough East)**

The Community Council had before it a report (August 19, 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 43(k), Report No. 7)**

**7.33 Interim Pedestrian Connection from Brimley Road to Scarborough Centre RT Station – Funding Issues – File No. 03 166974 000 00 TM (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (August 27, 2003) from the Acting Director of Community Planning, East District, responding to Community Council's request for a report on the mechanisms for funding the estimated cost (\$350,000.00) of the interim pedestrian connection to the Brimley SRT, and recommending that:

- (1) Community Council receive this report for information; and
- (2) a copy of this report be forwarded for information to the Toronto Transit Commission.

On a motion by Councillor Duguid, the Scarborough Community Council received the aforementioned report and directed that a copy of this report be forwarded to the Toronto Transit Commission for information.

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The Community Council also had before it a communication (June 2, 2003) from the Chief General Manager, Toronto Transit Commission, responding to Community Council's request that the TTC report on the implications of any changes in technology on planning elements of pedestrian movements around the proposed Brimley Station.

**(Clause No. 43(m), Report No. 7)**

**7.34 Request for Approval of Variances from the Former City of Scarborough Sign By-law No. 22980, as amended, for Two First Party Advertising Ground Signs at Agincourt Hyundai located at 80 Auto Mall Drive (Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (September 3, 2003) from the Director and Deputy Chief Building Official, recommending that the request for variances be refused for the reasons outlined in this report.

A. Councillor Cho moved that:

- (1) the recommendations in the report of the Director and Deputy Chief Building Official, dated September 3, 2003, be struck out; and
- (2) the application by Agincourt Hyundai for approval of variances from the former City of Scarborough Sign By-law No. 22980, as amended, be approved.

**(Carried)**

- B. Councillor Moeser moved that the report (September 3, 2003) from the Director and Deputy Chief Building Official, be referred back to staff with the request that the Director and Deputy Chief Building Official consult with the applicant to attempt to achieve alternative signage than that proposed in this application.

Motion B. by Councillor Moeser declared lost as Motion A. by Councillor Cho carried.

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

- Domenic Rotundo, on behalf of the applicant; and
- Sam Koundors, owner, Agincourt Hyundai.

**(Clause No. 33, Report No. 7)**

**7.35 Encroachment Agreement – 1920 Eglinton Avenue East and 20 Ashtonbee Road  
(Ward 37 – Scarborough Centre)**

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

- (1) the City enter into an encroachment agreement with the subject property owner as outlined in this report;
- (2) the appropriate City staff be authorized to prepare and execute any necessary encroachment agreements; and
- (3) a staff report be submitted to Community Council at a later date on any items of substantive variance from this originating report.

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

**(Clause No. 34, Report No. 7)**

**7.36 Request for Direction – Combined Application TF CMB 2003 0008 – Claudiana Development Limited and Phyllis Nunno in Trust – 216 & 220 Scarborough Golf Club Road – Scarborough Village Community (Ward 36 – Scarborough Southwest)**

The Scarborough Community Council had before it a report (September 5, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) oppose the Official Plan and Zoning By-law Amendment applications for 216 and 220 Scarborough Golf Club Road in their current form; and
- (2) direct the City Solicitor to make representation at the Ontario Municipal Board in opposition to the applications on any subsequent appeal of these applications to the Ontario Municipal Board.

Councillor Ashton moved that the report (September 5, 2003) from the Acting Director of Community Planning, East District, be approved, subject to adding the following further recommendations:

- “(3) direct the Acting Director of Community Planning, East District, to:
- (a) continue to process the application in a timely fashion;
  - (b) continue to consult with the applicant relative to necessary modifications; and
  - (c) ensure the community is adequately consulted on any modification to the plan achieved from this consultation.”

**(Carried)**

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Richard Weldon, President, Crown Regal Development Ltd., appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 35, Report No. 7)**

**7.37 Request for Direction – Combined Application TF CMB 2002 0015 – Site Plan Application 03 157325 ESC 37 SA – Inaugural Source Inc. – West Side of Brimley Road, South of Lawrence Avenue East – Bendale Community (Ward 37 – Scarborough Centre)**

The Community Council had before it a report (September 5, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) staff attend the Ontario Municipal Board to address the matters raised in this report; and
- (2) staff continue to negotiate with the applicant to resolve the outstanding matters.

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

**(Clause No. 36, Report No. 7)**

**7.38 Adams Creek Valley  
(Ward 44 – Scarborough East)**

The Scarborough Community Council recommended to City Council the adoption of the following Motion by Councillor Moeser:

**WHEREAS** it is important to protect the existing natural conditions of the Adams Creek valley, in the area from Highway 2A to Brumwell Street at Yulewood Gate; and

**WHEREAS** protection of this section of Adams Creek valley is important for managing wet weather flow quality and quantity, using an ecosystem approach; and

**WHEREAS** protection of the wetland located on 375 Centennial Road, immediately upstream of 76 Brumwell Street, is important because of the significant hydrological and ecological functions that wetlands provide; and

**WHEREAS** this section of Adams Creek is included in the Natural Heritage System of the City of Toronto; and

**WHEREAS** this section of Adams Creek is designated as Natural Area in the new Official Plan for the City of Toronto; and

**WHEREAS** this section of Adams Creek is within the Ravine By-law; and

**WHEREAS** this area of Adams Creek is zoned 'S' which allows for the development of single-family dwellings under certain restrictions; and

**WHEREAS** the City has acquired the rear lands of 76 Brumwell Street and is preparing a management plan to maintain this as a natural area to be named in honour of Constable Laura Ellis; and

**WHEREAS** a co-ordinated action plan is required to ensure this section of Adams Creek and wetland is maintained as a natural area in the future;



**NOW THEREFORE BE IT RESOLVED** that the Commissioner of Works and Emergency Services, in consultation with the Commissioners of Economic Development, Culture and Tourism, Urban Development Services and Corporate Services, be requested to prepare a report for submission to Scarborough Community Council and the Works Committee on an action plan to further protect the Adams Creek valley and wetland in the area from Highway 2A to Brumwell Street at Yulewood Gate.

**(Clause No. 37, Report No. 7)**

**7.39 Request for Direction – TF ZBL 2003 0010 and TF SUB 2003 0005 - 758893 Ontario Limited, south of Pickford Road, north of Craggview Drive – West Hill Community (Ward 43 – Scarborough East)**

The Community Council had before it a report (September 8, 2003) from the Acting Director, Community Planning, East District, recommending that staff:

- (1) attend the Ontario Municipal Board to represent the City's interests, based on the matters raised in this report;
- (2) continue to negotiate with the applicant in an attempt to resolve any outstanding matters;
- (3) be directed to schedule a community consultation meeting, together with the Ward Councillor, with notice to be given to landowners and residents within 120 metres of the site; and
- (4) report the outcome of the community consultation meeting directly to City Council and that the report be considered in conjunction with this Request for Direction report.

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

**(Clause No. 40, Report No. 7)**

**7.40 Motion by Councillor Kelly respecting the Albert Campbell Square**

The Scarborough Community Council agreed to consider the following motion embodied in Councillor Kelly's communication as an added matter to its Agenda.

Communication (September 3, 2003) from Councillor Kelly:

“On two occasions this summer, youth, attracted to events held at Albert Campbell Square, have rampaged through the Town Centre Mall. This is unacceptable behaviour that reinforces the widely held belief that Scarborough is a crime-ridden community.

Scarborough's politicians, business people, and social agencies have laboured long and hard over the past several decades to gainsay this image, only to find it being realized in the thoughtless vandalism of some of our youth.

I am urging the members of Scarborough Community Council to:

- (1) request a special police report to us on these youth activities with recommendations on how they can be prevented in the future; and
- (2) review the permit process to identify the groups or occasions that give rise to this senseless violence in order to prevent its reoccurrence."

Councillor Balkissoon moved that the Scarborough Community Council:

- (1) approve the request by Councillor Kelly contained in the aforementioned communication; and
- (2) refer the communication to the Director, Parks and Recreation, East District, for report back to Community Council, such report to also include and outline of the current regulations in place for the use of the Albert Campbell Square for public events; and specifically, the plans which were in place for the two recent events.

**(Carried)**

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**(Clause No. 43(o), Report No. 7)**

**7.41 Information Regarding Various Aspects of the City's Traffic Calming Policy  
(All Wards)**

The Community Council had before it a report (August 14, 2003) from the Director of Transportation Services, District 4, reporting on Councillors' questions relating to various notification processes and procedures as they pertain to the City's policy on traffic calming, and recommending that this report be received for information.

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

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Alan Burke, President, East Beach Community Association, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 43(a), Report No. 7)**

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

The Community Council reconvened at 2:15 p.m.

In the absence of Councillor Moeser, Councillor Kelly assumed the Chair.

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**7.42 Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0009 – Eden Oak (Woodside Village) Inc. (RN Design, Architect) Malvern Community (Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (July 2, 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 Cho, the Scarborough Community Council approved the aforementioned report, subject to expanding the notification area to include landowners and residents south of Tom Longboat Public School, south of Horseley Hill Park, east and west of Crow Trail to McLevin Avenue, west of Neilson Road and east of Tapscott Road, the cost of such expanded notice to be borne by the Ward Councillor.

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Ivan Fleischmann, Miller Thomson, representing Eden Oak (Woodside Village) Inc., appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 43(h), Report No. 7)**

**7.43 Final Report – Community Improvement Plan for Danforth Avenue and Danforth Road between Victoria Park Avenue and Warden Avenue (Ward 35 – Scarborough Southwest)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (August 15, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) adopt a Community Improvement Plan for Danforth Road and Danforth Avenue between Victoria Park Avenue and Warden Avenue substantially as set out in Attachment 2 of this report;
- (2) the City Solicitor be directed to introduce the necessary Bills in Council to give effect to the foregoing;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft by-law attached to this report as may be required; and
- (4) the appropriate City staff be authorized and directed to undertake the steps necessary to implement Recommendation (1) including, but not limited to, obtaining the necessary approvals from the Minister of Municipal Affairs and Housing.

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

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

- Alan Burke, President, East Beach Community Association; and
- Bill McDonald, area resident.

**(Clause No. 27, Report No. 7)**

**7.44 Final Report – Combined Application TF CMB 2003 0004 – Imperial Oil Limited – 3075 Danforth Avenue and 539, 541 and 543 Victoria Park Avenue – Oakridge Community (Ward 35 – Scarborough Southwest)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having

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been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (August 15, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Oakridge Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (2) amend the Oakridge Community Zoning By-law No.9812 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) enact the By-law to add Site Plan Control to the previously zoned residential lands now incorporated into the subject site, attached as Attachment 7; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Zoning By-law Amendment and draft Site Plan Control By-law as may be required.

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

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The Scarborough Community Council also had before it a communication (August 25, 2003) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties, respecting the need for a noise impact statement in any agreement respecting the aforementioned application, and the provision of noise abatement measures in accordance with the limits set by the Ministry of the Environment and Canadian National Railways.

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

- Michael Goldberg, on behalf of Imperial Oil Limited; and
- Alan Burke, President, East Beach Community Association.

**(Clause No. 28, Report No. 7)**

**7.45 Final Report – Combined Application TF CMB 2003 0002 (03 035200 ESC 37 OZ) – Devco Group (In House Designs, Designer) – 1483-1485 Birchmount Road – Dorset Park 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 (August 25, 2003) from the Acting Director of Community Planning, East District, recommending that City Council refuse the application on the basis that the proposal provides insufficient parking and represents an over-development of the property.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report to refuse the application for the reason stated.

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

- Adam Brown, Solicitor, on behalf of the applicant;
- Mario DiPaola, area resident; and
- Anthony Samec, area resident.

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The Scarborough Community Council also had before it an undated communication from Jack Winfield.

**(Clause No. 29, Report No. 7)**

**7.46 Final Report – Zoning By-law Amendment Application TF ZBL 2003 0006 – 2023057 Ontario Inc. and Rowbry Holdings Ltd. (Omniplan Design Group Limited, Architect) – 2000 and 2040 Eglinton Avenue East – Golden Mile Employment District (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 (September 2, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;

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- (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, direct staff to execute the standard Transportation System Improvement (TSI) agreement with the owner and require the owner to obtain consents for mutual rights-of way for parking and access between 2000 and 2040 Eglinton Avenue East.

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

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Peter Matthews appeared before the Community Council on behalf of the applicant in connection with the foregoing matter.

**(Clause No. 30, Report No. 7)**

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

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (August 19, 2003) from the Acting 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. 3;
- (2) amend the Zoning By-law for the Marshalling Yard Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; 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 Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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Alfred Szeto, Architect, on behalf of the applicant, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 31, Report No. 7)**

**7.48 Final Report – Zoning By-law Amendment Application TF ZBL 2003 0002 – (03-035215 OZ) 1097547 Ontario Inc. – 325 Milner Avenue – Neilson Employment District (Ward 42– Scarborough Rouge River)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (August 19, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

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

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

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Luis Carbonell, Petra Ltd., appeared before the Community Council on behalf of the applicant in connection with the foregoing matter.

**(Clause No. 32, Report No. 7)**

**7.49 Traffic Calming (Speed Humps) on Victoria Park Avenue between Queen Street East and Bracken Avenue, Blantyre Avenue between Windsor Avenue and Kingston Road, Courcellette Road between Windsor Avenue and Kingston Road and Fallingbrook Road between Windsor Avenue and Kingston Road (Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (August 18, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the appropriate staff be authorized to conduct a poll of eligible residents on the subject roadways in accordance with the traffic calming policy to determine if residents of these roadways support the installation of speed humps;



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- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the subject roadways for traffic calming purposes, described as follows.

The construction of speed humps on:  
Victoria Park Avenue, between Queen Street East and Bracken Avenue;  
Blantyre Avenue, between Windsor Avenue and Kingston Road ;  
Courcellette Road, between Windsor Avenue and Kingston Road; and  
Fallingbrook Road, between Windsor Avenue and Kingston Road,  
generally as shown on Drawing No. D03-586 (Fallingbrook Community) dated  
April, 2003 (attached);

- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued; and
- (4) 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 that may be required.

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

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Alan Burke, President, East Beach Community Association, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 5, Report No. 7)**

**7.50 Traffic Calming (Speed Humps) on Scarden Avenue between Arkona Drive and Birchmount Road (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (August 14, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the appropriate staff be authorized to conduct a poll of eligible residents on Scarden Avenue, between Arkona Drive and Birchmount Road, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections

of the roadway on Scarden Avenue for traffic calming purposes, described as follows.

The construction of speed humps on Scarden Avenue, generally as shown on Drawing No. D02-1573 dated February 19, 2003 (attached);

- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued; and
- (4) 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 that may be required.

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

**(Clause No. 8, Report No. 7)**

**7.51 Improvements to the Nomination Process for Community Preservation Panels (All Wards)**

The Community Council had before it a communication (July 28, 2003) from the City Clerk forwarding, for the information of Community Council, Clause No. 11 contained in Report No. 6 of The Economic Development and Parks Committee, headed: "Improvements to the Nomination Process for Community Preservation Panels (All Wards)", which was adopted, without amendment, by City Council at its meeting held on July 22, 23 and 24, 2003."

On a motion by Councillor Ashton, the Scarborough Community Council received the aforementioned communication.

**(Clause No. 43(n), Report No. 7)**

**7.52 Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0011 – Official Plan Amendment Application TF OPA 2003 0006 – Steeles Markham Developments Limited (Pda Architects) – South-East Corner of Markham Road and Steeles Avenue East – Tapscott Employment District (Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (August 25, 2003) from the Acting Director of Community Planning, East District, recommending that:

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- (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.
- A. Councillor Cho moved that the report (August 25, 2003) from the Acting Director of Community Planning, East District, be approved, subject to expanding the notification area in consultation with the Ward Councillor, the cost of such expanded notice to be borne by the applicant or the Ward Councillor.

**(Carried)**

- B. Councillor Balkissoon moved that the Acting Director of Community Planning, East District, be directed to process the application on the exclusion of automobile service station uses as per City Council policy.

**(Carried)**

**(Clause No. 43(f), Report No. 7)**

**7.53 Waiving of Permit and Hoisting Fees -Kingston Road Merchants' Association  
(Wards 43 and 44 – Scarborough East)**

On a Motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the following Motion by Councillor Moeser, and further recommended that the City Solicitor, in consultation with the Commissioner of Works and Emergency Services, report to the Scarborough Community Council and Policy and Finance Committee in February, 2004, on a policy to govern and regulate the erection of banners and pennants by unincorporated or non-BIA groups; such report to include criteria, issues around administration and liability and the waiving of fees:

**WHEREAS** at its meeting held on April 14, 15 and 16, 2003, City Council adopted Clause No. 19 of Report No. 3 of the Works Committee (the "Report") recommending, among other things, that for the purposes of banner installations on public rights-of-way within their designated areas, Business Improvement Areas (BIAs) be treated in the same manner as charitable organizations in respect to permit fees and that the hoisting fees be waived entirely; and

**WHEREAS** the effect of Council's adoption of that recommendation is that if no sponsor is shown on the banner, no permit fee would apply for such banners and if a sponsor is shown, a reduced permit fee would apply; and

**WHEREAS** the Kingston Road Merchants' Association (the "Association") has requested that it be accorded a similar exemption from permit fees and hoisting fees for all banners authorized by the City of Toronto that it may erect on utility poles on the median of Kingston Road in the area represented by the Association from the Canadian National Railway Kingston Subdivision to Highland Creek (the "Area"); and

**WHEREAS** given the Association's activities and purposes, it is desirable to provide it with a similar exemption from banner permit fees and hoisting fees in respect to banners erected in the Area as that authorized by Council for BIAs;

**NOW THEREFORE BE IT RESOLVED THAT** for all banners authorized by the City of Toronto and erected by the Association on utility poles on the median of Kingston Road in the Area, Council authorize a waiver of permit fees and hoisting fees as that previously authorized for BIAs in the Report.

**(Clause No. 38, Report No. 7)**

**7.54 Preliminary Report – Combined Application 03 154613 ESC 35 OZ – Cosburn Properties Ltd. (Turner Fleischer Architects Inc.) 1151 Victoria Park Avenue – Clairlea Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (September 9, 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 and adjacent 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.

**(Clause No. 43(l), Report No. 7)**

**7.55 Proposed Gerrard/Clonmore Multi-Unit Residential Development (Ward 36 – Scarborough Southwest)**

The Scarborough Community Council recommended to City Council the adoption of the following Motion by Councillor Ashton:

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**WHEREAS** the Zoning permissions that apply to the Gerrard/Clonmore lands were approved in the late 1960's; and

**WHEREAS** the densities, built form, and urban design, employed in evaluating the merit of the development, were based on urban planning standards and practices in use over forty years ago; and

**WHEREAS** the environmental status and condition of the lands has been the subject of numerous studies and reviews; and

**WHEREAS** the known physical/environmental condition of the lands severely constrain the ability to build in a fashion that effectively mitigates the negative impact of high density development on the urban infrastructure and services; and

**WHEREAS** the densities were originally premised on the plans for the Scarborough Expressway and the provision of on and off ramps at Victoria Park Avenue and Gerrard Street East; and

**WHEREAS** the original planning consideration was premised on then existing populations and the availability of service capacity to meet the approved density; and

**WHEREAS** the current densities have changed dramatically over the past 35 years;

**NOW THEREFORE BE IT RESOLVED** that the City Solicitor prepare a report to be considered, in camera, at the September 22-24, 2003, meeting of City Council which provides opinion and direction on the following:

- A chronological review of the history of the site;
- Review of the current environmental legislation as it applies to these properties and discussion on areas of responsibilities;
- Review and comment on the status of the mandamus order that was issued January 1979;
- The questions and concerns raised in Councillor Bussin's letter of August 5, 2001, appended hereto; and
- Other related matters which may arise from the foregoing.

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Councillor Ashton tabled with the City Clerk's Office, twenty-one e-mails/letters in opposition to the Gerrard/Clonmore development.

A copy of the communication from Councillor Bussin, referred to in Councillor Ashton's motion, was provided to Members of the Community Council, and a copy thereof has been forwarded to the City Clerk for the information of City Council.

**(Clause No. 41, Report No. 7)**

**7.56 Installation of “Hidden Driveway” Sign on Warden Avenue  
(Ward 40 – Scarborough Agincourt)**

The Community Council had before it a communication (August 27, 2003) from Councillor Kelly, requesting a “Hidden Driveway” sign be installed at a constituent’s home on Warden Avenue north of Sheppard Avenue.

On a motion by Councillor Kelly, the Scarborough Community Council referred the foregoing communication to the Director of Transportation Services, District 4, for appropriate action in consultation with the Ward Councillor.

**(Clause No. 43(c), Report No. 7)**

**7.57 Ontario Municipal Board Appeals – Drive-Through By-laws – Request for Instructions to Settle Appeal to By-law 781-2002 respecting OMERS/133 - North Side of Progress Avenue (Ward 38 – Scarborough Centre)**

The Community Council had before it a confidential report (September 8, 2003) from the City Solicitor regarding an appeal to By-law 781-2002 respecting OMERS/133, north side of Progress Avenue.

The Scarborough Community Council recommended to City Council the adoption of the recommendations contained in the confidential report (September 8, 2003) from the City Solicitor.

**(Clause No. 42, Report No. 7)**

The Community Council adjourned its meeting at 4:00 p.m.

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Chair.