
**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting: April 2, 2002

Time: 9:30 a.m.

Location: Meeting Hall

Scarborough Civic Centre

Enquiry: Margaret O'Neil

Administrator

(416) 396-7288

oneil@city.toronto.on.ca

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

DEPUTATIONS:

The Deputations List will be distributed at the meeting.

PRESENTATIONS:

COMMUNICATIONS/REPORTS:

9:45 A.M. PUBLIC MEETING UNDER THE MUNICIPAL ACT

**1. RENAMING OF GARDEN AVENUE TO "GARDEN PARK AVENUE"
(Ward 41 – Scarborough Rouge River)**

City Solicitor

Submitting the draft by-law, as authorized by Clause 2, Report No. 10 of the Scarborough Community Council, adopted by Council at its meeting held on November 6, 7 and 8, 2001, for the hearing of deputations thereon and recommendation to City Council.

10:00 A.M. – Deputation Item

**2. STEELES AVENUE EAST/CN RAIL GRADE SEPARATION
NEAR KENNEDY ROAD – REVIEW OF FINDINGS OF
CLASS ENVIRONMENTAL ASSESSMENT
(Ward 39 – Scarborough Agincourt)**

(Deferred from November 20, 2001, meeting with the request for further report.)

City Clerk (Works Committee)
(October 27, 2001)

Advising that the Works Committee, at its meeting on October 17, 2001, referred the report (October 3, 2001) from the Commissioner of Works and Emergency Services respecting the review of the 1994 Steeles Avenue East/CN Rail Grade Separation Class Environmental Assessment, to the Scarborough Community Council for consideration of the business impact of the grade separation, with a request that staff of the Economic Development, Culture and Tourism Department be in attendance at that time.

- 2(a).** Commissioner of Economic Development, Culture and Tourism
Director of Community Planning, East District
Acting Director of Transportation Infrastructure

REPORT TO FOLLOW.

- 2(b).** David B. Richardson, Marshall Macklin Monaghan Limited
(August 16, 2001)

Respecting issues affecting his client, Canadian Tire Corporation.

- 2(c).** Rick G. Link, The Bank of Nova Scotia
(December 3, 2001)

Respecting issues affecting a branch of The Bank of Nova Scotia in the area.

- 2(d).** Frederick A. Yack, Barrister & Solicitor, on behalf of Nova Depot Corporation
(December 19, 2001)

Respecting issues affecting his clients, Business Depot and The Bank of Nova Scotia.

**3. TEMPORARY CHANGE IN PARKING REGULATIONS ON
WARDEN AVENUE BETWEEN DANFORTH AVENUE AND A POINT
APPROXIMATELY 250 METRES NORTH OF ST. CLAIR AVENUE EAST
(Ward 35 – Scarborough Southwest)**

Director of Transportation Services, District 4
(March 19, 2002)

Recommending that:

- (1) for the duration of the water main construction project (scheduled to commence on or about March 25, 2002, and end on or about February 20, 2003) the existing parking regulations on Warden Avenue, between Danforth Avenue and a point

approximately 250 metres north of St. Clair Avenue East be amended as identified in Appendix 2 of this report;

- (2) all costs associated with the aforementioned changes in parking regulations, including signing costs, be borne by the applicant/contractor, Clearway Construction Inc.; and
- (3) the appropriate city officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

4. PROPOSED INSTALLATION OF A PEDESTRIAN CROSSOVER ON SILVER SPRINGS BOULEVARD, 166 METRES WEST OF WAYSIDE AVENUE (Ward 39 – Scarborough Agincourt)

Director of Transportation Services, District 4
(March 18, 2002)

Recommending that:

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

5. PROPOSED REMOVAL OF THROUGH TRAFFIC PROHIBITIONS ON BAY MILLS BOULEVARD AND BONIS AVENUE AT BIRCHMOUNT ROAD (Ward 40 – Scarborough Agincourt)

Director of Transportation Services, District 4
(March 19, 2002)

Recommending that:

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

**6. ASSUMPTION OF SERVICES
COURTLAND MEWS CO-OPERATIVE HOMES INC.
SOUTH-WEST CORNER OF MEADOWVALE ROAD AND HIGHWAY NO. 2A
(Ward 44 – Scarborough East)**

Acting City Solicitor
(February 12, 2002)

Recommending that:

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

**7. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2002 0002
PACWAY INVESTMENTS INC.
KENNEDY ROAD (EAST SIDE), SOUTH OF MCNICOLL AVENUE
MILLIKEN EMPLOYMENT DISTRICT
(Ward 39 – Scarborough Agincourt)**

Director of Community Planning, East District
(March 12, 2002)

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.

**8. PRELIMINARY REPORT
COMBINED APPLICATION TF CMB 2001 0006
THE NORFINCH GROUP INC., 3070 ELLESMERE ROAD
(Ward 43 – Scarborough East)**

Director of Community Planning, East District

(March 19, 2002)

Recommending that:

- (1) staff be directed to schedule a Community Consultation Meeting together with the Ward Councillor;
- (2) notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the site, and the local Community Association; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and to all persons attending the Community Consultation Meeting who request this notice.

**9. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0004
METROPOLITAN TORONTO HABITAT FOR HUMANITY INC.
4277 LAWRENCE AVENUE EAST, WEST HILL COMMUNITY
(Ward 44 – Scarborough East)**

Director of Community Planning, East District

(March 19, 2002)

Recommending that:

- (1) staff be directed to schedule a Community Consultation Meeting together with the Ward Councillor;
- (2) notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to persons attending the Community Consultation Meeting who request notice.

**10. FINAL REPORT
PART LOT CONTROL EXEMPTION APPLICATION TF PLC 2002 0002
1404615 ONTARIO INC.
NORTH AND SOUTH SIDES OF HAVENLEA ROAD
(Ward 42 – Scarborough Rouge River)**

Director of Community Planning, East District

(March 11, 2002)

Recommending that City Council enact a Part Lot Control Exemption By-law for Lots 25 to 45, inclusive, on Registered Plan 66M-2073 on the south and north sides of Havenlea Road with such By-law to expire one year from the date of passing.

**11. FINAL REPORT
PART LOT CONTROL EXEMPTION APPLICATION TF PLC 2002 0001
BRUCEGATE HOLDINGS INC.
S.W. CORNER OF KINGSTON ROAD AND ASTERFIELD DRIVE
(Ward 44 – Scarborough East)**

Director of Community Planning, East District
(March 6, 2002)

Recommending that City Council enact a Part Lot Control Exemption By-law for Block 64 on Registered Plan 66M-2367 on the south-west corner of Kingston Road and Asterfield Drive with such By-law to expire one year from the date of passing.

**12. HIGHLAND CREEK VILLAGE
URBAN DESIGN GUIDELINES STUDY
(Ward 44 – Scarborough East)**

Director of Community Planning, East District
(March 15, 2002)

Recommending that The Highland Creek Village Urban Design Guidelines, as submitted, be approved.

**13. REQUEST FOR DIRECTION - UPCOMING OMB HEARING
COMBINED APPLICATION TF CMB 2001 0007
ROYAL KEELE DEVELOPMENTS INC., 932 DANFORTH ROAD
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District
(March 19, 2002)

Recommending that staff be directed to:

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

**14. SIGN BY-LAW VARIANCE REQUEST
GROUND SIGN AT 1670 McCOWAN ROAD**

(Ward 41 – Scarborough Rouge River)

Director of Building and Deputy Chief Building Official, East District
(March 12, 2002)

Recommending that:

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

**15. TORONTO FIRE SERVICES ACCESS TO MORNINGSIDE AVENUE
(Ward 44 – Scarborough East)**

Fire Chief
(March 13, 2002)

Responding to a request by Councillor Moeser that the Fire Chief submit a report to Scarborough Community Council on the ability of emergency services to access 363 Morningside Avenue; advising that all concerns have been addressed by Fire Services; and recommending that this report be received for information.

**16. DECLARATION AS SURPLUS – PARCEL OF VACANT LAND LOCATED ON
THE WEST SIDE OF MORRISH ROAD, BETWEEN KINGSTON ROAD AND
OLD KINGSTON ROAD (Ward 44 – Scarborough East)**

(Deferred from previous meetings at the request of Councillor Moeser, pending completion of the Highland Creek Urban Design Study: see Item 12 on this Agenda.)

City Clerk (Administration Committee)
(February 6, 2001)

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

**17. SALE OF A PARCEL OF LAND - SOUTH-WEST CORNER OF
CORONATION DRIVE AND BEECHGROVE DRIVE
(Ward 44 – Scarborough East)**

Commissioner of Corporate Services
(March 14, 2002)

Recommending that:

- (1) the Offer to Purchase submitted by 2010034 Ontario Ltd. to purchase the parcel of vacant land located on the southwest corner of Coronation Drive and Beechgrove Drive be accepted on the terms and conditions outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**18. PROPOSED POLICE SERVICE 43 DIVISION
(Ward 44 – Scarborough East)**

Councillor Ron Moeser
(March 15, 2002)

Respecting City Council's approval of the funding to commence work on the new Toronto Police Service 43 Division; advising that the City-owned lands identified for the new station are currently designated Low Density Residential, requiring Official Plan and Zoning Amendment to implement Council's direction; and recommending that Community Council recommend to City Council that the Commissioner of Urban Development Services be directed to commence City-initiated Official Plan and Zoning By-law amendments to accommodate the proposed use.

**19. SCARBOROUGH CIVIC CENTRE SAFETY AUDIT
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District
Acting Director of Urban Design
(February 20, 2002)

Submitting a joint report, at the request of Councillor Duguid, on the results of a safety audit conducted at the Scarborough Civic Centre on January 23, 2002, and recommending that the report be forwarded to the relevant Departments for appropriate action.

PUBLIC MEETING UNDER THE PLANNING ACT
Items 20 – 25, inclusive.

20. FINAL REPORT

**ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0006
PART LOT CONTROL APPLICATION TF PLC 2001 0002
PAJEC HOLDINGS LTD., SHOWBANKTREE HOLDINGS LTD.,
GREENBANKTREE POWER, JACK BLOOM & HAROLD LANGER
NORTH-EAST CORNER OF SHEPPARD AVENUE EAST & MALVERN ST.
MALVERN COMMUNITY
(Ward 42 – Scarborough Rouge River)**

(Continuation of a Public Meeting deferred from the previous meeting.)

Director of Community Planning, East District
(January 22, 2002)

Recommending that City Council:

- (1) amend the Malvern Community Zoning By-law substantially in accordance with the draft Zoning By-law attached as Attachment No. 6;
- (2) direct staff to prepare a Part Lot Control Exemption By-law for the subject property which would remain in effect for a period of two (2) years, said By-law to be enacted upon registration of a Common Element Condominium for those parts of the property reliant upon the common element condominium driveway, or upon confirmation satisfactory to the City Solicitor by the solicitors for the owners that a restriction under Section 118 of the Land Titles Act has been registered on those parts of the property, such restriction to require consent of the Commissioner of Urban Development Services to any transfer or charge of the lands or any portion thereof;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (4) support the proposed site plan as shown on Attachments 1 and 2.

20(a). Director of Development Engineering, District 4
(March 18, 2002)

Responding to Community Council's request for further information respecting garbage collection on the interior roadway of this proposed development, and attaching a communication from Claude Lacombe, Architect for the project, in this regard.

21. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION SC-Z20000025
JOHN WEIR, 6 MAGNOLIA AVENUE
KENNEDY PARK COMMUNITY AND
BIRCHMOUNT PARK EMPLOYMENT DISTRICT
(Ward 35 – Scarborough Southwest)

Director of Community Planning, East District
(February 19, 2002)

Recommending that City Council:

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

22. FINAL REPORT
COMBINED APPLICATION TF CMB 2001 0016
FOREST VISTA INC., 61-77 TOWN CENTRE COURT
PROGRESS EMPLOYMENT DISTRICT
(Ward 38 – Scarborough Centre)

Director of Community Planning, East District
(February 19, 2002)

Recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 4;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Progress) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and

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

23. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZB 2001 0020
ELAINE GOLDBACH ET AL (MON SHEONG FOUNDATION)
NORTH-EAST CORNER OF MCNICOLL AVENUE AND KENNEDY ROAD
MILLIKEN EMPLOYMENT DISTRICT
(Ward 39 – Scarborough Agincourt)

Director of Community Planning, East District
(March 14, 2002)

Recommending that City Council:

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

23(a). Manager, Land Services, Enbridge Consumers Gas
(March 21, 2002)

Generally in support of the aforementioned application, the site of which abuts the Enbridge lands, but expressing concern that future residents might be disturbed by the impact of the noise, dust and odour levels which occur on the Enbridge property.

24. FINAL REPORT
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0017
IMPERIAL OIL LIMITED, 4000 FINCH AVENUE EAST
MILLIKEN EMPLOYMENT DISTRICT
(Ward 39 – Scarborough Agincourt)

Director of Community Planning, East District
(February 19, 2002)

Recommending that City Council:

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

**25. FINAL REPORT
COMBINED APPLICATION TF CMB 2001 0003
PETRO-CANADA, 3905 SHEPPARD AVENUE EAST
TAM O'SHANTER COMMUNITY
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District
(March 11, 2002)

Recommending that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the proposed draft Official Plan Amendment attached as Attachment No. 5;
- (2) amend the Zoning By-law for the Tam O'Shanter Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

**IN CAMERA In accordance with the Municipal Act, a motion is required for the
Community Council to meet privately and the reason must be stated.**

**26. DISPOSITION OF A PARCEL OF VACANT LAND
SOUTH SIDE OF HOLMCREST TRAIL
(Ward 44 – Scarborough East)**

Commissioner of Corporate Services
(March 18, 2002)

Submitting a confidential report, such report to be considered in camera having regard that the content refers to confidential negotiations respecting the sale of City-owned property and identifies potential purchasers.

