

**SCARBOROUGH COMMUNITY COUNCIL
AGENDA
MEETING No. 6**

Date of Meeting: July 8, 2003

Time: 9:30 a.m.

**Location: Meeting Hall
Scarborough Civic Centre**

**Enquiry: Margaret O'Neil
Administrator
(416) 396-7288
oneil@toronto.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.

COMMUNICATIONS/REPORTS:

1. 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)

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.

2. Proposed Stop Sign on Dorset Road at Horfield Avenue (Ward 36 – Scarborough Southwest)

Report (June 20, 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.

3. Proposed All-Way Stop Control on Sandhurst Circle at Chartland Boulevard South/Lunsfield Crescent (Ward 41 – Scarborough Rouge River)

Report (June 20, 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.

4. Proposed Installation of Traffic Control Signals on Sheppard Avenue East at Dean Park Road/Proposed Rouge River Drive (east leg) and at Conlins Road (Ward 42 – Scarborough Rouge River, Ward 44 – Scarborough East)

Report (June 24, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) traffic control signals be approved at the intersection of Sheppard Avenue East and Dean Park Road/Proposed Rouge River Drive (east leg);
- (2) traffic control signals be approved at the intersection of Sheppard Avenue East and Conlins Road;
- (3) all costs associated with the installation of traffic control signals, including one-time maintenance fees, be borne by Mattamy Development Corporation in accordance with the established conditions of Draft Plan of Subdivision approval; and
- (4) the appropriate by-laws be amended accordingly.

5. Proposed Removal of Turn Prohibitions at the Entrance to Centenary Plaza on Ellesmere Road, approximately 195 Metres East of Neilson Road (Ward 44 - Scarborough East)

Report (June 20, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the turn prohibitions identified in Appendix 1 of this report be rescinded; and
- (2) the appropriate by-laws be amended accordingly.

6. Encroachment Agreement with the University of Toronto for a Pathway and Staircase on the north side of Ellesmere Road between Morningside Avenue and Military Trail (Ward 44 – Scarborough East)

Report (June 20, 2003) from the Commissioner of Works and Emergency Services, recommending that:

- (1) the City enter into an encroachment agreement with the University of Toronto;
- (2) the City enter into an encroachment agreement with Centennial College; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Report (June 19, 2003) from the Commissioner of Works and Emergency Services, responding to a direction of Scarborough Community Council at its meeting held on May 6, 2003 (see attached extract from Report No. 4) and recommending that this report be received for information.

**8. Ontario Municipal Board Hearing – Committee of Adjustment Appeals
61 Wolcott Avenue (Ward 35 – Scarborough Southwest)**

Report (June 20, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board appeal with respect to 61 Wolcott Avenue, and recommending that this report be received for information.

**9. Ontario Municipal Board Hearing – Committee of Adjustment Appeals
37 Bridlington Street (Ward 38 – Scarborough Centre)**

Report (June 20, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board appeal with respect to 37 Bridlington Street, and recommending that this report be received for information.

10. Assumption of Services – Bangor Construction Limited and Tambosso Construction Limited c.o.b. J.V. Bantam & Associates, 109 Ridgewood Road (Ward 44 – Scarborough East)

Report (June 25, 2003) from the City Solicitor 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.

11. 2001 Scarborough City Centre Monitoring Report – SC WPS 1998 0007 (Ward 38 – Scarborough Centre)

Report (June 17, 2003) from the Director of Transportation Planning, recommending that:

- (1) Community Council receive the 2001 City Centre Monitoring Report for information, and;
- (2) the Scarborough City Centre Monitoring Program mandated in 1981 be discontinued.

12. Status Report –TF CMB 2003 0004 and TF SPC 2003 0007 – Imperial Oil Limited – 3075 Danforth Avenue and 539, 541 and 543 Victoria Park Avenue – Oakridge Community (Ward 35 – Scarborough Southwest)

Report (June 20, 2003) from the Acting Director of Community Planning, East District, recommending that Community Council:

- (1) withdraw the direction to staff that any car wash or car wash queuing be located 100 feet (30 metres) from abutting residences; and
- (2) direct staff to continue to process the above applications through the normal review processes.

13. Preliminary Report – Combined Application TF CMB 2003 0009 – 2BRNOT2B Holdings Inc. and Monarch Construction Limited c/o The Goldman Group (Fliess, Gates, McGowan, Easton Architects) – 350 Danforth Road, 74 Santamonica Boulevard and former CNR Right-of-Way – Oakridge Employment District and Birchmount Park Community (Ward 35 – Scarborough Southwest)

Report (June 23, 2003) from the Acting Director of Community Planning, East District, recommending that the processing of this application and community consultation be co-ordinated with the Warden Corridor Land Use Planning Study.

14. Preliminary Report – Combined Application TF CMB 2003 0005 – PIC Property Management Ltd. (Paul S. Anderson, Architect) – 555 Brimorton Drive – Woburn Community (Ward 38 – Scarborough Centre)

Report (June 23, 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.

15. Community Improvement Project Area for Danforth Avenue and Danforth Road between Victoria Park Avenue and Warden Avenue (Ward 36 – Scarborough Southwest)

Report (June 20, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) City Council designate the area outlined in heavy lines on the map attached to this report as a Community Improvement Project Area under Section 28 of the Planning Act and that the City Solicitor be authorized to introduce the necessary Bills in Council; and
- (2) Notice for the Public Meeting under the Planning Act for consideration of a Community Improvement Plan be given according to the regulations under the Planning Act.

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

Report (June 26, 2003) from the Director and Deputy Chief Building Official, responding to Community Council's request for information respecting the impact of deleting the words "on the same side of the street" in the aforementioned By-law and on a policy which would spread signs at intersections over four corners, rather than two, and as roof-mounted signs, rather than ground level, and recommending that this report be received for information.

2:00 P.M. PUBLIC MEETING UNDER THE PLANNING ACT

17. Final Report – Official Plan Amendment Application TF OPA 2003 0002 – Zoning By-law Amendment Application TF ZBL 2003 0001 - Annie Patasar – Lots 18 and 19, Registered Plan 1936 (August Avenue) - Oakridge Community (Ward 35 - Scarborough Southwest)

(Deferred from the June 10, 2003 meeting of the Community Council.)

Report (May 12, 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 remove Site Plan Control from the subject lands attached as Attachment 7; and
- (4) 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.

17(a). Communication (June 2, 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.

18. Final Report – Combined Application TF CMB 2003 0002 – Devco Group (In House Designs, Designer) – 1483-1485 Birchmount Road – Dorset Park Community (Ward 37 – Scarborough Centre)

(Deferred from the June 10, 2003 meeting of the Community Council.)

Report (May 26, 2003) from the Acting Director of Community Planning, East District, recommending that City Council **refuse** the application on the basis that the proposal represents an over-development of the subject lands and is not in keeping with the City's Urban Design Guidelines for Infill Townhouses.

18(a). Supplementary Report – Devco Group

Report (June 25, 2003) from the Acting Director of Community Planning, East District, recommending that Community Council:

- (1) receive the aforementioned report (May 26, 2003) from the Acting Director of Community Planning, East District; and
- (2) defer consideration of this application to allow staff to review a revised proposal by the applicant and allow revised Notice of Public Meeting to be issued to address the changes to the applicant's proposal.

19. Final Report – Combined Application TF CMB 2003 0006 – 572979 Ontario Ltd., (Alfred Szeto, Architect) Select Avenue, North Side, East of State Crown Boulevard Tapscott Employment District (Ward 41 – Scarborough Rouge River)

Report (June 17, 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. 4;
- (2) amend the Zoning By-law for the Tapscott Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and

- (4) amend the Site Plan Control By-law to include these lands within the area subject to Site Plan Control, substantially in accordance with the draft By-law attached as Attachment No. 6.

19(a). Communication (June 18, 2003) from Bruce N. Huntley, President, The Huntley Group, in opposition to the aforementioned application.

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

Report (June 24, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law 10827 for the Highland Creek Community 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.