

---

**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 7**

**Date of Meeting:** September 9, 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.*

**PRESENTATIONS:**

**10:00 a.m. PUBLIC MEETING UNDER THE MUNICIPAL ACT**

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

In accordance with City Council's adoption of Clause 19, Report No. 6 of the Scarborough Community Council, the Community Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to the proposed amendment to the former City of Scarborough Sign By-law No. 22980, as amended, such amendment to ensure:

- (1) that a distance of 75 metres be used, as a radius, instead of 150 metres, between signs; and
- (2) that at each intersection quadrant, only roof-mounted signs be permitted on a site by site basis approved by City Council.

- 1(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.

#### **COMMUNICATIONS/REPORTS:**

**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)**

*(Deferred from meeting of July 8, 2003.)*

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.

**3. Information Regarding Various Aspects of the City’s Traffic Calming Policy (All Wards)**

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.

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

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.

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

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.

**6. 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)**

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;
- (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.

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

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.

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

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.

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

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.

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

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.

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

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.

**12. Expanded Driveways (Ward 40 – Scarborough Agincourt)**

Communication (August 19, 2003) from Councillor Kelly, requesting consideration of enforcement relating to expanded driveways.

**13. Installation of “Hidden Driveway” Sign on Warden Avenue**

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.

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

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.

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

Report (August 18, 2003) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (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.

**16. Removal of Seven Privately-owned Trees – 859 Kennedy Road  
(Ward 37 – Scarborough Centre)**

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.

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

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 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.

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

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.

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

Report (August 18, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Anna Raneer 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.

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

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.

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

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.

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

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.

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

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.

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

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.

**24(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.

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

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.

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

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.

**27. 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)**

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.

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

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.

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

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

**30. 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 Centre)**

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.

**31. 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)**

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.

**32. 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)**

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.

**33. 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)**

Report (August 25, 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.

**34. 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)**

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.

**35. 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)**

*(Deferred from meeting of July 8, 2003.)*

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.

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

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.

**37. 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)**

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.

**38. 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)**

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.

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

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.

**39(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.



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

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."

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

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

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.

**42. 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)**

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.

**42(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.

**43. 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)**

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.

**43(a).** Communication (undated) from Jack Winfield.

**44. Final Report – Zoning By-law Amendment Application TF ZBL 2003 0006 – 2023057 Ontario Inc. and Rowbry Holdings Ltd. – 2000 and 2040 Eglinton Avenue East – Golden Mile Employment District (Ward 37 – Scarborough Centre)**

**REPORT TO FOLLOW**

**45. 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)**

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.

**46. 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)**

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.



---

**SCARBOROUGH COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING No. 7**

**Date of Meeting:** September 9, 2003  
**Time:** 9:30 a.m.  
**Location:** Meeting Hall  
Scarborough Civic Centre

**Enquiry:** Margaret O'Neil  
Administrator  
396-7288  
oneil@toronto.ca

---

**PUBLIC MEETING UNDER THE PLANNING ACT**

**44. 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)**

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;
- (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.

**NEW BUSINESS**

- 47. 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)**

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.