

---

**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING 2**

**Date of Meeting:** Tuesday, February 8, 2005

**Time:** 9:30 a.m.

**Location:** Council Chambers  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario

**Enquiry:** Betty Henderson

Committee Administrator

416-396-7288

bhender1@toronto.ca

---

Under the *Municipal Act, 2001*, the SCARBOROUGH COMMUNITY COUNCIL must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – January 18, 2005

Deputations/Presentations:

2:00 p.m. - Items 7 - 12incl.

Communications/Reports:

- 1. Environmental Assessment – Closure of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way (Ward 39 – Scarborough Agincourt)**

**(Deferred from January 18, 2005)**

Report (October 29, 2004) from the Director, Transportation Services, East District, seeking authority to commence a Municipal Class Environmental Assessment to stop up and close portions of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way.

Recommendations:

It is recommended that:

- (1) authority be given to commence the necessary Municipal Class Environmental Assessment in order to determine the feasibility of stopping up and closing portions of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way; and
  - (2) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto.
- 1(a).** Report (January 27, 2005) from the Director, Transportation Services, East District, seeking approval to withdraw the request to commence a Municipal Class Environmental Assessment to stop up and close portions of Marilyn Avenue between Reidmount Avenue and the GO Transit Right-of-Way.

Recommendations:

It is recommended that:

- (1) the report dated October 29, 2004, from the Director of Transportation Services, East District, be withdrawn; and
  - (2) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto.
- 2. Provision of a Municipal Road for New Developments at 671 and 675 Warden Avenue. Planning Application Numbers 04 196831 ESC 35 OZ and 04 196850 ESC 35 SA and 04 166027 ESC 35 SA (Ward 35 – Scarborough Southwest)**

Report (January 18, 2005) from the Director, Development Engineering, Works and Emergency Services, seeking authorization for City staff to negotiate and enter into a standard financially secured Servicing Agreement with The Goldman Group (the Owner) to provide a municipal road, to service 671-679 Warden Avenue.

Recommendations:

It is recommended that:

- (1) Council authorize staff to negotiate and enter into a standard financially secured Servicing Agreement with The Goldman Group (the Owner) to provide a municipal road to service 671-679 Warden Avenue, subject to the draft Reference

Plan and engineering drawings being acceptable to the Commissioner of Works and Emergency Services;

- (2) the terms of the agreement between the City and the Owner be to the satisfaction of the Acting Commissioner of Works and Emergency Services and the City Solicitor; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**3. Preliminary Report – OPA and Rezoning Application 04 203847 ESC 39 OZ  
Draft Plan of Subdivision Application 04 203850 000 00 SB – Buttermill  
Developments Inc. (Waltman Building Group) (Jim Levac, Lorsiak & Company  
Ltd., Architect) Sanwood Boulevard and Canongate Trail  
(Ward 39 – Scarborough Agincourt)**

Report (January 24, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended 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.

**4. Preliminary Report – Official Plan Amendment and Rezoning Application  
04 196495 ESC 42 OZ – Mattamy Development Corporation (Architect: Baldwin  
and Franklin Architects Inc. and Watchorn Architect Inc.) Finch Avenue East and  
Morningside Avenue Extension (Ward 42 – Scarborough Rouge River)**

Report (January 26, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations :

It is recommended 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 to the Morningside Heights Residents Association; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**5. Preliminary Report – Official Plan and Rezoning Application 04 203869 44 OZ – 2034344 Ontario Inc. - 1625 Military Trail (Ward 44 – Scarborough East)**

Report (January 27, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations :

It is recommended that:

- (1) staff be directed to schedule a (1) 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.

**6. Final Report – (Refusal) Official Plan and Rezoning Application 04 198313 ESC 35 OZ - Toronto Central Baptist Church (Architect: Simon Ng) 25 Civic Road (Ward 35 – Scarborough Southwest)**

Report (January 21, 2005) from the Acting Director, Community Planning, East District, reporting on the refusal of an application to amend the Official Plan and the Zoning By-law for a Place of Worship at 25 Civic Road.

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and the Employment Districts Zoning By-law (Golden Mile) for the former City of Scarborough to permit Place of Worship uses at 25 Civic Road; and
- (2) direct the City Solicitor to appear at the OMB in defence of City Council's refusal of any appeal of this application.

**7. Final Report – City Initiated Technical Zoning By-law Amendments 02 035546 ESC 93 TM – Various Properties (Wards 35, 38, 41, 42, 43 and 44)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on City of Toronto initiated amendments to various Community and Employment Districts Zoning By-laws to rectify minor technical errors in the by-laws.

Recommendations:

It is recommended that City Council:

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

**8. Final Report – Rezoning Application 03 161902 ESC 41 OZ – Read-Eastern Capital Offshore (Canror) Inc. (Architect: Socia Engineering Limited) Northeast Corner of Ashcott Street and Cascaden Street (Ward 41 – Scarborough Rouge River)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 24, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Milliken Community Zoning By-law to permit the development of 14 single-family residential dwellings at the north-east corner of Ashcott and Cascaden Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Milliken Community Zoning By-law substantially in accordance with the draft zoning by-law amendment attached as Attachment 6; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**8(a).** Communication (January 20, 2005) from Larry Dang, in opposition to the application

**8(b).** Communication (January 25, 2005) from Barbara Brunson, area resident and Vice Chair of the Port Royal School Advisory Council, in opposition to the application.

**8(c).** Communication (January 26, 2005) from Dennis Nip, Tammy Wang and Jennifer Nip, in opposition to the application.

**9. Final Report – Zoning By-law Amendment Application 02 035475 ESC 42 OZ Plan of Subdivision Application 02 035476 ESC 42 SB – 2031430 Ontario Inc. 1841 Neilson Road (Ward 42 – Scarborough Rouge River)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 28, 2005) from the Acting Director, Community Planning, East District, reporting on applications to amend the Employment Districts Zoning By-law 24982 (Tapscott), the Morningside Heights Zoning By-law and a draft plan of subdivision with respect to a 5.28 hectare (13 acre) property, located at the south-east corner of Passmore Avenue and Oasis Boulevard (Neilson Road), to permit 67 single-family dwelling units.

Recommendations:

It is recommended that City Council:

- (1) recommend to the Chief Planner that the plan of subdivision as shown on Attachment 4, subject to the conditions of approval, as generally listed in Attachment 6, be approved. Except as otherwise noted, these conditions must be fulfilled prior to the release of the plan of subdivision for registration or any phase thereof;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) and the Morningside Heights Zoning By-law 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 Zoning By-law Amendment as may be required.

**9(a).** Communication from area resident.

**10. Final Report – City-Initiated Zoning By-law Amendment Application 05 100287 ESC 43 TM – Clifton Park Investments Limited - 2848-2900 Ellesmere Road - North-east Corner of Ellesmere Road and Neilson Road (Centenary Plaza) (Ward 43 – Scarborough East)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on a City-initiated application to amend the Zoning By-law to delete a requirement pursuant to Section 37 of the Planning Act that the owner provide branch library space to the Toronto Public Library Board, and to reduce permitted site density.

Recommendations:

It is recommended that City Council:

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

**11. Final Report – Rezoning Application 03 196121 ESC 43 OZ - Brydale Developments Inc. (Architect: Tony Dicarolo, Hunt Design Associates Inc.) – 232-234 Galloway Road (Ward 43 – Scarborough East)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on an application to amend the Zoning By-law in order to permit 16 townhouse units at 232-234 Galloway Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the West Hill Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7;
- (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 Bills to City Council for enactment, require the applicant to dedicate the valley lands and 10 metre buffer to the Toronto and Region Conservation Authority.

**12. Final Report – Rezoning Application 04 124229 ESC 44 OZ - Plan of Subdivision Application 04 124282 ESC 44 SB – Tanis Woods Development – 6233, 6241, 6249, 6255 and 6267 Kingston Road (Ward 44 – Scarborough East)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (January 25, 2005) from the Acting Director, Community Planning, East District, reporting on applications to amend the Zoning By-law and for a proposed plan of subdivision consisting of 31 residential lots and an extension of Tanis Crescent.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5;



- (2) recommend to the Chief Planner that the plan of subdivision as shown on Attachment 1, subject to the conditions of approval as generally listed in Attachment 6, be approved. Except as otherwise noted, these conditions must be fulfilled prior to the release of the plan of subdivision for registration or any phase thereof; and
- (3) 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 2**

**Date of Meeting:** Tuesday, February 8, 2005      **Enquiry:** Betty Henderson  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chambers      **416-396-7288**  
Scarborough Civic Centre      **bhender1@toronto.ca**  
150 Borough Drive  
Toronto, Ontario

---

**NEW ITEMS**

**13. Conditions in and around Scarborough Civic Centre**

Communication (January 25, 2005) from Councillor Bas Balkissoon regarding issues relating to operations at the Scarborough Civic Centre.

**14. Naming of Proposed Private Lane Extending Westerly from Brimley Road, South of Lawrence Avenue East – “Corner Lane”  
(Ward 37 – Scarborough Centre)**

Report (January 31, 2005) from the City Surveyor, seeking approval for the proposed private lane extending westerly from Brimley Road, south of Lawrence Avenue East, being named “Corner Lane”.

**Recommendations:**

- (1) the proposed private lane extending westerly from Brimley Road, south of Lawrence Avenue East, be named "Corner Lane";
- (2) Inaugural Source Inc. pay the costs estimated to be in the amount of \$250.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**15. Preliminary Report – OPA and Rezoning Application 04 196831 ESC 35 OZ  
Stafford Homes Limited (Kohn Architects Inc.) 671 Warden Avenue  
(Ward 35 – Scarborough Southwest)**

Report (January 31, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to give notice of a combined community consultation meeting for this planning application for 671 Warden Avenue, in addition to other current planning applications for 350 Danforth Road, 725 Warden Avenue, and 651 Warden Avenue;
- (2) notice for the community consultation meeting be given by direct mail to the Warden Corridor Study mailing list, and by postal walk to an expanded notification area bounded by Eglinton Avenue East to the north, Birchmount Road to the east, Victoria Park Avenue to the west, and Danforth Avenue to the south, with the cost borne by the applicants; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**16. Preliminary Report – OPA and Rezoning Application 04 204283 ESC 35 OZ  
Draft Plan of Subdivision Application 04 204285 ESC 35 SB – Goldman Centennial  
Developments Limited (John Blums Architect Inc.) 651 Warden Avenue  
(Ward 35 – Scarborough Southwest)**

Report (January 31, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

- (1) staff be directed to give notice of a combined community consultation meeting for these planning applications for 651 Warden Avenue, in addition to other current planning applications for 350 Danforth Road, 725 Warden Avenue, and 671 Warden Avenue;

- (2) notice for the community consultation meeting be given by direct mail to the Warden Corridor Study mailing list, and by postal walk to an expanded notice area bounded by Eglinton Avenue East to the north, Birchmount Road to the east, Victoria Park Avenue to the west, and Danforth Avenue to the south, with the cost borne by the applicants; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**17. Preliminary Report – Rezoning Application 04 203779 ESC 42 OZ – Draft Plan of Subdivision Application 04 203790 ESC 42 SB – Mattamy (Jefferson Forest) Limited – 9310 Sheppard Avenue East (Ward 42 – Scarborough Rouge River)**

Report (February 1, 2005) from the Acting Director, Community Planning, East District, providing preliminary information on the above-noted application and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act;
- (4) amend Site Plan Control By-law 21319 to designate the lands at 9310 Sheppard Avenue East as a Site Plan Control Area, substantially in accordance with the draft By-law attached as Attachment 4; and
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft designating Site Plan Control By-law as may be required.

**18. Final Report – Rezoning Application 04 203776 ESC 37 OZ – Lift Holding Provision - 1920 Eglinton Avenue East Holdings Ltd. (Architect: Joseph Bogdan Architects Inc.) 1920 and 1940 - Eglinton Avenue East, 20 Ashtonbee Road (Ward 37 – Scarborough Centre)**

Report (January 31, 2005) from the Acting Director, Community Planning, East District, reporting on an application to lift the Holding Provision for the property located at the northwest corner of Eglinton and Warden Avenues.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the Employment Districts Zoning By-law (Golden Mile) to delete the Holding Provision (H) from the subject lands substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 3; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**19. Request for Direction – File Number 05 106102 EPS 36 TM Revitalization Study of Kingston Road in the Birchcliff Community (Ward 36 – Scarborough Southwest)**

Report (February 3, 2005) from the Acting Director, Community Planning, East District, reporting, as directed, on undertaking a Revitalization Study of Kingston Road in the Birchcliff Community.

Recommendations:

It is recommended that City Council:

- (1) direct staff to bring forward a draft Terms of Reference for a Revitalization Study of Kingston Road in Birchcliff, to the Scarborough Community Council meeting in April 2005, that includes the study components outlined in Section (iv) “Study Approach” of this report, a community consultation process and timing for undertaking the Study; and
- (2) that a Revitalization Study of Kingston Road in Birchcliff be coordinated with other initiatives in the area including; the examination of transit improvements on Kingston Road from Victoria Park Avenue to Eglinton Avenue East, the Cliffside Village Strategic Business Action Plan, and the proposed Feasibility Study for the Birchmount Stadium, where opportunities for such coordination are appropriate and in keeping with the objectives and context of each initiative.

**20. The City's Ability to Tow Illegal Portable Signs without Notice**

**(In-camera – Solicitor-client Privilege)**

Confidential report (January 31, 2005) from the City Solicitor respecting the City's ability to tow illegal portable signs without notice, and because the advice involves solicitor-client privilege under the *Municipal Act 2001*, discussions be held In-camera.