



**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING 4**

<b>Date of Meeting:</b>	<b>Tuesday, May 3, 2005</b>	<b>Enquiry:</b>	<b>Betty Henderson</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Committee Administrator</b>
<b>Location:</b>	<b>Council Chamber</b>		<b>416-396-7288</b>
	<b>Scarborough Civic Centre</b>		<b>bhender1@toronto.ca</b>
	<b>150 Borough Drive</b>		
	<b>Toronto, Ontario</b>		

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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 – March 30, 2005

Speakers/Presentations - A complete list will be distributed at the meeting:

9:45 a.m. – Item 1

Communications/Reports:

- 1. Information Report - Part of Pitt Avenue (Closed)  
South Side of Donside Drive between  
Victoria Park Avenue and Maybourne Avenue  
(Ward 35 – Scarborough Southwest)**

(Speakers – 9:45 a.m.)

Report to follow.

**2. Inclusion on the City of Toronto Inventory of Heritage Properties  
300 Danforth Road (Lily Cups Office Building)  
(Ward 35 – Scarborough Southwest)**

**(Deferred from March 30, 2005)**

Report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking City Council approval to include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 300 Danforth Road (Lily Cups Office Building) on the City of Toronto Inventory of Heritage Properties; and
  - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 2(a).** Communication (March 4, 2005) from the Toronto Preservation Board, recommending to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner of Economic Development, Culture and Tourism.
- 2(b).** Communication (April 21, 2005) from Andrew L. Jeanrie, Fraser Milner Casgrain, L.L.P., on behalf of 1007328 Ontario Limited, requesting that Scarborough Community Council defer consideration of this matter.

**3. Options for Improvements to Garbage Storage and  
Collection at the Scarborough Civic Centre**

Report (April 12, 2005) from the Director, Solid Waste Collections, East and North Districts, providing options for improvements to garbage storage and collection at the Scarborough Civic Centre.

Recommendations:

It is recommended that the current location for bulk garbage storage and collection at the Scarborough Civic Centre be maintained and that the Facilities and Real Estate Division be directed to undertake the following improvements so as to esthetically enhance the storage and collection area:

- (1) purchase and install one stationary six (6) cubic yard compactor unit complete with electrical service to replace the three (3) non-compaction bins currently in use, at an estimated cost of \$25,000.00;
- (2) partially recess the bin into the berm behind the current bin location and install a retaining wall and concrete pad at an estimated cost of \$17,400.00; and
- (3) build a decorative enclosure to screen the bin and esthetically enhance the site in compliance with Toronto Municipal Code Property Standards By-law 629-23 at an estimated cost of \$3,600.00.

**4. Demolition of a Designated Building (Bickford Residence/Guild Inn)  
201 Guildwood Parkway (The Guild Inn) - Authority to Enter into a  
Heritage Easement Agreement, and Amendment to the Designation By-law  
(Ward 43 – Scarborough East)**

Communication (April 8, 2005) from the Toronto Preservation Board.

Recommendations:

The Toronto Preservation Board:

- (1) recommended to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 9, 2005) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) endorsed the following resolution by Robert Saunders:

“**WHEREAS** the Toronto Preservation Board realizes that the Bickford House and Guild Inn have been seriously neglected for several years by the former Metro and the City and its Lessees; and

**WHEREAS** the current condition of the historically designated structure is such that restoration and adaptive reuse may not be feasible; and

**WHEREAS** the current structure would require extensive renovations to bring it up to building and accessibility codes, renovations which would likely compromise the historical integrity of the building;

**NOW THEREFORE BE IT RESOLVED** that the Toronto Preservation Board endorsed the following Scarborough Community Preservation Panel's resolution as amended:

'that the Developer, Members of the Scarborough Community Preservation Panel and City staff work together:

- (1) to ensure that as many as possible of the historic components, fixtures and furnishings of the building are preserved and used in any proposed new structure; and
- (2) to fully document the Bickford House and its various pre 1950s additions in the form of measured drawings, detailed photographs and other documentation as may be deemed appropriate to record the history of the historic designated building.' "

**5. Intention to Designate Under Part IV of the *Ontario Heritage Act*  
53 Old Kingston Road (Herb Duncan House)  
(Ward 44 – Scarborough East)**

Communication (April 8, 2005) from the Toronto Preservation Board recommending to the Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 15, 2005) from the Commissioner of Economic Development, Culture and Tourism.

**6. Assumption of Services – Intracorp Developments (Rouge Hill) Ltd.  
Southeast Corner of Port Union Road and Lawrence Avenue East  
(Ward 44 - Scarborough East)**

Report (April 15, 2005) from the City Solicitor seeking Council's authority for the City to assume the services with respect to the subject subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2313 be assumed and that the City formally assume the road within the Plan of Subdivision;
- (2) the Legal Services Division be authorized to release the performance guarantee with the exception of a cash settlement in the amount of \$6,404.00, and a cash deposit in the amount of \$70,000.00, as set out in the report;

- (3) the City Solicitor be directed to prepare the necessary bill to assume the public highways and municipal services in Subdivision Plan 66M-2313;
- (4) the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
- (5) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

**7. Proposed Traffic Controls within the Sullivan Community  
(Ward 40 – Scarborough Agincourt)**

**(Recommendations (1) and (2) deferred from March 30, 2005)**

Report (March 9, 2005) from the Director, Transportation Services, East District, reporting on the proposed implementation of turn prohibitions and a 40 km/h speed limit within the Sullivan community bounded by Sheppard Avenue East, Pharmacy Avenue, Highway No. 401 and Victoria Park Avenue.

Recommendations:

It is recommended that:

- (1) southbound through movements be prohibited on Pharmacy Avenue at Sheppard Avenue East between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report; and
- (2) westbound left-turns be prohibited on Sheppard Avenue East at Abbotsfield Gate, Pharmacy Avenue, and Commons Drive between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, as identified in Appendix 1 of this report.

**8. Proposed Turn Prohibitions – 2094 Brimley Road  
(Ward 41 – Scarborough Rouge River)**

**(Deferred from March 30, 2005)**

Report (March 4, 2005) from the Director, Transportation Services, East District, reporting on terms of site plan approval as they relate to access restrictions to the property located at 2094 Brimley Road.

Recommendations:

It is recommended that:

- (1) the northbound left-turn and eastbound left-turn prohibitions be enacted at all times at the driveway located on the west side of Brimley Road, at a point 55 metres north of Sheppard Avenue East, as identified in Appendix 1 of this report;
- (2) all costs associated with signage in support of the prohibitions at the subject driveway be borne by the owner of the property serviced by the driveway, as per the site plan approval for Site Plan Control Application 04 144702 ESC 41 SA; and
- (3) the appropriate by-law be amended accordingly.

**9. Proposed Parking Regulation Changes on MacDuff Crescent  
in the Vicinity of Anson Park Public School  
(Ward 36 – Scarborough Southwest)**

Report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed in the vicinity of Anson Park Public School.

Recommendations:

It is recommended that:

- (1) the changes to the parking regulation by-laws outlined in the attached Appendixes be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**10. Proposed Parking Regulation Changes  
on Midholm Drive, South of Bertrand Avenue  
(Ward 37 – Scarborough Centre)**

Report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed on Midholm Drive.

Recommendations:

It is recommended that:

- (1) the parking regulations identified in Appendix 1 of this report be adopted; and

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

**11. Proposed Parking Regulation Changes on  
L'Amoreaux Drive in the Vicinity of 121/151 L'Amoreaux Drive  
(Ward 39 – Scarborough Agincourt)**

Report (April 14, 2005) from the Director, Transportation Services, East District, reporting on the results of traffic studies performed in the vicinity of 121/151 L'Amoreaux Drive.

Recommendations:

It is recommended that:

- (1) the parking regulations identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-laws be amended accordingly.

**12. Preliminary Report – Rezoning Application 05 110329 ESC 35 OZ  
Maryannet and Jenuraj Sebastiampillai – 779A-779 Danforth Road  
Kennedy Park Community and Birchmount Park Employment District By-laws  
(Ward 35 – Scarborough Southwest)**

**(Deferred from March 30, 2005)**

Report (March 9, 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.

**13. Preliminary Report – OPA and Rezoning Application 04 200797 ESC 42 OZ  
Plan of Subdivision Application 04 200806 ESC 42 SB – Cedarbrae Golf and  
Country Club and Runnymede Development Corporation  
6431 and 6461 Steeles Avenue East – Morningside Heights Community  
(Ward 42 – Scarborough Rouge River)**

**(Deferred from March 30, 2005)**

Report (March 21, 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 the appropriate interest groups; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**14. Preliminary Report – OPA & Rezoning Application 05 110455 ESC 35 OZ  
1007328 Ontario Limited - Architect: Burka Varacalli Architects  
300 Danforth Road - Oakridge Employment District  
(Ward 35 – Scarborough Southwest)**

Report (April 19, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted application and to seek 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, plus the interested parties participating in the Warden Corridor Land Use Planning Study; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**15. Preliminary Report – Rezoning Application 05 111420 ESC 40 OZ  
Cornel Monaru – 2973 Sheppard Avenue East - Sullivan Community  
(Ward 40 – Scarborough Agincourt)**

Report (April 13, 2005) from the 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.

**16. Preliminary Report - OPA & Rezoning Application 05 112029 ESC 44 OZ and  
Plan of Subdivision Application 05 112043 ESC 44 SB  
WRP Neighbourhood Housing, East of Manse Road, South of Lawrence Avenue  
(south of Hainford Street terminus) West Hill Community  
(Ward 44 – Scarborough East)**

Report (April 19, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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.

**17. Preliminary Report – Rezoning Application 05 110647 ESC 44 OZ  
Anastasiadis Luis - 4275 Lawrence Avenue East and  
133, 135, 137, 139, 141, 143 and 155 Homestead Road  
West Hill Community  
(Ward 44 – Scarborough East)**

Report (April 15, 2005) from the Director, Community Planning, East District, providing preliminary information on the above-noted application and to seek 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.

**18. Request for Direction – Rezoning Application 04 164413 ESC 44 OZ and Site Plan Control Application 04 171394 ESC 44 SA  
Craig Hunter, Armstrong Goldberg Hunter – 6714-6736 Kingston Road  
(Ward 44 – Scarborough East)**

Report (April 18, 2005) from the Director, Community Planning, East District, recommending that the City Solicitor and appropriate City staff be directed to attend the Ontario Municipal Board hearing on the subject matters.

Recommendations:

It is recommended that City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to represent City Council's decision to refuse the application as currently proposed.

**19. Final Report - Official Plan Amendment Application 04 183984 ESC 41 OZ  
Rezoning Application 04 151999 ESC 41 OZ  
Kreadar Enterprises Inc. (Architect: Gross Kaplin Coviensky)  
2150 McNicoll Avenue - Milliken Employment District  
(Ward 41 – Scarborough Rouge River)**

**(Deferred from March 30, 2005)**

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

Report (March 16, 2005) from the Acting Director, Community Planning, East District, recommending approval of applications to amend the Official Plan and the Zoning By-law for a retail development on a 2.7 hectare (6.7 acre) site at the northwest corner of McNicoll Avenue and Silver Star Boulevard.

Recommendations:

It is recommended 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 5;
- (2) amend the Employment Districts Zoning By-law (Milliken) No. 24982 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment 7; and

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Scarborough Official Plan Amendment and Proposed Modification to the Toronto Official Plan, and the draft Zoning By-law Amendment as may be required.

**20. Final Report – Rezoning Application 04 128687 ESC 37 OZ  
447112 Ontario Limited – 45 Munham Gate  
Dorset Park Employment District  
(Ward 37 – Scarborough Centre)**

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

Report (April 18, 2005) from the Director, Community Planning, East District, reviewing and recommending approval of an application to amend the Zoning By-law to reduce the parking requirement for vehicle service uses at 45 Munham Gate.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Dorset Park) for the former City of Scarborough 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.

**21. Final Report – Rezoning Application (Temporary Use) 01 036133 ESC 40 OZ  
Maria and Peter Meramveliotakis – 3719, 3721 and 3723 Sheppard Avenue East  
Tam O’Shanter Community  
(Ward 40 – Scarborough Agincourt)**

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

Report (April 18, 2005) from the Director, Community Planning, East District, reviewing and recommending approval of an application to amend the Tam O’Shanter Community Zoning By-law for a three year temporary use zoning by-law which will permit three existing residential dwellings to be used for office purposes.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4;
- (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:
  - (a) require the owner to enter into a servicing agreement with the City; and
  - (b) require the owner to obtain Site Plan Approval under Section 41 of the Planning Act.



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**SCARBOROUGH COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 4**

**Date of Meeting:** Tuesday, May 3, 2005  
**Time:** 9:30 a.m.  
**Location:** Council Chamber  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario

**Enquiry:** Betty Henderson  
Committee Administrator  
416-396-7288  
bhender1@toronto.ca

---

**1. Information Report – Part of Pitt Avenue (Closed)  
South Side of Donside Drive between  
Victoria Park Avenue and Maybourne Avenue  
(Ward 35 – Scarborough Southwest)**

Report (April 21, 2005) from the Chief Corporate Officer, providing background information on the above parcel of City-owned property, which has been previously declared surplus by Council's adoption of Clause 6 in Report 11 of the Scarborough Community Council at its meeting on December 4, 5 and 6, 2001.

Recommendation:

It is recommended that this report be received for information.

**13(a). Supplementary Report  
OPA and Rezoning Application 04 200797 ESC 42 OZ  
Plan of Subdivision Application 04 200806 ESC 42 SB – Cedarbrae Golf &  
Country Club and Runnymede Development Corporation  
6431 and 6461 Steeles Avenue East – Morningside Heights Community  
(Ward 42 – Scarborough Rouge River)**

Supplementary Report (April 18, 2005) from the Director, Community Planning, East District, providing additional information on the status of the above-noted applications, as requested by the Scarborough Community Council at its meeting of March 30, 2005; and also seeking Community Council's direction on the further processing of these applications and on the community consultation process.

Recommendations:

It is recommended that:

- (1) when a final determination of the development limits has been confirmed by staff in consultation with the Ministry of Municipal Affairs and Housing, and the required supporting studies received, 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 appropriate interest groups; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**19(a). Supplementary Report**

**Official Plan Amendment Application 04 183984 ESC 41 OZ**

**Rezoning Application 04 151999 ESC 41 OZ**

**Kreadar Enterprises Inc. (Architect: Gross Kaplin Coviensky)**

**2150 McNicoll Avenue - Milliken Employment District**

**(Ward 41 – Scarborough Rouge River)**

Report (April 26, 2005) from the Director, Community Planning, East District, advising of changes to the staff recommendations contained in the March 16, 2005 report respecting several performance standards in the draft zoning by-law and a corresponding change to the proposed modification to the Official Plan of the City of Toronto.

Recommendation:

It is recommended that this report be received for information.

**NEW ITEMS**

**22. Monitoring Health of Scarborough Community and Services**

**Facilities and Dollar Allocations for Scarborough**

**(Wards 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44)**

Report (April 22, 2005) from the Chief Administrative Officer, responding to a request from Scarborough Community Council to report to on a system and the cost of monitoring and analyzing the “health” of the Scarborough Community, analyzing all services and facilities and dollar allocations provided to Scarborough relative to other parts of the City.

Recommendation:

It is recommended that this report be received for information.