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**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING 6**

**Date of Meeting:** Tuesday, July 11, 2006  
**Time:** 9:30 a.m.  
**Location:** Council Chamber  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario

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

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If the Scarborough Community Council wishes to meet in camera (privately), a motion must be made to do so, and the reason given (*Municipal Act, 2001*).

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

Confirmation of Minutes – June 13, 2006

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

2:00 p.m.      Items 20-24

Communications/Reports:

- 1.      Intention to Designate under Part IV of the *Ontario Heritage Act*  
5951 Steeles Avenue East (William Stonehouse House)  
(Ward 41 – Scarborough Rouge River)**

Report (May 26, 2006) from the Director, Policy and Research, City Planning Division, recommending that City Council state its intention to designate the property at 5951 Steeles Avenue East (William Stonehouse House) under Part IV of the *Ontario Heritage Act*.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 5951 Steeles Avenue East (William Stonehouse House) under Part IV of the *Ontario Heritage Act*;
  - (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
  - (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
  - (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- 1(a).** Communication (June 23, 2006) from the Toronto Preservation Board, recommending to Scarborough Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 26, 2006) from the Director, Policy and Research, City Planning Division, and request that Heritage Preservation Services staff continue to work with the applicant to maintain the property where it is located.

**2. Backyard Flooding Issues On and Abutting the Adjacent Properties  
East of the Proposed Development at 4331 Lawrence Avenue East  
(Ward 44 – Scarborough East)**

**(Postponed from June 13, 2006 meeting)**

Report (May 23, 2006) from the Acting Scarborough District Manager, Municipal Licensing and Standards, advising Scarborough Community Council on the backyard flooding issues on and abutting the adjacent properties on the east side of the proposed development at 4331 Lawrence Avenue East.

Recommendation:

It is recommended that Scarborough Community Council receive this report for information.

- 2(a).** Report (June 27, 2006) from the Director, Facilities and Real Estate, and Acting Director, Technical Services, responding to a request by Scarborough Community Council to advise on the flooding of the properties abutting the east side of the new 43 Division Police Station at 4331 Lawrence Avenue East.

Recommendation:

It is recommended that this report be received for information.

**3. Proposed Renaming of Rouge Community Park to Bob Hunter Green Space  
(Ward 44 – Scarborough East)**

Report (June 23, 2006) from the General Manager, Parks, Forestry and Recreation, seeking approval for the renaming of Rouge Community Park to Bob Hunter Green Space.

Recommendations:

It is recommended that:

- (1) Rouge Community Park located at 205 Generation Boulevard be renamed Bob Hunter Green Space; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**4. Sale of Surplus Property – Portion of 815 Scarborough Golf Club Road  
(Ward 43 – Scarborough East)**

Report (June 20, 2006) from the Chief Corporate Officer, seeking authority for the sale of a portion of City-owned property at 815 Scarborough Golf Club Road.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Hildegard Rosa Corcoran and James Herbert Corcoran to purchase a portion of the City-owned property known as 815 Scarborough Golf Club Road, being part of Block F, Plan 5035 and shown as Part 1 on Sketch No. PS-2005-043, subject to the reservation of a permanent easement over the entire Part 1 for sewer purposes (the “Property”), in the amount of \$3,200.00 be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds of closing to pay the City’s expenses related to the Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and

- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**5. Assumption of Services – 997708 Ontario Inc.  
West Side of Zaph Avenue, North of Euclid Avenue  
(Ward 44 – Scarborough East)**

Report (June 23, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2339 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 settlement in the amount of \$1,000.00 as set out in the report;
- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2339;
- (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.

**6. Assumption of Services – Joseph Strantzl Sr.  
Middlefield Road, Nashdene Road  
(Ward 41 – Scarborough Rouge River)**

Report (June 23, 2006) from the City Solicitor, seeking Council's authority for the City to assume the services with respect to the above subdivision.

Recommendations:

It is recommended that:

- (1) the services installed for Registered Plan 66M-2120 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;

- (3) an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2120;
- (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. Request for Approval of Variances from the Former City of Scarborough  
Sign By-law 22980, as amended, for the Erection of a Roof Mounted  
Non-accessory Sign at 3100 St. Clair Avenue East  
(Ward 35 – Scarborough Southwest)**

**(Postponed from June 13, 2006 meeting)**

Report (May 23, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit the erection of a roof mounted non-accessory sign at the above-noted location.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

**8. Request for Approval of Variances from the Former City of Scarborough  
Sign By-law 22980, as amended, for Two Ground Signs at 1455 McCowan Road  
(Ward 42 – Scarborough Rouge River)**

Report (June 26, 2006) from the Director of Building and Deputy Chief Building Official, seeking approval of variances from the former City of Scarborough Sign By-law 22980, as amended, to permit two ground signs at the above noted location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit.

**9. Feasibility of Implementing Traffic Calming on Thora Avenue  
(Ward 35 – Scarborough Southwest)**

**(Postponed from June 13, 2006 meeting)**

Report (May 29, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility and justification of installing traffic calming (speed humps) on Thora Avenue.

Recommendation:

It is recommended that this report be received for information.

**10. Proposed On-Street Disabled Parking in Front of 75 Fallingbrook Road  
(Ward 36 – Scarborough Southwest)**

Report (June 26, 2006) from the Acting Director, Transportation Services, Scarborough District, on a request to allow a designated “disabled” parking space in front of 75 Fallingbrook Road.

Recommendations:

It is recommended that:

- (1) the parking regulations at 75 Fallingbrook Road, as identified in Appendix 1 of this report, be adopted; and
- (2) the appropriate by-law be amended accordingly.

**11. Feasibility of Implementing Traffic Calming on Innislawn Road and  
Fundy Bay Boulevard  
(Ward 39 – Scarborough Agincourt)**

Report (June 26, 2006) from the Acting Director, Transportation Services, Scarborough District, on the feasibility and justification of installing traffic calming (speed humps) on Innislawn Road and Fundy Bay Boulevard.

Recommendations:

It is recommended that this report be received for information.

**12. Proposed Stopping Prohibitions on Canongate Trail between Purcell Square and Elmfield Crescent (Ward 39 – Scarborough Agincourt)**

Report (June 26, 2006) from the Acting Director, Transportation Services, Scarborough District, on a request to prohibit stopping on Canongate Trail between Purcell Square and Elmfield Crescent.

Recommendations:

It is recommended that:

- (1) stopping be prohibited on the west side of Canongate Trail between Purcell Square and Elmfield Crescent (south intersection) and on the east side of Canongate Trail from Purcell Square to a point 121 metres further north, between the hours of 8:00 a.m. and 9:00 a.m., and 3:00 p.m. and 4:00 p.m., Monday to Friday, as identified in Appendix 1 of this report; and
- (2) the appropriate by-laws be amended accordingly.

**13. Proposed Speed Limit Reduction on Meadowvale Road between Lawrence Avenue East and Lawson Road, and an All-Way Stop Control Study Review on Meadowvale Road at Bathgate Drive (Ward 44 – Scarborough East)**

Report (June 26, 2006) from the Acting Director, Transportation Services, Scarborough District, on the results of traffic studies conducted on Meadowvale Road.

Recommendations:

It is recommended that:

- (1) the 40 kilometre per hour speed limit on Meadowvale Road, between Lawrence Avenue East and Lawson Road, as identified in Appendix 1 of this report be adopted;
- (2) an all-way stop control not be installed at the intersection of Meadowvale Road and Bathgate Drive; and
- (3) the appropriate by-law be amended accordingly.

**14. Proposed Installation of Traffic Control Signals on  
Progress Avenue at Schick Court (Atlantic Packaging Driveway)  
(Ward 37 – Scarborough Centre)**

Report (June 22, 2006) from the Acting Director, Transportation Services, Scarborough District, seeking Council authority for the installation of traffic control signals on Progress Avenue at Schick Court.

Recommendations:

It is recommended that:

- (1) traffic control signals be approved at the intersection of Progress Avenue and Schick Court; and
- (2) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**15. Preliminary Report  
Rezoning Application 06 136585 ESC 35 OZ  
Stafford Homes Limited (Kohn Architects Inc.)  
673 Warden Avenue – Oakridge Employment District  
(Ward 35 – Scarborough Southwest)**

Report (June 23, 2006) from the Director, Community Planning, Scarborough 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**

**Rezoning Application 06 128393 ESC 36 OZ**

**GCD Trustee Limited – Northwest of Gerrard Street E and Clonmore Drive**

**Birchcliff Community**

**(Ward 36 – Scarborough Southwest)**

Report (June 13, 2006) from the Director, Community Planning, Scarborough District, providing preliminary information on the above-noted application 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 process the application concurrently with the Birchcliff Quarry Lands Study;
- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor and adjacent Ward Councillors within the context of the ongoing Area Study and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) staff be directed to report back to the Planning and Transportation Committee on the status of the Birchcliff Quarry Lands Area Study in the first quarter of 2007 and include in such report a status update of the application.

**17. Preliminary Report**

**Rezoning Application 05 203162 ESC 37 OZ**

**RioCan Real Estate Investment Trust (Leon Lubelski Architect)**

**1980, 2000 and 2040 Eglinton Avenue East**

**Golden Mile Employment District**

**(Ward 37 – Scarborough Centre)**

Report (June 14, 2006) from the Director, Community Planning, Scarborough 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:

- (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) the owner be directed to post the required notice indicating that the rezoning application has been filed with the City; and
- (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**18. Final Report**  
**Zoning By-law Amendment Application 05 144852 ESC 38 OZ**  
**Removal of Holding Symbol (H)**  
**Loblaws Properties Limited - 1755 Brimley Road**  
**Progress Employment District**  
**(Ward 38 – Scarborough Centre)**

Report (June 26, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the zoning by-law to partially lift a holding symbol which applies to the lands at 1755 Brimley Road to allow for the development of the site for an approximately 16,523 square metre (177,858 square foot) large format food store (Loblaws – the real Canadian Superstore).

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law to partially lift the existing holding provision (H) on the subject lands, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required.

**19. Final Report**

**Site Plan Control Application 05 141577 ESC 41 SA  
2811 Development Corporation (Landmark (Canada) Inc.)  
5788 to 5951 Steeles Avenue East (all inclusive) and**

**Site Plan Control Application 06 110139 ESC 41 SA  
Markham Steeles Realty Inc. (Baif Developments Limited)  
3310, 3329 and 3330 Markham Road and**

**SREIT (Quest McLevin/Passmore) Ltd.  
North of Select Avenue, Part of Lot 18, Concession 5 (former City of Scarborough)  
Tapscott Employment District  
(Ward 41 – Scarborough Rouge River)**

Report (June 27, 2006) from the Director, Community Planning, Scarborough District, recommending to City Council that a Site Plan Control By-law be enacted by the City for properties south of Steeles Avenue East and west of Markham Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Site Plan Control By-law 21319 for the Tapscott Employment District substantially in accordance with the draft Site Plan Control By-law, attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required.

**20. Final Report**

**Draft Plan of Subdivision Application 04 157926 ESC 36 SB  
East of Midland Avenue, West of Brimley Road, North of St. Clair Avenue  
South of the CN Rail Line  
Monarch Construction Limited  
Midland/St. Clair Community By-law  
(Ward 36 - Scarborough Southwest)**

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

**(Postponed from June 13, 2006 meeting)**

Report (May 30, 2006) from the Director, Community Planning, Scarborough District, recommending approval of a draft plan of subdivision application for 132 residential units, parkland and open space on approximately 10.7 hectares (26.5 acres) east of

Midland Avenue, west of Brimley Road, north of St. Clair Avenue and south of the CN rail line.

Recommendations:

It is recommended that City Council:

- (1) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachments 1, 2 and 3 subject to:
  - (a) the conditions as generally listed in Attachment 8, which except as otherwise noted, must be fulfilled prior to the release of the plan for registration or any phase thereof; and
  - (b) such revisions to the proposed plan of subdivision or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development;
- (2) enact a Site Plan Control By-law pursuant to Section 41 of the Planning Act to designate the lands east of Midland Avenue, west of Brimley Road, north of St. Clair Avenue and south of the CN rail line (subject lands) as an area subject to Site Plan Control, substantially in accordance with the draft Site Plan Control By-law in Attachment 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required;
- (4) direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to support the conditions of draft plan approval and recommendations as outlined in this report, in the event that the subdivision application, which has been appealed to the OMB, is resolved by the OMB as opposed to withdrawal of the appeal; and
- (5) direct the General Manager of Parks, Forestry and Recreation staff to report to the Administration Committee regarding compensation to Monarch for the over-dedication of parkland from the City's parkland reserve fund.

**21. Final Report**  
**OPA and Rezoning Application 05 212040 ESC 37 OZ**  
**Birchmount Boarding Kennels Limited, 1563 Birchmount Road**  
**Dorset Park Community**  
**(Ward 37 – Scarborough Centre)**

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

Report (May 31, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Scarborough Official Plan and the Zoning By-law to provide for removal and replacement of the existing veterinary clinic/boarding kennel with a new 700 square metre (7,600 square foot) facility.

Recommendations:

It is recommended that City Council:

- (1) in the event that the new Official Plan is not yet in force, 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 Zoning By-law for the property at 1563 Birchmount Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act; and
- (5) amend the former City of Scarborough Site Plan Control By-law 21319 to include the subject lands within the area subject to Site Plan Control, substantially in accordance with the draft by-law attached as Attachment 7.

**22. Final 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**  
**Rouge Community**  
**(Ward 42 – Scarborough Rouge River)**

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

Report (June 20, 2006) from the Director, Community Planning, Scarborough District, seeking approval of an application to amend the Zoning By-law, and approval of a Draft Plan of Subdivision for an 84 lot residential townhouse development at 9310 Sheppard Avenue East.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law 24982 and the Rouge Community Zoning By-law 15907 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) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 1, Draft Plan of Subdivision, subject to:
  - (a) the conditions as generally listed in Attachment 8, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof; and
  - (b) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

**23. Final Report**  
**Subdivision Approval Application 05 208215 ESC 43 SB**  
**2055651 Ontario Inc., 952-976 Brimorton Drive at Orton Park Road**  
**Woburn Community**  
**(Ward 43 – Scarborough East)**

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

Report (June 26, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application for Draft Plan of Subdivision to create parcels of land to accommodate 45 freehold townhouse lots on a new public street, at the vacant commercial property at the northwest corner of Brimorton Drive and Orton Park Road.

Recommendation:

It is recommended that City Council recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 1 – Draft Plan of Subdivision, subject to:

- (a) the conditions as generally listed in Attachment 3, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration of any phase thereof; and
- (b) such revisions to the proposed plan of subdivision or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

**24. Final Report**  
**Rezoning Application 05 110647 ESC 44 OZ**  
**Plan of Subdivision Application 06 101648 ESC 44 SB**  
**Ballymore Development (Homestead) Corporation**  
**4275 Lawrence Avenue East and 133, 135, 137, 139, 141,**  
**143 and 155 Homestead Road**  
**West Hill Community**  
**(Ward 44 – Scarborough East)**

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

Report (June 22, 2006) from the Director, Community Planning, Scarborough District, recommending approval of an application to amend the Zoning By-law, and a proposed plan of subdivision consisting of 46 residential dwelling units and a new public street at Lawrence Avenue East and Homestead 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) recommend to the Chief Planner that the draft plan of subdivision be approved generally as illustrated on Attachment 2, Proposed Plan of Subdivision, subject to:
  - (a) the conditions as generally listed in Attachment 9, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for the registration of any phase thereof; and
  - (b) such revisions to the proposed plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development; and
- (3) amend Scarborough Site Plan Control By-law 21319 to include the subject lands and 145 Homestead Road substantially in accordance with the draft Site Plan Control By-law attached as Attachment 8;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment and draft Site Plan Control By-law as may be required.

**24(a).** Communication (June 22, 2006) from Mary E. Robinson.