

---

## Scarborough Community Council

**Meeting No.** 12  
**Meeting Date** Tuesday, January 15, 2008  
**Start Time** 9:30 AM  
**Location** Council Chamber, Scarborough Civic Centre

**Contact** Betty Henderson  
**Phone** 416-396-7288  
**E-mail** scc@toronto.ca

---

Item		Page
SC12.25	Danforth Avenue Study - Victoria Park Avenue to Medford Avenue Official Plan, Zoning - Final Report (Ward: 35)	1
SC12.26	3706 and 3708 St. Clair Avenue East - Rezoning Application Final Report (Ward: 36)	4
SC12.29	Appeal - 4 Lovering Road (Ward: 39)	5
SC12.30	Section 37 Funds - 50, 60 and 70 Town Centre Court and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court (Ward: 38)	5

---

---

## Scarborough Community Council

<b>Meeting No.</b>	12	<b>Contact</b>	Betty Henderson
<b>Meeting Date</b>	Tuesday, January 15, 2008	<b>Phone</b>	416-396-7288
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	scc@toronto.ca
<b>Location</b>	Council Chamber, Scarborough Civic Centre		

---

SC12.25	NO AMENDMENT			Ward: 35
---------	--------------	--	--	----------

### **Danforth Avenue Study - Victoria Park Avenue to Medford Avenue Official Plan, Zoning - Final Report**

#### **City Council Decision**

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the official plan substantially in accordance with the draft official plan amendment, attached as Attachment 3.
2. City Council amend the zoning by-law for the Oakridge Community By-law 9812 substantially in accordance with the draft zoning by-law amendment, attached as Attachment 4.
3. City Council 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.
4. City Council adopt the Urban Design Guidelines, attached as Attachment 5, to guide the development of Danforth Avenue, in accordance with the official plan policy set out in Attachment 3.
5. City Council direct the General Manager of Transportation Services to investigate possible road connections and intersection improvements identified in this report and report back with implementation recommendations, as appropriate.
6. City Council request the Toronto Parking Authority to actively pursue the establishment of municipal parking lots in the subject area.

7. City Council direct Parks, Forestry and Recreation staff to investigate park improvements and acquisitions within the area, as identified in Attachment 2, Concept Plan, and as outlined in the Urban Design Guidelines, Attachment 5, including, but not limited to, investigation of the retention of 37 Mansion Avenue for park purposes, and the retention of the lands at 11 Macey Avenue and 20 St. Dunstan Drive for parks purposes, and report back on this matter.
8. City Council direct Parks, Forestry and Recreation staff and Real Estate staff to investigate possible future acquisition of Oakridge Park from the Toronto District School Board and report back on this matter.
9. City Council direct Parks, Forestry and Recreation staff, Real Estate staff, Technical Services staff and Transportation staff to investigate further the acquisition of 2 Madelaine Avenue and closure of the section of Madelaine Avenue extending north from Danforth Avenue for a future courtyard, park entrance and extension of Madelaine Park, as outlined in the Concept Plan, Attachment 2, and report back on this matter.
10. City Council direct Toronto Water staff to investigate further the sewer capacity within the study area to determine available capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report back on this matter; City Council further direct that, if existing capacities prove to be sufficient, City Planning staff is to bring forward a zoning amendment to lift the holding provision currently set out in the zoning by-law.
11. City Council direct Technical Services staff and Transportation Services staff to incorporate the streetscape improvements outlined in the Urban Design Guidelines, Attachment 5, as a feature of all construction and or maintenance projects within this section of Danforth Avenue.
12. City Council direct Transportation Services staff to report back on the inclusion of bicycle lanes along Danforth Avenue between Medford Avenue and Victoria Park Avenue.
13. City Council direct Planning staff and the City Solicitor to make further adjustments to the draft Zoning By-law, Attachment 4, as follows:
  - a. performance standard 39, minimum building setback, be amended by adding “SC”, “CC” and “I” zones after “M”, so that the amended performance standard reads as follows: “Minimum 7.5 metre building setback abutting “S”, “T”, “M”, “SC”, “CC”, “I” or “A” zones;
  - b. performance standard 39, as amended, shall not apply to the property at 3334 Danforth Avenue; and
  - c. section (a) of exception 46 be amended by deleting the words “Only the following uses are permitted” and replacing them with the following: “The

following additional uses are permitted”.

---

Statutory - Planning Act, RSO 1990

(December 18, 2007) Report from Director, Community Planning, Scarborough District

### **Committee Recommendations**

Scarborough Community Council recommends that:

1. City Council amend the official plan substantially in accordance with the draft official plan amendment, attached as Attachment 3.
2. City Council amend the zoning by-law for the Oakridge Community By-law 9812 substantially in accordance with the draft zoning by-law amendment, attached as Attachment 4.
3. City Council 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.
4. City Council adopt the Urban Design Guidelines, attached as Attachment 5, to guide the development of Danforth Avenue, in accordance with the official plan policy set out in Attachment 3.
5. City Council direct the General Manager of Transportation Services to investigate possible road connections and intersection improvements identified in this report and report back with implementation recommendations, as appropriate.
6. City Council request Toronto Parking Authority to actively pursue the establishment of municipal parking lots in the subject area.
7. City Council direct Parks, Forestry and Recreation staff to investigate park improvements and acquisitions within the area, as identified in Attachment 2, Concept Plan, and as outlined in the Urban Design Guidelines, Attachment 5, including, but not limited to investigation of the retention of 37 Mansion Avenue for park purposes, and the retention of the lands at 11 Macey Avenue and 20 St. Dunstan Drive for parks purposes, and report back on this matter.
8. City Council direct Parks, Forestry and Recreation staff and Real Estate staff to investigate possible future acquisition of Oakridge Park from the Toronto District School Board and report back on this matter.
9. City Council direct Parks, Forestry and Recreation staff, Real Estate Staff, Technical Services Staff and Transportation Staff, to investigate further the acquisition of 2 Madelaine Avenue and closure of the section of Madelaine Avenue extending north from Danforth Avenue for a future courtyard, park entrance and extension of Madelaine

Park, as outlined in the Concept Plan, Attachment 2, and report back on this matter.

10. City Council direct Toronto Water staff to investigate further the sewer capacity within the study area to determine available capacity and identify any infrastructure improvements which may be necessary to support the proposed intensification of this area and report back on this matter; City Council further direct that if existing capacities prove to be sufficient, that City Planning staff is to bring forward a zoning amendment to lift the holding provision currently set out in the zoning by-law.
11. City Council direct Technical Services staff and Transportation Services staff to incorporate the streetscape improvements outlined in the Urban Design Guidelines, Attachment 5, as a feature of all construction and or maintenance projects within this section of Danforth Avenue.
12. City Council direct Transportation Services staff to report back on the inclusion of bicycle lanes along Danforth Avenue between Medford Avenue and Victoria Park Avenue.
13. City Council direct Planning staff and the City Solicitor to make further adjustments to the draft Zoning By-law, Attachment 4, as follows:
  - a. performance standard 39, minimum building setback, be amended by adding “SC”, “CC” and “I” zones after “M”, so that the amended performance standard reads as follows: “Minimum 7.5 metre building setback abutting “S”, “T”, “M”, “SC”, “CC”, “I” or “A” zones;
  - b. performance standard 39, as amended, shall not apply to the property at 3334 Danforth Avenue; and
  - c. section (a) of exception 46 be amended by deleting the words “Only the following uses are permitted” and replacing them with the following: “The following additional uses are permitted”.

### **Decision Advice and Other Information**

The Scarborough Community Council held a statutory public meeting on January 15, 2008, and notice was given in accordance with the Planning Act.

Scarborough Community Council received the following communications:

- (January 15, 2008) from William J. McDonald, Chair, Friends of the Danforth; and
- (January 14, 2008) from Helga Abbott.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The Danforth Avenue Study has created a vision for revitalization and enhancement of the segment of Danforth Avenue located between Victoria Park Avenue and Medford Avenue.

The vision for this Avenue is intended to guide development over a 20 to 25 year horizon. It seeks to create a vibrant, transit oriented, mixed-use main-street.

To implement results of this study this report recommends approval of the amendments to the official plan and the Oakridge Community Zoning By-law presented in Attachments 3 and 4. The report also recommends adoption of urban design guidelines in Attachment 5.

### Background Information

Report.Danforth Avenue Study

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9651.pdf>)

### Communications

(January 15, 2008) letter from William J. McDonald, Chair, Friends of the Danforth (SC.New.25.1)

(January 14, 2008) letter from Helga Abbott (SC.New.25.2)

### Speakers

William McDonald, Chair, Friends of the Danforth

Steven Mastoris, on behalf of his parents

SC12.26	NO AMENDMENT			Ward: 36
---------	--------------	--	--	----------

### 3706 and 3708 St. Clair Avenue East - Rezoning Application Final Report

#### City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment, attached as Attachment 8.
2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval, substantially in accordance with the draft site plan control by-law attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to

the draft zoning by-law and draft site plan control by-law amendments as may be required.

---

Statutory - Planning Act, RSO 1990

(December 17, 2007) Report from Director, Community Planning, Scarborough District

### **Committee Recommendations**

Scarborough Community Council recommends that :

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment, attached as Attachment 8.
2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval, substantially in accordance with the draft site plan control by-law attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft site plan control by-law amendments as may be required.

### **Decision Advice and Other Information**

The Scarborough Community Council held a statutory public meeting on January 15, 2008, and notice was given in accordance with the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Monarch Corporation has applied to rezone the properties at 3706 and 3708 St. Clair Avenue East to permit four dwelling units including two single-detached dwellings and one semi-detached dwelling. The single-detached dwellings are proposed to be used as model homes on an interim basis to facilitate the sales of homes in the subdivision by Monarch Corporation currently under construction at the north end of Jeanette Street. The proposed development is appropriate for the site and compatible with adjacent residential uses. This report reviews and recommends approval of the application to amend the zoning by-law.

### **Background Information**

Report.Rezoning.3706 & 3708 St. Clair Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-9622.pdf>)

SC12.29	NO AMENDMENT			Ward: 39
---------	--------------	--	--	----------

## Appeal - 4 Lovering Road

### City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and, if necessary, outside planners, to appear at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment's refusal and the Ontario Municipal Board Decision/ Order 1960 of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

(January 14, 2008) Letter from Councillor Mike Del Grande

### Committee Recommendations

Scarborough Community Council recommends that:

1. City Council authorize the City Solicitor and, if necessary, outside planners, to appear at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment's refusal and the Ontario Municipal Board Decision/Order 1960 of the request to permit vehicles to park in the street yard on a portion of the driveway not leading directly to the required parking space at 4 Lovering Road.

### Summary

Letter from Councillor Del Grande requesting authorization for City representation at the Superior Court of Justice Divisional Court to support the position of the Committee of Adjustment.

### Background Information

Letter - 4 Lovering Road

(<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-10030.pdf>)

SC12.30	NO AMENDMENT			Ward: 38
---------	--------------	--	--	----------

## Section 37 Funds - 50, 60 and 70 Town Centre Court and Lands Adjacent to Albert Campbell Square Extending to Town Centre Court

### City Council Decision



City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council authorize City staff to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement that apply to lands at 50, 60 and 70 Town Centre Court the lands adjacent to Albert Campbell Square; such Amendments, if approved, allocates the remaining \$700,000.00 of Section 37 funds as follows:
  - \$300,000.00 to the Trudelle Street Splash Pad;
  - \$200,000.00 to the 400 McCowan Road TCHC property/McCowan Road Park/McCowan Road School area for playground equipment;
  - \$100,000.00 to the Scarborough Animal Centre for improvements, such as the Dog Kennel Construction Project;
  - \$80,000.00 for parks/tree planting/playgrounds and school playground improvements in Ward 38 as approved by the local Councillor and the General Manager of Parks, Forestry and Recreation; and
  - \$20,000.00 to order Scarborough flags to be used for municipal and civic purposes by the City and local City Councillors.
2. City Council direct City Planning staff to initiate the process to formally amend the Official Plan and/or Zoning By-law as deemed necessary, and Section 37 Agreement, including obtaining the consent of the affected landowners.
3. City Council direct City Planning staff to report on this matter and hold a public meeting at the April 8, 2008 meeting of Scarborough Community Council.

---

(January 15, 2008) Member Motion from Councillor Glenn De Baeremaeker

### **Committee Recommendations**

1. City Council authorize City staff to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement that apply to lands at 50, 60 and 70 Town Centre Court the lands adjacent to Albert Campbell Square; such Amendments, if approved, allocates the remaining \$700,000 of Section 37 funds as follows:
  - \$300,000 to the Trudelle Street Splash Pad;
  - \$200,000 to the 400 McCowan Road TCHC property/McCowan Road Park/McCowan Road School area for playground equipment;
  - \$100,000 to the Scarborough Animal Centre for improvements such as the Dog Kennel Construction Project;
  - \$80,000 for parks/tree planting/playgrounds and school playground improvements in Ward 38 as approved by the local councillor and the General Manager of Parks and Recreation; and

- \$20,000 to order Scarborough flags to be used for municipal and civic purposes by the City and local City Councillors.
- 2. City Council direct City Planning staff to initiate the process to formally amend the Official Plan and/or Zoning By-law as deemed necessary, and Section 37 Agreement, including obtaining the consent of the affected landowners.
- 3. City Council direct City Planning staff to report on this matter and hold a public meeting at the April 8, 2008 meeting of Scarborough Community Council.

### **Summary**

Request from Councillor De Baeremaeker to amend the Official Plan and/or Zoning By-law, as may be required, to amend the provisions contained within the Official Plan and/or Zoning By-law and the existing Section 37 Agreement.

*Submitted Tuesday, January 15, 2008*

*Councillor Norman Kelly, Chair, Scarborough Community Council*