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**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 10**

**Date of Meeting:** November 20, 2001

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

**Location:** Meeting Hall

Scarborough Civic Centre

**Enquiry:** Margaret O'Neil

**Administrator**

**(416) 396-7288**

**oneil@city.toronto.on.ca**

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**DECLARATIONS OF INTEREST PURSUANT TO  
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES.**

**DEPUTATIONS:**

*The Deputations List will be distributed at the meeting.*

**COMMUNICATIONS/REPORTS:**

**10:00 a.m. Public Meeting under the Municipal Act:**

**1. RENAMING OF SWEEPSTER COURT TO ACARA COURT  
(Ward 40 – Scarborough Agincourt)**

City Council, at its meeting held on October 2, 3 and 4, 2001, authorized the renaming of Sweepster Court to Acara Court, subject to the statutory requirements of advertising and the holding of a Public Meeting under the Municipal Act; such Public Meeting to be held by the Scarborough Community Council at 10:00 a.m. on November 20, 2001.

**10:05 a.m. Staff Presentation:**

**2. PARKLAND ACQUISITION STRATEGIC DIRECTIONS REPORT**

City Clerk

(November 9, 2001)

Referring for the consideration of Community Council, Clause 10 contained in Report No. 10 of the Economic Development Committee respecting Parkland Acquisition Strategic Directions, with the request that the Community Council's comments thereon

be forwarded to the meeting of the Economic Development and Parks Committee scheduled to be held on January 21, 2002.

**3. PROPOSED INSTALLATION OF TRAFFIC CONTROL SIGNALS  
LAWRENCE AVENUE EAST AND FORTUNE GATE  
(Ward 38 – Scarborough Centre)**

Director of Transportation Services, District 4  
(November 2, 2001)

Recommending that:

- (1) traffic control signals be installed at the intersection of Lawrence Avenue East and Fortune Gate;
- (2) coincident with the installation of traffic control signals on Lawrence Avenue East at Fortune Gate, the existing traffic control signals on Lawrence Avenue East, 15 metres west of Fortune Gate, be removed; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

**4. PROPOSED TURN PROHIBITIONS AT PRIVATE DRIVEWAY  
SHEPPARD AVENUE EAST AND ARAGON AVENUE  
(Ward 40 – Scarborough Agincourt)**

Director of Transportation Services, District 4  
(November 2, 2001)

Recommending that:

- (1) westbound left turns be prohibited at all times at the driveway located on the south side of Sheppard Avenue, at a point approximately 45 metres east of Aragon Avenue, as identified in Appendix 1 of this report;
- (2) northbound left turns be prohibited at all times at the driveway located on the south side of Sheppard Avenue, at a point approximately 45 metres east of Aragon Avenue, as identified in Appendix 1 of this report;
- (3) all costs associated with signing the turn prohibitions at the driveway referenced in recommendations 1 and 2 of this report be borne by the developer of the property serviced by the respective driveway; and
- (4) the appropriate by-laws be amended accordingly.

**5. NAMING OF THE TRAIL IN WARDEN WOODS PARK IN HONOUR OF THE LATE FORMER MAYOR OF SCARBOROUGH, GUS HARRIS  
(Ward 35 – Scarborough Southwest)**

Commissioner of Economic Development, Culture and Tourism  
(October 29, 2001)

Recommending that:

- (1) the existing trail in Warden Woods Park be named in honour of the late Gus Harris;
- (2) an appropriate official dedication ceremony take place in 2002, following consultation with family members; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**6. NAMING OF THE COMMUNITY ROOM AT THE ELLESMERE COMMUNITY CENTRE  
(Ward 37 – Scarborough Centre)**

Commissioner of Economic Development, Culture and Tourism  
(October 30, 2001)

Recommending that:

- (1) the existing room at the Ellesmere Community Centre remain unnamed, subject to the establishment of a City-wide policy; and
- (2) a new City-wide policy be developed, clearly identifying the criteria and procedure for the naming of rooms at City facilities after individuals; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**7. INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT – 150 BOROUGH DRIVE (SCARBOROUGH CIVIC CENTRE)  
(Ward 38 – Scarborough Centre)**

Commissioner of Economic Development, Culture and Tourism  
(October 29, 2001)

Recommending that:

- (1) City Council state its intention to designate the property at 150 Borough Drive (Scarborough Civic Centre) under Part IV of the Ontario Heritage Act;
- (2) the Long and Short Statements of Reasons for Designation be included in the designating by-law; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**8. DECLARATION AS SURPLUS - PART OF PITT AVENUE (CLOSED)  
SOUTH SIDE OF DONSDRIVE BETWEEN  
VICTORIA PARK AVENUE AND MAYBOURNE AVENUE  
(Ward 35 – Scarborough Southwest)**

Commissioner of Corporate Services  
(November 1, 2001)

Recommending that:

- (1) the Highway be declared surplus to municipal requirements and notice of the proposed sale be given to the public in accordance with the requirements of Municipal Code Chapter 213;
- (2) notice be given to the public of a proposed by-law to sell the Highway, in accordance with the requirements of the *Municipal Act*;
- (3) the Scarborough Community Council hold a public hearing concerning the proposed by-law if any person who claims that the person's land will be prejudicially affected by the proposed by-law applies to be heard, in accordance with the requirements of the *Municipal Act*;
- (4) funds be taken from Cost Account RE3032 to cover the cost of publishing the public notice referred to in Recommendation (2) hereof;
- (5) an easement be granted to Bell Canada over the northerly four feet of the Highway across the full width of the Highway, for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of the existing facilities and for the construction of additional services;
- (6) the sale price for the easterly half of the Highway be set at \$112,000.00, plus GST, (if applicable) plus the purchaser's proportionate share of the cost of the reference plan to be prepared by the City and the out-of-pocket expenses incurred by the City to sell the Highway, and the easterly half of the Highway be offered for sale to the abutting owner to the east of the Highway, in accordance with the

requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;

- (7) the sale price for the westerly half of the Highway be set at \$112,000.00, plus GST, (if applicable) plus the purchaser's proportionate share of the cost of the reference plan to be prepared by the City and the out-of-pocket expenses incurred by the City to sell the Highway, and the westerly half of the Highway be offered for sale to the abutting owner to the west of the Highway, in accordance with the requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;
- (8) if within 30 days of the City delivering its offers to the abutting owners, an abutting owner does not exercise its right to purchase the portion of the Highway which that abutting owner is entitled to purchase pursuant to Section 315 of the *Municipal Act*, the said portion of the Highway be offered for sale on the same terms and conditions to the other abutting owner, if the other abutting owner has exercised its right to purchase its share of the Highway and if neither abutting owner accepts the City's offer, the Highway be listed for sale on the open market;
- (9) either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to sign the Offer on behalf of the City;
- (10) the City Surveyor be requested to prepare the necessary reference plan if one or more of the City's offers is accepted;
- (11) the City Solicitor be authorized to complete the transactions referred to in Recommendation No. (5), (6), (7), and (8) on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (12) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

**9. SIGN BY-LAW VARIANCE APPLICATION – NEW PYLON SIGN  
NEON PRODUCTS LTD., 1975 EGLINTON AVENUE EAST  
(Ward 35 – Scarborough Southwest)**

Commissioner of Urban Development Services  
(January 29, 2001)

Recommending that the City not grant a variance to permit this request.

**10. STEELES AVENUE EAST/CN RAIL GRADE SEPARATION  
NEAR KENNEDY ROAD  
REVIEW OF FINDINGS OF CLASS ENVIRONMENTAL ASSESSMENT  
(Ward 39 - Scarborough-Agincourt)**

City Clerk (Works Committee)  
(October 17, 2001)

Advising that the Works Committee, at its meeting on October 17, 2001, referred the report (October 3, 2001) from the Commissioner of Works and Emergency Services respecting the review of the 1994 Steeles Avenue East/CN Rail Grade Separation Class Environmental Assessment, to the Scarborough Community Council for consideration of the business impact of the grade separation, with a request that staff of the Economic Development, Culture and Tourism Department be in attendance at that time.

**11. REQUEST FOR DIRECTION  
APPEAL OF MINOR VARIANCE APPLICATION A103/01SC  
THE CROSS OF CHRIST FELLOWSHIP, 904 MARKHAM ROAD  
WOBBURN COMMUNITY  
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District  
(November 5, 2001)

Recommending that the City Solicitor and planning staff attend at the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the minor variance application.

**12. REQUEST FOR DIRECTION  
APPEALS OF MINOR VARIANCE AND CONSENT APPLICATIONS  
A221/00SC AND B64/00SC  
SAM FRY ENTERPRISES INC., 16 CORVETTE AVENUE  
KENNEDY PARK COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(November 8, 2001)

Recommending that the City Solicitor and planning staff attend at the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the minor variance and consent applications.

**13. PRELIMINARY REPORT  
COMBINED APPLICATION - TF CMB 2001 0007  
ROYAL KEELE DEVELOPMENTS INC., 932 DANFORTH ROAD  
EGLINTON COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(November 2, 2001)

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.

**14. PRELIMINARY REPORT  
COMBINED APPLICATION - TF CMB 2001 0010  
SAUL GOLDBERG, 2815 KINGSTON ROAD  
CLIFFCREST COMMUNITY  
(Ward 36 – Scarborough Southwest)**

*(Deferred from previous meeting).*

Director of Community Planning, East District  
(October 9, 2001)

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.

**15. PRELIMINARY REPORT  
ZONING BY-LAW AMENDMENT APPLICATION - TF ZBL 2001 0017  
IMPERIAL OIL LIMITED, 4000 FINCH AVENUE EAST  
MILLIKEN EMPLOYMENT DISTRICT  
(Ward 39 – Scarborough Agincourt)**

Director of Community Planning, East District  
(November 6, 2001)

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.

**16. PRELIMINARY REPORT  
COMBINED APPLICATION - TF CMB 2001 0014  
BIONVEST INVESTMENTS LIMITED  
LANDS NORTH OF BOROUGH DRIVE AND SOUTH OF  
SCARBOROUGH CENTRE RAPID TRANSIT STATION  
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District  
(November 8, 2001)

Recommending that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**17. FINAL REPORT  
PART LOT CONTROL EXEMPTION APPLICATION TF PLC 2001-0005  
569306 ONTARIO LIMITED  
SOUTH SIDE OF RURAL AVENUE AND  
WEST SIDE OF GLEN WATFORD DRIVE  
(Ward 41 – Scarborough Rouge River)**

Director of Community Planning, East District



(November 8, 2001)

Recommending that City Council:

- (1) enact a Part Lot Control Exemption By-law for Lots 3 to 11 inclusive on Registered Plan 1986, on the south side of Rural Avenue and the west side of Glen Watford Drive, with such By-law to expire one (1) year from the date of passing of the By-law; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

## **2:00 p.m. PUBLIC MEETINGS UNDER THE PLANNING ACT**

**18. FINAL REPORT  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z19980040  
CRAIGLEE NURSING HOME, 94-102 CRAIGLEE DRIVE  
9 AND 11 VANBRUGH AVENUE AND 10 SHARPE STREET  
CLIFFSIDE COMMUNITY  
(Ward 36 – Scarborough Southwest)**

Director of Community Planning, East District  
(November 2, 2001)

Recommending that City Council:

- (1) amend the Cliffside Community Zoning By-law No. 9364, substantially in accordance with the draft Zoning By-law Amendment shown as Attachment No. 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) authorize the City Solicitor to draft a Site Plan Control By-law to incorporate the land added to the Craiglee Nursing Home property.

**18(a). Wanda Allair**  
(November 5, 2001)

Expressing concerns regarding traffic and parking.

**18(b). Brian Penney**  
(November 5, 2001)

Expressing concerns regarding traffic and privacy fencing around the parking lot.

**19. FINAL REPORT  
COMBINED APPLICATION - TF CMB 2001 0011  
CONVENTION PLAZA LIMITED  
NORTH SIDE OF LEE CENTRE DRIVE  
PROGRESS EMPLOYMENT DISTRICT  
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District  
(November 6, 2001)

Recommending that City Council:

- (1) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (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; and
- (4) before introducing the necessary Zoning By-law Amendment Bill to City Council for enactment, the owner shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the public benefits identified in the draft Zoning By-law Amendment outlined in Attachment No. 9, to the satisfaction of the City Solicitor.

**20. FINAL REPORT  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2001 0011  
740 ELLESMERE ROAD  
MONDEO DEVELOPMENTS INC.  
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District  
(November 5, 2001)

Recommending that City Council:

- (1) amend the Zoning By-law for the remaining undeveloped lands at 740 Ellesmere Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; 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**

**COMBINED APPLICATION - TF CMB 2001 0008  
KREADAR ENTERPRISES – RENO DEPOT INC.  
NORTH-WEST CORNER OF MIDLAND AND McNICOLL AVENUES  
MILLIKEN EMPLOYMENT DISTRICT  
(Ward 41 – Scarborough Rouge River)**

Director of Community Planning, East District  
(October 24, 2001)

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 5;
- (2) amend the Employment Districts Zoning By-law No. 24982 (Milliken) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) direct staff to bring forward the zoning bill for enactment when the owner has entered into a financially secured servicing agreement with the City to construct a fully serviced municipal road and to extend the existing storm and sanitary sewers and watermain, from McNicoll Avenue to the north limit of the owner's lands, shown as Parts 2 and 3 on Attachment 1, all to the satisfaction of the Commissioner of Works & Emergency Services, and has undertaken to deed Parts 2 and 3 to the City; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.

**21(a).** Anita Tsui  
(November 5, 2001)

Objecting to the application on the basis that it would cause too much traffic.

**21(b).** Ken Magill  
(October 31, 2001)

Expressing various concerns respecting this proposal.

**22. FINAL REPORT**  
**COMBINED APPLICATION - TF CMB 2001 0012**  
**CANADA LANDS COMPANY CLC LIMITED**  
**LANDS NORTH OF McLEVIN AVENUE, EAST AND WEST OF TAPSCOTT**  
**MALVERN COMMUNITY**  
**(Ward 42 – Scarborough Rouge River)**

Director of Community Planning, East District  
(October 31, 2001)

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. 6;
- (2) amend the Zoning By-law No. 14402 for the Malvern Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) amend the Site Plan Control By-law No. 21319 for the Malvern Community substantially in accordance with the draft Site Plan Control By-law attached as Attachment No. 8; 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.

**23. FINAL REPORT - CITY OF TORONTO INITIATED REPEAL OF**  
**AGRICULTURAL HOLDING BY-LAWS AND BIRCHCLIFF COMMUNITY**  
**BY-LAW 2066 AND TRANSFER OF LANDS REGULATED TO APPROPRIATE**  
**SCARBOROUGH COMMUNITY AND EMPLOYMENT DISTRICT BY-LAWS –**  
**SC WPS 2000 0010**

Director of Community Planning, East District  
(October 5, 2001)

Recommending that City Council:

- (1) amend various former City of Scarborough Community and Employment District Zoning By-laws and repeal Agricultural Holding By-law 10217, Neilson

Agricultural Holding By-law 13217, Malvern East Agricultural Holding By-law 13219 and Birchcliff Community By-law 2066 as follows, and substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1;

amend the following:

Agincourt Community Zoning By-law Number 10076;  
Agincourt North Community Zoning By-law Number 12797;  
Birchcliff Community Zoning By-law 8786;  
L'Amoreaux Community Zoning By-law Number 12466;  
Malvern Community Zoning By-law Number 14402;  
Malvern West Community Zoning By-law Number 12181;  
Milliken Community Zoning By-law Number 17677;  
Rouge Community Zoning By-law Number 15907;  
Steeles Community Zoning By-law Number 16762;  
Tam O'Shanter Community Zoning By-law Number 12360;  
Employment Districts Zoning By-law 24982;

repeal the following:

Agricultural Holding Zoning By-law 10217;  
Neilson Agricultural Holding By-law 13217;  
Malvern East Agricultural Holding By-law 13219;  
Birchcliff Community By-law 2066; and

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

*(The 78-page by-law appended to the foregoing report has been provided to Members of the Scarborough Community Council and selected senior officials only, and a copy thereof is available for perusal in the Office of the City Clerk, Scarborough Civic Centre.)*

**24. FINAL REPORT**  
**CITY OF TORONTO-INITIATED TECHNICAL ZONING BY-LAW**  
**AMENDMENT SC WPS 2000 0009 - All Scarborough District Communities**

Director of Community Planning, East District  
(October 5, 2001)

Recommending that City Council:

- (1) amend all the various former City of Scarborough Community and Employment District Zoning By-laws 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 and to introduce a Bill in Council substantially in the form of the draft Zoning By-law Amendment attached as Attachment No. 1.