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**SPECIAL MEETING  
SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 7**

**Date of Meeting:** July 17, 2002

**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.**

**DEPUTATIONS:**

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

**PRESENTATIONS:**

**COMMUNICATIONS/REPORTS:**

**1. SURPLUS LAND DECLARATION AND PROPOSED CLOSING AND  
CONVEYANCING OF A PORTION OF BOROUGH DRIVE, BETWEEN  
TRITON GATE AND PROGRESS AVENUE (Ward 38 – Scarborough Centre)**

Commissioner of Works and Emergency Services and  
Commissioner of Corporate Services  
(June 10, 2002)

Submitting a joint report to the Scarborough Community Council and the Administration Committee; recommending that the Community Council consider the following recommendations and forward its comments thereon to City Council, to be considered in conjunction with the recommendations of the Administration Committee:

- (1) that the portion of Borough Drive shown as Part 1 on the attached Sketch No. PMC-2000-080 (the “Highway”) be declared surplus and be sold, that:
  - (a) subject to compliance with the requirements of the Municipal Act and upon compliance by OMERS Realty Corporation (“OMERS”) with the following terms and conditions, the Highway be stopped up and closed as a public highway:
    - (i) OMERS, together with such other persons as the City Solicitor may require, shall indemnify the City against all loss, cost, damage or action arising as a result of the closing of the Highway;
    - (ii) OMERS shall pay the cost of the four (4) weeks of statutory advertising, and the requirement under the Municipal Class Environmental Assessment to advertise a road closing twice during two separate phases of the closing process, estimated to be \$5,000.00, on the understanding that all such expenses paid for by OMERS will not be refunded in the event that the transaction is not ultimately completed;
    - (iii) OMERS shall obtain and deposit in the appropriate Land Registry Office, at its sole cost and expense, a reference plan of survey, integrated with the Ontario Coordinate System, satisfactory to the City Surveyor, as may be required in connection with this transaction;
    - (iv) OMERS shall comply with any other terms and conditions related to the closing of the Highway as the City Solicitor may deem advisable to protect the City’s interests;
  - (b) notice be given to the public of the proposed by-law to stop up, close and sell the Highway, in accordance with the requirements of the *Municipal Act*; and
  - (c) 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*; and
- (2) that the appropriate City Officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any necessary bills to give effect thereto.

**2. SALE OF SURPLUS PROPERTY – VACANT LAND ON THE EAST SIDE OF LEYTON AVENUE (Ward 35 – Scarborough Southwest)**

Commissioner of Corporate Services  
(June 17, 2002)

Recommending that:

- (1) the Offer to Purchase submitted by Mohammed Kafil Uddin and Rafiqul Islam Chowdhury to purchase the vacant parcel of land located on the east side of Leyton Avenue be accepted on the terms and conditions outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**2(a). Mohammed Kafil Uddin and Rafiqul Islam Chowdhury**  
(July 12, 2002)

Indicating agreement to the extension of the irrevocable date, for the purchase of the aforementioned property, to August 9, 2002, due to the rescheduling of the Community Council meeting.

**3. SALE OF A PARCEL OF VACANT LAND – 14 BYNG AVENUE (Ward 35 – Scarborough Southwest)**

Commissioner of Corporate Services  
(June 14, 2002)

Recommending that:

- (1) the Offer to Purchase submitted by Romano Canada Enterprises to purchase the City-owned property known municipally as 14 Byng Avenue, in the amount of \$100,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**3(a).** Romano Canada Enterprises  
(July 15, 2002)

Indicating agreement to the extension of the irrevocable date, for the purchase of the aforementioned property, to August 9, 2002, due to the rescheduling of the Community Council meeting.

**4. PROPOSED THROUGH TRAFFIC PROHIBITIONS FOR WESTBOUND TRAFFIC ON EAGLEDANCE DRIVE/PORT ROYAL TRAIL AT BRIMLEY ROAD AND FOR SOUTHBOUND TRAFFIC ON ASHCOTT AVENUE AT STEELES AVENUE EAST (Ward 41 – Scarborough Rouge River)**

Director of Transportation Services, District 4  
(June 17, 2002)

Recommending that:

- (1) westbound through traffic be prohibited on Eagledance Drive/Port Royal Trail at Brimley Road between the hours of 7:00 a.m. and 9:00 a.m.;
- (2) southbound through traffic be prohibited on Ashcott Drive at Steeles Avenue East between the hours of 7:00 a.m. and 9:00 a.m.; 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.

**5. PROPOSED THROUGH TRAFFIC PROHIBITION FOR NORTHBOUND TRAFFIC ON PROGRESS AVENUE/MALVERN STREET AT SHEPPARD AVENUE EAST AND ALL-WAY STOP CONTROL – MALVERN STREET AT ROBBINSTONE DRIVE (Ward 42 – Scarborough Rouge River)**

**10:00 a.m. Delegations:     Ruho Paluoja  
  Ben J. Loughlin  
  John Pomponio**

Director of Transportation Services, District 4  
(June 18, 2002)

Recommending that:

- (1) northbound through traffic be prohibited on Progress Avenue/Malvern Street at Sheppard Avenue East between the hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., as identified in Appendix 1 of this report;
- (2) 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; and
- (3) an all-way stop control not be installed at the intersection of Malvern Street and Robbinstone Drive.

**6. TRAFFIC OPERATIONS ISSUES ON DEARHAM WOOD/CUMBER ROAD AT POPLAR ROAD IN THE VICINITY OF POPLAR ROAD JUNIOR P.S. (Ward 43 – Scarborough East)**

Director of Transportation Services, District 4  
(June 18, 2002)

Recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking regulations identified in Appendix 2 of this report be adopted;
- (3) the appropriate by-laws be amended accordingly;
- (4) an all-way stop control not be installed at the intersection of Poplar Road and Dearham Wood/Cumber Road; and
- (5) the existing pedestrian crossover not be removed.

**7. UPCOMING OMB HEARING - REQUEST FOR DIRECTION  
COMBINED APPLICATION TF CMB 2001 0007  
ROYAL KEELE DEVELOPMENTS INC., 932 DANFORTH ROAD  
(Ward 35 – Scarborough Southwest)**

**9:45 a.m. Delegation: Mr. Andrew Paton for Royal Keele Devts. Inc.**

Director of Community Planning, East District  
(June 14, 2002)

Seeking City Council's direction for an upcoming, yet unscheduled, OMB hearing on an appealed Official Plan Amendment and Zoning By-law Amendment application by Royal Keele Developments Inc., and recommending that:

- (1) staff attend the Ontario Municipal Board in support of a settlement based on the applicant's revised proposal as shown by Attachment 2;
- (2) the OMB withhold its final Order on the amendments until such time as: Works and Emergency Services staff have reviewed the recently submitted Phase III environmental report and any further actions required have been undertaken; the Ministry of the Environment has acknowledged the Record of Site Condition and has indicated that it does not intend to audit the RSC, or, if the Ministry requires an audit, a further letter stating that the RSC has passed the audit has been received; and
- (3) staff be authorized to remove the subject property from Site Plan Control once the OMB has issued its Order.

**8. REQUEST FOR DIRECTION  
CHINESE CULTURAL CENTRE – PHASE TWO EXPANSION  
PROPOSED ADDITION OF THEATRE/GENERAL PURPOSE HALL  
5183 SHEPPARD AVENUE EAST, MALVERN COMMUNITY  
(Ward 42 – Scarborough Rouge River)**

Director of Community Planning, East District  
(June 18, 2002)

Recommending that:

- (1) Planning staff, in conjunction with other Departments, be directed to investigate parking options relating to full development of the site, the Tri-Party Agreement and the Toronto Catholic District School Board lands, and report back to Scarborough Community Council with appropriate recommendations in the fourth quarter of 2002;

- (2) staff be authorized to initiate a rezoning for the site, if required, to address parking issues associated with full development of the Community Complex site and to schedule a Public Meeting in the fourth quarter of 2002; and
- (3) staff be authorized to schedule a community consultation meeting, in conjunction with the Ward Councillor and the Chinese Cultural Centre of Greater Toronto, for landowners and residents within 120 metres of the site.

**9. PRELIMINARY REPORT – REQUEST FOR DIRECTION  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0005  
TRIVEST DEVELOPMENT CORPORATION, 66 BYNG AVENUE  
OAKRIDGE COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(May 28, 2002)

Seeking Community Council's direction on the further processing of this application, and recommending that Community Council:

- (1) require the submission of a specific development concept in support of the application; and
- (2) staff be directed not to process this application until the information in Recommendation No. (1) is received.

**10. REQUEST FOR DIRECTION – OMB APPEAL  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0005  
TRIVEST DEVELOPMENT CORPORATION, 66 BYNG AVENUE  
OAKRIDGE COMMUNITY  
(Ward 35 – Scarborough Southwest)**

*REPORT TO FOLLOW.*

**11. REQUEST FOR DIRECTION – OMB APPEAL  
SITE PLAN CONTROL APPLICATION SC-S2000 0027  
ALDGATE CONSTRUCTION (1988) LTD.  
2040-2050 ELLESMERE ROAD  
(Ward 38 – Scarborough Centre)**

*REPORT TO FOLLOW.*