

**SCARBOROUGH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 1**

**Date of Meeting:** January 21, 2003  
**Time:** 9:30 a.m.  
**Location:** Meeting Hall  
Scarborough Civic Centre

**Enquiry:** Margaret O'Neil  
Administrator  
(416) 396-7288  
oneil@toronto.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.*

**PRESENTATIONS:**

**COMMUNICATIONS/REPORTS:**

**1. SCARBOROUGH COMMUNITY PRESERVATION (LACAC) PANEL  
2002 ANNUAL REPORT**

**9:45 A.M. Deputation**

Richard Schofield, Chairman  
(January 1, 2003)

Submitting the report of the activities of the Scarborough Community Preservation Panel for the year 2002.

**2. ROAD CLOSING – A PORTION OF BOROUGH DRIVE  
BETWEEN TRITON ROAD AND PROGRESS AVENUE  
(Ward 38 – Scarborough Centre)**

**10:00 A.M. PUBLIC MEETING UNDER THE MUNICIPAL ACT**

In accordance with Clause 10, Report No. 7 of the Scarborough Community Council, and Clause 16, Report No. 10 of the Administration Committee, adopted by City Council at its Special Meeting held on July 30, 31 and August 1, 2002, the Community Council will hear any person who claims that the person's land will be prejudicially affected by the proposed by-law to permanently close the portion of Borough Drive located between Triton Road and Progress Avenue.

**3. PREFERRED STRATEGY AND 25-YEAR IMPLEMENTATION PLAN  
FOR THE CITY OF TORONTO  
WET WEATHER FLOW MANAGEMENT MASTER PLAN**

City Clerk  
(December 9, 2002)

Forwarding Clause 23, Report No. 15 of the Policy and Finance Committee, which was adopted, as amended, by City Council at its meeting held on November 26, 27 and 28, 2002, with the direction that it be circulated to the Community Councils for comment to the Commissioner of Works and Emergency Services, the Commissioner to report back with a revised policy incorporating any changes which may be necessary.

**4. REQUEST FOR EXEMPTION  
CHAPTER 447, TORONTO MUNICIPAL CODE, FENCES  
1318 WARDEN AVENUE  
(Ward 37 – Scarborough Centre)**

East District Manager, Municipal Licensing and Standards and Court Services  
(November 28, 2002)

Recommending that City Council grant an exemption to the provisions of Toronto Municipal Code, Chapter 447, to allow construction of a fence in the flankage yard to a maximum height of 2 metres subject to compliance with all other applicable provisions of Chapter 447.

**5. NAMING OF PROPOSED PRIVATE LANE AT 689 DANFORTH ROAD  
(Ward 35 – Scarborough Southwest)**

City Surveyor  
(December 16, 2002)

Recommending that:

- (1) the proposed private lane to be located at the residential development at 689 Danforth Road, illustrated on Attachment No. 1, be named "Asa Mews";
- (2) the developer, Inaugural Source, be required to pay the costs estimated to be in the amount of \$250, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**6. ASSESSMENT AND RESTORATION OF MEMORIALS AND CENOTAPHS  
(All Wards)**

Commissioner of Economic Development, Culture and Tourism  
(December 18, 2002)

Responding to Community Council's request at its previous meeting for a report on the status of the restoration of memorials and cenotaphs in the City of Toronto, and recommending that this report be received for information.

**7. REQUEST FOR ALL-WAY STOP CONTROLS ON HILL CRESCENT AT  
BRINLOOR BOULEVARD AND AT DUNCOMBE BOULEVARD  
(Ward 36 – Scarborough Southwest)  
(Ward 43 – Scarborough East)**

**10:10 a.m. Deputation**

Director of Transportation Services, District 4  
(January 6, 2003)

Recommending that:

- (1) all-way stop control not be installed on Hill Crescent at Brinloor Boulevard; and
- (2) all-way stop control not be installed on Hill Crescent at Duncombe Boulevard.

**8. PROPOSED STOP SIGNS ON SCHOONER LANE  
(Ward 44 – Scarborough East)**

Director of Transportation Services, District 4  
(January 6, 2003)

Recommending that:

- (1) the "compulsory stops" regulation, as identified in Appendix 1 of this report be adopted; and

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

**9. REQUEST FOR DIRECTION  
AMENDMENT TO SITE PLAN CONTROL AREA BY-LAW NO. 21319  
TRIVEST DEVELOPMENT CORPORATION (TF ZBL 2002 0005)  
66 BYNG AVENUE  
OAKRIDGE COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(January 7, 2003)

Recommending that City Council:

- (1) amend Site Plan By-law 21319 to delete the lands known as 66 Byng Avenue, substantially in accordance with the draft by-law attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft by-law as may be necessary.

**10. REQUEST FOR DIRECTION  
ONTARIO MUNICIPAL BOARD APPEAL  
MINOR VARIANCE APPLICATION NO. A205/02SC  
FOREST WOOD ESTATES LIMITED, 2040-2050 ELLESMERE ROAD  
PROGRESS EMPLOYMENT DISTRICT  
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District  
(December 11, 2002)

Recommending that:

- (1) City Council appeal the Committee of Adjustment, East District Panel's decision of December 4, 2002, which approved Minor Variance Application #A205/02SC;
- (2) the City Solicitor and Planning staff be directed to attend any Ontario Municipal Board hearing related to the appeal of the minor variance; and
- (3) the City Solicitor be directed to not object to any consolidation of the appeals for Minor Variance #A205/02SC and Site Plan Control Application SC-S20000027.

**11. REQUEST FOR DIRECTION  
ZONING BY-LAW AMENDMENT APPLICATION SC-Z98011  
FIRST ALLIANCE CHURCH, 3250 FINCH AVENUE EAST  
EASTERN DISTRICT OF THE CHRISTIAN &  
MISSIONARY ALLIANCE IN CANADA  
L'AMOREAUX COMMUNITY  
(Ward 39 – Scarborough Agincourt)**

Director of Community Planning, East District  
(December 20, 2002)

Recommending that City Council repeal Zoning By-law Amendment No. 765-2002 from the L'Amoreaux Community Zoning By-law No. 12466 for the reasons outlined in the Director's report.

**12. REQUEST FOR DIRECTION  
UPCOMING ONTARIO MUNICIPAL BOARD HEARING  
PLAN OF SUBDIVISION APPLICATION TF SUB 2002 0006  
SITE PLAN CONTROL APPLICATION TF SPC 2002 0084  
CANDEREL STONERIDGE EQUITY GROUP  
2055 KENNEDY ROAD  
SOUTH AGINCOURT EMPLOYMENT DISTRICT  
(Ward 40 - Scarborough Agincourt)**

Director of Community Planning, East District  
(December 24, 2002)

Recommending that the City Solicitor be instructed to appear at the upcoming Ontario Municipal Board hearing in opposition to the applications by Canderel Stoneridge Equity Group for Plan of Subdivision and Site Plan Control approval.

**13. PRELIMINARY REPORT  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0023  
CANADA KANTHASWAMY TEMPLE SOCIETY  
733 BIRCHMOUNT ROAD  
IONVIEW COMMUNITY  
(Ward 35 – Scarborough Southwest)**

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

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**

**ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0016  
CANFORTH CHRISTIAN CENTRE, 3576 ST. CLAIR AVENUE EAST  
KENNEDY PARK COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(January 6, 2003)

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 2002 0020  
PLAN OF SUBDIVISION APPLICATION TF SUB 2002 0008  
1369734 ONTARIO INC., 1841 NEILSON ROAD  
MORNINGSIDE HEIGHTS COMMUNITY  
(Ward 42 – Scarborough Rouge River)**

Director of Community Planning, East District  
(January 6, 2003)

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. FINAL REPORT  
COMBINED APPLICATION TF CMB 2002 0010  
1507656 ONTARIO LIMITED, 27 LEYTON AVENUE  
OAKRIDGE COMMUNITY  
(Ward 35 – Scarborough Southwest)**

Director of Community Planning, East District  
(January 6, 2003)

Recommending that City Council **refuse** the application on the basis that the proposal represents an over-development of the subject land and is not in keeping with Council's policy direction for Neighbourhoods.

- 17. FINAL REPORT  
APPLICATION TF CMB 2002 0016  
SITE PLAN CONTROL APPLICATION TF SPC 2002 0089  
CLAUDIANA DEVELOPMENT LIMITED  
216 SCARBOROUGH GOLF CLUB ROAD  
SCARBOROUGH VILLAGE COMMUNITY  
(Ward 36 – Scarborough Southwest)**

Director of Community Planning, East District  
(January 8, 2003)

Recommending that City Council **refuse** the applications to amend the Official Plan and Zoning By-law and the Site Plan Control application proposing 49 townhouse units at 216 Scarborough Golf Club Road.

- 18. FINAL REPORT  
COMBINED APPLICATION TF CMB 2002 0018  
OPTIONS FOR HOMES  
WEST SIDE OF MARKHAM ROAD, NORTH OF ELLESMERE ROAD  
PROGRESS EMPLOYMENT DISTRICT  
(Ward 38 – Scarborough Centre)**

**REPORT TO FOLLOW. (WITHDRAWN BY THE APPLICANT)**

- 19. FINAL REPORT  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0018  
NICK BROKALAKIS, 2635 VICTORIA PARK AVENUE**

**L'AMOREUAX COMMUNITY  
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District  
(January 6, 2003)

Recommending that City Council **refuse** the application to amend the L'Amoreaux Community Zoning By-law for the former City of Scarborough to permit a roof-mounted sign on the existing building at 2635 Victoria Park Avenue.

**20. STATUS OF DEVELOPMENT CHARGES – EAST DISTRICT**

Chief Financial Officer and Treasurer  
(January 7, 2003)

Responding to Community Council's request, at its previous meeting, for a report respecting Development Charge accounts for the East District, and recommending that this report be received for information.

**2:00 P.M. PUBLIC MEETING UNDER THE PLANNING ACT**

**21. FINAL REPORT  
ZONING BY-LAW AMENDMENT APPLICATION TF ZBL 2002 0008  
KNIGHTSTONE CAPITAL MANAGEMENT INC.  
(FORMERLY McCOWAN CENTRE INC.)  
NORTH-EAST CORNER OF MCCOWAN ROAD AND ELLESMERE ROAD  
PROGRESS EMPLOYMENT DISTRICT  
(Ward 38 – Scarborough Centre)**

Director of Community Planning, East District  
(January 6, 2003)

Reporting on a revised application by Knightstone Capital Management Inc. (formerly McCowan Centre Inc.) and now recommending 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 No. 6;
- (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, require the applicant to apply for Site Plan Control approval under Section 41 of the Planning Act for the development, generally consistent with the development concept identified on Attachments 1 to 4.



*(The following report was deferred from the previous meeting.)*

**21(a).** Director of Community Planning, East District  
(October 23, 2002)

Recommending that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Progress) for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (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, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

**22. FINAL REPORT**  
**CITY-INITIATED TECHNICAL ZONING BY-LAW AMENDMENTS**  
**TF WPS 2002 0006 VARIOUS EAST DISTRICT COMMUNITIES**

Director of Community Planning, East District  
(December 23, 2002)

Recommending that City Council:

- (1) amend the Zoning By-laws for the affected Communities and Employment Districts 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.

**23. FINAL REPORT**  
**COMBINED APPLICATION TF CMB 2002 0001**  
**SILA W. CHOPRA, 1191 ELLESMERE ROAD**  
**BENDALE COMMUNITY**  
**(Ward 37 – Scarborough Centre)**

Director of Community Planning, East District  
(December 10, 2002)

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 for the Bendale Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and
- (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.

**24. FINAL REPORT  
COMBINED APPLICATION TF CMB 2002 0003  
VICTORIA COURT LIMITED, 2933 SHEPPARD AVENUE EAST  
SULLIVAN COMMUNITY  
(Ward 40 – Scarborough Agincourt)**

Director of Community Planning, East District  
(December 16, 2002)

Recommending that City Council:

- (1) amend the Sullivan Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Sullivan Community Zoning By-law 10717 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (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) require the owner to enter into an agreement with the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the public benefits identified in Exception Number 29 of the Sullivan Community Zoning By-law 10717, to the satisfaction of the City Solicitor, before introducing the necessary Bills to City Council for enactment.

**24(a).** Kyeong Hee Kim and Jun Bae Kim  
(January 8, 2003)

In opposition to the application.

**24(b).** John Egan  
(January 7, 2003)

In opposition to the application.

## IN CAMERA

### **25. ADULT VIDEO STORE BY-LAW FOR THE FORMER CITY OF SCARBOROUGH**

City Clerk  
(December 6, 2002)

Advising that City Council, at its meeting held on November 26, 27 and 28, 2002, struck out Clause 20, Report No. 10 of the Scarborough Community Council and referred it back to the Community Council for further consideration, together with the confidential report (November 27, 2002) from the City Solicitor, such report to remain confidential, in its entirety, in accordance with the provisions of the Municipal Act, having regard that it contains information that is subject to solicitor/client privilege.

*(Note: Confidential report from the City Solicitor provided, under separate cover, to Members of Community Council and key staff only.)*