

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 6**

**Tuesday, July 8, 2003**

The Scarborough Community Council met on Tuesday, July 8, 2003, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:38 a.m.

Members present:

	9:38 a.m. - <u>11:45 a.m.</u>	2:14 p.m. - <u>3:11 p.m.</u>
Councillor Ron Moeser, Chair	x	-
Councillor Norm Kelly, Vice Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	x	x
Councillor Bas Balkissoon	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	x	x
Councillor Brad Duguid	-	-
Councillor Sherene Shaw	x	-
Councillor David Soknacki	x	x

Members were present for some or all of the time period indicated.

Councillor Kelly assumed the Chair.

**Confirmation of Minutes**

On a motion by Councillor Berardinetti, the Minutes of the meeting of the Scarborough Community Council held on June 10, 2003, were confirmed.

**6.1 Proposed 40 km/h Speed Limit on North Edgely Avenue – Proposed All-Way Stop Control on North Edgely Avenue at Kenmore Avenue (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the “Maximum Rate of Speed - 40 Kilometres Per Hour” regulation, as identified in Appendix 1 of this report, be adopted;

- (2) the “Compulsory Stops” regulation, as identified in Appendix 1 of this report, be adopted;
- (3) coincident with the installation of the stop signs on North Edgely Avenue at Kenmore Avenue, the existing pedestrian crossover be removed; and
- (4) the appropriate by-laws be amended accordingly.

On a motion by Councillor Altobello, the Community Council deferred consideration of the aforementioned report to its next scheduled meeting to be held on September 9, 2003 to permit community consultation.

**(Clause No. 20(a), Report No. 6)**

**6.2 Proposed Stop Sign on Dorset Road at Horfield Avenue (Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the Director of Transportation Services, District 4, 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.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 2, Report No. 6)**

**6.3 Proposed All-Way Stop Control on Sandhurst Circle at Chartland Boulevard South/Lunsfield Crescent (Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (June 20, 2003) from the Director of Transportation Services, District 4, 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.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 3, Report No. 6)**

**6.4 Proposed Installation of Traffic Control Signals on Sheppard Avenue East at Dean Park Road/Proposed Rouge River Drive (east leg) and at Conlins Road (Ward 42 – Scarborough Rouge River, Ward 44 – Scarborough East)**

The Community Council had before it a report (June 24, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) traffic control signals be approved at the intersection of Sheppard Avenue East and Dean Park Road/Proposed Rouge River Drive (east leg);
- (2) traffic control signals be approved at the intersection of Sheppard Avenue East and Conlins Road;
- (3) all costs associated with the installation of traffic control signals, including one-time maintenance fees, be borne by Mattamy Development Corporation in accordance with the established conditions of Draft Plan of Subdivision approval; and
- (4) the appropriate by-laws be amended accordingly.

On a motion by Councillor Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 4, Report No. 6)**

**6.5 Proposed Removal of Turn Prohibitions at the Entrance to Centenary Plaza on Ellesmere Road, approximately 195 Metres East of Neilson Road (Ward 43 - Scarborough East)**

The Community Council had before it a report (June 20, 2003) from the Director of Transportation Services, District 4, recommending that:

- (1) the turn prohibitions identified in Appendix 1 of this report be rescinded; and
- (2) the appropriate by-laws be amended accordingly.

On a motion by Councillor Soknacki, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 5, Report No. 6)**

**6.6 Encroachment Agreement with the University of Toronto for a Pathway and Staircase on the north side of Ellesmere Road between Morningside Avenue and Military Trail (Ward 44 – Scarborough East)**

The Community Council had before it a report (June 20, 2003) from the Commissioner of Works and Emergency Services, recommending that:

- (1) the City enter into an encroachment agreement with the University of Toronto;
- (2) the City enter into an encroachment agreement with Centennial College; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 6, Report No. 6)**

**6.7 Surplus Land Declaration and Proposed Closing of a Portion of the Cherry Street Road Allowance (Ward 44 – Scarborough East)**

The Community Council had before it a report (June 19, 2003) from the Commissioner of Works and Emergency Services, responding to a direction of Scarborough Community Council at its meeting held on May 6, 2003 (see attached extract from Report No. 4) and recommending that this report be received for information.

- A. Councillor Shaw moved that the joint report (April 10, 2003) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services be approved, with a request that, in the interim before the July 22, 2003 meeting of City Council, staff from Works and Emergency Services and Urban Development Services, together with the Ward Councillor and representatives from Intracorp Holdings Ltd., meet with the representatives of the local community for further consultation on this matter, and report accordingly to City Council on July 22, 2003.

**(Carried)**

- B. Councillor Balkissoon moved that the report (April 10, 2003) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services be deferred to the next meeting scheduled to be held on September 9, 2003 with a request that, in the interim, staff from Works and Emergency Services and Urban Development Services, together with the Ward Councillor and representative from Intracorp Holdings Ltd., meet with the local

community for further consultation on this matter, and report accordingly to Community Council.

The Scarborough Community Council consented to the withdrawal of the above Motion B. by Councillor Balkissoon.

**(Clause No. 17, Report No. 6)**

**6.8 Ontario Municipal Board Hearing – Committee of Adjustment Appeals  
61 Wolcott Avenue (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board appeal with respect to 61 Wolcott Avenue, and recommending that this report be received for information.

On a motion by Councillor Altobello, the Scarborough Community Council received the aforementioned report

**(Clause No. 20(b), Report No. 6)**

**6.9 Ontario Municipal Board Hearing – Committee of Adjustment Appeals  
37 Bridlington Street (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (June 20, 2003) from the City Solicitor, advising the outcome of the Ontario Municipal Board appeal with respect to 37 Bridlington Street, and recommending that this report be received for information.

On a motion by Councillor Berardinetti, the Scarborough Community Council received the aforementioned report.

**(Clause No. 20(c), Report No. 6)**

**6.10 Assumption of Services – Bangor Construction Limited and Tambosso Construction Limited c.o.b. J.V. Bantam & Associates, 109 Ridgewood Road (Ward 44 – Scarborough East)**

The Community Council had before it a report (June 25, 2003) from the City Solicitor recommending that:

- (1) the services installed for the above development be assumed and that the City formally assume the road within the development;
- (2) the Legal Services Division be authorized to release the performance guarantee;  
and

- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

On a motion by Councillor Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 7, Report No. 6)**

**6.11 2001 Scarborough City Centre Monitoring Report – SC WPS 1998 0007  
(Ward 38 – Scarborough Centre)**

The Community Council had before it a report (June 17, 2003) from the Director of Transportation Planning, recommending that:

- (1) Community Council receive the 2001 City Centre Monitoring Report for information; and
- (2) the Scarborough City Centre Monitoring Program mandated in 1981 be discontinued.

On a motion by Councillor Soknacki, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to forwarding a copy of the 2001 Scarborough City Centre Monitoring Report to the Toronto Transit Commission (T.T.C.) for information, noting that while vehicle cordon counts have increased significantly, T.T.C. passenger count is stagnant, and asking the T.T.C. to consider ways by which T.T.C. usage might be increased in this area.

**(Clause No. 1, Report No. 6)**

**6.12 Status Report –TF CMB 2003 0004 and TF SPC 2003 0007 – Imperial Oil Limited –  
3075 Danforth Avenue and 539, 541 and 543 Victoria Park Avenue – Oakridge  
Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the Acting Director of Community Planning, East District, recommending that Community Council:

- (1) withdraw the direction to staff that any car wash or car wash queuing be located 100 feet (30 metres) from abutting residences; and
- (2) direct staff to continue to process the above applications through the normal review processes.

On a motion by Councillor Altobello, the Scarborough Community Council approved the aforementioned report.

Michael Goldberg, on behalf of Imperial Oil Limited, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 20(d), Report No. 6)**

**6.13 Preliminary Report – Combined Application TF CMB 2003 0009 – 2BRNOT2B Holdings Inc. and Monarch Construction Limited c/o The Goldman Group (Fliess, Gates, McGowan, Easton Architects) – 350 Danforth Road, 74 Santamonica Boulevard and former CNR Right-of-Way – Oakridge Employment District and Birchmount Park Community (Ward 35 – Scarborough Southwest)**

The Community Council had before it a report (June 23, 2003) from the Acting Director of Community Planning, East District, recommending that the processing of this application and community consultation be co-ordinated with the Warden Corridor Land Use Planning Study.

On a motion by Councillor Altobello, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 20(e), Report No. 6)**

**6.14 Preliminary Report – Combined Application TF CMB 2003 0005 – PIC Property Management Ltd. (Paul S. Anderson, Architect) – 555 Brimorton Drive – Woburn Community (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (June 23, 2003) from the Acting Director of Community Planning, East District, 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.

On a motion by Councillor Berardinetti, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 20(f), Report No. 6)**

**6.15 Community Improvement Project Area for Danforth Avenue and Danforth Road between Victoria Park Avenue and Warden Avenue (Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (June 20, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) City Council designate the area outlined in heavy lines on the map attached to this report as a Community Improvement Project Area under Section 28 of the Planning Act and that the City Solicitor be authorized to introduce the necessary Bills in Council; and
- (2) Notice for the Public Meeting under the Planning Act for consideration of a Community Improvement Plan be given according to the regulations under the Planning Act.

On a motion by Councillor Altobello, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 8, Report No. 6)**

**6.16 Preliminary Report – Combined Application TF CMB 2003 0009 – Claudiana Development Limited and Phyllis Nunno in Trust – 216 and 220 Scarborough Golf Club Road – Scarborough Village Community (Ward 36 – Scarborough East)**

The Community Council had before it a report (June 24, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) staff be directed to continue processing the applications in the normal fashion upon the submission of the reports and information requested; and
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On a motion by Councillor Ashton, the Scarborough Community Council approved the aforementioned report.

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The following persons appeared before the Community Council in connection with the foregoing matter:

- Don McMullen for Scarborough Village South Community Association;
- Richard Weldon on behalf of the applicant;



- Krishna Badan, area resident; and
- Rozy Kanani, area resident.

**(Clause No. 20(g), Report No. 6)**

**6.17 Preliminary Report – Application to amend the West Hill Community Zoning By-law and Application for Plan of Subdivision TF ZBL 2003 0010 and TF SUB 2003 0005– 758893 Ontario Limited – South of Pickford Road, North of Craggview Drive, between Westcroft Drive & Weir Crescent – West Hill Community (Ward 43 – Scarborough East)**

The Community Council had before it a report (June 27, 2003) from the Acting Director of Community Planning, East District, 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.

On a motion by Councillor Soknacki, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 20(h), Report No. 6)**

**6.18 Potential for Re-scheduling the Scarborough Indianapolis Peace Games**

The Community Council had before it a report (July 2, 2003) from the Commissioner of Economic Development, Culture & Tourism, recommending that:

- (1) the Scarborough Indianapolis Peace Games be re-scheduled to July 2004 in Scarborough; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 9, Report No. 6)**

**6.19 Preliminary Report – Zoning By-law Amendment Application TF ZBL 2003 0009 – Eden Oak (Woodside Village) Inc. (RN Design, Architect) Malvern Community (Ward 42 – Scarborough Rouge River)**

The Community Council had before it a report (July 2, 2003) from the Acting Director of Community Planning, East District, 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.

On a motion by Councillor Cho, the Scarborough Community Council deferred consideration of the aforementioned report to its next meeting scheduled to be held on September 9, 2003.

**(Clause No. 20(i), Report No. 6)**

**6.20 Naming of Proposed Public Street, Extending Westerly from the intersection of Luella Street and Beachell Street (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (June 27, 2003) from the City Surveyor, Works and Emergency Services, recommending that:

- (1) the proposed public street extending westerly from the intersection of Luella Street and Beachell Street, as shown on Attachment No. 1, be named "Conn Smythe Drive"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Soknacki, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 10, Report No. 6)**

**6.21 Exchange of a portion of former CPR Rail Spur for Lands for Watercourse Purposes Located at the Rear of 40 Bertrand Avenue (Ward 37 – Scarborough Centre)**

The Community Council had before it a report (June 30, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) under the proposed Land Exchange Agreement the City be authorized to:
  - (a) sell to Cadbury Trebor Allan Inc. (“Cadbury”) a portion of an abandoned CPR rail spur owned by the City and identified as Part 2 on the attached Sketch PS-2002-055 on the terms outlined in the body of the report herein; and
  - (b) acquire lands owned by Cadbury identified as Part 1 on Sketch PS-2002-055 on terms outlined in the body of the report herein;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to the 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 necessary action to give effect thereto.

On a motion by Councillor Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 11, Report No. 6)**

**6.22 Sale of Surplus Vacant Land - Part of the Lane Extending Northerly from Esquire Road, Adjoining 10 Esquire Road (Ward 40 – Scarborough Agincourt)**

The Community Council had before it a report (June 27, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) a permanent easement be granted by the City to Bell Canada, for nominal consideration, over the part of the lane designated as Part 5 on Plan 66R-20475 for protection of its existing telecommunication facilities on terms and conditions satisfactory to the Commissioner of Corporate Services;

- (2) the Offer to Purchase from Tasia Stathis and Haralambos Stathis to purchase a portion of the east half of the lane extending northerly from Esquire Road, being part of the Public Lane on Plan 4490, closed by By-law No. 403-1999, designated as Parts 5, 6 and 10 on Plan 66R-20475, in the amount of \$6,000.00, 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;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to the property;
- (4) 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 12, Report No. 6)**

**6.23 Preliminary Report – Site Plan Control Application No. TF SPC 2003 0043 – Combined Application No. TF CMB 2003 0010 – 807443 Ontario Limited (Venchiarutti Gagliardi Architect Inc.) – 3310 and 3312 Kingston Road – Scarborough Village Community (Ward 36 – Scarborough Southwest)**

The Community Council had before it a report (July 2, 2003) from the Acting Director of Community Planning, East District, 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.

On a motion by Councillor Ashton, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 20(j), Report No. 6)**

**6.24 Request for Direction – Combined Application TF CMB 2002 0017 – Bell-Am Apartments (Rayman Architects Inc.), 126 Bellamy Road North – Eglinton Community (Ward 38 – Scarborough Centre)**

The Community Council had before it a report (July 3, 2003) from the Acting Director of Community Planning, East District, recommending that:

- (1) staff attend the Ontario Municipal Board to represent the City's interests, based on the matters raised in this report;
- (2) staff continue to negotiate with the applicant to resolve the outstanding matters; and
- (3) staff be directed to schedule a community consultation meeting together with the Ward Councillor with notice given to landowners and residents within 120 metres of the site.

On a motion by Councillor Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 18, Report No. 6)**

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The Community Council recessed at 11:45 a.m. and reconvened at 2:14 p.m.

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**6.25 Final Report – Official Plan Amendment Application TF OPA 2003 0002 – Zoning By-law Amendment Application TF ZBL 2003 0001 - Annie Patasar – Lots 18 and 19, Registered Plan 1936 (August Avenue) - Oakridge Community (Ward 35 - Scarborough Southwest)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (May 12, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Oakridge Community Secondary Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;

Scarborough Community Council Minutes  
Tuesday, July 8, 2003

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- (2) amend the Oakridge Community Zoning By-law No. 9812 for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6;
- (3) enact the By-law to remove Site Plan Control from the subject lands attached as Attachment 7; and
- (4) 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.

On a motion by Councillor Altobello, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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The Scarborough Community Council also had before it a communication (June 2, 2003) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties, respecting the need for a noise impact statement in any agreement respecting the aforementioned application, and the provision of noise abatement measures in accordance with the limits set by the Ministry of the Environment and Canadian National Railways.

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Rohan Ramlochan, agent for the applicant, appeared before the Community Council in connection with the foregoing matter, in support of the staff recommendations.

**(Clause No. 14, Report No. 6)**

**6.26 Final Report – Combined Application TF CMB 2003 0002 – Devco Group (In House Designs, Designer) – 1483-1485 Birchmount Road – Dorset Park Community (Ward 37 – Scarborough Centre)**

The Community Council had before it the following reports:

- (June 25, 2003) from the Acting Director of Community Planning, East District, recommending that Community Council:
  - (1) receive the report (May 26, 2003) from the Acting Director of Community Planning, East District; and
  - (2) defer consideration of this application to allow staff to review a revised proposal by the applicant and allow revised Notice of Public Meeting to be issued to address the changes to the applicant's proposal; and

Scarborough Community Council Minutes  
Tuesday, July 8, 2003

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- (May 26, 2003) from the Acting Director of Community Planning, East District, recommending that City Council **refuse** the application on the basis that the proposal represents an over-development of the subject lands and is not in keeping with the City's Urban Design Guidelines for Infill Townhouses.

On a motion by Councillor Berardinetti, the Scarborough Community Council approved the report (June 25, 2003) from the Acting Director of Community Planning, East District, subject to adding to Recommendation No. (2) the words "such Public meeting to be held at the Scarborough Community Council meeting of September 9, 2003 at 2:00 p.m.".

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The Community Council also had before it a communication (July 7, 2003) from Adam J. Brown, Solicitor for the applicant, concurring in the recommendations of the Acting Director of Community Planning, East District, in his report (June 25, 2003), provided that the Public Meeting under the Planning Act on this matter take place at the Community Council meeting to be held on September 9, 2003, a copy of which was provided to Members of the Community Council and a copy thereof is on file in the City Clerk's office, Scarborough Civic Centre.

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Belinda Morale appeared before the Community Council in connection with the foregoing matter, on behalf of Adam J. Brown.

**(Clause No. 20(k), Report No. 6)**

**6.27 Final Report – Combined Application TF CMB 2003 0006 – 572979 Ontario Ltd., (Alfred Szeto, Architect) Select Avenue, North Side, East of State Crown Boulevard Tapscott Employment District (Ward 41 – Scarborough Rouge River)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 17, 2003) from the Acting Director of Community Planning, East District, 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. 4;
- (2) amend the Zoning By-law for the Tapscott Employment District substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;

- (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) amend the Site Plan Control By-law to include these lands within the area subject to Site Plan Control, substantially in accordance with the draft By-law attached as Attachment No. 6.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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The Community Council also had before it the following communications:

- (June 18, 2003) from Bruce N. Huntley, President, The Huntley Group, in opposition to the staff recommendations;
- (July 7, 2003) from Randal Dickie, Senior Project Manager, PMG Planning Consultants, in opposition to the staff recommendations, and recommending that the application be refused; and
- (July 7, 2003) from Ajantha Fernando, in support of the staff recommendations;

a copy of which was provided to the Members of the Scarborough Community Council and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

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The following persons appeared before the Community Council in connection with the foregoing matter:

- Alfred Szeto, Architect for the project, on behalf of the applicant, in support of the staff recommendations; and
- Randal Dickie, Senior Project Manager, PMG Planning Consultants, in opposition to the staff recommendations.

**(Clause No. 15, Report No. 6)**



**6.28 Final Report – Zoning By-law Amendment Application TF ZBL 2003 0007 – Governing Council of the University of Toronto – North-east Corner of Ellesmere Road and Military Trail – Highland Creek Community (Ward 44 – Scarborough East)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 24, 2003) from the Acting Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law 10827 for the Highland Creek Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to adding a further direction that staff, in concert with the applicant, pursue opportunities for signage, way-finding and general streetscape features that emphasize the arrival point of Ellesmere Road and Military Trail.

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The following persons appeared before the Community Council in connection with the foregoing matter, and in support of the staff recommendations:

- Jim Derenzis, Development Manager, University of Toronto;
- Jon Neuert, Baird Sampson Neuert, Architects Inc.; and
- David Argue, Senior Transportation Engineer, iTRANS Consulting Inc.

**(Clause No. 16, Report No. 6)**

**6.29 Former City of Scarborough Sign By-law No. 22980, as amended, Non-Accessory Third Party Billboard Signs**

The Community Council had before it a report (June 26, 2003) from the Director and Deputy Chief Building Official, responding to Community Council's request for information respecting the impact of deleting the words "on the same side of the street" in the aforementioned By-law and on a policy which would spread signs at intersections over

four corners, rather than two, and as roof-mounted signs, rather than ground level, and recommending that this report be received for information.

Councillor Balkissoon moved that:

- (a) the Director and Deputy Chief Building Official be directed to prepare an amendment to the former City of Scarborough Sign By-law No. 22980, as amended, to ensure:
  - (i) that a distance of 75 metres be used, as a radius, instead of 150 metres, between signs;
  - (ii) that at each intersection quadrant, only roof-mounted signs be permitted on a site by site basis approved by City Council; and
- (c) notice of the proposed amendment be given for the September 9, 2003, meeting of the Scarborough Community Council.

**(Carried)**

**(Clause No. 19, Report No. 6)**

**6.30 Sale of Surplus Property - Parcel of Vacant Land - 4362 Sheppard Avenue East  
(Ward 41 – Scarborough Rouge River)**

The Community Council had before it a report (June 24, 2003) from the Commissioner of Corporate Services, recommending that:

- (1) the Offer to Purchase from Said Agaiby and Sonia Agaiby to purchase the property known municipally as 4362 Sheppard Avenue East, in the amount of \$325,500.00, 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) 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) appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Councillor Balkissoon moved that Scarborough Community Council recommend to City Council:

- (1) that recommendations in the foregoing report (June 24, 2003) from the Commissioner of Corporate Services not be adopted; and
- (2) the parcel of vacant land at 4362 Sheppard Avenue East not be sold having regard that the zoning on this land is inappropriate and a Corridor Study is underway in this area.

**(Clause No. 13, Report No. 6)**

The Community Council adjourned its meeting at 3:11 p.m.

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Chair.