

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 7**

**Tuesday, July 10, 2001**

The Scarborough Community Council met on Tuesday, July 10, 2001, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Members present:

	9:35 a.m. - <u>12:30 p.m.</u>	2:10 p.m. - <u>4:30 p.m.</u>
Councillor David Soknacki, 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	x	x
Councillor Norm Kelly	x	x
Councillor Ron Moeser	x	x
Councillor Sherene Shaw	x	x

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

**Confirmation of Minutes**

On a motion by Councillor Altobello, the Minutes of the meeting of the East Community Council held on June 12, 2001, were confirmed.

**Declarations of Interest**

Councillor Shaw declared an interest in Minute No. 7.11 (Zoning By-law Amendment Application – the Governing Council of the University of Toronto) as she teaches part-time at Centennial College of Applied Arts and Technology and took no part in the discussion or vote thereon; and also in Minute No. 7.30 (Official Plan Amendment and Zoning By-law Amendment Applications – McCowan Centre Inc.) in that she and her family own property in the vicinity of the development, and took no part in the discussion or vote thereon.

**7.1. Status Report on the Review of Parking Regulations  
Related to Driveways and the City's Boulevards  
(All Wards)**

The Community Council had before it a report (June 21, 2001) from the Director of Transportation Services, District 4, providing comments on the Notice of Motion from City Council referred to the Community Council regarding the current by-law which prohibits parking on boulevards within the Scarborough community, and recommending that this report be received for information.

Councillor Balkissoon moved that the aforementioned report be referred back with the direction that the Director of Transportation Services, District 4, work with the Toronto Police Services to develop a by-law enforcement guideline as a background policy document to include the following:

- (1) the issue of vehicles overhanging the sidewalk;
- (2) where there is no sidewalk, a definition be developed respecting the distance from the curb; and
- (3) the regulations and the Highway Traffic Act be reviewed pursuant to changes that could be proposed such that vehicles can be ticketed and/or towed using the Vehicle Identification Number;

all of the foregoing information to be included in the report previously requested to be presented to the Community Council at its meeting scheduled to be held on September 12, 2001.

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

- Mr. Frank Cruzet, Parking Enforcement Officer; and
- Mr. Vern Martyn, Supervisor, Parking Enforcement.

**(Clause No. 19(a), Report No. 8)**

**7.2 Removal of Disabled Parking Prohibition at  
49 McDonald Avenue  
(Scarborough Southwest – Ward 35)**

The Community Council had before it a report (June 20, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations on McDonald Avenue, as identified in Appendix 1 of this report be rescinded; and
- (2) the appropriate by-law be amended accordingly.

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

**(Clause No. 1, Report No. 8)**

**7.3 Minor Street Stop Sign on Deblyn Drive at Bellbrook Road  
(Scarborough Agincourt – Ward 39)**

The Community Council had before it a report (June 20, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the stop sign on Deblyn Drive, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

**(Clause No. 2, Report No. 8)**

**7.4 Speed Studies Conducted in the Lynngate Neighbourhood  
(Scarborough Agincourt – Ward 40)**

The Community Council had before it a report (June 20, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the 40 kilometre per hour speed limit on Aragon Avenue, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

**(Clause No. 3, Report No. 8)**

**7.5 All-Way Stop Control – Centennial Road at  
Clemes Drive/Conference Boulevard  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 20, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the proposed all-way stop signs on Centennial Road at Clemes Drive/Conference Boulevard, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law 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. 8)**

**7.6 All-Way Stop Control – Manse Road and Coronation Drive  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 20, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the proposed stop signs on Manse Road at Coronation Drive, as identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law 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. 5, Report No. 8)**

**7.7 Harmonization of the Sign By-law  
Posters on Public Property, including Signs on Utility Poles**

The Community Council had before it a report (June 8, 2001) from the Acting City Clerk (Planning and Transportation Committee) forwarding the report, dated May 10, 2001, from the Commissioner of Urban Development Services respecting the subject matter and requesting that the Community Council's recommendations thereon be forwarded to the Planning and Transportation Committee for its public hearing scheduled for September 11, 2001.

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The Scarborough Community Council, by unanimous vote of the members present and voting, directed that the Planning and Transportation Committee be advised that the Scarborough Community Council does not support the recommendations embodied in the report, dated May 10, 2001, from the Commissioner of Urban Development Services.

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- A. Councillor Berardinetti moved that the Commissioner of Urban Development Services be requested to ensure that notice of the public meeting to be held on September 11, 2001 at Planning and Transportation Committee be advertised in the local community newspapers.

**(Carried)**

- B. Councillor Duguid moved that the Commissioner of Urban Development Services be requested to report to Planning and Transportation Committee on the following:

- (1) an analysis of the costs and advantages of phasing in a system modeled after the former City of Scarborough's system of utilizing pole collars; and
- (2) options to ensure effective enforcement of the new by-law including greater enforcement capability, removal of illegal signs, including a calculation showing increased revenues from enforcement, and mobilization of private residents and groups to remove illegal signs and the costs and resources required to ensure effective enforcement.

**(Carried)**

- C. Councillor Balkissoon moved that the motion by Councillor Duguid be amended by adding:

“if the pole collars are shown to be cost-prohibitive, the Commissioner report on an alternate method of designating poles by painting or providing some other method of marking to indicate where posters are permitted”.

**(Carried)**

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Ms. Lois James appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 19(b), Report No. 8)**

**7.8 Miller Lash Carriage House, 130 Old Kingston Road  
Designation under Part IV of the Ontario Heritage Act  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 19, 2001) from the Acting City Clerk, recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 130 Old Kingston Road for architectural and historical reasons under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

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. 8)**

**7.9 Request for Fence Exemption  
Elfriede Strohm, 8 Oakridge Drive  
(Scarborough Southwest – Ward 36)**

The Community Council had before it a report (June 21, 2001) from the Commissioner of Urban Development Services, recommending that City Council:

- (1) deny the application; and
- (2) direct the applicant to alter the first 3 metre section of the fence from the property line, to meet with the requirements of the City of Toronto Municipal Code, Chapter 447 respecting fences.

Councillor Ashton moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report.

**(Carried)**

**(See also Minute No. 7.30)**

**(Clause No. 7, Report No. 8)**

**7.10 Timing of Payment of Development Charges  
740 Kennedy Road Inc., 740 Kennedy Road  
Subdivision Approval  
(Scarborough Southwest – Ward 35)**

The Community Council had before it a report (June 14, 2001) from the Director of Community Planning, East District, recommending that:

- (1) City Council determine whether the development charges for the subject property should be deferred until building permit issuance; and
- (2) should City Council decide to defer the timing for the development charges, that City staff be authorized to take the necessary action to implement Council's decision.

Councillor Altobello moved that:

- (1) the payment of development charges be deferred until the time of building permit issuance, as requested by the applicant; and
- (2) the appropriate staff be authorized to take the necessary action to give effect thereto.

**(Carried)**

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Mr. Michael Vaughan, on behalf of 740 Kennedy Road Inc., appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 9, Report No. 8)**

**7.11 Status Report  
Zoning By-law Amendment Application TF ZBL 2001 0002  
The Governing Council of the University of Toronto  
Northeast Corner of Ellesmere Road and Morningside Avenue  
Highland Creek Community  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 26, 2001) from the Director of Community Planning, East District, submitting a status report on the application by the Governing Council of the University of Toronto to amend the zoning of the Scarborough Campus lands to permit the introduction of a new Centennial College Campus facility and to facilitate the implementation of the University's future expansion plans, and recommending that this report be received for information.

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

**(Clause No. 19(d), Report No. 8)**

**7.12 Preliminary Report**  
**Zoning By-law Amendment Application TF ZBL 2001 0012**  
**B.J.S. Properties Inc., 1995 Eglinton Avenue East**  
**Golden Mile Employment District**  
**(Scarborough Southwest – Ward 35)**

The Community Council had before it a report (June 8, 2001) from the Director of Community Planning, East District, recommending that staff be directed to process the subject application, with Notice for the Public Meeting under the Planning Act to be given according to the regulations under the Planning Act.

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

**(Clause No. 19(e), Report No. 8)**

**7.13 Preliminary Report**  
**Official Plan Amendment Application**  
**Zoning By-law Amendment Application**  
**Site Plan Control Application TF CMB 2001 0004**  
**Ka and Nu For Construction Limited, 3655 Kingston Road**  
**Scarborough Village Community**  
**(Scarborough Southwest – Ward 36)**

The Community Council had before it a report (June 15, 2001) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor for the third quarter of 2001;
- (2) notice for the community consultation meeting be given to the appropriate community associations and commercial associations, and 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. 19(f), Report No. 8)**



**7.14 Preliminary Report**  
**Zoning By-law Amendment Application TF ZBL 2001 0011**  
**Mondeo Developments Inc., 708, 728 and 740 Ellesmere Road**  
**Dorset Park Community**  
**(Scarborough Agincourt – Ward 40)**

The Community Council had before it a report (June 14, 2001) from the 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 Kelly, the Scarborough Community Council approved the aforementioned report, subject to adding a Recommendation No. (4), as follows:

- “(4) the Director of Community Planning, East District, continue to process the current Site Plan Control application, File No. SC-S19990079, for the Phase 1 development of the subject lands comprising 339 apartment units in one building as proposed by the applicant.”

**(Clause No. 19(h), Report No. 8)**

**7.15 Preliminary Report**  
**Official Plan Amendment Application TF OPA 2001 0001**  
**Agincourt Church of God, 95 Nugget Avenue**  
**Marshalling Yard Employment District**  
**(Scarborough Rouge River – Ward 41)**

The Community Council had before it a report (June 11, 2001) from the Director of Community Planning, East District, recommending that the application to amend the Official Plan to accommodate a place of worship at 95 Nugget Avenue be refused.

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

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Mr. Jassie Khurana, Khurana Associates, on behalf of Agincourt Church of God, appeared before the Community Council in connection with the foregoing matter.

Mr. Khurana also tabled a communication (July 10, 2001) providing additional comments with respect to his client's application and requesting that further community consultation take place, a copy of which was provided to Members of the Community Council and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

**(Clause No. 11, Report No. 8)**

**7.16 Preliminary Report**  
**Zoning By-law Amendment Application SC-Z20000004**  
**Steve Kromek, 3686 Ellesmere Road**  
**Highland Creek Community**  
**(Scarborough East – Ward 44)**

The Community Council had before it a report (June 18, 2001) from the 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 19(i), Report No. 8)**

**7.17 Preliminary Report**  
**Zoning By-law Amendment Application TF-ZBL 2001 0003**  
**Arthur George Parker and Joy Mary Parker**  
**73 Homestead Road, 50 And 52 Deanscroft Square**  
**West Hill Community (Scarborough East – Ward 44)**

The Community Council had before it a report (June 18, 2001) from the 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 19(j), Report No. 8)**

**7.18 Preliminary Report  
Zoning By-law Amendment Application SC-Z20000024  
Mario and Nancy Perri, 545 Morrish Road  
Highland Creek Community  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 18, 2001) from the 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 19(k), Report No. 8)**

**7.19 Preliminary Report  
Zoning By-law Amendment Application TF ZBL 2001 0013  
P. Gabriele and Sons Limited  
Northwest Corner of Kingston Road and Ellesmere Road  
Highland Creek Community (Scarborough East – Ward 44)**

The Community Council had before it a report (June 25, 2001) from the 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 Moeser, the Scarborough Community Council approved the aforementioned report.

**(Clause No. 19(1), Report No. 8)**

**7.20 Assumption of Services  
1064080 Ontario Limited  
West Side of Scarboro Avenue, North of Ellesmere Road  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 26, 2001) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2309 be assumed and that the City formally assume the road within the Plan of Subdivision;
- (2) Legal Services Department be authorized to release of the performance guarantee in full; 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. 12, Report No. 8)**

**7.21 Assumption of Services  
Red Finch Developments Limited  
East Side of Morrish Road, North of Ellesmere Road  
(Scarborough East – Ward 44)**

The Community Council had before it a report (June 26, 2001) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2305 be assumed and that the City formally assume the road within the Plan of Subdivision;

- (2) Legal Services Department be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$2,500.00 and a cash settlement in the amount of \$4,975.00 as set out in the report; 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. 13, Report No. 8)**

**7.22 Request for Fence Exemption  
Jivko and Nina Minhalova, 38 Merryfield Road  
(Scarborough Centre – Ward 37)**

The Community Council had before it a report (June 28, 2001) from the Commissioner of Urban Development Services, recommending that City Council:

- (1) approve the application; and
- (2) direct the applicant to ensure the newly proposed fence provides a minimum sight line triangle of 3.66 metres from the abutting driveway and that the fence be erected solely on private property.

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

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

**7.23 Request to Sponsor a Room in the  
New Ellesmere Community Centre**

The Community Council had before it communications:

- (1) (June 28, 2001) from Councillor Lorenzo Berardinetti, forwarding a communication from Mr. Anthony Kiriakou respecting the sponsoring of a room in the new Ellesmere Community Centre in honour of his late father, Mr. Jerry Kiriakou; and
- (2) ((July 9, 2001) from Mr. Tony Kiriakou, on behalf of the Kiriakou family, requesting that consideration be given to naming the new Ellesmere Community Centre “The Jerry Kiriakou Ellesmere Community Centre” and offering to contribute \$25,000.00 per year towards the maintenance of the Community Centre for the next twenty years.

On a motion by Councillor Berardinetti, the Scarborough Community Council referred the foregoing communications to the Commissioner of Economic Development, Culture and Tourism, for report thereon to the Scarborough Community Council.

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

- Mr. Tony Kiriakou;
- Ms. Helena Nielsen; and
- Mr. John Wardrope.

**(Clause No. 19(p), Report No. 8)**

**7.24 OMB Appeal – Consent Appln. B66/00SC  
Minor Variance Appln. A223/00SC  
Cimas Construction Ltd., Devonridge Crescent  
Highland Creek Community  
(Scarborough East – Ward 44)**

The Community Council had before it a report (July 4, 2001) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to make representation to the Ontario Municipal Board in support of the decision of the Committee of Adjustment to refuse the subject consent and minor variance applications.

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

**(Clause No. 18, Report No. 8)**

**7.25 Preliminary Report  
Official Plan and Zoning By-law Amendment  
Applications TF CMB 2001 0001  
757717 Ontario Limited, 5 Brockley Drive  
Bendale Community  
(Scarborough Centre – Ward 37)**

The Community Council had before it a report (July 5, 2001) from the 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. 19(m), Report No. 8)**

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The Community Council recessed at 12:30 p.m.

The Community Council reconvened at 2:10 p.m.

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**7.26 Final Report**  
**Zoning By-law Amendment Application SC-Z20000007**  
**Leona Finkler In Trust, 2 Antrim Crescent**  
**Dorset Park Community**  
**(Scarborough Agincourt – Ward 40)**

The Community Council had before it a report (May 29, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Dorset Park Community Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3; 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 Balkissoon, the Scarborough Community Council deferred the Public Meeting under the Planning Act with respect to the aforementioned report for consideration as the first item at 2:00 p.m. on September 12, 2001, with the request that the Manager, Municipal Licensing and Standards, East District, be in attendance to answer questions on this application.

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Mr. Antonio Doria, the applicant, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

**(Clause No. 19(n), Report No. 8)**

**7.27 Final Report**  
**Zoning By-law Amendment Application TF ZBL 2001 0007**  
**Lauriola Investments Inc., 41 Lapsley Road**  
**Malvern Community**  
**(Scarborough Rouge River – Ward 42)**

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. No persons appeared before the Community Council in connection therewith.

The Community Council had before it a report (June 11, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment provided as Attachment No. 2; 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 Cho, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 14, Report No. 8)**

**7.28 Final Report**  
**Official Plan Amendment Application SC-20000017**  
**Zoning By-law Amendment Application SC-20000018**  
**Bionvest Investments Limited**  
**Lands North of Borough Drive, South of**  
**Scarborough Centre Rapid Transit Station**  
**City Centre**  
**(Scarborough Centre – Ward 38)**

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 (July 6, 2001) from the Director of Community Planning, East District, 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. 6;



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- (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. 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) 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. 7, to the satisfaction of the City Solicitor.
  - A. Councillor Duguid moved that the Scarborough Community Council recommend to City Council the adoption of the aforementioned report.
  - B. Councillor Altobello moved that the aforementioned report be referred back to staff for renegotiation of the Section 37 matters with a view to achieving some affordable rental units on this site.
  - C. Councillor Shaw moved that the motion by Councillor Altobello be amended, by:
    - (1) also referring the report to the Toronto Transit Commission for comment to the Scarborough Community Council; and
    - (2) requesting that the Section 37 negotiations also include a permanent cover for the Galleria area, and any other community benefits that may be identified.

Upon the question of the adoption of Motion C. by Councillor Shaw, it was carried.

Upon the question of the adoption of Motion B. by Councillor Altobello, it was lost on an equality of votes.

The amendment to the referral by Councillor Shaw was therefore deemed redundant.

Upon the question of the adoption of Motion A. by Councillor Duguid, the vote was taken, as follows:

Yeas: Councillors Kelly, Duguid, Cho, Moeser, Soknacki – 5

Nays: Councillors Balkissoon, Ashton, Shaw, Berardinetti, Altobello – 5

The motion having lost on an equality of votes; the Scarborough Community Council forwarded the aforementioned report to City Council without recommendation.

Mr. Murray Goldman, The Goldman Group, on behalf of Bionvest Investments Limited, appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

**(Clause No. 15, Report No. 8)**

**7.29 Official Plan Amendment Application SC-20000007  
Zoning By-law Amendment Application SC-20000015  
McCowan Centre Inc.  
Northeast Corner of McCowan Road and Ellesmere Road  
City Centre  
(Scarborough Centre – Ward 38)**

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 (July 5, 2001) from the Director of Community Planning, East District, recommending that City Council:

- (1) 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. 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) defer the applications to amend the Official Plan and Zoning By-law to increase the residential density on the subject lands to a total of 436 dwelling units in order to enable further discussions between the City and owner on outstanding issues including transportation and access, public benefits, parkland, and site planning and building design issues.

On a motion by Councillor Duguid, 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 28, 2001) from Marwan Salem, objecting to the 2:00 p.m. timing of the Public Meeting on the aforementioned application, a copy of which was provided to Members and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

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Mr. Lorne Ross, Lorne Ross Planning Services Inc., on behalf of McCowan Centre Inc., appeared before the Community Council in connection with the foregoing matter and in support of the staff recommendations.

**(Clause No. 16, Report No. 8)**

**7.30 Request for Fence Exemption  
Elfriede Strohm, 8 Oakridge Drive  
(Scarborough Southwest – Ward 36)**

**(Refer also to Minute No. 7.9)**

Councillor Ashton moved that the aforementioned matter be re-opened to hear from deputations.

**(Carried)**

Councillor Ashton moved again that the recommendations embodied in the report dated June 21, 2001 from the Commissioner of Urban Development Services, be approved.

**(Carried)**

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

- Ms. Elfriede Strohm, the applicant; and
- Mr. Allan Viarruel.

**(Clause No. 7, Report No. 8)**

**7.31 Request for Direction  
Scarborough Transportation Corridor Land Use Study –  
Phase 3  
City-Initiated Official Plan Amendment W96052  
Knob Hill Employment District and Cliffcrest Community  
(Scarborough Southwest – Ward 36)**

The Community Council had before it a report (June 20, 2001) from the Director of Community Planning, East District, recommending that Council authorize staff to conduct a community consultation meeting regarding the revised recommendations to amend the Official Plan as set out in Attachment 2; the timing and area of notification for such meeting to be established in consultation with the Ward Councillor.

On a motion by Councillor Altobello, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to adding the following words to the recommendation:

“and the adjacent Ward Councillor”.

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The Community Council also had before it a communication (July 10, 2001) from Mr. Mark Tutton, Vice President, Land Development, Monarch Construction Limited, in support of the staff recommendations for Official Plan changes that would facilitate residential development on the westerly portion of the Monarch lands, but not in support of the industrial designation for the easterly portion of their site; a copy of which was provided to Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

**(Clause No. 10, Report No. 8)**

**7.32 Request for Direction – Various Owners  
North Side of Corvette Avenue  
East of Kennedy Road to Eppleworth Road  
Kennedy Park Community  
(Scarborough Southwest – Ward 35)**

The Community Council had before it a report (July 3, 2001) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to notify the affected landowners within the proposed study area of the proposal and 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) staff, in consultation with the Ward Councillor, either: initiate a review for land use intensification for the proposed study area with Notice for the Public Meeting under the Planning Act being given in accordance with the regulations under the Planning Act; or, process the minor variance and consent applications for 16 Corvette Avenue, as submitted.

Councillor Altobello moved that:

- (1) the recommendation embodied in the aforementioned report be struck out; and

- (2) the study not be proceeded with and the minor variance and consent applications for 16 Corvette Avenue be processed as submitted.

**(Carried)**

**(Clause No. 19(o), Report No. 8)**

**7.33 Year 2001 New Transit Shelter Installation Program  
(All Scarborough Wards)**

The Community Council had before it a report (July 3, 2001) from the Director of Transportation Services, District 4, recommending that:

- (1) the proposed new transit shelter locations identified in Tables 1 and 2 of this report, consisting of 13 sites, be approved for installation; and
- (2) the locations identified in Table 3 of this report consisting of 14 sites be identified as inappropriate for transit shelter installations and be reconsidered only if and when the adjacent property owner requests or agrees to such installations.

A. Councillor Soknacki moved that Location No. 18, Guildwood Parkway at Rowatson, North Side – Westbound, be approved with no advertising panel.

**(Carried)**

B. Councillor Ashton moved that Location No. 4, St. Clair Avenue at Gidley Road, South Side – Eastbound, be deferred for further consultation with the affected property owner.

**(Carried)**

C. Councillor Shaw moved that the list of requests for transit shelters that do not meet the requirements be included in this report in future.

**(Carried)**

**(Clause No. 17, Report No. 8)**

**7.34 Status Report**  
**Official Plan Amendment Application SC-P20000013**  
**Zoning By-law Amendment Application SC-Z20000021**  
**Thomas and Carol Campbell and Terry Bell**  
**20 Port Union Road, Port Union Village Community**  
**(Scarborough East – Ward 44)**

The Community Council had before it a report (June 19, 2001) from the Director of Community Planning, East District, advising Council of the status of the applications to amend the Official Plan of the former City of Scarborough, the former Township of Pickering Zoning By-law No. 1978 and the Centennial Community Zoning By-law No. 12077 to allow for a 45 unit freehold townhouse development proposed by 1290123 Ontario Inc. for an approximate 0.93 hectare (2.3 acre) site located in Port Union Village, and recommending that this report be received for information.

On a motion by Councillor Moeser, the Scarborough Community Council received the aforementioned report; and requested the Director of Community Planning, East District, to communicate with the applicants to advise them that this file is now closed.

**(Clause No. 19(c), Report No. 8)**

**7.35 Preliminary Report No. 2**  
**Official Plan Amendment Application SC-P98004**  
**Zoning By-law Amendment Application SC-Z98011**  
**First Alliance Church, 3250 Finch Avenue East**  
**L'Amoreaux Community**  
**(Scarborough Agincourt – Ward 39)**

The Community Council had before it a report (June 20, 2001) from the 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.

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

**(Clause No. 19(g), Report No. 8)**

The Community Council adjourned its meeting at 4:30 p.m.

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Chair.