

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 5

Wednesday, April 1, 1998.

The Scarborough Community Council met on Wednesday, April 1, 1998, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Brad Duguid
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Michael Tzekas

Confirmation of Minutes.

On a motion by Councillor Altobello, the Minutes of the meeting of the Scarborough Community Council held on February 18, 1998, were confirmed.

**74. Stop Sign on Arden Crescent at Rockelm Road,
(South Intersection) Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign 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 Community Council recommended to Council the adoption of the aforementioned report.

(Clause No. 1, Report No. 3)

**75. Stop Signs on Guildhall Drive at Ellington Drive,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign 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 Community Council recommended to Council the adoption of the aforementioned report.

(Clause No. 3, Report No. 3)

**76. Pedestrian Crossing Protection and Parking concerns at
Pauline Johnson Junior Public School on Dunmurray Boulevard,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stopping regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking and stopping regulations identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-law be amended accordingly

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

(Clause No. 4, Report No. 3)

**77. Pedestrian Crossing Protection and Bus Shelter on
Birchmount Road and Merryfield Drive, Wards 14 and 15,
Scarborough Wexford and Scarborough City Centre.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) traffic control signals or a pedestrian crossover not be installed on Birchmount Road at Merryfield Drive;

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- (2) a bus shelter not be installed at the northbound bus stop on Birchmount Road and Merryfield Drive; and
- (3) staff continue to review the on-passenger usage at the northbound bus stop for possible installation of a bus shelter in the future

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

(Clause No. 5, Report No. 3)

**78. Stop Sign on Charity Road at Safari Street,
Ward 15 - Scarborough City Centre.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign 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 Community Council recommended to Council the adoption the aforementioned report.

(Clause No. 6, Report No. 3)

**79. Stop Sign on Newmains Court at Evenwood Avenue,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign identified in Appendix 1 of this report be adopted; and
- (2) the appropriate By-law be amended accordingly.

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

(Clause No. 7, Report No. 3)

**80. Stop Sign on Piperbrook Crescent at Ling Road,
Ward 16 - Scarborough Highland Creek.**

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The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign 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 Community Council recommended to Council the adoption of the aforementioned report.

(Clause No. 8, Report No. 3)

**81. Stop Sign on Bush Gate at Bush Drive,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop sign identified in Appendix 1 of this report be adopted; and
- (2) the appropriate By-law be amended accordingly.

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

(Clause No. 9, Report No. 3)

**82. Proposed Addition of Gates at Canadian National Railway Crossing
on Passmore Avenue - Cost Sharing Agreement,
Ward 17 - Scarborough Agincourt.**

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the City of Toronto enter into a cost-sharing agreement, dated January 5, 1998, with Canadian National Railways to provide 12.5 percent of the cost of the installation of safety warning gates at the Canadian National Railways Crossing on Passmore Avenue between Kennedy Road and Midland Avenue; and
- (2) appropriate City officials be authorized to sign the cost-sharing agreement.

On a motion by Councillor Mahood, the Community Council recommended to Council the adoption the aforementioned report.

(Clause No. 10, Report No. 3)

**83. Preliminary Evaluation Report
Zoning By-law Amendment Application No. SZ98002,
M., M. and P. Diciero, 4 Lochleven Drive,
Scarborough Village Community,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (February 27, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Zoning By-law Amendment Application No. SZ98002, and recommending that Scarborough Community Council target a Public Meeting to consider this application prior to the summer recess.

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

(Sent to: M., M. and P. Diciero, P. Pitino, Remax 2000 Realty
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 24(f), Report No. 3)

**84. Preliminary Evaluation Report
Official Plan Amendment Application SP 98003,
Zoning By-law Amendment Application SZ98005,
Knob Hill Farms Limited - Eglinton Community,
Ward 15 - Scarborough City Centre.**

The Community Council had before it a report (March 17, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Official Plan Amendment Application SP98003, Zoning By-law Amendment Application No. SZ98005; and recommending that Scarborough Community Council convene a Public Meeting, targeted early in the third quarter of 1998, subject to:

- (1) the applicant submitting a Site Plan Control Application to be considered concurrently with the Official Plan and Zoning By-law Amendment applications;

the submitted site/elevation plans providing for windows and access into the building along the Eglinton Avenue frontage, resulting in a pedestrian-oriented, animated streetscape;

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- (2) the submitted site plan addressing the transportation concerns pertaining to vehicular site access and on-site circulation; and
- (3) the applicant updating the submitted Transportation Study to address the concerns expressed at the community information meeting regarding the impact the development will have on traffic movements within the community to the north.

On motion by Councillor Duguid, the Community Council approved the aforementioned report.

The Community Council also received a communication (March 19, 1998) from the Board of Directors of Metropolitan Toronto Condominium Corporation No. 999 respecting the foregoing and expressing concerns regarding entrances onto Landmark Boulevard, a copy of which was circulated to all Members of Community Council and a copy thereof is on file in the Office of the City Clerk.

(Sent to: Knob Hill Farms Limited, Ms. S. Houser, Solicitor, Goodman, Phillips & Vineberg, Wayne Churchmuck, President, Metropolitan Toronto Condominium Corporation No. 99; and
Copy to: Commissioner, Planning and Buildings Scarborough)

(Clause No. 24(I), Report No. 3)

**85. Preliminary Evaluation Report
Zoning by-law Amendment Application SZ98007,
Trustees of St. Stephen's Presbyterian Church,
3817 Lawrence Avenue East, Woburn Community,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Zoning By-law Amendment Application No. SZ98007; and recommending that Scarborough Community Council target a Public Meeting to consider this application prior to the summer recess, subject to:

- (1) the application being amended to address setback and parking requirements on the retained parcel (the place of worship fronting onto Lawrence Avenue); and
- (2) the lotting configuration being modified to create three lots with consistent frontages on Shoredale Drive.

On motion by Councillor Faubert, the Community Council approved the aforementioned report.

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(Sent to: Trustees of St. Stephen's Presbyterian Church, Mr. Maurice Jouenne,
M. J. Design Consultants; and
Copy to: Commissioner, Planning and Buildings Scarborough)

(Clause No. 24(j), Report No. 3)

**86. Preliminary Evaluation Report
Official Plan Amendment Application P97007,
Zoning by-law Amendment Application Z97019,
Site Plan Control Application S97039,
Imperial Oil Limited - Sheppard Avenue and Kingston Road,
Rouge Employment District - Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Official Plan Amendment Application P97007, Zoning By-law Amendment Application No. Z97019 and Site Plan Control Application No. S97039; and recommending that the Scarborough Community Council recommend that the Council of the City of Toronto direct the City Solicitor to appear at the Ontario Municipal board in support of the submitted applications on the basis of the following:

(A) Official Plan

That the Rouge Community Secondary Plan be amended with respect to the lands located at the northwest corner of Kingston Road and Sheppard Avenue, being Part of Lots 1, Concession 2, by deleting from Numbered Policy 17 all references to "a Tourist Information Centre is considered to be a Primary Use" and retaining provision for a Tourist Information Centre as a use. In addition, the Numbered Policy also be amended to permit a service station including a car wash, convenience store and restaurant as a primary use on the property.

(B) Zoning by-law

That the Rouge Community Zoning by-law No. 150907, as amended, with respect to the lands located at the northwest corner of Kingston Road and Sheppard Avenue, being Part of Lot 1, Concession 2, be amended as follows:

- (1) Delete the requirement that a service station and car wash buildings only be permitted within 50 metres (164 feet) of the westerly lot line.
- (2) Delete Subsection 3.1 from the text from Exception Number 3 and replace it as follows:

Notwithstanding the uses permitted in the Office Uses (OU) zone, only the following uses shall be permitted:

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Offices, Places of Worship, Tourist Information Centre, and a Service Station which includes ancillary restaurant and mechanical and automatic car wash uses.

- (C) That Council authorize such unsubstantive technical, stylistic or format changes to the said Official Plan and Zoning by-law to properly carry out the intent of the resolution.

- (D) Site Plan Control
 - (1) That the concept for the proposed service station development, as generally indicated on the drawing entitled, "Site Plan" (Figure 2 dated February 9, and "Elevation Plans" (Figures 3 & 4) dated February 19, 1998, be supported, subject to the owner and the City entering into and registering on title, the City's Site Plan Control Agreement incorporating the following provisions:
 - 1.1 All refuse storage is to be contained within the buildings.
 - 1.2 Site lighting is to be constructed such that the angle of illumination does not extend onto the adjacent public streets.
 - 1.3 All mechanical and other equipment located on the roof must be screened or integrated into the profile of the buildings to the satisfaction of the Commissioner of Planning and Buildings, and any changes to the roofline as denoted on the drawings shall constitute a change to the site plan, which must have prior written approval of the Commissioner of Planning and Buildings.
 - 1.4 All work required by this agreement is to be completed within two years from the date the agreement is registered on title.
 - (2) Prior to the issuance of final Site Plan Control Approval, the owner is to revise the site plan to address the following matters:
 - 2.1 Revise the stacking lane for the car wash;
 - 2.2 Provide additional landscaping and signage details for the corner of Kingston Road and Sheppard Avenue.
 - (3) That Council deem the sign proposed to identify the Community or the City to be located at the corner of Kingston Road and Sheppard Avenue to be an Official Sign.

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- (4) That Council direct staff to hold a further Community Information Meeting with those in attendance at the February 9, 1998 meeting to obtain the community's comments on the site plan revisions.

On motion by Councillor Faubert, the Community Council recommended to Council the adoption of the aforementioned report.

- (Sent to: Mr. R. E. Matthews, Imperial Oil Limited, Real Estate Division, Mr. Murray Evans, Urban Land Management Inc., Steven A. Zakem, Solicitor, Aird & Berlis; and
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 12, Report No. 3)

**87. Draft Plan of Condominium Application No. C97062
Harmony Developments Inc.,
North-West corner of Meadowvale Road and Sheppard Avenue,
Rouge Community - Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (March 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council approve the Draft Plan of Condominium No. C97062 for Harmony Developments Inc., with respect to the north-west corner of Meadowvale Road and Sheppard Avenue East, being Blocks 1 and 10, Registered Plan 66M-2308, subject to the following conditions:

1. Plan with changes in red stamped "Recommended" this date (see Figure 2).
2. The owner to sign the City's Standard Tax Agreement for payment of taxes and local improvement charges.
3. The owner shall be responsible for distributing the Scarborough "Condominium" brochures supplied by the Works and Environment Department.
4. The owner to complete all conditions of the site plan approval prior to registration, insofar as it applies to the proposed draft plan, or enter into a Financially Secured Development Agreement with the City secured by a performance guarantee in a form and amount satisfactory to the City Solicitor, to guarantee completion of the site work if the owner chooses to register the condominium prior to the completion of the project.
5. The owner to make satisfactory arrangements with the Toronto Hydro-Electric Commission (Scarborough Office) with regard to water and

electrical servicing, including any agreements and/or easements that may be required.

6. Prior to registration, the owner shall submit the final Condominium Description and Declaration for the approval of the Commissioner of Planning and Buildings, to ensure access to visitor parking on Block 2, Registered Plan 66M-2308 (Phase 2 of the Harmony Village development) by the owners and visitors of the proposed condominium.

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

(Clause No. 13, Report No. 3)

88. **Part Lot Control Exemption Application SP198001
Intracorp Developments (Rouge Hill) Limited,
Lawrence Avenue / Port Union Road - Port Union Village Community,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 3, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council enact a Part Lot Control Exemption by-law with respect to various Lots on Registered Plan M-2313, being 159 townhouses and semi-detached units to be constructed by Intracorp Developments (Rouge Hill) Limited on lands located on the south side of Lawrence Avenue, east of Port Union Road.

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

(Clause No. 14, Report No. 3)

89. **Part Lot Control Exemption Application SPL98002
Carma Developments Limited,
Lawrence Avenue - Port Union Village Community,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 4, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council enact a Part Lot Control Exemption by-law with respect to Lots 81 to 133, inclusive, on Registered Plan M-2292, being 53 rear lane townhouses with detached rear yard garages to be constructed by Carma Developers Limited on lands located on the south-west quadrant of Lawrence Avenue and Bridgeport Drive.

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

(Clause No. 15, Report No. 3)

90. Consent Applications - All Scarborough Wards.

The Community Council had before it a report (March 17, 1998) from the Commissioner of Planning and Buildings, Scarborough, submitting for the information of Community Council, the Consent applications approved by the Commissioner in accordance with the authority delegated to him.

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

(Clause No. 24(o), Report No. 3)

91. 41st Annual Recreation Recognition Night Nominations for Individual of the Year, Group of the Year and Recreation Citations.

The Community Council had before it a report (March 11, 1998) from the Commissioner of Parks and Recreation, Scarborough, recommending:

- (1) that the nominations for Individual and Group of the Year, attached as Appendix A, and the list of 23 nominations for Citation Awards for 1998, attached as Appendix B, be approved;
- (2) that staff be authorized to proceed with the necessary arrangements to facilitate the event; and
- (3) that the Chair, Scarborough Community Council, be requested to act as Master of Ceremonies for the event.

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

(Clause No. 24(p), Report No. 3)

92. Preservation of Significant Red Oak on Romac Drive Extension, Ward 16 - Scarborough Highland Creek.

The Community Council had before it a report (March 2, 1998) from the Commissioner of Parks and Recreation, Scarborough, recommending:

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- (1) that Council approve the plan to preserve the Red Oak (*Quercus rubra*) on the Romac Drive Extension and authorize the expenditure of the necessary funding from the Tree Reserve Fund Account No. 71691; and
- (2) that appropriate City staff be authorized to take the necessary action to proceed with the recommended preservation plan.

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

(Clause No. 17, Report No. 3)

**93. Acceptance of Development Agreement - Bow Vista Homes Limited
South-west corner of Kingston Road and Meadowvale Road,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (March 12, 1998) from the Director, General Legal Services and Administration, Scarborough, recommending:

- (1) that the services installed pursuant to the Development Agreement dated the 11th day of July, 1994, with Bow Vista Homes Limited, be accepted;
- (2) that, on payment of the outstanding accounts, the Legal Services Department be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$2,000.00 as set out in the attached report; and
- (3) that the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect of this acceptance.

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

(Clause No. 20, Report No. 3)

**94. St. Nicholas Greek Orthodox Church
Greek Summer Festival, 3840 Finch Avenue East,
Ward 17 - Scarborough Agincourt.**

The Community Council had before it a report (March 3, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council:

- (1) schedule a public meeting for consideration of the application for an exemption from By-law No. 24389 at 9:30 a.m. on Wednesday, May 6, 1998; and, at that time;

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- (2) recommend that Council pass a resolution declaring The 21st Hellenic Festival of The St. Nicholas Greek Orthodox Church to be of “Municipal Significance” and request that the City Clerk issue the appropriate letter to The Liquor Licence Board of Ontario.

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

The Reverend Father Nicholas Alexandris, Dean, St. Nicholas Greek Orthodox Church, addressed Community Council in connection with the foregoing matter.

(Clause No. 24(c), Report No. 3)

95. Community Voices of Support.

The Community Council had before it a communication (March 10, 1998) from Mr. Peter Clutterbuck, Co-director, Community Social Planning Council of Toronto, requesting the opportunity to make a presentation to Scarborough Community Council.

The Community Council received a presentation from the following persons:

Ms. Shannon Wiens, Community Social Planning Council of Toronto;
Mr. Doug Hannon, Canadian Red Cross, representative for Metro East
Mr. David Rew, Executive Director of the East Scarborough Boys and Girls Club.
Mr. John Elliott, Executive Director, Warden Woods Community Centre

On a Motion by Councillor Ashton the Scarborough Community Council requested that the Community Voices of Support work with Scarborough Community Council to review the potential for a volunteer mobilization initiative targeted on the Millennium Celebrations.

(Sent to: Mr. Peter Clutterbuck, Co-director, Community Social Planning Council of Toronto; and
Copy to: D. Rodgers, Communications, and S. Crosby, Parks and Recreation, Scarborough)

(Clause No. 24 (t), Report No. 3)

**96. Preliminary Evaluation Report
Official Plan Amendment Application SP98002,
Zoning By-law Amendment Application SZ98001,
Draft Plans of Subdivision ST98002 - ST 98004,
Ontario Hydro / Graywood Investments Limited,
Ontario Hydro Corridor between Warden and Pharmacy,**

**Hwy. No. 401 to McNicoll - Sullivan Community and L'Amoreaux Community,
Wards 14 & 17 - Scarborough Wexford and Scarborough Agincourt.**

The Community Council had before it a report (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending:

- (1) that staff process the applications in the normal manner and convene community information meetings in consultation with the Ward Councillors;
- (2) that the applicant be required to submit transportation, servicing reports and an environmental and ecological survey of the corridor; and
- (3) that staff submit a further report, not later than the June 24, 1998 meeting of the Scarborough Community Council, on the results of the above reviews and consultations.

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

Mr. John Bousfield, Bousfield, Dale-Harris Cutler and Smith, on behalf of the applicant.

(Also refer to Minute No. 99 and 103)

(Clause 23 and 24 (h), Report No. 3)

97. Motion to vary the Order of Business.

On a motion by Councillor Tzekas, the Community Council varied the order of business to deal with Item No. 14 of the Agenda, regarding The Greek Community of Metropolitan Toronto Inc.

**98. The Greek Community of Metropolitan Toronto Inc.
Annual Festivals - 1385 Warden Avenue,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (March 11, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending:

- (1) that Community Council schedule a public meeting for consideration of the application for an exemption from By-law No. 24389 at 9:30 a.m. on Wednesday, May 6, 1998; and

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- (2) recommend that Council pass a resolution declaring the Annual Festivals of The Greek Community of Metropolitan Toronto Inc. to be of “Municipal Significance” and request that the City Clerk issue the appropriate letter to The Liquor Licence Board of Ontario.

On a motion by Councillor Tzekas, the Community Council approved the aforementioned report, subject to adding the following:

“That St. John’s Greek Orthodox Church and the Greek Community of Metropolitan Toronto Incorporated implement those actions recommended by S. E. Coulter Associates Limited in their correspondence dated April 14, 1997, to mitigate the effects of the noise to the adjoining neighbourhoods; and

- (.1) limit the number of speakers to 4 and, the sound to 85 decibels after 11:00 p.m.;
- (.2) ensure the availability of rapid communication directly with someone with the authority to deal with unexpected contingencies, equipped with a cellular phone with the number being given to the neighbours;
- (.3) the volume of the noise be progressively lowered after 11 p.m.;
- (.4) cease the noise at 12 midnight;
- (.5) the parking be directed to the Price Club parking lot; and
- (.6) the applicant arrange one community meeting prior to May 6, 1998 with the local community, the Police Service and Fire Department and two Ward Councillors notification for this meeting be borne by the applicant.”

Mr. Kostas Menegakis, representing The Greek Community of Metropolitan Toronto Inc. addressed Community Council in connection with the foregoing matter.

(Clause No. 24 (d), Report No. 3)

- 99. Preliminary Evaluation Report
Official Plan Amendment Application SP98002,
Zoning By-law Amendment Application SZ98001,
Draft Plans of Subdivision ST98002 - ST 98004,
Ontario Hydro / Graywood Investments Limited,
Ontario Hydro Corridor between Warden and Pharmacy,
Hwy. No. 401 to McNicoll - Sullivan Community and L’Amoreaux Community,**

Wards 14 & 17 - Scarborough Wexford and Scarborough Agincourt.

(Also refer to Minute No. 96 and 103)

The Community Council resumed hearing deputations regarding the subject matter:

Mr. Philip Egginton, President, Bridlewood Community Association;
Ms. Elaine Brown;
Mr. Harold Halgate;
Mr. Brian Aubrey;
Mr. Eric Pullerits;
Mr. Mike Boyko; and
Ms. Elizabeth Hill

Communications were tabled from:

- Residents on Kilkenny Drive and Castlemere Crescent;
- Mr. Dave Temsey and Ms. Joan MacIntyre;
- Ms. Ruth Jorgensen; and
- Mr. Paul Craig;

which were distributed to all Members of Scarborough Community Council and a copy thereof is on file in the Office of the City Clerk.

Councillor Balkissoon moved that the Scarborough Community Council continue past 12:30 p.m. to complete the delegations on this item, which was carried.

The Community Council recessed at 12:35p.m.

The Community Council reconvened at 2:12 p.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw

Councillor Michael Tzekas

**100. Public Meeting under The Planning Act
Zoning By-law Amendment Application Z97009
Lucky and Tina Hionides, 60 Maybourne Avenue,
Clairlea Community, Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (March 2, 1998) of the Commissioner of Planning and Buildings, Scarborough, regarding the subject matter and a petition requesting a deferral to an evening meeting,

On a motion by Councillor Altobello, the Community Council re-scheduled the Public meeting under the Planning Act respecting this matter to its meeting scheduled to be held on May 6, 1998 at 7:30 p.m.

The Interim Contact advised all present of the re-scheduled date and time of the Public Meeting.

(Clause No. 24(u), Report No. 3

**101. Public Meeting under The Planning Act
Zoning By-law Amendment Application Z97042
Elisa and Fernando Machado, 808 Midland Avenue,
Kennedy Park Community,
Ward 15 - Scarborough City Centre.**

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 (March 9, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council amend the Kennedy Park Community Zoning By-law, as amended, with respect to 808 Midland Avenue, being Part of Lot 7, Registered Plan 1697, as follows:

Additional Permitted Use: Beauty Salon

A maximum of 20 square metres (220 square feet) of the house may be used for a beauty salon.

On a Motion by Councillor Altobello, the Community Council, after considering the deputations and based on the finding of fact, conclusions and recommendations contained in the report (March 9, 1998,) from the Commissioner, Planning and Buildings,

Scarborough, recommended to Council the adoption of the
aforementioned report.

Mr. Fernando Machado, the applicant, appeared before the Community Council in support of the foregoing recommendations of the Commissioner of Planning and Buildings, Scarborough.

The Community Council also received communications from 23 area residents, in favour of the Zoning Amendment, copies of which are on file in the Office of the City Clerk.

(Clause No. 21, Report No. 3)

**102. Public Meeting under The Planning Act
Zoning By-law Amendment Application Z97010
Ansar Investments Limited, 1825 Markham Road,
Malvern Community - Ward 18 - Scarborough Malvern.**

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 (February 17, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council amend the Malvern Community Zoning By-law No. 14402, as amended, with respect to the lands located at 1825 Markham Road, being Block A, Registered Plan M-1914, as follows:

A. Zoning By-law:

Additional Permitted Uses:

- Business and Office Services;
- Retail Uses;
- Day Nurseries;
- Educational and Training Uses;
- Personal Service Shops;

Gross Floor Area:

- 33 percent of the total area of all buildings may be used for non-office uses;
- the floor area used for food preparation is limited to a maximum of 15 square metres.

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B. Miscellaneous:

that Council authorize such unsubstantive, technical, stylistic or format changes to the Zoning By-law as may be required to give effect to this resolution.

Mr. Iftakhar Khan, representing Ansar Investments Limited, appeared before the Community Council in connection with the foregoing matter and indicated concurrence with the foregoing recommendations of the Commissioner of Planning and Buildings, Scarborough.

The Community Council also had before it a communication received from Mr. John Zinati, Canadian Landing Consultants Inc., addressed to the Planner responsible for the foregoing application, a copy thereof is on file in the Office of the City Clerk.

On a motion by Councillor Cho, the Community Council recommended to Council the adoption the aforementioned report.

(Clause No. 22, Report No. 3)

103.

**Preliminary Evaluation Report
Official Plan Amendment Application SP98002,
Zoning By-law Amendment Application SZ98001,
Draft Plans of Subdivision ST98002 - ST 98004,
Ontario Hydro / Graywood Investments Limited,
Ontario Hydro Corridor between Warden and Pharmacy,
Hwy. No. 401 to McNicoll - Sullivan Community and L'Amoreaux Community,
Wards 14 & 17 - Scarborough Wexford and Scarborough Agincourt.**

(Also refer to Minute No. 96 and 99)

The Community Council continued its consideration of the subject Application.

A. Councillor Kelly moved that the report of the Commissioner of Planning and Buildings, Scarborough, dated March 18, 1998, recommending:

- (1) that staff process the applications in the normal manner and convene community information meetings in consultation with the Ward Councillors;
- (2) that the applicant be required to submit transportation, servicing reports and an environmental and ecological survey of the corridor; and

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- (3) that staff submit a further report, not later than the June 24, 1998 meeting of the Scarborough Community Council, on the results of the above reviews and consultations,

be approved, subject to adding the following:

- (a) that the Scarborough Community Council and the City of Toronto affirm its commitment to the Open Space Uses Official Plan Amendment to the Hydro Corridor; and
 - (b) that the amount of \$150,000.00 be set aside by the City to fund the defence of the Open Space By-law at the Ontario Municipal Board.
- B. Councillor Altobello moved that the recommendations 1, 2 and 3 in the report (March 18, 1998) of the Commissioner of Planning and Buildings be deferred and be directed to report when the complete application is received.
- C. Councillor Cho moved that the motion of Councillor Kelly be amended by striking out "\$150,000.00" and substituting therefor "\$100,000.00".
- D. Councillor Shaw moved that:
- (1) the City of Toronto affirm its commitment to the Open Space Uses Official Plan 1001 Amendment to the Hydro Corridor;
 - (2) the Ward Councillors host Community Information meetings to discuss the proposal and to discuss the concerns raised today and in the past; such as;

Public Safety, lot size, parkland, drainage, flooding; and
 - (3) the amount of \$50,000.00 be set aside by the City to fund the defence of the Open Space designation at the Ontario Municipal Board.
- E. Councillor Moeser moved that the motion of Councillor Kelly be amended by adding:

That the City Solicitor be requested to report back in camera on the details for which the funds for the legal defence will be used.
- F. Councillor Mahood moved that the report of the Commissioner of Planning and Buildings be referred to the City Solicitor with the request that he report further to Scarborough Community Council, at its meeting scheduled to be held on May 6, 1998, with respect to the results of the pre-hearing conference and with advice as to how to proceed on this matter.

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- G. Councillor Tzekas moved that the motion of Councillor Shaw be amended by adding:
- (1) that this Council take no action on this application pending a report from the City Solicitor on the results of the Pre-hearing Conference on May 1, 1998; and
 - (2) that the City Solicitor be requested to attend the May 1, 1998 Pre-hearing Conference and argue stringently against the two appeals being heard together.
- H. Councillor Balkissoon moved that in view of the pending Ontario Municipal Board Hearing that the Commissioner of Planning and Buildings be directed to report in camera in consultation with the City Solicitor on the Graywood Investments application, and all the reasons why this application does not conform with Official Plan Amendment 1001 along with all the concerns expressed by the community.

Upon the question of the adoption of the foregoing motion A. by Councillor Kelly, it was lost.

Upon the question of the adoption of the foregoing motion B. by Councillor Altobello, it was withdrawn.

Upon the question of the adoption of the foregoing motion C. by Councillor Cho, it was withdrawn.

Upon the question of the adoption of the foregoing motion D. by Councillor Shaw, it was carried.

Upon the question of the adoption of the foregoing motion E. by Councillor Moeser, it was ruled redundant.

Upon the question of the adoption of the foregoing motion F. by Councillor Mahood, it was carried.

Upon the question of the adoption of part (1) of the foregoing motion G. by Councillor Tzekas, it was ruled redundant.

Upon the question of the adoption of part (2) of the foregoing motion G. by Councillor Tzekas, it was carried.

Upon the question of the adoption of the foregoing motion H. by Councillor Balkissoon, it was carried.

In accordance with the foregoing Resolutions, this matter will be considered by Scarborough Community Council at its meeting scheduled to be held on May 6, 1998.

(Copy to: Commissioner, Planning and Buildings; and Solicitor, Scarborough,)

(Clause 23 and Clause 24(h))

104.

**Preliminary Evaluation Report
Official Plan Amendment Application SP98004,
Zoning by-law Amendment Application SZ98011,
First Alliance Church, 3250 Finch Avenue East,
L'Amoreaux Community - Ward 17 - Scarborough Agincourt.**

The Community Council had before it a report (March 18, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending:

- (1) that staff process the applications in the normal manner and convene a community information meeting with notice to be provided to assessed property owners and community associations within 120 metres (400 feet);
- (2) that Scarborough Community Council convene a Public Meeting to consider these applications during the second quarter of 1998, subject to the applicant:
 - (a) clarifying whether an increased building height limit is sought under the requested Medium Density Residential designation or whether the current four-storey limitation will be satisfied;
 - (b) submitting a Site Plan Control application for the proposed development; and
 - (c) clarifying all proposed uses and their floor areas within the Place of Worship and submitting a parking demand analysis for the overall development.

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

(Sent to: First Alliance Church, J. David McAuley, Architect Inc., Ms. Jennie Frank, Royal Bank of Canada; and
(Copy to: Commissioner, Planning and Buildings, Scarborough, City Solicitor, Scarborough)

(Clause No. 24 (k), Report No. 3)

105. Parking and Traffic concerns at Our Lady of Wisdom Catholic School, Ward 14 - Scarborough Wexford.

The Community Council had before it a report (March 16, 1998) of the Director, Road & Traffic Services, Scarborough, recommending that:

- (1) the current parking regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking and stopping regulations identified in Appendix 2 of this report be adopted;
- (3) the stop control identified in Appendix 3 of this report be rescinded;
- (4) the stop control identified in Appendix 4 of this report be adopted;
- (5) the appropriate by-laws be amended accordingly, and
- (6) a copy of this report be sent to the Toronto Catholic School Board requesting the Board to consider off street option(s) to accommodate the parents picking-up and dropping off their children, these options include but not limited to expanding the parking lot, additional short term parking spaces, an additional driveway, and the installation of a turning loop.

Councillor Sherene Shaw declared her interest in the foregoing matter, in that she has a child attending this school.

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

Ms. Mary Gomes, Principal, Our Lady of Wisdom Catholic School
Ms. Nina Adamo, Chairperson, School Advisory Council
Ms. Mary Stewart, Area Resident
Mr. Christopher Stewart, Area Resident
Ms. Sheenagh Murphy, parent of student
Ms. Marie Ferreira

A. Councillor Kelly moved that the report (March 16, 1998) of the Director, Road and Traffic Services, Scarborough, be approved, subject to adding the following recommendations:

- (7) the Toronto Catholic School Board be requested to meet with the Toronto Fire Department to discuss whether there is enough room on the west side of the school for staff parking in order to convert the present parking lot, on the east side of the school, to a pick-up zone for students arriving and departing by car; and

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- (8) the Police Service be invited to monitor the situation daily over the first four weeks and, thereafter, from time to time until the end of the school year.
- B. Councillor Tzekas moved that:
- (a) the report (March 16, 1998) of the Director, Road and Traffic Services, Scarborough, regarding the above matter be deferred to the Scarborough Community Council meeting scheduled to be held on May 6, 1998, to be considered as the third item on the agenda; and
- (b) the Toronto Catholic School Board be requested to attend to address recommendation No. 6 and in particular the matter of a turning loop on school property off street, to enhance safety and the option of busing of the children to school and staggering of school dismissal times, and further, that the Toronto Police Service be requested to attend the next Scarborough Community Council meeting to address issues of safety.
- C. Councillor Altobello moved that the motion of Councillor Kelly be amended by adding:
- That the Community Information Meeting be held prior to the passing of the enactment Bill at Council, and in the event concerns are raised, that staff report such concerns to the City of Toronto Council.
- D. Councillor Ashton moved that the motion of Councillor Altobello be amended by adding:
- “...and further, that the Toronto Catholic School Board be requested to report on any possible on-site solutions directly to City of Toronto Council.”
- E. Councillor Kelly moved that Scarborough Community Council complete its consideration of the subject matter, and following recess, hear the remaining deputations commencing at 7:30 p.m.

Upon the question of the adoption of the foregoing motion A. by Councillor Kelly, it was carried.

Upon the question of the adoption of the foregoing motion B. by Councillor Tzekas, it was lost.

Upon the question of the adoption of the foregoing motion C. by Councillor Altobello, it was carried.

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Upon the question of the adoption of the foregoing motion D. by Councillor Ashton, it was carried.

Upon the question of the adoption of the foregoing motion E. by Councillor Kelly, it was carried.

(Clause No. 2, Report No. 3)

—————
The Community Council recessed at 6:25p.m.

The Community Council reconvened at 7:45 p.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Michael Tzekas

**106. Parking concerns on Lozoway Drive near Ionview Public School
Ward 15 - Scarborough City Centre**

The Community Council heard deputations on the subject matter.

Effie Hadzis addressed Community Council.

(Also Refer to Minute No. 114)

(Clause No. 24(a), Report No. 3)

**107. Golf Balls being hit over Scarborough Golf Club Road,
Scarborough Highland Creek.**

The Community Council heard deputations on the subject matter.

Mr. Laird Elliott, President, Scarboro Golf and Country Club, addressed Community Council

(Also Refer to Minute No. 115)

(Clause No. 24(b), Report No. 3)

**108. Proposed Encroachment Agreement for Metal Fence onto
Natal Avenue Road Allowance, Ward 13 - Scarborough Bluffs.**

The Community Council heard deputations on the subject matter.

Mrs. Cathy Tercer, neighbour, addressed Community Council.

(Also Refer to Minute No. 124)

(Clause No. 24(q), Report No. 3)

**109. Preliminary Evaluation Report No. 2
Official Plan Amendment Application SP98001,
1144070 Ontario Limited, PMG Planning Consultants,
Port Union Village Community,
Ward 16 - Scarborough Highland Creek.**

The Community Council heard deputations on the subject matter.

Mr. Michael Meeling, Davies Howe Partners, Solicitors, representing Yellow Moon Inc. addressed Community Council.

(Also Refer to Minute No. 118)

(Clause No. 11, Report No. 3)

**110. Preliminary Evaluation Report
Zoning By-law Amendment Application Z97045,
Goce Kokarevski, 20 Meadowcliffe Drive,
Cliffcrest Community,
Ward 13 - Scarborough Bluffs.**

The Community Council heard deputations on the subject matter.

Mr. Nassy Bilkovski, Architect, addressed Community Council.

(Also Refer to Minute No. 117)

(Clause No. 24(g), Report No. 3)

111. Status Report on the Morningside Heights Land Use Study and Related Development Applications, Tapscott Employment District - Morningside Avenue Extension, The Morningside Tributary Subwatershed Study, Ward 18 - Scarborough Malvern.

The Community Council heard the following deputations on the subject matter.

Mr. Glenn de Baeremaeker, Chair, Save The Rouge Valley System Incorporated; and Mr. Fareed Khan, Toronto Real Estate Board.

- A. Councillor Balkisson moved that Scarborough Community Council continue past 10:00 p.m. to finish the discussion related to this matter.

- B. Councillor Tzekas moved that Scarborough Community Council continue past 10:00 p.m. to extend to 11:00 p.m. with no questions of the delegates being permitted.

Upon the question of the adoption of Motion A of Councillor Balkissoon, it was lost.

Councillor Tzekas, with the consent of the Scarborough Community Council withdrew his Motion.

(Also Refer to Minute No. 112 and 113)

(Clause No. 24(v), Report No. 3)

The Community Council recessed at 10:00 p.m.

The Community Council reconvened at 9:42 a.m. on Thursday, April 2, 1998.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon

Councillor Raymond Cho
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Michael Tzekas

**112. Status Report on the Morningside Heights Land Use Study
and Related Development Applications,
Tapscott Employment District - Morningside Avenue Extension,
The Morningside Tributary Subwatershed Study,
Ward 18 - Scarborough Malvern.**

(Also Refer to Minute No. 111 and 113)

The Community Council resumed its consideration of the subject matter.

Mr. Fareed Khan, Toronto Real Estate Board.
Mr. Jim Robb, Friends of the Rouge Watershed;
Mr. Wm. A. Dempsey, Honorary Secretary, Centennial Community and Recreation
Association;
Mr. Jeffrey L. Davies, Solicitor, Davies Howe Partners, representing the
Morningside Heights Landowners Group;
Mr. Michael Melling, Solicitor, Davies Howe Partners; and
Mr. John Kennedy, Marshall Macklin and Monaghan, representing Cedar Brae Golf
and Country Club.

The Community Council recessed at 12:35p.m.

The Community Council reconvened at 2:12 p.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw

Councillor Michael Tzekas

113. Status Report on the Morningside Heights Land Use Study and Related Development Applications, Tapscott Employment District - Morningside Avenue Extension, The Morningside Tributary Subwatershed Study, Ward 18 - Scarborough Malvern.

(Also Refer to Minute No. 111 and 112)

Community Council had before it a report (March 26, 1998) of the Commissioner of Planning and Buildings, Scarborough, regarding the subject matter, and recommending that Council determine its preferred Option from among the three:

- Option 1 Acquire most of Morningside Heights Land Use Study Area for parkland and renaturalize the Morningside Tributary;
- Option 2 Retain Employment west of the Tributary, permit Executive Residential east of the Tributary with significant Natural Area Centred on the Morningside Tributary; and
- Option 3 Designate Morningside Heights for Residential Uses with significant Natural Area Centred on the Morningside Tributary.

A. Councillor Moeser moved that the report (March 26, 1998) of the Commissioner of Planning and Buildings, Scarborough, regarding the subject matter, be deferred to the Scarborough Community Council meeting scheduled to be held on May 6, 1998, with a direction that:

- (1) the Commissioner, Works and Environment, Scarborough, in conjunction with the City Solicitor, report on a comparison of the Subwatershed Study versus the Memorandum of Agreement between Save the Rouge Valley System (SRVS), 554056 Ontario Limited, the Neilson Development Corporation, M. & R. Holdings, the Staines Development Corporation and Silvercore Properties Incorporated; and
- (2) the relevant staff report on the concerns raised by this meeting.

B. Councillor Kelly moved that the report (March 26, 1998) of the Commissioner of Planning and Buildings, Scarborough, regarding the subject matter, be amended by adopting the following option 3, in principle, subject to striking out the words "May 27, 1998" in (c) and substituting therefor "May 6, 1998" and adding the direction:

“that the Commissioner of Planning and Buildings, convene a meeting with the relevant stakeholders and report back to

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Scarborough Community Council on May 6, 1998 on the issues of substance and process, that have been identified at this meeting.”

Option 3 - Designate Morningside Heights for Residential Uses, with Significant Natural Area Centred on Morningside Tributary:

That Council:

- (a) resolve to amend the Official Plan for the lands within the Morningside Heights Land Use Study Areas west of the Morningside Tributary to provide for high quality low density and medium residential development in an enhanced natural setting, including a greenspace along the west boundary of the study area; and
- (b) direct staff to use the recommendations from the staff report, on the Phase 2 Subwatershed Analysis and Addendum submitted to Council last fall, including a greenspace corridor centred on Morningside and Neilson tributaries as the basis for preparing the Implementation Plan for the Subwatershed Study.
- (c) direct staff to report to the May 27, 1998, meeting of the Scarborough Community Council on whatever amendments are necessary to the transportation plan components of the Scarborough Official Plan and MetroPlan to support the adopted land use option and that all interested persons and agencies, including the Regional Municipalities of York and Durham and the Towns of Markham and Pickering to be advised; and
- (d) direct staff to bring forward Bills to amend the by-law for the Protection and Conservation of Trees (No. 25150) to extend coverage to all properties with single family homes in the Tapscott Employment District.

C. Councillor Balkissoon moved:

- (1) that the report (March 26, 1998) of the Commissioner of Planning and Buildings, Scarborough, regarding the subject matter, be amended by adopting Option 2, as follows:

Option 2 - Retain Employment West of Tributary, Permit Executive Residential East of the Tributary, with Significant Natural Area Centred on the Morningside Tributary; and

That Council:

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- (a) resolve that the existing land use designations west of the Morningside Tributary be retained as one of the largest remaining greenfield employment opportunities in the City of Toronto and that staff be directed to initiate an official plan amendment to redesignate the lands east of the Tributary for Executive Residential Uses; and
 - (b) direct staff to use the recommendations from the staff report, on the Phase 2 Subwatershed Analysis and Addendum submitted to Scarborough Council last fall, including a greenspace corridor centred on Morningside and Neilson tributaries as the basis for preparing the Implementation Plan for the Subwatershed Study.
 - (c) direct staff to report to the May 27, 1998, meeting of the Scarborough Community Council on whatever amendments are necessary to the transportation plan components of the Scarborough Official Plan and MetroPlan to support the adopted land use option and that all interested persons and agencies, including the Regional Municipalities of York and Durham and the Towns of Markham and Pickering to be advised; and
 - (d) direct staff to bring forward Bills to amend the by-law for the Protection and Conservation of Trees (No. 25150) to extend coverage to all properties with single family homes in the Tapscott Employment District.
- (2) “that the Commissioner of Planning and Buildings, Scarborough, be directed to report on:
- (a) the means and methods including financial resources, if necessary, to expedite the acquisition of environmental attributes of the Morningside Heights Study area;
 - (b) the status of the approved Capital project to extend municipal services through the Morningside Heights area to the remaining unserved portion of Tapscott Employment District west of the Canadian Pacific Railway Havelock Line. this report to also include the funds already approved for this project and means and methods to expedite this project;
 - (c) the definition of “Executive Housing”;
 - (d) the Interim Lead, Economic Development, undertake a City-wide review of the impact and implications of rezoning

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Toronto's last remaining largest greenfield employment area.
The review to include the impacts to:

- employment;
- assessment;
- long term supply of land for employment uses;
- trends with regard to rezoning of industrial land to residential over the past 10 years and its impact on assessment/employment;
- financial implications; and
- competitive position to attract and retain business.

D. Councillor Altobello moved that the Scarborough Community Council, having regard for the municipal significance of the lands involved, forward the subject report (March 26, 1998) of the Commissioner of Planning and Buildings, Scarborough, without recommendation and request that Toronto Council take a position on the Official Plan designation.

E. Councillor Cho moved that the Motion of Councillor Moeser be amended by adding:

“...and further, that a Community Information Meeting be convened by the Commissioner of Planning and Buildings, Scarborough, to be held at the Metro Zoo, the two local Councillors to be invited; such meeting to take place prior to May 6, 1998.”

F. Councillor Mahood moved that Councillor Tzekas' Motion be amended by adding the following words:

“...specifically relating to high quality housing not low density or medium density residential.”

G. Councillor Tzekas moved that the Motion of Councillor Moeser be amended by adding:

“...and further, that staff report back with an outline of the appropriate planning process including defining the public participation process and participants to develop a Secondary Plan for specific policies and designations for either Option 2 or Option 3.”

Upon the question of the adoption of Motion A of Councillor Moeser, it was carried.

Upon the question of the adoption of Motion B of Councillor Kelly, it was lost.

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Councillor Balkissoon with the consent of the Scarborough Community Council withdrew Part (1) of his Motion.

Upon the question of the adoption of Part (2) of Motion C of Councillor Balkissoon, it was carried.

Councillor Altobello with the consent of the Scarborough Community Council withdrew his Motion D.

Upon the question of the adoption of Motion E of Councillor Cho, it was carried.

Upon the question of the adoption of Motion F of Councillor Mahood, it was carried.

Upon the question of the adoption of Motion G of Councillor Tzekas, it was carried.

The Community Council also had before it the following communications.

- communication (March 24, 1998) from Jeffrey L. Davies, Solicitor, Davies Howe Partners;
- communications (April 1, 1998 and March 27, 1998) from the Commissioner of Planning and Development Services and the Commissioner of Transportation and Works, the Region of York; and

both of which were provided to the Members of the Community Council and a copy thereof is on file in the Office of the City Clerk.

In accordance with the foregoing resolutions this matter will be considered by the Scarborough Community Council at its meeting scheduled to be held on May 28, 1998 at 9:30 a.m.

(Clause 24 (v), Report No. 3)

**114. Parking concerns on Lozoway Drive near Ionview Public School
Ward 15 - Scarborough City Centre**

(Also Refer to Minute No. 106)

The Community Council had before it a report (March 16, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stopping regulations identified in Appendix 1 of this report be rescinded;
- (2) the stopping regulations identified in Appendix 2 of this report be adopted;
and
- (3) the appropriate by-law be amended accordingly.

On a motion by Councillor Berardinetti the Community Council deferred consideration of the subject noted matter to the next Scarborough Community Council meeting scheduled to be held on May 6, 1998, to permit further community consultation.

(Sent to: Director, Roads and Traffic Services, Scarborough)

(Clause No. 24(a), Report No. 3)

115. Golf Balls being hit over Scarborough Golf Club Road, Scarborough Highland Creek.

(Also Refer to Minute No. 107)

The Community Council had before it a report (January 23, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that Scarboro Golf and Country Club be requested to re-install and repair the existing canopy netting on the east side of Scarborough Golf Club Road before the beginning of the 1998 golf season.

The Community Council also had before it a Confidential report (March 17, 1998) of the City Solicitor with respect to the subject matter.

On a Motion by Councillor Kelly, the Community Council approved the aforementioned noted report and received the Confidential Report of the City Solicitor.

(Sent to: Mr. R. Stuart; and Mr. Laird Elliott, President, Scarboro Golf and Country Club.)

(Clause No. 24(b), Report No. 3)

116. Motel Properties Review

The Community Council had before it a report (February 12, 1998) of the Commissioner of Planning and Buildings, Scarborough, advising of a program initiated by the Property Standards Division, Scarborough, to review the condition and current compliance with municipal by-laws of motel properties, primarily along Kingston Road, and recommending that this report be received.

On a Motion by Councillor Ashton, the Community Council received the aforementioned report, and requested that the Commissioner of Planning and Buildings, Scarborough arrange a meeting with the four

Councillors for Wards 13 and 16 to brief them on the status, results and outcomes of these inspections.

(Clause No. 24(e), Report No. 3)

- 117. Preliminary Evaluation Report
Zoning By-law Amendment Application Z97045,
Goce Kokarevski, 20 Meadowcliffe Drive,
Cliffcrest Community,
Ward 13 - Scarborough Bluffs.**

(Also Refer to Minute No. 110)

Community Council had before it a report (March 19, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council refuse the application by Goce Kokarevski to amend the Zoning By-law to permit the development of the land with three single-family dwellings.

On a Motion by Councillor Berardinetti, the Community Council deferred the aforementioned report to the next Scarborough Community Council meeting scheduled to be held on May 6, 1998.

(Sent to: Commissioner of Planning and Buildings, Scarborough)

(Clause 24 (g), Report No. 3)

- 118. Preliminary Evaluation Report No. 2
Official Plan Amendment Application SP98001
1144070 Ontario Limited, PMG Planning Consultants
Port Union Village Community
Ward 16 - Scarborough Highland Creek**

(Also Refer to Minute No. 109)

Community Council had before it a report (March 16, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council defer consideration of this application until applications for rezoning and draft plan of subdivision are submitted to enable staff to thoroughly assess the impact of the proposed Official Plan Amendment.

On a Motion by Councillor Moeser, the Community Council:

- (1) recommended that Council
 - (a) refuse the subject application; and

- (b) direct the City Solicitor to attend the Ontario Municipal Board Hearing in support of this position; and
- (2) requested the Commissioner of Planning and Buildings, Scarborough, to report directly to City Council on April 15, 1998 on the responses received from the two School Boards.

(Sent to: Commissioner of Planning and Buildings, Scarborough)

(Clause No. 11, Report No. 3)

**119. Request for Direction - Minor Variance Appeals
SA13/98 and A365/97 - Ward 18 - Scarborough Malvern**

The Community Council had before it a report (March 19, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council direct the City Solicitor not to attend any Ontario Municipal Board hearing with respect to Minor Variance Applications A365/97 and SA13/98.

On a motion by Councillor Balkissoon the Community Council recommended to Council the adoption of the aforementioned report, subject to amending the recommendation to read that:

- (1) Council direct the City Solicitor not to attend any Ontario Municipal Board hearing with respect to Minor Variance Application SA13/98; and
- (2) Council direct the City Solicitor to attend the Ontario Municipal Board with respect to Minor Variance Application A365/97 relating to 43 Alanbull Square.

(Sent to: City Solicitor, Copy to Solicitor, Scarborough)

(Clause No. 16, Report No. 3)

120. New Applications Received - All Scarborough Wards.

The Community Council had before it a report (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the new planning applications received.

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

(Clause No. 24(1), Report No. 3)

121. Ontario Municipal Board Hearings - All Scarborough Wards.

The Community Council had before it a report (February 3, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the Status of Appeals before the Ontario Municipal board.

On a motion by Councillor Moeser the Community Council received the aforementioned report, subject to Legal Services and Clerk's reporting back to the next meeting on a mechanism whereby notification of hearings and pre-hearings may be expedited from the City Clerk's Office for the local Councillors' information.

(Sent to: City Solicitor, Legal Services; and
Copy to: City Clerk)

(Clause No. 24(m), Report No. 3)

122. Site Plan Control Approvals - All Scarborough Wards.

The Community Council had before it a report (March 12, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the Site Plan Control Applications granted final approval by the Commissioner.

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

(Clause No. 24(n), Report No. 3)

**123. Paddle Boat Concession in Milliken Park
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (March 4, 1998) from the Commissioner of Parks and Recreation, Scarborough, recommending that following the finalization of the agreement by Legal Services Department, Fun Aquatics commence the operation of the paddle boat concession in Milliken Park.

On a motion by Councillor Mahood the Community Council approved the aforementioned report, in principle, subject to requesting that the Commissioner of Parks and Recreation, Scarborough, submit the agreement referred to therein to City Council on April 15, 1998 for final approval.

(Sent to: Commissioner, Parks and Recreation, Scarborough)

(Clause No. 18, Report No. 3)

**124. Proposed Encroachment Agreement for Metal Fence
onto Natal Avenue Road Allowance,
Ward 13 - Scarborough Bluffs.**

(Also refer to Minute No. 108)

The Community Council had before it a report (February 26, 1998) of the Commissioner of Corporate Services, recommending:

- (1) that Council permit the owners of 58 Natal Avenue to retain the wrought iron fence in its present location, encroaching on the Natal Avenue Road Allowance, subject to:
 - (a) entering into a standard encroachment agreement with the City;
 - (b) payment of the standard administration fee of \$350.00 and registration cost of \$50.00;
 - (c) provision of proof of insurance, satisfactory to the City's Manager of Risk and Insurance;
 - (d) maintenance of the encroachment in good condition; and
- (2) that appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Altobello, the Community Council deferred this matter to the next Community Council meeting scheduled to be heard on May 6, 1998, and with the direction that the Commissioner of Corporate Services report back on the number of similar encroachments on neighbouring streets.

(Sent to: Director of Real Estate, and Director, Property Standards, Scarborough)

(Clause No. 24(q), Report No. 3)

125. Water Service Upgrades

The Community Council had before it a report (March 19, 1998) of the Director, Environmental Services, Scarborough, recommending:

- (1) that no change be made in the policy regarding water service upgrades at this time; and

- (2) that staff continue to investigate and report back, in conjunction with the report on water fees and services, in the fall of 1998.

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

(Refer to Minute No. 129)

(Clause No. 19, Report No. 3)

126. Draft Discussion Paper on the Roles and Responsibilities of Community Councils

The Community Council had before it correspondence (March 12, 1998) from the City Clerk, forwarding a copy of Clause No. 2 contained in Report No. 3 of the Special Committee to Review the Final Report of the Toronto Transition Team, for the consideration of Scarborough Community Council and community consultation, and report thereon to the Special Committee.

- A. Councillor Faubert moved that the Special Committee to Review the Final Report of the Toronto Transition Team, be advised that Scarborough Community Council:
- (1) intends to convene a Special Meeting to obtain public input at a date to be determined; and
 - (2) in the interim recommends the adoption of the Special Committee's recommendations (4) (a, b, and c).
- B. Councillor Moeser moved that the Interim Contact co-ordinate a date in consultation with the Clerk's Department and the Chairman; Members of the Scarborough Community Council to be notified as soon as possible.
- C. Councillor Kelly moved that the motion of Councillor Moeser be amended by adding:

That all Community Associations and Business Associations be notified of the date of the meeting.

Upon the question of the adoption of Motion A, Part 1 of Councillor Faubert, it was carried.

Upon the question of the adoption of Motion A, Part 2 (a and c) of Councillor Faubert, it was carried.

Upon the question of the adoption of Motion A, Part 2 (b) of Councillor Faubert, it was lost.

Upon the question of the adoption of Motion B of Councillor Moeser, it was carried.

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

(Sent to: Special Committee to Review the Final Report of the Toronto Transition Team.)

(Clause No. 24(r), Report No. 3)

127. Application under the Rental Housing Protection Act

The Community Council had before it communication (March 12, 1998) from the City Clerk, forwarding a copy of a Motion adopted by City Council at its meeting held on March 4, 5, and 6, 1998, wherein Council delegated the authority to Community Councils to give notice and hold any public meeting regarding applications under The Rental Housing Protection Act.

On a motion by Councillor Ashton, the Community Council received the aforementioned communication.

(Clause No. 24(s), Report No. 3)

128. 1998 City Planning Work Program

The Community Council had before it a report (March 6, 1998) from the Commissioner of Planning and Urban Development Services, respecting the 1998 City Planning Work Program, advising that The Urban Environment and Development Committee on March

- A. Councillor Faubert moved that the Community Council receive the aforementioned communication; and directed that The Urban Environment and Development Committee be advised that the Scarborough Community Council requests that the Commissioner of Planning and Urban Development Services be requested to modify Section (3) (a), entitled "Community Projects - Local Area Studies and Implementation", of the 1998 Research and Policy Program - Projects, as follows:

Add: Kingston Road Study - to develop a vision for the revitalization of Kingston Road between the Canadian National Railway at the Guildwood GO Station easterly to Lawson Road; Terms of reference to be similar to the first stage of study between Brimley Road and the Guildwood GO Station.

- B. Councillor Balkissoon moved that the Urban Environment and Development Committee be advised that the Scarborough Community council requests that the Commissioner of Planning and Urban Development Services be requested to provide staff support to co-ordinate a business creation and Employment Centre in conjunction with the Scarborough Community and Businesses at the Scarborough Civic Centre.

Upon the question of the adoption of Motions A and B of Councillor Faubert and Balkissoon, they were carried.

(Sent to: Urban Environment and Development Committee; and
Copy to: Commissioner, Planning and Urban Development Services; and
Commissioner, Planning and Buildings, Scarborough.)

(Clause 24(w) Report No. 3)

129. Water Service Upgrades

(Also Refer to Minute No. 125)

The Community Council had before it the following Motion from Councillor Tzekas, regarding Water Service Upgrades.

WHEREAS the former Scarborough Public Utilities Commission in 1997 undertook necessary construction activities in the former Wards 10 and 3, now Ward 14, to improve the quality and flow of the existing watermain system; and

WHEREAS there are a number of residents in the Bridlewood and Terraview Willowfield communities of Ward 14 who wish to have their water services upgraded to increase the water volume; and

WHEREAS ratepayers who wish to upgrade their water service should be permitted to do so in a quite and easy manner at a cost that is fair and equitable to all ratepayers; and

WHEREAS it is possible to provide such upgraded services by means of the Local Improvement Act; and

THEREFORE BE IT RESOLVED that Scarborough Community Council designate the Bridlewood and Terraview Willowfield areas as a trial area for the voluntary provision of water service upgrades as a Local Improvement under clause 4 of the Local Improvement Act; and

BE IT FURTHER RESOLVED that this work be funded out of the net Capital Budget with the related financing costs be recouped from Local Improvement Charges against the serviced properties.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, April 1 and 2, 1998.

The Chair ruled that the aforementioned Motion of Councillor Tzekas be dealt with as an amendment to the report of the Director, Environmental Services, Scarborough, regarding Water Service Upgrades.

On a motion by Councillor Tzekas, the Community Council re-opened the aforementioned matter.

On a motion by Councillor Faubert, the Community Council continued past 6:30 p.m. to complete the agenda.

The Community Council continued its consideration of the subject report.

A. Councillor Mahood moved that Recommendation (1) in the report of the Director, Environmental Services, be deleted and the following substituted therefor:

(1) that Scarborough Community Council recommends that City Council designate the Scarborough community for the voluntary provision of water service upgrades a local improvement under Clause 4 of The Local Improvement Act.

B. Councillor Tzekas moved that Recommendation (1) in the report of the Director, Environmental Services, be amended by adding the words "pending the outcome of a trial to be conducted in Bridlewood and Terraview Willowfield areas as a local improvement under Clause 4 of The Local Improvement Act" following the words "water service upgrades."

C. Councillor Kelly moved that this matter be forwarded immediately to the Strategic Policies and Priorities Committee for its attention.

Upon the question of the adoption of Motion A of Councillor Mahood, it was lost.

Upon the question of the adoption of Motion B of Councillor Tzekas, it was carried.

Upon the question of the adoption of Motion C of Councillor Kelly, it was lost.

(Clause No. 19, Report No. 3)

**130. Tabling of Notice of Motion by Councillor Tzekas on
Procedures for Exemption for Festivals.**

The Community Council had before it a Motion from Councillor Tzekas, regarding Procedures for Exemption for Festivals.

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At the request of Councillor Tzekas, the Community Council directed that the foregoing Motion be placed for consideration on the Agenda of the meeting scheduled to be held on May 6, 1998.

“WHEREAS festivals are held throughout the new City of Toronto; and

WHEREAS the Council of the former City of Scarborough had a policy and procedure to balance the needs of festival organizers and the impacts on adjoining neighbourhoods; and

WHEREAS it would be beneficial that festivals and those neighbourhoods that adjoin festival sites be dealt with equitably throughout the City;

THEREFORE BE IT RESOLVED that Scarborough Community Council recommend that Council request the Commissioner of Urban Planning and Development Services to review and report to the Urban Environment and Development Committee recommending the appropriate procedures for the consideration of exemption for festivals.”

(Clause No. 24(x), Report No. 3)

- 131.** The Community Council adjourned its meeting at 6:50 p.m.on April 2, 1998.

Chair.