

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 7

Wednesday, May 6, 1998.

The Scarborough Community Council met on Wednesday, May 6, 1998, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Brad Duguid
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

Confirmation of Minutes.

On a motion by Councillor Balkissoon, the Minutes of the meetings of the Scarborough Community Council held on March 23, 1998, April 1, 1998 and April 9, 1998, were confirmed.

**134. Twelve Hour Parking on Kalmar Avenue
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (March 27, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

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

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

(Clause No. 3, Report No. 4)

**135. Installing a Parking Prohibition at 109 Portsdown Road
Ward 15 - Scarborough City Centre.**

The Community Council had before it a report (March 24, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

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

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

(Clause No. 5, Report No. 4)

**136. Stops Signs on Roads intersecting Chillery Avenue
Ward 15 - Scarborough City Centre.**

The Community Council had before it a report (March 24, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the stop signs identified in Appendix 1 of this report be rescinded; and
- (2) the appropriate by-law be amended accordingly.

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

(Clause No. 6, Report No. 4)

**137. Turn Restriction from Goodyear Parking Lot onto Allanford Road
Ward 17, Scarborough Agincourt.**

The Community Council had before it a report (March 25, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the left turn restriction signs 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 Community Council recommended to Council the adoption of the aforementioned report.

(Clause No. 7, Report No. 4)

**138. Preliminary Evaluation Report
Zoning By-law Amendment Application No. Z97045,**

**Goce Kokarevski, 20 Meadowcliff Drive,
Cliffcrest Community,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it the following reports:

- (a) (March 19, 1998) from the Commissioner of Planning and Buildings, Scarborough, deferred from the previous meeting, respecting Zoning By-law Amendment Application No. Z97045, recommending that Council refuse the application by Goce Kokarevski to amend the Zoning By-laws to permit the development of the land with three single-family dwellings; and
- (b) (April 30, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of additional information submitted by The Toronto and Region Conservation Authority, and reiterating the recommendation contained in the report (March 19, 1998) of the Commissioner, that Council refuse this application.

On a motion by Councillor Duguid, the Community Council recommended to Council the adoption of the aforementioned (March 19, 1998) report, and receipt of the (April 30, 1998) report of the Commissioner.

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 10, Report No. 4)

**139. Preliminary Evaluation Report
Zoning By-law Amendment Application SZ98006,
Acfflex Realty Inc., 1891 Eglinton Avenue East,
Golden Mile Employment District,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (April 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Zoning By-law Amendment Application No. SZ98006, recommending that Scarborough Community Council convene a Public Meeting to consider this application, targeted for the third quarter of 1998, subject to:

- (1) the applicant submitting a Traffic Impact Study in support of the proposed rezoning, or the Recommendation Report prepared by staff to recommend implementing a Holding Provision (H) in conjunction with any commercial zoning for this property;

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- (2) the new owner of the property submitting a concept site plan in support of the proposed rezoning, identifying in particular the details of the proposed food store and vehicular access arrangements;
- (3) staff, in consultation with the Ward Councillors, conducting a Community Information Meeting to discuss the proposal with residents in the abutting Clairlea Community; and
- (4) staff providing notice for this Meeting to all owners within 120 metres (400 feet) of the property, to all attendees of the Community Information Meeting and to all parties receiving notice of the Municipal Board proceedings regarding the Golden Mile Land Use Review.

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

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings Scarborough)

(Clause No. 20(e), Report No. 4)

**140. Preliminary Evaluation Reports
Zoning by-law Amendment Application No. SZ98009, SZ98010, SZ980015,
Mondeo Developments Inc., Mondeo Phase II,
740 Ellesmere Road - Dorset Park Community,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (April 21, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Zoning By-law Amendment Application Nos. SZ98009, SZ98010, SZ98015, recommending that staff process these applications expeditiously, yet separately, to address the various issues raised by each application, as follows:

SZ98009:

- (1) that Scarborough Community Council target a Public Meeting following the summer recess to consider this component of the overall development, subject to:
 - 1.1. staff convening a community information meeting to present the development proposal for a seniors residence to the community; notice of the meeting to be provided to all property owners within 120 metres (400 feet) of the Mondeo development;
 - 1.2. staff negotiating with the owner to achieve an appropriate height and massing, respecting the adjacent low density residential dwelling

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being proposed, roof-top design, as well as the urban design objectives of the City of Toronto; and

- 1.3. a Traffic Impact Study to demonstrate how the proposed development can be accommodated within existing traffic constraints;

SZ98010:

- (2) that staff process this application in the normal manner and report back with a status report, subject to:
 - 2.1. the overall height and massing being reduced and redesigned to create a more appropriate built form along this section of Ellesmere Road;
 - 2.2. a Traffic Impact Study to identify necessary transportation improvements to support the proposed development, and a strategy to secure the necessary transportation improvements; and
 - 2.3. consideration being given to application of a Holding Provision (H) in the Zoning By-law as a mechanism to ensure the provision of necessary transportation improvements;

SZ98015:

- (3) that Scarborough Community Council convene a Public Meeting to consider this application prior to the summer recess, subject to:
 - 3.1. staff negotiating with the applicant to ensure the highest quality of design for the Single- and Two-Family dwellings.

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

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings Scarborough)

(Clause No. 20(f), Report No. 4)

141. **Preliminary Evaluation Report
Official Plan Amendment Application SP98008,
Zoning by-law Amendment Application SZ98013,
Kopas Management & Development Incorporated,
565 Kennedy Road, Kennedy Park Community,
Ward 15 - Scarborough City Centre.**

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The Community Council had before it a report (April 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Official Plan Amendment Application SP98008, Zoning By-law Amendment Application No. Z98013, recommending that the Scarborough Community Council convene a Public Meeting to consider these applications before the summer recess.

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

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 20 (g), Report No. 4)

**142. Preliminary Evaluation Report
Official Plan Amendment Application SP98007,
Zoning by-law Amendment Application SZ98008,
1600 Pacific Place et al, 4200 Kingston Road,
West Hill Community - Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (April 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council convene a Public Meeting to consider these applications, targeted for the fourth quarter of 1998, subject to:

- (1) the applicant submitting a formal Site Plan Control application for the proposed development which addresses the concerns raised in this report;
- (2) staff, in consultation with the Ward Councillors, conducting a Community Information Meeting in mid-June to discuss the proposal with the surrounding community;
- (3) staff providing notice for the Public Meeting to all owners within 120 metres (400 feet) of the property and to all attendees of the Community Information Meeting; and
- (4) staff being directed to investigate the possibility of consolidating the subject property with the immediate property to the east and incorporating this abutting property into the proposed Official Plan and Zoning By-Law Amendments.

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

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 20(h), Report No. 4)

**143. Preliminary Evaluation Report
Zoning By-law Amendment Application Z97054,
Proposed Draft Plan of Subdivision T97016,
Larry Dekkema on behalf of Zaph Avenue Holdings Limited,
Zaph Avenue, Highland Creek Community,
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (April 23, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council convene a Public Meeting, targeted late in the second quarter of 1998, subject to the applicant submitting an Environmental Impact Study to assess the potential impact the development may have on the stream corridor and Category 1 lands.

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

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings, Scarborough)

(Clause No. 20(I), Report No. 4)

**144. Preliminary Evaluation Report
Zoning By-law Amendment Application SZ98003,
Bozian Holdings Inc. (Brimell Toyota), 5060 Sheppard Avenue East,
Marshalling Yard Employment District,
Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (April 22, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council convene a Public Meeting, targeted late for the fourth quarter of 1998, subject to:

- (1) the applicant submitting more details on the proposed uses;
- (2) the applicant submitting a Traffic Impact Study addressing:
 - (a) the impact this application would have on traffic along Sheppard Avenue and at its intersection with Markham Road;
 - (b) the community concerns regarding potential traffic infiltration into the residential neighbourhood located across Sheppard Avenue to the south of the proposed development; and

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- (3) staff convening a Community Information Meeting to be scheduled upon submission of the foregoing recommendations (1) and (2); notice of this meeting to be provided within 120 metres (400 feet) of the subject property and to the Whitehaven Community Association.

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

The Community Council received a communication (May 5, 1998) from Ms. Elizabeth Howson, Macaulay Shiomi Howson Limited, in support of the staff recommendation.

(Sent to: Owner/Applicant; and
Copy to: Commissioner, Planning and Buildings, Scarborough

(Clause No. 20(j), Report No. 4)

145.

**Request for Direction
Ontario Municipal Board Appeal by Burnac Corporation,
Official Plan Amendment Application P89025,
Zoning By-law Amendment Application Z89049,
Site Plan Control Application S90055,
North West Corner of McLevin Avenue and Neilson Road,
Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (April 22, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that that Council:

- (1) direct the Commissioner of Planning and Buildings to:
- (a) negotiate with the applicant to achieve the following improvements to the applications:
- (i) an increased office component;
 - (ii) a more prominent commercial building at the McLevin/Neilson corner;
 - (iii) an increased front yard setback and more visually interesting facades for the proposed townhouses;
 - (iv) improved facade and roofline treatment for the apartment building;
 - (v) more efficient pedestrian and vehicular circulation on the site;
 - (vi) a revised zoning proposal to more accurately reflect the proposal with respect to the height of the apartment buildings and the size of the commercial space;

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- (b) conduct a community information meeting, in consultation with the Ward Councillors, prior to the June 5, 1998, pre-hearing conference; and
- (2) direct the City Solicitor to:
- (a) attend the scheduled June 5, 1998, pre-hearing conference and, if necessary, the September 14, 1998, full hearing with instructions to seek a settlement based on the substantial resolution of the matters noted above and consideration of any additional planning matters arising from the community information meeting; and
 - (b) failing negotiation of a settlement, oppose these applications at the Ontario Municipal Board.

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

(Clause No. 12, Report No. 4)

146. Ontario Municipal Board Hearings - All Scarborough Wards.

The Community Council had before it a report (April 22, 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 Kelly, the Community Council received the aforementioned report.

(Clause No. 20(1), Report No. 4)

147. Site Plan Control Approvals - All Scarborough Wards.

The Community Council had before it a report (April 21, 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 Altobello, the Community Council received the aforementioned report.

(Clause No. 20(m), Report No. 4)

148. New Applications Received - All Scarborough Wards.

The Community Council had before it a report (April 22, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the new planning applications received.

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

(Clause No. 20(n), Report No. 4)

149. Proposed Encroachment Agreement permitting a Parking Lot and Wooden Fence, adjacent to 395 McCowan Road, to extend onto McCowan Road Road Allowance, Ward 15 - Scarborough City Centre.

The Community Council had before it a report (April 22, 1998) from the Commissioner of Corporate Services, recommending that Council:

- (1) permit the Church of Jesus Christ of Latter Day Saints, owners of 395 McCowan Road, to replace the fence and pavement at their present locations, encroaching approximately nine feet onto the McCowan Road road allowance, subject to:
 - (a) entering into a encroachment agreement with the City;
 - (b) payment of the 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

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- (2) appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 13, Report No. 4)

**150. Property Acquisition for Parkland
Canada Lands Company,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a communication (April 6, 1998) from the City Clerk, advising that the Budget Committee, on April 3, 1998, referred the letter of transmittal (March 30, 1998) from the Corporate Services Committee, wherein the Committee on March 30, 1998, recommended to the Budget Committee the adoption of the report (February 12, 1998) from the Commissioner of Corporate Services, recommending that:

- (1) the City purchase the lands shown on the attached sketch, being Part Lot 28, Concession B, City of Scarborough, at the price of \$332,375.00 based upon an area of 1.076 hectares, with the final price to be adjusted upon completion of a survey plan, and the purchase to be conditional upon the soil conditions being found satisfactory;
- (2) the City enter into a license agreement with Praxair Limited, permitting the existing pipeline crossing the property to remain for a period of ten years; and
- (3) 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 directed that the Budget Committee be advised that Scarborough Community Council concurs in the recommendation of the Corporate Services Committee.

(Sent to: Budget Committee; and Copy to: Commissioner, Corporate Services,
and Director, Real Estate, Scarborough)

(Clause No. 20(o), Report No. 4)

**151. Acquisition of former Landfill site owned by The Ministry of Transportation
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a communication (April 6, 1998) from the City Clerk, advising that the Budget Committee, on April 3, 1998, referred the letter of transmittal (March 30, 1998) from the Corporate Services Committee, wherein the Committee on March 30, 1998, recommended to the Budget Committee the adoption of the report (February 12, 1998) from the Commissioner of Corporate Services, recommending that:

- (1) the City purchase the lands shown on the attached sketch, being part of Lot 12, Registrar's Compiled Plan 10303 at the price of \$120,605.00 based upon a land area of 4.89 hectares (12.08 acres) with the final price to be adjusted upon completion of a survey plan; and
- (2) appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On a motion by Councillor Moeser, the Community Council directed that the Budget Committee be advised that Scarborough Community Council concurs in the recommendation of the Corporate Services Committee.

(Sent to: Budget Committee; and Copy to: Commissioner, Corporate Services,
and Director, Real Estate, Scarborough)

(Clause No. 20(p), Report No. 4)

**152. Site Plan Control Application S97109
Monarch Construction Limited,
S.E. Corner of Finch Avenue and McCowan Road,
Agincourt North Community,
Ward 18 - Scarborough Malvern.**

(Refer also to Minute No. 166)

Councillor Balkissoon moved that the subject matter be considered at 4:30 p.m. today to permit delegations, which was carried.

(Clause No. 20(s), Report No. 4)

153. Highland Creek Heritage Day

The Community Council had before it a communication (May 6, 1998) from Councillor Moeser requesting that the Community Council officially endorse the Highland Creek Heritage Day Festival as a "Community Festival".

The Community Council concurred in Councillor Moeser's request and agreed to recognize the upcoming 13th Heritage Day, to be held on Saturday, June 20, 1998, as a "Community Festival".

(Sent to: Mr. Clancy Delbarre, President, Highland Creek Community Association;
Copy to: Director, Road and Traffic Services, Scarborough)

**154. Public Meeting under the Noise By-law No. 23489
St. Nicholas Greek Orthodox Church,
Greek Summer Festival, 3840 Finch Avenue East,
Ward 17 - Scarborough Agincourt.**

The Community Council held a Public Meeting under Noise By-law No. 23489 and had before it a report (April 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council:

- (1) grant an exemption from By-law Number 24389, The Noise By-law, to St. Nicholas Greek Orthodox Church and The St. Nicholas Greek-Canadian Community of Scarborough for their annual Summer Festival for the period June 25 to July 1, 1998, inclusive, and for the subsequent years 1999 and 2000, subject to the following conditions:
 - (a) that St. Nicholas Greek Orthodox Church and The St. Nicholas Greek-Canadian Community of Scarborough implement those actions recommended by Universal Light and Sound, in their correspondence dated March 20, 1997, to mitigate the effects of the noise to the adjoining neighbourhoods, and in particular:
 - (i) limit the number of speakers to 4;
 - (ii) cease the noise at 12:00 midnight;
 - (iii) work with representatives of 42 Division, Toronto Police Service, to address issues of traffic control and parking; and
- (2) declare The 21st Hellenic Festival of The St. Nicholas Greek Orthodox Church and The St. Nicholas Greek-Canadian Community of Scarborough, for the period June 25 to July 1, 1998, 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 recommended to Council the adoption of the aforementioned report.

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

The Reverend Father Nicholas Alexandris, Dean,
St. Nicholas Greek Orthodox Church;
Mr. Robert Hutchinson, Area Resident;
Ms. Mary Balles, Area Resident;
Mr. Arthur Bruce, Area Resident;
Mr. Alexander Giogalis, Chairman of the Summer Festival;
Mr. Peter Kokoris, Member of the church congregation.

(Clause No. 1, Report No. 4)

**155. Public Meeting under Noise By-law No. 23489
The Greek Community of Metropolitan Toronto Inc.,
1998 Annual Festivals - 1385 Warden Avenue,
Ward 14- Scarborough Wexford.**

The Community Council held a Public Meeting under Noise By-law No. 23489, and had before it a report (April 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council recommend that Council:

- (1) grant an exemption from By-law Number 24389, the Noise By-law, to The Greek Community of Metropolitan Toronto Incorporated, for their Annual Festivals for the periods July 1 to July 5, 1998, inclusive, and August 21 to August 23, 1998, inclusive, subject to the following conditions:
 - (a) that The Greek Community of Metropolitan Toronto Incorporated and St. John's Greek Orthodox Church 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 in particular:
 - (i) limit the number of speakers to 4;
 - (ii) cease the noise at 11:00 p.m. on July 1, July 2, July 5, 1998 and August 23, 1998;
 - (iii) on the remaining dates, reduce the sound level to 85 decibels at 11:00 p.m.;
 - (iv) progressively lower the volume of the noise after 11:00 p.m.; and
 - (v) cease the noise at 12 midnight;

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- (b) ensure the availability of rapid communications directly with someone with the authority to deal with unexpected contingencies, equipped with cellular phones, with numbers being given to the neighbours;
 - (c) direct the parking to the Price Club parking lot; and
- (2) declare the 1998 Festivals of The Greek Community of Metropolitan Toronto Incorporated for the periods July 1 to July 5, 1998, and August 21 to August 23, 1998, to be of "Municipal Significance" and request the City Clerk to issue the appropriate letter to The Liquor Licence Board of Ontario.

Councillor Tzekas moved that the aforementioned report be approved, subject to:

- (a) striking out "85 decibels" in (I) (a) (iii) and substituting therefor "80 decibels"; and
- (b) requesting that St. John's Greek Orthodox Church implement a sound system similar to that used by St. Nicholas Greek Orthodox Church in an effort to further reduce the ambient sound.

Upon the adoption of the foregoing motion, it was carried.

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

Mr. Kostas Menegakis, Chairman of the Board, The Greek Community of Metropolitan Toronto Inc., who also tabled with the Clerk's Department, a petition containing 1,182 signatures in support of the Festival and the Noise By-law exemption request;
Mr. Harry Ratcliffe, Area Resident;
Mr. Jeff Cooper, Area Resident;
Mr. Ivan Watts, Area Resident.

(Clause 2, Report No. 4)

156. The Guild Inn - The Guild Renaissance Group.

The Scarborough Community Council received a presentation from The Guild Renaissance Group and copies of the Group's document, entitled: "The Renaissance of The Guild of All Arts";

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

- Mr. Lin Whitman, Chairman, The Guild Renaissance Group;
- Mr. Fred Bate, Member of The Guild Renaissance Group;
- Ms. Karin Eaton, Member and Executive Director, Scarborough Arts Council; and
- Ms. Alice Walter, Member, Scarborough Arts Council.

Councillor Altobello moved that Scarborough Community Council support the initiatives of the Guild Renaissance Group and the position taken by the Local Architectural Conservation Advisory Committee with respect to the architectural preservation of the Guild Inn buildings.

Councillor Cho moved that Scarborough Community Council request The Guild Renaissance Group to consider requesting representation in the Group from the two School Boards and investigate becoming a member organization of Toronto Tourism.

Upon the question of the adoption of the foregoing motions, it was carried.

(Sent to: Mr. Lin Whitman, Chair, the Guild Renaissance Group; and Copy to: Mr. Richard Schofield, Scarborough Local Architectural Conservation Advisory Committee.)

(Clause 20 (a), Report No. 4)

**157. Churchill Heights Baptist Church - Waiver of Fees
Ward 18 - Scarborough Malvern.**

The Scarborough Community Council had before it a report (April 22, 1998) from the Executive Director, Building Division, responding to a request by Churchill Heights Baptist Church that their building permit fee and development charges relative to their building expansion program be waived, and recommending that:

- (1) the fees for the building permit be collected according to the Building Permit by-law and not be waived; and
- (2) development charges be collected as per the existing development charge by-laws and policy in Scarborough.

Mr. Douglas B. Robertson, Co-chairperson, Churchill Heights Building Task Force, appeared before the Community Council in connection with the foregoing matter.

Councillor Balkisson moved that Community Council continue past 12:30 p.m. to complete its consideration of this item, which was carried.

The Community Council was advised by the Senior Counsel, Legal Services, Scarborough, that Recommendation No. (2) contained in the aforementioned report was improperly before the Community Council, since the Council Procedure By-law has not delegated authority to the Community Councils to discuss Development charges.

Councillor Cho moved that the Scarborough Community Council:

- (a) strike out recommendations (1) and (2); and
- (b) recommend that Council waive the building permit fee.

Upon the question of the adoption of Councillor Cho's motion, the vote was taken, as follows:

Yeas: Councillors Balkisson, Berardinetti, Cho, Duguid, Kelly, Shaw - 6

Nays: Councillor Faubert - 1

Decided in the affirmative by a majority of 5.

(Clause 9, Report No. 4)

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The Community Council recessed at 12:48 p.m.

The Community Council reconvened at 2:14 p.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Frank Faubert
Councillor Norm Kelly
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

**158. Public Meeting under The Planning Act
Zoning By-law Amendment Application Z97060,
Murray Pearson on behalf of Anne Lozinsky,
39 Scarboro Avenue, Parts of Lots 19 and 20, Registered Plan 2098,
Highland Creek Community,
Ward 16 - Scarborough Highland Creek.**

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 17, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Highland Creek Community Zoning By-law Number 10827, as amended, with respect to Parts of Lots 19 and 20, Registered Plan 2098, for the lands proposed to have frontages on the Devonridge Crescent extension, by deleting the existing performance standards and adding the following performance standards:
- (1) maximum one single-family dwelling per parcel having a minimum of 14 metres (46 feet) frontage on a public street and minimum lot area of 435 square metres (4,680 square feet);
 - (2) minimum street yard building setback 6 metres (20 feet);
 - (3) minimum side yard building setback 0.9 metres (3 feet);
 - (4) maximum floor area per dwelling unit 62 percent of the lot area;

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- (5) a garage to be erected with each dwelling unit;
 - (6) chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies not to project into any required side yard of 1 metre (3 feet) or less; and
- (B) amend the Highland Creek Community Zoning By-law Number 10827, as amended, with respect to Parts of Lots 19 and 20, Registered Plan 2098, for the proposed lot with frontage on Scarboro Avenue, by deleting the existing performance standards except for front and side yard building setbacks, and adding the following performance standards:
- (1) maximum one single-family dwelling per parcel having a minimum of 14 metres (46 feet) frontage on a public street and a minimum lot area of 580 square metres (6,240 square feet); and
 - (2) minimum rear yard building setback to be 11 metres (36 feet); and
- (C) authorize any unsubstantive technical, stylistic or format changes as may be required to the said By-law to properly carry out the intent of these recommendations.

On a Motion by Councillor Moeser, the Community Council, after considering the depositions and based on the finding of fact, conclusions and recommendations contained in the report (March 17, 1998) from the Commissioner, Planning and Buildings, Scarborough, recommended to Council the adoption of the aforementioned report.

Mr. Murray Pearson appeared before the Community Council in connection with the foregoing matter, on behalf of the applicant, and expressed support for the recommendation contained therein.

(Clause No. 14, Report No. 4)

**159. Public Meeting under The Planning Act
Zoning By-law Amendment Application Z97035,
Lephuong and Themich Luong,
16 Ormerod Street, Lots 7, Registered Plan 217,
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 (March 6, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Agricultural Holding Zoning By-law Number 10217, as amended, with respect to Lot 7, Registered Plan 217, by deleting the subject property;
- (B) amend the Malvern Community Zoning By-law Number 14402, as amended, with respect to Lot 7, Registered Plan 217, by adding the subject property and zoning it "Semi-Detached Residential (SD)" with the following performance standards:
 - (1) maximum one dwelling unit per parcel having a minimum of 7.5 metres (25 feet) frontage on a public street and minimum lot area of 340 square metres (3,660 square feet);
 - (2) minimum street yard building setback 6 metres (20 feet);
 - (3) minimum side yard building setback 1 metre (3 feet) on one side only; chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies not to project into a required side yard;
 - (4) ground floor area of all buildings not to exceed 50 percent of the lot area;
 - (5) a garage to be erected with each dwelling unit; and
- (C) authorize any unsubstantive technical, stylistic or format changes as may be required to the said By-laws to properly carry out the intent of these recommendations.

On a motion by Councillor Cho, the Community Council, after considering the deputations and based on the finding of fact, conclusions and recommendations contained in the report (March 6, 1998) from the Commissioner, Planning and Buildings, Scarborough, recommended to Council the adoption of the aforementioned report.

Mr. Themich Luong appeared before the Community Council in connection with the foregoing matter and expressed support for the recommendation contained therein.

(Clause No. 15, Report No. 4)

160.

**Request for Direction
Ontario Municipal Appeal by Burnac Corporation
Official Plan Amendment Application P89025
Zoning By-law Amendment Application Z89049
Site Plan Control Application S90055
North West Corner of McLevin Avenue and Neilson Road
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (April 22, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (1) direct the Commissioner of Planning and Buildings to:
 - (a) negotiate with the applicant to achieve the following improvements to the applications:
 - (i) an increased office component;
 - (ii) a more prominent commercial building at the McLevin/Neilson corner;
 - (iii) an increased front yard setback and more visually interesting facades for the proposed townhouses;
 - (iv) improved facade and roofline treatment for the apartment building;
 - (v) more efficient pedestrian and vehicular circulation on the site;
 - (vi) a revised zoning proposal to more accurately reflect the proposal with respect to the height of the apartment buildings and the size of the commercial space;
 - (b) conduct a community information meeting, in consultation with the Ward Councillors, prior to the June 5, 1998, pre-hearing conference; and
- (2) direct the City Solicitor to:

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- (a) attend the scheduled June 5, 1998, pre-hearing conference and, if necessary, the September 14, 1998, full hearing with instructions to seek a settlement based on the substantial resolution of the matters noted above and consideration of any additional planning matters arising from the community information meeting; and
- (b) failing negotiation of a settlement, oppose these applications at the Ontario Municipal Board.

Councillor Balkissoon moved that the aforementioned report be approved, subject to adding the following to (1)(a)(v):

“...including improved visibility of the commercial parking from the street;”.

Upon the question of the adoption of the foregoing motion, it was carried.

(Clause No. 11, Report No. 4)

**161. Request for Fence By-law Exemption
Panos and Helen Kalogiannides, 4 Kelvinway Drive,
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council approve the application to permit the erection of a 5 metre section of fence along the westerly property line located in the street yard at a height of 1.9 metres (6.5 feet), utilizing see-through netting material.

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

The Community Council received a communication (May 5, 1998) from Anesti Kelaiditis, neighbour, expressing opposition to the foregoing recommendation.

(Sent to: Applicant; and copy to: Director, Property Standards)

(Clause No. 20(c), Report No. 4)

162. Scarborough L.A.C.A.C. and Historical Museums Board

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The Community Council had before it a communication (April 21, 1998) from Mr. Richard Schofield, responding, on behalf of the Scarborough Local Architectural Conservation Advisory Committee, and the Scarborough Historical Museums Board, to the recommendations contained in the Report of the Transition Team as they affect the policy and programs related to arts, culture and heritage; and requesting that Scarborough Community Council concur in the recommendations of L.A.C.A.C. and the Scarborough Historical Museums Board, as outlined in his letter; and forward same to the Special Committee to Review the Final Report of the Toronto Transition Team for its consideration.

On a motion by Councillor Moeser, the Community Council concurred in the aforementioned recommendations and directed that the Special Committee to Review the Final Report of the Toronto Transition Team be so advised.

(Sent to: Special Committee to Review the Final Report of the Toronto Transition Team; and copy to: Mr. Richard Schofield, Scarborough Local Architectural Conservation Advisory Committee.)

(Clause No. 20(q), Report No. 4)

- 163. 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,
Highway No. 401 to McNicoll,
Sullivan Community and L'Amoreaux Community,
Wards 14 & 17 - Scarborough Wexford and Scarborough Agincourt.**

(Refer also to Minute Nos. 179 and 181)

The Community Council had before it the following reports:

- (a) (April 22, 1998) from the Commissioner of Planning and Buildings, Scarborough, responding to Community Council's direction, at its meeting held on April 1, 1998, and recommending that this report be received for information; and
- (b) (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending:

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- (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. Philip Egginton, President, Bridlewood community Association; and
- Mr. Wayne Hall, representing North Bridlewood Community Association.

(Clause 20(d), Report No. 4)

**164. Request for Fence by-law Exemption
Mary Graham and Steve Duriancik, 109 Phyllis Avenue
Ward 13 - Scarborough Bluffs**

(Refer also to Minute No. 167)

The Community Council had before it a report (April 7, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council approve the application to permit a 3.81 metre (12.5 feet) section of fence to remain at a height of 3.0 metres (10 feet) whereas By-law No. 24945, as amended, permits a maximum height of 2.0 metres (6.8 feet).

Ms. Mary Graham appeared before the Community Council in connection with the foregoing matter.

(Clause No. 20(b), Report No. 4)

165. Briefing by the Chief Administrative Officer, In Camera

The Community Council moved into camera to receive a briefing from the Chief Administrative Officer in response to a request from the Community Council Chair.

(Clause 20(u), Report No. 4)

**166. Site Plan Control Application S97109
Monarch Construction Limited
S.E. Corner of Finch Avenue and McCowan Road
Agincourt North Community
Ward 18 - Scarborough Malvern**

(Refer also to Minute No. 152)

The Community Council had before it a report (April 30, 1998) from the Commissioner of Planning and Buildings, Scarborough, regarding Site Plan Control Application S97109, Monarch Construction Limited, recommending that Scarborough Community Council support for final approval the proposed development as shown on the drawings titled "Site Plan" Figure 2, dated April 30, 1998, "Elevation Plan - Phases 3 and 4" Figure 4, dated April 28, 1998, "Elevation Plan - Phase 3" Figure 5, dated April 28, 1998, save and except for the cooling tower which must be integrated into the rooftop screening and "Elevation Plan - Recreation Centre" Figure 6, dated April 28, 1998, for a period of three years from the date of issuance of the approval, conditional upon:

- (1) the owner and the City entering into, and registering on title, the City's standard Site Plan Control Agreement incorporating the following specific conditions:
 - (a) all refuse storage to be contained within the buildings;
 - (b) site lighting to be constructed such that the angle of illumination does not extend onto the adjacent lands or public streets;
 - (c) 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 have prior written approval of the Commissioner of Planning and Buildings;
 - (d) detailed building elevation plans and landscaping plans to be submitted for the approval of the Commissioner of Planning and Buildings for the 12 storey apartment building fronting onto McCowan Road (Phase 4) and the freestanding townhouses fronting onto Sandhurst Circle and Finch Avenue (Phases 5a and 5b) and shall be registered on title by an amending site plan control agreement;
 - (e) all work required by this agreement to be completed within three years from the date the agreement is registered on title; and
- (2) prior to the final approval of the plans by the Commissioner of Planning and Buildings, the development must conform to the Zoning By-law.

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Councillor Balkissoon moved that the Scarborough Community Council approve the aforementioned report, subject to adding the following further condition:

“That the recreation space provided for in the Site Plan Agreement be 3 square metres per dwelling unit or 15,178 square feet”.

Upon the question of the adoption of the foregoing motion, it was carried.

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

- Mr. Roger Elliott, Solicitor, Monarch Construction Limited,
- Mr. Trevor Welby-Sullivan, President of Middlefield Community Association,
- Mr. John Groenstein, Area Resident.

(Clause No. 24(s), Report No. 4)

**167. Request for Fence by-law Exemption
Mary Graham and Steve Duriancik, 109 Phyllis Avenue
Ward 13 - Scarborough Bluffs**

(Refer also to Minute No. 164)

The Community Council resumed its consideration of the subject matter.

On a motion by Councillor Altobello, Scarborough Community Council deferred this matter for consideration at its next regular meeting scheduled to be held on May 27, 1998.

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

- Mr. Ray Maciel; and
- Mr. Steve Duriancik.

The Community Council also received the following communications:

- (a) (April 27, 1998) from Councillor Ashton, in support of the staff recommendation; and

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- (b) (April 30, 1998) from Mr. Ray Maciel, in opposition to the staff recommendation.

(Clause No. 20(b), Report No. 4)

The Community Council recessed at 6:10 p.m.

The Community Council reconvened at 7:40 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 Mike Tzekas

**168. 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 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 2, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Clairlea Community Zoning By-law, as amended, with respect to 60 Maybourne Avenue, Lot 221, Registered Plan 1859, as follows:

Zoning By-law Amendment

- (1) Permitted Density:

one single-family dwelling per parcel having a minimum frontage of 7.5 metres (25 feet) on a public street and a minimum lot area of 240 square metres (2,600 square feet);

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- (2) maximum building ground floor coverage of 40 percent of the lot area;
 - (3) minimum 0.9 metres (3 feet) side yard setback on the one side and 0.3 metres (1 foot) on the other side;
 - (4) minimum 6 metres (20 feet) front yard setback;
 - (5) additional Performance Standards for the existing dwelling on the lot to be retained, 60 Maybourne Avenue:
 - 5.1 minimum driveway width and parking space width 2.45 metres (8 feet);
 - (6) all other zoning provisions applying to the property would continue to apply; and
- (B) authorize any unsubstantive technical, stylistic or format changes to the Zoning By-law Amendment as may be required to give effect to this resolution.

On a Motion by Councillor Berardinetti, the Community Council, after considering the depositions and based on the finding of fact, conclusions and recommendations contained in the report (March 2,1998) from the Commissioner, Planning and Buildings, Scarborough, recommended to Council the adoption of the aforementioned report.

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

- Mr. Lucky Hionides, expressing support for the recommendations contained therein;
- Mr. Michael Skeete, expressing opposition to the recommendations, on his own behalf and those of his neighbours; and
- Mr. Kevin Flexhaug, expressing opposition.

The Community Council also received the following:

- (a) a communication (undated) from A. Mangano, expressing opposition; and
- (b) a 28-signature petition expressing support.

(Clause No. 16, Report No. 4)

169. Birch Cliff 2000 - Birch Cliff Community Association

The Scarborough Community Council had before it the following motion (April 21, 1998) from Councillor Gerry Altobello:

WHEREAS "Birch Cliff 2000" is an effort of the Birch Cliff Community Association dedicated to the urban renewal of Birch Cliff Village being that section of Kingston Road east of Warden Avenue and west of Manderley Drive; and

WHEREAS "Birch Cliff 2000" is a response to the concern for the negative image and lack of performance of the commercial component of the Birch Cliff Village Community area; and

WHEREAS Birch Cliff Community Association aspire to effect change to this area by promoting changes to the City's Official Plan to permit redevelopment of a higher density mixed use alternative; and

WHEREAS Birch Cliff Community Association after considering a plan of action, have approached the Ward Councillors and staff of the Planning and Buildings Department with a request for assistance to effect the said changes to the Official Plan to allow such redevelopment; now

THEREFORE BE IT RESOLVED that the Scarborough Community Council request City Council to direct the Commissioner of Planning and Buildings, Scarborough, to consider initiating an Official Plan Amendment for the Birch Cliff Village Community area.

BE IT FURTHER RESOLVED that the Commissioner of Planning and Buildings, Scarborough be requested to consider appropriate Official Plan designations for the area and further facilitate the effort through a group of residents and business owners and the "Birch Cliff 2000" team to develop the appropriate Official Plan designation to facilitate redevelopment.

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BE IT FURTHER RESOLVED that the Commissioner of Planning and Buildings, Scarborough be requested to report in the last quarter of 1998 an appropriate recommendation in respect to the effort of "Birch Cliff 2000" and new Official Plan policies for the Birch Cliff Village Community area.

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

Ms. Barb Beecroft, Chair, "Birch Cliff 2000"
Mr. Gary Mueller, Member, "Birch Cliff 2000"; and
Mr. Frank Clayton, Economist and Market Analyst.

The Community Council recommended to Council the adoption of the foregoing motion.

(Clause 18, Report No. 4)

170. Consent Applications - All Scarborough Wards.

The Community Council had before it the following reports:

- (a) (April 21, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the Consent Decisions granted by the Commissioner of Planning and Buildings, Scarborough; and
- (b) (May 6, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council endorse the proposals set forth in this report with respect to the Procedures for Processing Consent Applications.

On a motion by Councillor Moeser, Scarborough Community Council:

- (a) received the foregoing report (April 21, 1998) from the Commissioner of Planning and Buildings, Scarborough; and
- (b) approved the foregoing report (May 6, 1998) from the Commissioner of Planning and Buildings, Scarborough.

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

(Clause No. 20(k), Report No. 4)

171. Parking concerns on Lozoway Drive near Ionview Public School

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 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 Duguid, the Community Council recommended to Council the adoption of the aforementioned report, subject to amending Recommendation No. (2) by striking out Column 4 in Appendix 2 and substituting therefor "Times or Days: 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday".

(Clause No. 4, Report No. 4)

172. 1998 Membership in Ontario Traffic Conference

The Community Council had before it a communication (April 21, 1998) from the City Clerk advising that the Urban Environment and Development Committee concurred in the report (March 31, 1998) from the Interim Functional Lead, Transportation, requesting that Scarborough Community Council select up to two representatives for the Ontario Traffic Conference and advise City Council accordingly.

Councillor Moeser moved that Scarborough Community Council appoint the following Councillors as its representatives for the Ontario Traffic Conference:

Councillor Lorenzo Berardinetti; and

Councillor Doug Mahood.

Upon the question of the adoption of the motion by Councillor Moeser, the vote was taken, as follows:

Yeas: Councillors Berardinetti, Cho, Duguid, Faubert, Kelly, Moeser, Shaw, Tzekas
- 8

Nays: Nil.

Decided in the affirmative by a unanimous vote of the members present and voting.

(Clause 17, Report No. 4)

Councillor Berardinetti vacated the chair and appointed Councillor Altobello as Acting Chair.

173. Nomination of Two Representatives to 1998 Florina Festival Committee

The Scarborough Community Council considered a request from Councillor Lorenzo Berardinetti, Chair, that Community Council nominate two members to represent The Scarborough Community Council on the 1998 Florina Festival Committee; and advise the Florina Committee accordingly.

On a motion by Councillor Berardinetti, the Scarborough Community Council nominated the following Councillors as its representatives on the 1998 Florina Festival Committee:

Councillor Mike Tzekas; and

Councillor Frank Faubert.

(Sent to: Mr. Nick Bougiouklis, Chair Scarborough - Florina Fraternization Festival Committee; and Copy to: Councillors Faubert and Tzekas; and Ms. S. Ewing, Parks and Recreation, Scarborough)

(Clause 20(t) Report No. 4)

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

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;

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- (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.

Councillor Berardinetti moved that the Community Council recommend to Council the adoption of the aforementioned report.

Upon the question of the adoption of the motion by Councillor Berardinetti, the vote was taken, as follows:

Yeas: Councillors, Berardinetti, Cho, Duguid, Faubert, Kelly, Shaw, Tzekas - 7

Nays: Councillor Altobello - 1

Decided in the affirmative by a majority of 6.

The Community Council received a communication (April 1, 1998) from Mrs. Catherine Tercer; and a 14-signature petition, both expressing opposition to the foregoing recommendations.

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

(Clause No. 8, Report No. 4)

175. Procedures for Exemption for Festivals.

The Community Council had before it the following motion (April 1, 1998) from Councillor Tzekas:

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, City-wide.”

The Community Council recommended to Council the adoption of the aforementioned motion.

(Clause No. 19, Report No. 4)

176. Scarborough Tenants Association -Various Property Standards Violations

The Scarborough Community Council, had before it a communication (April 28, 1998) from Councillor Mahood, regarding a letter received from the Scarborough Tenants Association, with respect to various property standards violations of apartment buildings in Scarborough.

On a motion by Councillor Duguid, the Scarborough Community Council directed that the Commissioner of Planning and Buildings, Scarborough, provide a report to the next meeting of the Scarborough Community Council, scheduled to be held on Wednesday, May 27, 1998, on the status of the various property standards violations at the following locations:

555 Brimorton Drive, 3400 Eglinton Avenue East,
370 McCowan Road, 20 Trudelle Street, 4301 Kingston
Road; and 1545 Birchmount Road.

(Sent to: Commissioner of Planning and Buildings, Scarborough; and
Copy to: Director, Property Standards, Scarborough)

177. 1998 Indianapolis Peace Games

Councillor Faubert raised the issue of the status of the arrangements for the 1998 Indianapolis Peace Games.

Councillor Altobello moved that Scarborough Community Council direct the Commissioner of Parks and Recreation, Scarborough to report to the next meeting scheduled to be held on Wednesday, May 27, 1998, regarding the arrangements for the 1998 Indianapolis Peace Games.

(Sent to: Commissioner of Parks and Recreation, Scarborough; and
Copy to: Director, Sports Programs Division, Scarborough)

178. Current Value Assessment (C.V.A.)

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The Scarborough Community Council considered a recommendation from the Chair that the Community Council set aside a time of 7:30 p.m. at its next regular meeting scheduled to be held on Wednesday, May 27, 1998, to consider the matter of Current Value Assessment, and request that Finance staff attend and provide a briefing on this issue.

The Scarborough Community Council concurred in the recommendation of the Chair.

(Sent to: Chief Financial Officer and Treasurer; and Copy to: Mr. W. Wong, Finance/Treasury)

(Clause 20(v) Report No. 4)

- 179. 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 and 17 - Scarborough Wexford and Scarborough Agincourt.**

(Refer also to Minute Nos. 163 and 181)

At this point in the proceedings, the Community Council recessed to meet in camera to receive legal advice from the Senior Counsel, Scarborough, with respect to the above matter.

(Clause 20 (d), Report No. 4)

**180. Preliminary Evaluation Report
Official Plan Amendment Application SP98009,
Ontario Hydro / Lands south of Highway 401,
Maryvale and Dorset Park Communities,
Wards 14 and 15 - Scarborough Wexford and Scarborough City Centre.**

The Scarborough Community Council had before it a report (April 27, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council defer consideration of this application until applications for rezoning and draft plan of subdivision, site plan approval or condominium, together with supporting transportation and servicing reports as well as an environmental and ecological survey of the corridor, are submitted to enable staff to thoroughly assess the impact of the proposed Official Plan Amendment.

At this point in the proceedings, the Community Council recessed to meet in camera to receive legal advice from the Senior Counsel, Scarborough, with respect to the aforementioned report.

The Community Council reconvened in public session.

On a motion by Councillor Tzekas, the Community Council deferred the aforementioned report to the next Scarborough Community Council meeting, scheduled to be held on Wednesday, May 27, 1998, at 4:00 p.m., and directed that the Commissioner advise the applicant and all residents within 400 feet of the date and time of this meeting.

(Sent to: Commissioner of Urban Planning and Development Services and the City Solicitor; and Copy to: Executive Director and Chief Planner, Commissioner of Planning and Buildings, and Scarborough, Solicitor, Scarborough)

(Clause 20(r), Report No. 4)

**181. 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.**

(Refer also to Minute Nos. 163 and 179)

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At this point in the proceedings, the Community Council recessed to meet in camera to receive legal advice from the Senior Counsel, Scarborough, with respect to the aforementioned report.

The Community Council reconvened in public session.

A. Councillor Tzekas moved that the Community Council continue past 10:00 p.m. to complete its consideration of this matter, which was carried.

B. Councillor Tzekas moved that the Community Council defer the aforementioned report to the next meeting of the Scarborough Community Council, scheduled to be held on Wednesday, May 27, 1998.

C. Councillor Shaw moved that Councillor Tzekas' motion be amended by adding:

“That the City Solicitor and the Commissioner of Urban Environment and Development be requested to attend at that time.”

D. Councillor Tzekas moved that the motion of Councillor Shaw be amended by adding:

“That the City Solicitor and the Commissioner of Urban Environment and Development be requested to report on May 27, 1998 at 4:00 p.m. on the best possible team to deal with this application, including the kinds of expert witnesses that will be required.”

E. Councillor Kelly moved that the report (March 18, 1998) from the Commissioner of Planning and Buildings, Scarborough, be approved.

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

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

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

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

(Clause No. 20(d), Report No. 4)

The Community Council recessed at 11:20 p.m. on Wednesday, May 6, 1998.

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The Community Council reconvened at 7:30 p.m. on Thursday, May 7, 1998.

Members Present:

Councillor Lorenzo Berardinetti, Chair
Councillor Gerry Altobello
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Norm Kelly
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

182. Roles and Responsibilities of Community Councils

The Community Council had before it a communication (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.

On a motion by Councillor Altobello, the Scarborough Community Council directed that The Special Committee to Review the Final Report of the Toronto Transition Team be advised that the Scarborough Community Council:

- (a) held a public meeting at 7:30 p.m. on Thursday May 7, 1998, to obtain public input on The Roles and Responsibilities of Community Councils; and
- (b) directed that all written submissions be forwarded for the information of The Special Committee.

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

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

- Ms. Doreen Lalor, Ward 13 resident;
- Mr. Andrew Schulz, The Community Resource Centre of Scarborough;
- Dr. Bob Frankford, Ward 13 resident;
- Mr. Sandy Grigg, President, Cliffcrest Community Association;
- Ms. Helen Jensen, Ward 13 resident; and

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- Ms. Marike Nepaszing, Ward 17 resident.

In addition to the foregoing, the Community Council received written submissions from:

- Mr. Alan Carter; and
- Mr. Bob Gazey.

(Sent to: Special Committee to Review the Final Report of the Toronto Transition Team; and Copy to: Councillor L. Berardinetti, Phillip Abrahams, Office of the Chief Administrative Officer)

(Clause No. 20(w), Report No. 4)

- 183.** The Community Council adjourned its meeting at 8:40 p.m. on Thursday, May 7, 1998.

Chair.