

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 8

Wednesday, May 27, 1998.

The Scarborough Community Council met on Wednesday, May 27, 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 Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

Confirmation of Minutes.

On a motion by Councillor Shaw, the Minutes of the meeting of the Scarborough Community Council held on May 6, 1998, were confirmed.

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

The Community Council had before it a report (April 7, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community 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).

On a motion by Councillor Ashton, Scarborough Community Council deferred this matter for consideration at its next regular meeting scheduled to be held on June 24, 1998.

(Clause 15(a), Report No. 5)

185. Request for a 40 Kilometre Per Hour Speed Limit on Livingston Road - Ward 13 - Scarborough Bluffs.

The Community Council had before it a report (May 13, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the 40 kilometre per hour speed limit 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. 5)

186. Request for a 40 Kilometre Per Hour Speed Limit on Amberjack Boulevard - Ward 15 - Scarborough City Centre.

The Community Council had before it a report (May 13, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the 40 kilometre per hour speed limit identified in Appendix 1 of this report be rescinded;
- (2) the 40 kilometre per hour speed limit identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

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

(Clause No. 2, Report No. 5)

**187. Request for Direction - Minor Variance Appeals,
Wards 16 and 18,
Scarborough Highland Creek and Scarborough Malvern.**

The Community Council had before it a report (May 4, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council direct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the Committee of Adjustment's Decision with respect to:

- (1) Minor Variance Application SA31/98, 135 Zaph Avenue; and
- (2) Minor Variance Application SA49/98, 866 Milner Avenue.

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

(Clause No. 5, Report No. 5)

**188. Minor Variance Application A106/97,
R. Crecouzos, 2329-2831 Kingston Road,
Ontario Municipal Board Decision,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (May 7, 1998) from the Director of General Legal Services and Administration, Scarborough, regarding the Decision of the Ontario Municipal Board with respect to the subject Appeal.

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

(Clause No. 15(d), Report No. 5)

**189. Preliminary Evaluation Report,
Official Plan Amendment Application SP98005,
Zoning By-law Amendment Application SZ98012,
John Delic, South Side of Lawrence Avenue East,
East of Crockford Boulevard,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (May 12, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council

- (1) refuse the applications by Amnon Kestelman, on behalf of John Delic, to amend the Official Plan and Industrial Zoning to Industrial Commercial (MC) to permit an automobile sales and repair business on the subject lands for the reasons identified in the Commissioner's report; and
- (2) enact a Site Plan Control By-law for the subject lands, consistent with the site plan control Official Plan provisions for Lawrence Avenue.

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

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

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

Nays: Councillors Altobello, Ashton -2

Decided in the affirmative by a majority of 6.

Councillor Mahood moved that the Community Council re-open the aforementioned report for consideration, which was carried.

(Refer also to Minute Nos. 207 and 214.)

(Clause No. 6, Report No. 5)

**190. Preliminary Evaluation Report,
Official Plan Amendment Application SP98006,
Zoning By-law Amendment Application SZ98014,
Ontario Realty Corporation,
South-east Corner of Kennedy Road and Highway 401,
Progress Employment District,
Ward 15 -Scarborough City Centre.**

The Community Council had before it a report (May 21, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council direct the Commissioner to process these applications in the normal fashion and that a Public Meeting be targeted for July 22, 1998.

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. 15(f), Report No. 5)

**191. Draft Plan of Condominium Application SC98018,
Mondeo Developments Inc., 740 Ellesmere Road,
Dorset Park Community,
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council support the Draft Plan of Condominium SC98018 by Del Zotto Zorzi, on behalf of Mondeo Developments Inc., being Part of Lot 30, Concession 2, known municipally as 740 Ellesmere Road, subject to the conditions outlined in the Commissioner's report.

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

(Clause No. 7, Report No. 5)

192. Consent Applications - All Scarborough Wards.

The Community Council had before it a report (May 12, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the Consent Decisions granted by the Commissioner of Planning and Buildings, Scarborough.

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

(Clause No. 15(g), Report No. 5)

193. New Applications Received - All Scarborough Wards.

The Community Council had before it a report (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising of the new planning applications received during the three-week period ending May 8, 1998.

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

(Clause No. 15(I), Report No. 5)

**194. Acceptance of Service - Registered Plan 66M-2277,
North of Finch Avenue, South of C.P.R., West of Rouge River,
Ward 18, Scarborough Malvern.**

The Community Council had before it a report (May 19, 1998) from the Director of General Legal Services and Administration, recommending:

- (1) that the services installed for Registered Plan 66M-2277 be accepted and that the City formally assume the roads within this Plan of Subdivision,
- (2) that the Legal Services Department be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$5,000.00 as set out in the report,
- (3) that, upon execution of an Agreement as set out in the report, the Legal Services Department be authorized to release the Letter of Credit being held to guarantee completion of the acoustical barrier; and

- (4) that the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect to this acceptance.

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

(Clause No. 10, Report No. 5)

**195. Agreements Between the City and Four Property Owners
Adjacent to Edge Park Old Landfill Site,
Ward 13 - Scarborough Bluffs.**

Community Council had before it a report (May 25, 1998) from the Interim Functional Lead for Solid Waste, recommending:

- (1) that the City enter into an agreement with four property owners in the former City of Scarborough (as detailed in the report); and
- (2) that the City Clerk and Treasurer be authorized to sign the agreements.

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

(Clause No. 11, Report No. 5)

196. Ontario Society for the Prevention of Cruelty to Animals.

The Community Council had before it a communication (April 23, 1998) from Victoria E.R. Earle, Chief Executive Officer of the Ontario Society for the Prevention of Cruelty to Animals requesting an opportunity to address the Community Council with regard to the work of the Society in the Scarborough community. The Community Council received the communication and heard a presentation from Ms. Earle.

On a motion by Councillor Ashton, the Community Council directed that staff of the Scarborough Animal Centre be requested to report to the next scheduled meeting to be held on June 24, 1998, on the operation

of animal services in Scarborough in relation to the new City of Toronto, and include in that report, comments on the relationship between local organizations and provincially-chartered organizations.

(Sent to: Manager of the Scarborough Animal Centre
Copy to: Ontario Society for the Prevention of Cruelty to Animals.)

(Clause No. 15(l), Report No. 5)

**197. Preliminary Evaluation Report,
Official Plan Amendment Application P97024,
Zoning By-law Amendment Application Z97042,
Paul Viaros, 381-383 Birchmount Road,
Birchmount Park Employment District,
Ward 13 - Scarborough Bluffs.**

The Community Council had before it report (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that Council refuse the applications by Paul Viaros to amend the Official Plan (P97024) and the Employment District Zoning By-law (Z97062) to permit 35 square metres (376 square feet) of the existing industrial building to be used for an automobile sales business for the reasons outlined in the Commissioner's report.

Councillor Gerry Altobello declared his interest in the foregoing matter, in that his family owns a business on Birchmount Road.

- A. Councillor Ashton moved that the report (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, be approved, subject to adding the following:
- (1) strike out the staff recommendation; and
 - (2) direct the Commissioner of Planning and Buildings, Scarborough, to process this application in the normal manner.
- B. Councillor Mahood moved that the report (May 14, 1998) of the Commissioner of Planning and Buildings, Scarborough, be struck out and referred back to the Commissioner of Planning and Buildings, Scarborough, with the direction that he report to the June 24, 1998 Scarborough Community Council meeting after further consultation with the applicant.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

With the consent of Scarborough Community Council, Councillor Ashton withdrew his motion.

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

Ms. Betty Skoutatis, representing the owner, appeared before the Community Council in connection with the foregoing matter and in opposition to the staff recommendation.

(Clause No. 15(e), Report No. 5)

198. Fencing Issue - Ravine Park Plaza, Port Union Road.

The Community Council had before it correspondence (May 22, 1998) from Councillor Moeser regarding Property Standards issues at Ravine Park Plaza.

Councillor Moeser moved that the foregoing communication be tabled and that staff be directed to report to the next scheduled meeting to be held on June 24, 1998, and that in the interim, staff from Legal Services, By-law Enforcement and the Works Department meet with Mr. William Brock and residents on Pendermere Parkway and Ravine Park Crescent and representatives of Sun Life to discuss the issues as they relate to noise, garbage, and the fence at the rear of the plaza, and report accordingly.

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

Mr. William Brock appeared before the Community Council in connection with the foregoing matter.

(Clause No. 15(q), Report No. 5)

**199. Traffic Amendments in the Rosewood Subdivision,
Ward 17 - Scarborough Agincourt.**

The Community Council had before it a report (May 13, 1998) from the Director,

Road and Traffic Services, Scarborough, recommending that:

- (1) the 40 kilometre per hour speed limit identified in Appendix 1 of this report be adopted;
- (2) the stop signs identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

Councillor Shaw moved that the Community Council recommend to Council the adoption of the aforementioned report, subject to amending recommendation (2) by adding the installation of an all-way stop sign at Valdor Drive and Cleadon Road.

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

Yeas: Councillors Altobello, Ashton, Berardinetti, Cho, Duguid, Moeser, Shaw -7

Nays: Nil

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

(Clause No. 3, Report No. 5)

**200. Allowing Parking on the South Side of McLevin Avenue,
Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (May 13, 1998) from the Director of Road and 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; and
- (3) the appropriate by-laws be amended accordingly.

On a motion by Councillor Cho, the Community Council deferred the aforementioned report to the meeting of the Scarborough Community Council

scheduled to be held on June 24, 1998, to permit further consultation.

(Sent to: Director of Road and Traffic Services, Scarborough)

(Clause No. 15(b), Report No. 5)

201. Request for a Restriction of Northbound Traffic from the Milner Properties Site to Murison Boulevard, Ward 18 -Scarborough Malvern.

The Community Council had before it a report (May 13, 1998) from the Director, Road and Traffic Services, Scarborough, recommending that:

- (1) the northbound through movement prohibition from the Milner Properties site identified in Appendix 1 of this report be adopted; and
 - (2) the appropriate by-law be amended accordingly.
- A. Councillor Cho moved that Community Council recommend to Council the adoption of the aforementioned report, and directed that staff review this matter again in six months time and report back if any complaints are received from any surrounding residents.
- B. Councillor Balkissoon moved that the Community Council recommend to Council the adoption of the aforementioned report.

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

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

(Clause No. 4, Report No. 5)

202. Scarborough Tenants Association -Various Property Standards Issues.

Community Council had before it a report (May 13, 1998) from the Director of Municipal Standards responding to Community Council's request at its previous meeting and providing for information, an update on the status of property standards issues at various apartment building locations.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

- A. Councillor Duguid moved that the report (May 13, 1998) from the Director of Municipal Standards be received, and that the Director be requested to report to Community and Neighbourhood Services Committee on the different service levels for property standards and municipal by-laws with recommendations on how to equalize the service levels across the City of Toronto.
- B. Councillor Ashton moved that the motion of Councillor Duguid be referred to the Sub-committee to deal with the Harmonization of By-laws.

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

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

(Sent to: Sub-committee to deal with the Harmonization of By-laws.)

(Clause No. 15(c), Report No. 5)

203. Site Plan Control Approvals - All Scarborough Wards.

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

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

(Clause No. 15(h), Report No. 5)

**204. Recognition of Native Cemetery,
Ward 15 - Scarborough City Centre.**

Scarborough Community Council had before it report (May 13, 1998) of the Commissioner of Parks and Recreation, Scarborough, recommending that:

- (a) the location known as Taber Hill Park be recognized as a Native cemetery and ossuary; and
- (b) staff be directed to consult with First Nations representatives in order to identify a suitable new name for the site and to develop initiatives that will

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

result in appropriate dignity and respect for this cemetery.

- A. Councillor Duguid moved that the report (May 13, 1998) of the Commissioner of Parks and Recreation, Scarborough, be deferred to the next scheduled meeting to be held on June 24, 1998, and that staff be requested to attend the community meeting to take place on June 11, 1998 at William Tredway Public School and make a presentation on the historical significance of this site.
- B. Councillor Shaw moved that the motion of Councillor Duguid be amended by adding the following: "That staff report on June 24, 1998, on the alternative recreational venues in the surrounding area."

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

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

(Clause No. 15(k), Report No. 5)

205. 1998 Indianapolis-Scarborough Peace Games.

The Community Council had before it report (May 12, 1998) from the Commissioner of Parks and Recreation, Scarborough, submitting for information, as requested by the Community Council at its previous meeting, the status of the arrangements for this year's Peace Games.

- A. Councillor Altobello moved that the aforementioned report be amended by adding the following:

"That in the interests of facilitating an exchange of planning and development concepts and solutions to assist the City of Toronto's transition to an effective and efficient administration, it is recommended the Senior Staff of the Planning and Buildings and Economic Development Departments be invited to attend the games with a view to meeting with their respective peers in the City administration of Indianapolis."
- B. Councillor Faubert moved that the motion of Councillor Altobello be amended by adding the following:

"That the Chair of the Scarborough Community Council communicate with the Mayor of Indianapolis to advise him that Senior Staff will accompany

Members of the Scarborough Community Council to this year's Games.”

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

Upon the question of the adoption of the foregoing motion B. by Councillor Faubert, it was carried.

(Clause No. 14, Report No. 5)

**206. Request for Fence By-law Exemption,
Wanita Deacur - 28 Greenhedges Court,
Ward 18 - Scarborough Malvern.**

The Community Council had before it report (May 13, 1998) from the Director of Municipal Standards, recommending approval of the subject Fence By-law Exemption request.

On a motion by Councillor Balkissoon, the Community Council deferred the aforementioned report to the Scarborough Community Council meeting scheduled to be held on June 24, 1998 with the direction that staff notify the abutting neighbours of the date of the Community Council meeting to consider this matter.

(Sent to: Director of Municipal Standards)

(Clause No. 15(m), Report No. 5)

**207. Preliminary Evaluation Report,
Official Plan Amendment Application SP98005,
Zoning By-law Amendment Application SZ98012,
John Delic, South Side of Lawrence Avenue East,
East of Crockford Boulevard,
Ward 14 - Scarborough Wexford.**

(Refer also to Minute No. 189)

Mr. Amnon Kestleman, on behalf of John Delic, appeared before the Scarborough Community Council in connection with the foregoing matter.

(Refer also to Minute No. 214)

(Clause No. 6, Report No. 5)

208. Ward Boundary Review Process.

The Community Council had before it a report (May 7, 1998) from the City Clerk, referring a copy of Clause 1 contained in Report No. 4A of the Urban Environment and Development Committee, adopted by Council at its Special Meeting held on April 28 and May 1, 1998, wherein it is recommended that:

“Community Councils be requested to hold meetings to invite the public’s input on the matter of ward boundaries, ward division and governance, and report thereon through the Urban Environment and Development Committee.”

Councillor Moeser moved that Community Council continue past 12:30 p.m. to complete its consideration of this item.

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

Yeas: Councillors Moeser, Shaw -2

Nays: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Cho, Duguid, Faubert, Mahood -8

Decided in the negative by a majority of 6.

(Refer also to Minute No. 219)

(Clause 15(p), Report No. 5)

The Community Council recessed at 12:31 p.m.

The Community Council reconvened at 2:00 p.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 Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

**209. Public Meeting under The Planning Act,
City-Initiated Zoning By-law Amendment Application Z97021,
585 and 587 Kennedy Road - 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 (April 28, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Kennedy Park Community Zoning By-law, as amended, with respect to 585 and 587 Kennedy Road, being Part of Lot 3 and Part of Lot 4, Plan 3507, as follows:
- (1) Permitted Use: Multiple Family Residential;
 - (2) one suite (individual dwelling unit) per 199 square metres (2,142 square feet) of lot area;
 - (3) minimum front yard setback 6 metres (20 feet);
 - (4) minimum side yard building setback:
 - for single-family dwellings 0.9 metres (3 feet) from side lot lines;
 - for semi-detached dwellings, 0.9 metres (3 feet) from side lot lines on one side only;
 - for a row of townhouses, 0.9 metres (3 feet) from end walls to side lot lines;
 - (5) minimum rear yard setback 7.5 metres (25 feet);
 - (6) maximum coverage: 50 percent of the area of the lot or parcel; and

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

- (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 Duguid, the Community Council deferred the aforementioned report to its next meeting scheduled to be held on June 24, 1998 at 2:00 p.m., with the direction that the Commissioner consult with the community and report back accordingly.

Mr. Michael Quinn, area resident, appeared before the Community Council in connection with the foregoing matter.

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

(Clause No. 15(n), Report No. 5)

**210. Public Meeting under The Planning Act,
Zoning By-law Amendment Application Z97061,
Juhan Holdings Inc.,
5739, 5741, 5743 and 5745 Finch Avenue East,
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 (April 20, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Malvern Community Zoning By-law Number 14402, as amended, with respect to the lands located at 5739-5745 Finch Avenue, being Block B, Registered Plan M-1667, as follows:
- (1) delete the contents of the existing Exception and replace it as follows:
 - (a) only the following uses are permitted:
 - Day Nurseries;

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

- Financial Institutions;
 - Laundromats;
 - Laundry and Dry Cleaning Pick-ups;
 - Offices;
 - Personal Service Shops;
 - Restaurants;
 - Sale of drugs, cosmetics, pharmaceuticals and tobaccos;
 - Sale of household hardware;
- (2) add the following development standards:
- minimum of 2.3 parking spaces per 100 square metres (1,076 square feet) of gross floor area for all uses except for Day Nurseries and Restaurants;
 - minimum driveway width shall be 5.8 metres (19 feet) for two-way traffic; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law amendment as may be required to properly carry out the intent of this resolution.
- A. Councillor Cho moved that the Community Council:
- (i) defer the foregoing report to the next meeting scheduled to be held on June 24, 1998;
 - (ii) direct the Commissioner to give Notice of a Community meeting to undertake further consultation and report back accordingly, the area of notification to be bounded by Finch Avenue, Tapscott Road, Neilson Road and south to Lighthall Crescent and Bondgate Court; and
 - (iii) direct the Director of Roads and Traffic Services to report on traffic calming measures that could be implemented on Baldoon Road.
- B. Councillor Faubert moved that the motion of Councillor Cho be amended by adding the following: "That the expanded area of notification be at Councillor Cho's expense."
- C. Councillor Balkissoon moved that the report (April 20, 1998) of the Commissioner of Planning and Buildings, Scarborough, be approved, subject to adding the following:

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

“That, prior to the enactment of the Zoning By-law, the applicant erect a solid wall along the rear of the adjacent homes to the west, and remove and replace the existing brick wall; and further, that the Director of Road and Traffic Services review the traffic problems in the area, and report to Scarborough Community Council in six months.”

Upon the question of the adoption of the foregoing motion A. by Councillor Cho, the votes were taken, as follows:

Part (i) re Deferral to June 24, 1998

Yeas: Councillors Cho, Duguid, Mahood, Moeser, Shaw, Tzekas -6

Nays: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Faubert -5

Decided in the affirmative by a majority of 1.

Part (ii) re Expanded Area of Notification

Yeas: Councillors Altobello, Cho, Duguid -3

Nays: Councillors Ashton, Balkissoon, Berardinetti, Faubert, Mahood, Moeser, Shaw, Tzekas -8

Decided in the negative by a majority of 5.

Part (iii) re Traffic Calming Measures

Yeas: Councillors Altobello, Balkissoon, Berardinetti, Cho, Duguid, Faubert, Mahood, Shaw, Tzekas -9

Nays: Councillors Ashton, Moeser -2

Decided in the affirmative by a majority of 7.

Upon the question of the adoption of the foregoing motion B. by Councillor Faubert, the vote was taken, as follows:

Yeas: Councillors Balkissoon, Faubert, Mahood, Moeser, Tzekas -5

Nays: Councillors Altobello, Ashton, Berardinetti, Cho, Duguid, Shaw -6

Decided in the negative by a majority of 1.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

The foregoing motion C. by Councillor Balkissoon was not voted upon as the motion of Councillor Cho carried.

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

- Mr. Henry Supier, representing Juhan Holdings, and expressing support for the staff recommendation;
- Ms. Flavia Dantos, area resident, in opposition to the recommendations;
- Mr. Peter Campbell, area resident, in opposition to the recommendations; and
- Mr. Selim Hajiani, area resident, in opposition to the recommendations.

(Sent to: Commissioner of Planning and Buildings, Scarborough and
Director of Road and Traffic Services, Scarborough))

(Clause No. 15(o), Report No. 5)

**211. Public Meeting under The Planning Act,
Official Plan Amendment Application P95009,
Zoning By-law Amendment Application Z95012,
Alfred Szeto on behalf of Malvern Baptist Church,
185 Milner Avenue - Malvern Employment District,
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 (April 20, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Malvern Employment District Secondary Plan, with respect to the property located at the southeast corner of Milner Avenue and Executive Court, known municipally as 185 Milner Avenue, being Part of Lot 20, Concession 2, by adding the following Numbered Policy:

“South-east Corner of Milner Avenue and Executive Court

In addition to the General Industrial Uses with High Performance Standards designation, a place of worship may also be permitted.”;

- (B) amend the Employment Districts Zoning By-law Number 24982 (Malvern Employment District), as amended, with respect to the land located at the southeast corner of Milner Avenue and Executive Court, known municipally as 185 Milner Avenue, being Part of Lot 20, Concession 2, by deleting the existing performance standards except for intensity of use, street yard, rear yard and side yard setbacks and adding the following performance standards:
 - (1) that Section (b) of Sub-Clause 23 which permits Places of Worship on Milner Avenue, between Markham Road and Morningside Avenue only, shall not apply;
 - (2) that Section 7.5 of Sub-Clause 7 which restricts street yard parking is not applicable and that street yard parking shall be permitted provided the parking is appropriately screened;
- (C) direct the City Solicitor to prepare an agreement between the owner and the City, to be registered on title prior to the enactment of the Official Plan and Zoning By-law bills, incorporating the following:
 - (1) the owner, in consultation with Planning and Buildings staff, will be required to reduce the gross floor area of the existing one-storey building, over and above that proposed to be demolished, by creating crawl spaces within the existing basement. These crawl spaces would be created by the placement of approximately 1.2 metres (4 feet) of gravel within certain areas of the basement to result in a building gross floor area which satisfies the Zoning By-law’s minimum parking requirement on the property. The area of the crawl spaces would be approximately 202 square metres (2,174 square feet);
 - (2) the proposed crawl spaces are to comply with the Ontario Building Code and require the issuance of a building permit, which may include other proposed alteration work;
 - (3) a letter of credit in the amount of \$22,000.00 is to be provided in order to secure the establishment of the basement crawl spaces to the satisfaction of the Chief Building Official; and
 - (4) the basement crawl spaces shall be completed prior to the occupancy of the place of worship and shall be maintained as long as a place of worship remains on the property; and

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

- (D) authorize such unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law amendments as may be required to properly carry out the intent of the recommendations, and authorize any other matters deemed appropriate by the City Solicitor to carry out the intent of the Agreement.

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

Mr. Alfred Szeto, Architect, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

(Clause No. 8, Report No. 5)

**212. Public Meeting under The Planning Act,
Official Plan Amendment Application P97022,
Zoning By-law Amendment Application Z97056,
Petro Canada, 5110 Sheppard Avenue East,
Marshalling Yard Employment District,
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 (April 20, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Council:

- (A) amend the Marshalling Yard Employment District Secondary Plan, with respect to the property located on the north-west corner of Sheppard Avenue and Markham Road, known municipally as 5110 Sheppard Avenue, being Lot 19, Concession 3, as shown on Figure 1, by adding the following Numbered Policy:

“North-West Corner of Sheppard Avenue and Markham Road

In addition to the Highway Commercial Uses, retail stores are permitted.”;

- (B) amend the Employment Districts Zoning By-law Number 24982 (Marshalling Yard Employment District), as amended, with respect to the

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

lands located at 5110 Sheppard Avenue, being Lot 19, Concession 3, by adding Restaurants and Retail Stores to the existing Exception applying to these lands; and

- (C) authorize such unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law amendments as may be required to properly carry out the intent of this resolution.

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

Mr. Jack Irwin, representing Petro Canada, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

(Clause No. 9, Report No. 5)

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

The Community Council had before it Clause 9 embodied in Report No. 4 of the Scarborough Community Council, which was referred back for consideration by Council at its meeting held on May 13 and 14, 1998.

- A. 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.
- B. Councillor Mahood moved that the aforementioned report be tabled until Thursday, May 28, 1998, and that staff be requested to provide a briefing on the City-wide policy, if any, with respect to the waiving of fees .

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

(Refer also to Minute No. 215)

**214. Preliminary Evaluation Report,
Official Plan Amendment Application SP98005,
Zoning By-law Amendment Application SZ98012,
John Delic, South Side of Lawrence Avenue East,
East of Crockford Boulevard,
Ward 14 - Scarborough Wexford.**

(Refer also to Minute No. 207)

The Community Council had before it report (May 12, 1998) from the Commissioner of Planning and Buildings recommending that Council:

- (1) refuse the applications by Amnon Kestelman, on behalf of John Delic, to amend the Official Plan and Industrial Zoning to Industrial Commercial (MC) to permit an automobile sales and repair business on the subject lands for the reasons identified in the Commissioner's report; and
- (2) enact a Site Plan Control By-law for the subject lands, consistent with the site plan control Official Plan provisions for Lawrence Avenue.

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

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

Yeas: Councillors Altobello, Ashton, Berardinetti, Faubert, Mahood, Moeser, Tzekas -7

Nays: Nil

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

(Clause No. 6, Report No. 5)

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

(Refer also to Minute No. 213)

On a motion by Councillor Mahood, the Community Council re-opened the subject matter contained in Clause 9 embodied in Report No. 4 of the Scarborough Community Council.

The Community Council received a briefing from the Chief Building Official, Scarborough, with respect to the question of waiving of building permit fees.

(Refer also to Minute No. 219)

(Clause No. 15(v), Report No. 5)

The Community Council recessed at 3:50 p.m.

The Community Council reconvened at 4:00 p.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 Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

- 216. Preliminary Evaluation Report,
Official Plan Amendment Application SP98002,
Zoning By-law Amendment Application SZ98001,
Draft Plans of Subdivision ST98002-ST98004,
Ontario Hydro/Graywood Investments Limited,
Ontario Hydro Corridor between Warden Avenue and
Pharmacy Avenue/Highway 401 to McNicoll Avenue,
Sullivan Community & L'Amoreaux Community,
Wards 14 and 17,
Scarborough Wexford and Scarborough Agincourt.**

(Refer also to Minute Nos. 163, 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
 - (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.
- A. Councillor Tzekas moved that Scarborough Community Council recommend to Council that:
- (1) Council authorize a grant of \$50,000.00 from the contingency fund to the community in order that the community may be a party to and participate in the Ontario Municipal Board hearing and fully present its position regarding the Ontario Hydro proposal, provided the Community:

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

- (a) incorporates prior to the hearing for its participation at the hearing; and
 - (b) such funding is used only for the purpose of retaining legal counsel and expert witnesses and other hearing expenses;
- (2) this grant be deemed in the interests of the City of Toronto;
- (3) Scarborough staff from all relevant departments be requested to submit any comments regarding urban planning and development and recreational use issues related to the Hydro Corridor lands to the next meeting of the Urban Environment and Development Committee, scheduled to be held on June 15, 1998;
- (4) Scarborough Community Council reaffirm the request of the Commissioner of Urban Planning and Development Services, in consultation with relevant Scarborough staff:
 - (a) to report to the June 15, 1998, meeting of the Urban Environment and Development Committee on the status of the Hydro Corridors in the new City and the City-wide significance of such Corridors; and
 - (b) to submit all relevant documentation to the June 15, 1998, meeting of the Urban Environment and Development Committee; and
- (5) request the Commissioner of Economic Development, Culture and Tourism, in consultation with the Commissioner of Urban Planning and Development Services, to report to the June 15, 1998, meeting of the Urban Environment and Development Committee on:
 - (a) the long-term potential for recreational uses in the new City's Hydro Corridors; and
 - (b) economic strategies to achieve these objectives.
- (6) Scarborough staff be requested to continue to work closely and provide support to the City of Toronto to support the Open Space designation; and
- (7) that the grant be subject to the community corporation making its

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

records available to the City Auditor for his inspection and report to the City Council.

- B. Councillor Cho moved that the motion of Councillor Tzekas be amended by adding the following:

“In the event the legal costs are more than \$50,000.00, then the additional costs shall be met by the Community, and that Toronto City Council gives a grant of \$50,000.00 to cover the legal cost at the Ontario Municipal Board provided that the community that will be recipient of the legal service signs a legal agreement to cover the legal fee if it goes beyond \$50,000.00.”

- C. Councillor Shaw moved that the motion of Councillor Tzekas be amended by adding the following:

“That the Community be defined as several community groups and associations in the former City of Scarborough affected by these recommendations.”

Upon the question of the adoption of the foregoing motion C. by Councillor Shaw, the vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Balkissoon, Cho, Mahood, Moeser, Shaw, Tzekas -8

Nays: Councillors Berardinetti, Faubert -2

Decided in the affirmative by a majority of 6.

Upon the question of the adoption of the foregoing motion B. by Councillor Cho, it was not voted on as the Chair ruled it out of order.

Upon the question of the adoption of Parts 1, 2 and 7 of the foregoing motion A. by Councillor Tzekas, the vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Cho, Mahood, Shaw, Tzekas -8

Nays: Councillors Faubert, Moeser -2

Decided in the affirmative by a majority of 6.

(Clause No. 12, Report No. 5)

**217. Preliminary Evaluation Report,
Official Plan Amendment Application SP98009,
Ontario Hydro - Lands South of Highway 401,
Maryvale and Dorset Park Communities,
Scarborough Wexford, Scarborough City Centre.**

Commissioner of Planning and Buildings, Scarborough
(April 27, 1998)

The Community Council had before it 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.

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

(Refer also to Minute No. 221)

218. Disposal of Surplus Ontario Hydro Lands in the New City of Toronto.

The Community Council had before it a communication (May 20, 1998) from the City Clerk advising that the Urban Environment and Development Committee, on May 19, 1998, directed that:

WHEREAS the Hydro Corridor lands from McNicoll Avenue to Lawrence Avenue have been the subject of a planning study which recommends that the Corridor be disposed of for a number of land uses; and

WHEREAS the former City of Scarborough Council unanimously recommended that the Corridor be maintained as open space; and

WHEREAS there are numerous other Hydro Corridors in existence in the new City of Toronto that may be declared surplus;

NOW THEREFORE BE IT RESOLVED THAT the Scarborough Community Council:

(1) be advised that the redesignation of lands in the Hydro Corridor, from

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

McNicoll Avenue to Lawrence Avenue, from Open Space to Residential may have City-wide implications with respect to planning and development and recreational use; and

- (2) be requested to submit any comments regarding urban planning and development and recreational use issues related to the aforementioned lands to the next meeting of the Urban Environment and Development Committee, scheduled to be held on June 15, 1998.

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

- Mr. Phillip Egginton, President, Bridlewood Community Association;
- Ms. Norma Kaseloo, York Condominium Corporation No. 337;
- Mr. Robert Brown, representing the Wishing Well neighbourhood;
- Mr. Wayne Hall, representing North Bridlewood Residents Association;
- Mr. Kent Turner, Maryvale area resident;
- Pastor Steve Webster, Wishing Well Acres Baptist Church;
- Mr. Stephen Diamond, Solicitor, representing Norstar Developments;
- Mr. Andrew Schulz, The Community Resource Centre of Scarborough;
- Mr. Jim Puddy, Bridlewood Greenbelt Committee; and
- Ms. Lois James, Save the Rouge Valley System.

(Refer also to Minute No. 221)

The Community Council recessed at 6:02 p.m.

The Community Council reconvened at 7:30 p.m.

Members Present:

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

Councillor Raymond Cho
Councillor Brad Duguid
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

219. Current Value Assessment.

Ms. Wanda Liczyk, Chief Financial Officer and Treasurer, made a presentation to Community Council regarding Current Value Assessment.

- A. Councillor Altobello moved that Scarborough Community Council continue past 10:00 p.m. to deal with Current Value Assessment .
- B. Councillor Cho moved that Scarborough Community Council continue past 10:00 p.m. to deal with the Current Value Assessment and the Ontario Hydro matters.

Upon the question of the adoption of the foregoing motion A. of Councillor Altobello, the vote was taken, as follows:

Yeas: Councillors Cho, Mahood, Tzekas -3

Nays: Councillors Altobello, Ashton, Berardinetti, Duguid, Moeser -5

Decided in the negative by a majority of 2.

Upon the question of the adoption of the foregoing motion B. of Councillor Cho, the vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Berardinetti, Mahood, Tzekas -5

Nays: Councillors Cho, Duguid, Moeser -3

Decided in the affirmative by a majority of 2.

Councillor Shaw moved that the Chair of the Scarborough Community Council be directed to send a letter to the Chair of the Assessment and Tax Policy Task Force objecting to the scheduling of a Task Force meeting on a day when Scarborough Community Council has a meeting.

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

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

Yeas: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Cho, Duguid, Mahood, Moeser, Shaw, Tzekas -10

Nays: Nil

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

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

- Mr. Linton Williams, Ward 18 resident;
- Ms. Valerie Plunkett, Rosewood Taxpayers Association;
- Ms. Anna Skof;
- Ms. Carol Petroff, Ward 15 resident;
- Ms. Ruth Lunel, activist for senior citizens;
- Ms. Barb Daley, Ward 13 resident; and
- Mr. Bob Kettering, Ward 15 resident.

The Community Council recessed at 10:05 p.m.

The Community Council reconvened at 9:30 a.m. on Thursday, May 28, 1998.

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 Doug Mahood

Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

**220. Morningside Heights Land Use Study and
Related Development Applications and
Morningside Tributary Subwatershed Study.**

The Community Council had before it the following reports:

- (a) Extract of the Minutes from the Scarborough Community Council meeting held on April 1, 1998, and report (March 26, 1998) from the Commissioner of Planning and Buildings, Scarborough, which was deferred from the previous meeting;
- (b) (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough;
- (c) (May 15, 1998) from the Commissioner of Works and Environment, Scarborough;
- (d) (May 25, 1998) from the Executive Director, Economic Development, Scarborough;
- (e) (May 27, 1998) from the Commissioner of Planning and Buildings, Scarborough; and
- (f) (May 27, 1998) memorandum to Councillor Bas Balkissoon from the Commissioner of Works and Environment.

On a motion by Councillor Balkissoon, Scarborough Community Council continued past 12:30 p.m. to complete the Morningside Heights matter.

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

The Community Council reconvened at 2:00 p.m.

Members Present:

Councillor Lorenzo Berardinetti, Chair

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

Councillor Gerry Altobello
Councillor Brian Ashton
Councillor Bas Balkissoon
Councillor Raymond Cho
Councillor Brad Duguid
Councillor Frank Faubert
Councillor Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

The Community Council continued its consideration of the Morningside Heights issue.

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

The Community Council recessed at 3:20 p.m.

The Community Council reconvened at 3:45 p.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 Doug Mahood
Councillor Ron Moeser
Councillor Sherene Shaw
Councillor Mike Tzekas

A. Councillor Balkissoon moved that Scarborough Community Council recommend that Council:

- (1) endorse Phase 2 and Addendum and direct staff to complete Phase 3 of the Morningside Tributary Subwatershed Study;
- (2) defer the redesignation of the lands south of the Hydro Corridor, east of Staines Road, currently designated Open Space to a later date until the City has rectified the problems associated with the diversion structure and the stabilization of the stream north of the Corridor;
- (3) adopt Option No. 2 (below); and

- (4) consider this matter at 10:00 a.m. on Wednesday, June 3, 1998.

“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

- (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.”
- B. Councillor Tzekas moved that the report (May 14, 1998) of the Commissioner of Planning and Buildings, Scarborough, recommending that Scarborough Community Council direct the Commissioner of Planning and Buildings to investigate the feasibility of the Option 4 package, as presented in this report, in consultation with the Commissioner of Works and Environment and the Director of Economic Development, through discussions with the Morningside Heights landowners, Save the Rouge Valley System, the Regions of York and Durham, and other community stakeholders, environmental groups and agencies, and to report on the progress to the June 24, 1998, meeting of Scarborough Community Council, be approved, subject to adding the following:
- “That staff include in their report a transportation network that would service the land use proposals in Option No. 4.”
- C. Councillor Ashton moved that the Scarborough Community Council does not support any road connection between Highway 407/the Markham By-pass and Highway 401 as it is detrimental and negative to the proper planning of the Morningside Heights area.
- D. Councillor Duguid moved that Scarborough Community Council request a report from staff recommending a strategy to proactively protect and preserve

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

the natural environment for the areas that Council determines should remain designated as employment lands.

- E. Councillor Mahood moved that Scarborough Community Council request the applicant to submit a preliminary Plan of Subdivision based on a minimum average housing lot size of 12,000 square feet, such Plan to also include provision for neighbourhood commercial, parks, and any other community facilities necessary.
- F. Councillor Faubert moved that the Commissioner be requested to more strictly refine the Employment Uses designation in the Official Plan.
- G. Councillor Altobello moved that the Commissioner report back with respect to the lands west of the tributary to further refine the boundary between Industrial and Residential Uses.

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

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

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

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

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

Councillor Moeser moved that the motion of Councillor Balkissoon be amended by adding the following:

“That the issue of Industrial Uses west of the Morningside Tributary be tabled at Scarborough Community Council for further consideration.”

Councillor Balkissoon requested that the Chair rule Councillor Moeser’s motion out of order because the lands in question are already zoned Industrial.

The Chair ruled the foregoing motion by Councillor Moeser in order.

Councillor Balkissoon challenged the ruling of the Chair.

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

Upon the question, shall the ruling of the Chair be upheld, the vote was taken, as follows:

Yeas: Councillors Berardinetti, Mahood, Moeser, Shaw, Tzekas -5

Nays: Councillors Altobello, Ashton, Balkissoon, Cho, Duguid, Faubert -6

Decided in the negative by a majority of 1.

The ruling of the Chair was not upheld. Councillor Moeser's motion was, therefore, out of order.

Upon the question of the adoption of the foregoing motion B. by Councillor Tzekas, the vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Berardinetti, Moeser, Tzekas -5

Nays: Councillors Balkissoon, Cho, Duguid, Faubert, Mahood, Shaw -6

Decided in the negative by a majority of 1.

Upon the question of the adoption of the foregoing motion A., Part 4 of Councillor Balkissoon's motion, it was carried.

Upon the question of the adoption of the foregoing motion A., Part 3 of Councillor Balkissoon's motion, the vote was taken, as follows:

Yeas: Councillors Altobello, Balkissoon, Cho, Duguid, Faubert, Mahood, Shaw -7

Nays: Councillors Ashton, Berardinetti, Moeser, Tzekas -4

Decided in the affirmative by a majority of 3.

Upon the question of the adoption of the foregoing motion A., Part 2 of Councillor Balkissoon's motion, the vote was taken, as follows:

Yeas: Councillors Balkissoon, Cho, Duguid, Faubert, Mahood, Shaw, Tzekas -7

Nays: Councillors Altobello, Ashton, Berardinetti, Moeser -4

Decided in the affirmative by a majority of 3.

Upon the question of the foregoing motion A., Part 1 of Councillor Balkissoon's motion, the vote was taken, as follows:

Scarborough Community Council Committee Minutes
Wednesday and Thursday, May 27 and 28, 1998.

Yeas: Councillors Altobello, Balkissoon, Berardinetti, Cho, Duguid, Faubert, Mahood, Shaw, Tzekas -9

Nays: Councillors Ashton, Moeser -2

Decided in the affirmative by a majority of 7.

(Clause No. 13, Report No. 5)

221. Outstanding Items.

In accordance with Procedure By-law No. 23-1998, as amended, the following items were tabled to the next Scarborough Community Council meeting to be held on June 24, 1998:

Agenda Item 20 regarding Ward Boundary Review Process;

Agenda Items 27 and 28 regarding Ontario Hydro Corridor Lands:

- Graywood Investments Limited;
- Lands South of Highway 401;
- Disposal of Surplus Ontario Hydro Lands in the New City of Toronto;

Agenda Item 33 regarding Condominium Conversion and Demolition Control Policies;

Agenda Item 34 regarding Churchill Heights Baptist Church - Waiver of Building Permit Fee.

222. The Community Council adjourned its meeting at 6:05 p.m. on Thursday, May 28, 1998.

Chair.