

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 10**

**Wednesday, July 22, 1998**

The Scarborough Community Council met on Wednesday, July 22, 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 Mahood, the Minutes of the meeting of the Scarborough Community Council held on June 24, 1998, were confirmed.

**283. Removal of the Parking Restriction on Dorset Road and Neilson Avenue, Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (June 3, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded; and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

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

**(Clause No. 1, Report No. 7)**

**284. Stop Signs on Leyton Avenue and Patterson Avenue,  
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (June 29, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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

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

**(Clause No. 2, Report No. 7)**

**285. Removal of Traffic Calming,  
Alternating Parking on Courcellette Road,  
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (June 29, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the parking restriction signs identified in Appendix 1 of this report be rescinded;
- (2) the parking restriction signs identified in Appendix 2 of this report be adopted; and
- (3) the appropriate by-laws be amended accordingly.

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

**(Clause No. 3, Report No. 7)**

**286. Extension of Speed Limit Regulations and Stopping Controls  
on New Sections of Aylesworth Avenue,  
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (July 2, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the speed limit identified in Appendix 1 of this report be rescinded;
- (2) the speed limit identified in Appendix 2 of this report be adopted;

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- (3) the stop signs identified in Appendix 3 of this report be rescinded;
- (4) the stop signs identified in Appendix 4 of this report be adopted; and
- (5) the appropriate by-laws be amended accordingly.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to directing that the Director of Road and Traffic Services, Scarborough, continue to review complaints respecting speeding in this area and report the results to The Scarborough Community Council.

**(Clause No. 4, Report No. 7)**

**287. Traffic and Parking Concerns on Vradenberg Drive  
at Vradenberg Junior Public School,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (June 29, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the 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 Kelly, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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

**288. Stop Control on Ben Stanton Boulevard at Ben Alder Drive,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (June 30, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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

On a motion by Councillor Duguid, the Scarborough Community Council recommended to City Council the adoption of the

aforementioned report.

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

**289. Stop Sign on William Kitchen Road at Progress Avenue,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (July 6, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the stop signs identified in Appendix 1 of this report be rescinded;
- (2) the stop signs 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 Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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

**290. Parking Prohibition on Savarin Street,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (July 9, 1998) from the Director of 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 Duguid, the Scarborough Community Council deferred the aforementioned report for further consideration at its meeting scheduled to be held on October 14, 1998, in order to permit a community information meeting to take place in September for further consultation.

**(Clause No. 38(b), Report No. 7)**

**291. School Crossing on Keeler Boulevard at  
Brooks Road Public School,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 30, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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- (1) the 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 Faubert, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 9, Report No. 7)**

**292. Proposed Stop Controls in New Development  
South of Lawrence Avenue East, East and West of  
Port Union Road,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (July 6, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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

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

**(Clause No. 10, Report No. 7)**

**293. Traffic and Parking Concerns on Goldhawk Trail at  
Agnes MacPhail Public School,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (June 29, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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

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

**(Clause No. 11, Report No. 7)**

**294. Tam Heather Country Club - Extension of Agreement  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (July 9, 1998) from the Commissioner of Parks and Recreation, Scarborough, recommending that:

- (1) the current interim agreement with the Tam Heather Country Club be extended from June 29, 1998 to June 30, 1999;
- (2) the facility continue to be operated at no additional operating cost to the City; and
- (3) the financial report for the 1997-98 season be reported to the Community Council in September.

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

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Councillor Doug Mahood declared his interest in the foregoing matter in that his parents are members of Tam Heather Country Club.

**(Clause No. 13, Report No. 7)**

**295. Preliminary Evaluation Report,  
Official Plan Amendment Application SP98010,  
Zoning By-law Amendment Application SZ98017,  
699982 Ontario Limited, 4730-4736 Sheppard Avenue,  
Marshalling Yard Employment District,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (July 2, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Official Plan Amendment Application SP98010 and Zoning By-law Amendment Application SZ98017, and recommending that the Community Council convene a Public Meeting to consider this application targeted for the fourth quarter of 1998, subject to:

- (1) the applicant submitting a Site Plan Control Application which addresses the following concerns:

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- (a) on site garbage handling and removal;
  - (b) on site pedestrian and vehicular circulation;
  - (c) the proposed parking areas should be screened from public view;
  - (d) buildings should provide a continuous edge along the street to visually enclose and define the public street space; and
  - (e) buildings should be sited to screen from public view unsightly elements such as shipping and loading areas, transformers, et cetera; and
- (2) undertaking negotiations with the owner, in consultation with Staff of the Works and Emergency Services Department and the Toronto Region Conservation Authority, to investigate options for possible acquisition of the lands associated with the channelized watercourse, at no cost to the City.

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

**(Clause 38(i), Report No. 7)**

**296. Preliminary Evaluation Report,  
Draft Plan of Subdivision Application T98006,  
776669 Ontario Limited (Anson Investments),  
Anson Avenue,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (July 2, 1998) from the Commissioner of Planning and Buildings, Scarborough, respecting Draft Plan of Subdivision Application T98006, and recommending that the Scarborough Community Council convene a Public Meeting, targeted for the third quarter of 1998, to consider this application.

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

**(Clause No. 38(k), Report No. 7)**

**297. New Applications Received - All Scarborough Wards**

The Community Council had before it a report (July 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the new applications received during the three-week period ending June 29, 1998, and recommending that this report be received for information.

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

**(Clause 38(l), Report No. 7)**

**298. Fence By-law Exemption Request,  
Mark and Louis Tojici, 84 Wexford Boulevard,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (June 27, 1998) from the Director of Municipal Standards, recommending that City Council approve the application to permit a 1.8 metre (6 foot) privacy fence provided a 2 metre (6.5 foot) sight triangle is provided at the northeast, southeast and southwest corners of the property.

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

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Community Council received a letter indicating support for this Fence By-law Exemption request from the adjacent property owner, Mr. I. Maione, a copy of which was provided to all Members of Community Council and a copy thereof is on file in the Office of the City Clerk.

**(Clause No. 35, Report No. 7)**

**299. Part Lot Control Exemption Application PL9803,  
Blueblood Developments Incorporated,  
Bridlegrove Drive, Castlethorpe Drive and Storebridge Drive,  
Ward 15 - Scarborough City Centre**

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

1. City Council enact a Part Lot Control Exemption By-law with respect to Blocks 3, 4, 9, 12 to 15 on Registered Plan M-2317.
2. The Part Lot Control Exemption By-law shall be repealed one (1) year from the date of the passing of the By-law.
3. All conveyances which occur after the exemption from Part Lot Control shall be in accordance with reference plan(s) to be approved by the Chief Planning Official prior to the plan(s) being deposited in the Land Registry Office.
4. That Council authorize any unsubstantive technical, stylistic or format changes to the exemption by-law as may be required to give effect to this resolution.

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



**(Clause No. 31, Report No. 7)**

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

**(Refer also to Minute No. 223)**

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 24945 as amended permits a maximum height of 2.0 metres (6.8 feet).

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

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Ms. Mary Graham, the applicant, appeared before the Community Council in connection with the foregoing matter and provided documentation and photographs in support of the Fence By-law exemption request, a copy of which was provided to all Members of the Community Council and a copy thereof is on file in the Office of the City Clerk.

**(Clause No. 34, Report No. 7)**

**301. Community School Status for the Bendale Park Community Association,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (April 9, 1998) from the Commissioner of Parks and Recreation, Scarborough, recommending that:

- (1) the Bendale Park Community Association be approved for Community School status; and
- (2) the Commissioner of Parks and Recreation, Scarborough, be authorized to proceed with the necessary arrangements to support the Bendale Community Association.

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

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Mr. Mike Marks, President of Bendale Park Community Association, appeared before the Community Council in connection with the foregoing matter.

**(Clause No. 12, Report No. 7)**

**302. Neighbourhood Complaints - Plaza at 261 Port Union Road,  
Ward 16 - Scarborough Highland Creek**

**(Refer also to Minute No. 254)**

The Community Council had before it a report (May 28, 1998) from the Director of Municipal Standards, responding to Community Council's request that staff investigate property standards complaints at Ravine Park Plaza, and recommending that this report be received for information.

- A. Councillor Moeser moved that the Scarborough Community Council receive the aforementioned report, and further, that staff be directed to continue negotiations with Sun Life, the residents and the Ward Councillors, in an attempt to arrive at a satisfactory resolution of this issue to address the concerns of the residents and report back to Community Council at its meeting scheduled to be held on October 14, 1998.
- B. Councillor Faubert moved that Scarborough Community Council take the following position:
- (1) that in the event that an appeal of the Fence Viewer's Award proceeds, that staff report thereon to the October 14 meeting of Community Council, and City Council be requested to support the residents in any such appeal;
  - (2) that the cost to the residents of sharing the Fence Viewer's fees be rebated, apportioned accordingly, subject to staff investigating with Legal Services and Municipal Standards staff, the source of and mechanism for proceeding with such rebate, and report thereon to the October 14 meeting of Community Council;
  - (3) that staff include in the negotiations with Sun Life, the matter of scheduling deliveries and pick-ups at the plaza to day-time hours only; and
  - (4) that staff refer the issue of complaints respecting skateboarders in this area 42 Division Toronto Police Service for their action in an attempt to resolve this problem.

Upon the question of the adoption of the foregoing motions, they were carried.

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

- Mr. Richard Ferrell, representing Sun Life Property Management;

- Mr. Bob Marley, Architect;
- Mr. William Brock, area resident;
- Mr. Mike Longathie, area resident;
- Ms. Liz Oliver, Vice President, West Rouge Community Association; and
- Mr. Fred Ples, area resident.

**(Clause 38(a), Report No. 7)**

**303. Ontario Municipal Board Decision;  
Zabs Holdings Limited, 6 Pine Ridge Drive,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (July 8, 1998) from the City Solicitor advising of the decision of the Ontario Municipal Board with respect to the appeal by Zabs Holdings Limited against the refusal of the former City of Scarborough to approve their planning applications.

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

**(Clause 38(g), Report No. 7)**

**304. Ontario Municipal Board Decision,  
Maywin C. Reynolds, 204 Bellamy Road,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (July 8, 1998) from the City Solicitor recommending that City Council enact the attached By-law to place 204 Bellamy Road under Site Plan Control.

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

**(Clause No. 14, Report No. 7)**

**305. Ontario Municipal Board Decisions,  
Spiros Plessas, 106 Crockford Boulevard,  
Paisley Products of Canada, Upton Road Works Yard,  
1098748 Ontario Limited, Sheppard Avenue and Kennedy Road,  
Stan Jordan Appeal of By-law No. 25265,  
Wards 13, 14 and 17 - Scarborough Bluffs,  
Scarborough Wexford and Scarborough Agincourt**

The Community Council had before it report (July 9, 1998) from the City Solicitor, advising

of the decisions of the Ontario Municipal Board with respect to the hearings held on the subject appeals.

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

**(Clause No. 38(h), Report No. 7)**

**306. Consent Applications - All Scarborough Wards**

The Community Council had before it a report (July 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the Consent Decisions granted by the Commissioner.

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

**(Clause No. 38(p), Report No. 7)**

**307. Part Lot Control Exemption Application SPL98004,  
Carma Developers Limited,  
Bar Harbour Square and Freeport Drive - Port Union Village,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (July 17, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that City Council:

- (1) approve the application by Bayview Wellington Homes (Port Union) Inc. on behalf of Carma Developers Ltd. for an extension to the Part Lot Control Exemption By-law with respect to the following lots on Registered Plan M-2292:

Semi-Detached Lots

Lots 134 - 141 inclusive  
Lots 143 - 159 inclusive  
Lots 161 - 168 inclusive  
Lots 432 and 433  
Lots 435 - 437 inclusive  
Lots 439 - 445 inclusive  
Lots 460, 461, 463 and 469

and that a Part Lot Control Exemption by-law to implement this recommendation be enacted.

- (2) direct that the Part Lot Control Exemption By-law shall expire one (1) year from the

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date of the passing of the by-law;

- (3) direct that all conveyances which occur after the exemption from Part Lot Control shall be in accordance with the reference plan(s) approved by the Commissioner of Planning and Buildings prior to the plan(s) being deposited in the Land Registry Office, and generally in accordance with the lots as laid out on Registered Plan M-2292 as shown on Figure 2; and
- (4) authorize such unsubstantive technical, stylistic or format changes to the exemption by-law as may be required to properly carry out the intent of this resolution.

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

**(Clause No. 32, Report No. 7)**

**308. Ontario Municipal Board Hearings - All Scarborough Wards**

The Community Council had before it a report (July 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the status of the various current appeals before the Ontario Municipal Board.

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

**(Clause No. 38(r), Report No. 7)**

**309. Parking Prohibition on Terraview Boulevard -  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (June 30, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

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

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

**(Clause No. 5, Report No. 7)**

**310. Site Plan Control Approvals - All Scarborough Wards**

The Community Council had before it a report (July 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the various Site Plan Control Approvals granted by the Commissioner of Planning and Buildings, Scarborough, and recommending that this report be received for information.

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

**(Clause No. 38(m), Report No. 7)**

**311. Traffic Control Signals - McNicoll Avenue and Silver Springs Boulevard, Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (July 9, 1998) from the Director of Road and Traffic Services, Scarborough, updating Community Council on the status of the request made by the former City of Scarborough that traffic control signals be installed at the subject intersection, and presenting this report for the information and direction of Community Council.

On a motion by Councillor Shaw, the Scarborough Community Council deferred this matter to the meeting scheduled to be held on September 16, 1998, to permit further consultation with staff.

**(Clause No. 38(c), Report No. 7)**

**312. Parking and Traffic Concerns on Fundy Bay Boulevard by David Lewis Public School and St. Maximilian Kolbe Catholic School, Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (June 29, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that:

- (1) the 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 Shaw, the Scarborough Community Council deferred this matter for consideration on September 16, 1998, to permit further consultation with staff and the community.

**(Clause No. 38(d), Report No. 7)**

**313. Preliminary Evaluation Report,  
Zoning By-law Amendment Application SZ98004,  
Shell Canada Products Limited,  
Gloria Kirk and Naab Holdings,  
6715, 6727 and 6731 Kingston Road,  
Ward 18 - Scarborough Malvern**

The Scarborough Community Council had before it a report (July 9, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that the Scarborough Community Council convene a Public Meeting to consider this application targeted for the third quarter of 1998, subject to:

- (1) the applicant filing a site plan control application addressing the issues identified below; and
- (2) staff convening a Community Information Meeting to be scheduled upon submission of Item 1; notice of this meeting to be circulated within 120 metres (400 feet) of the subject site.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to striking out all the words after "circulated" in Recommendation No. (2) and inserting in lieu thereof the following:

".....and the area of notification to include the properties from Tideswell Boulevard westerly to Graham Farm Lane and from Highway 401 northerly to the point where Tideswell Boulevard intersects with Sheppard Avenue and including the area north of Sheppard Avenue and the properties on the north side of Royal Rouge Trail."

**(Clause No. 38(j), Report No. 7)**

**314. The 2008 Toronto Olympic Bid - Public Consultation**

The Community Council had before it a report (July 7, 1998) from the Commissioner of Economic Development, Culture and Tourism providing, for the information of Community Council, a report generally outlining the public consultation process related to Toronto's bid

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to host the 2008 Olympics and requesting that Scarborough Community Council conduct its public consultation meeting on the evening of Wednesday, September 16, 1998, at 7:30 p.m. at which time Mr. David Crombie will make a presentation.

- A. Councillor Shaw moved that the report of the Commissioner of Economic Development, Culture and Tourism dated July 7, 1998, be concurred in, and that Scarborough Community Council conduct its public consultation meeting on the evening of Wednesday, September 16, 1998 at 7:30 p.m. and receive a presentation from Mr. David Crombie.
- B. Councillor Mahood moved that staff of the Olympic Bid Office be requested to advertise Scarborough Community Council's public meeting in the Scarborough Mirror in addition to any other advertising which is being arranged.

Upon the question of the adoption of the foregoing motions, they were carried.

**(Clause No. 38(f), Report No. 7)**

**315. Ward Boundary Review Process**

**(Refer also to Minute No. 278)**

- A. Councillor Shaw moved that the issue of the date for the public meeting to consider the Ward Boundaries be re-opened, which was carried.
- B. Councillor Shaw moved that the Scarborough Community Council:
  - (1) strike out "September 17, 1998" and substitute therefor "October 14, 1998" to hear from the public with respect to the matter of ward boundaries, ward division and governance; and
  - (2) direct staff to inform the public of the date and time of the meeting to be held with respect to the aforementioned matter.

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

**(Clause 38(t), Report No. 7)**

**316. Guild Inn**

The Community Council received a verbal presentation from Mr. Joseph W. Ventura, Member of a Group wishing to proceed with the management and operation of The Guild Inn, accompanied by Mr. Peter Proszanski, Solicitor for the Group, and Mr. Todd Kirlik, Guildwood area resident who supports this initiative, regarding the management and operation of The Guild Inn.



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On a motion by Councillor Ashton, the Scarborough Community Council directed that the aforementioned presentation be referred to the attention of the Commissioner of Economic Development, Culture and Tourism, to be considered in conjunction with the Feasibility Study currently underway to determine the future use of The Guild Inn from an arts and culture perspective.

**(Clause No. 38(u), Report No. 7)**

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

**317. Fence By-law Exemption Request,  
Kenneth Evans, 2 Senator Boulevard,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 27, 1998) from the Director of Municipal Standards recommending that City Council approve the application to permit a board on board fence with lattice at a height of 1.37 metres (4.5 feet) along the north property line and in the front yard on the west property line to a maximum height of 1.37 metres (4.5 feet).

- A. Councillor Kelly moved that the report from the Director of Municipal Standards dated June 27, 1998, recommending that City Council approve the subject Fence By-law Exemption request, be approved.
- B. Councillor Faubert moved that the motion of Councillor Kelly be amended by adding that staff be requested to inspect the rear yard fence and the area adjacent to the neighbouring garage.

Upon the question of the adoption of the foregoing motions, they were carried.

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

- Mr. Mike Ilchyshyn, owner of the adjacent property
- Mr. Ken Evans, the applicant.

**(Clause No. 36, Report No. 7)**

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

**318. Preliminary Evaluation Report,  
Official Plan Amendment Application P97024,  
Zoning By-law Amendment Application Z97062,  
Paul Viaros, 381-383 Birchmount Road,  
Birchmount Park Employment District,  
Ward 13 - Scarborough Bluffs**

**(Refer also to Minutes No. 250)**

The Community Council had before it the following reports from the Commissioner of Planning and Buildings, Scarborough:

- (a) (July 5, 1998) providing, for the information of Community Council, a report on the outcome of further consultation with the applicant, as previously requested by Community Council; and
- (b) (May 14, 1998) 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.

On a motion by Councillor Ashton, the Scarborough Community Council recommended that City Council:

- (1) strike out the recommendation contained in the aforementioned report (May 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, wherein it is recommended that the subject application be refused; and
- (2) direct that staff continue to process the applications in the normal manner and schedule a Public Meeting in the fall of 1998, subject to the applicant revising his Official Plan Amendment Application and Zoning By-law Amendment Application to request Industrial District Commercial designation and zoning.

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Councillor Gerry Altobello declared his interest in the foregoing matter in that his family owns a business on Raleigh Avenue.

**(Clause No. 33, Report No. 7)**

**319. Referral from the Urban Environment and Development Committee respecting Guidelines for Determining City-Wide Interests in Planning Matters**

The Community Council had before it a report (July 14, 1998) advising that the Urban Environment and Development Committee, at its meeting held on July 13, 1998, endorsed the recommendations embodied in the joint report (June 29, 1998) from the Commissioner of Urban Planning and Development Services and the City Clerk respecting the Protocol for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues, subject to minor amendment, and referred the Protocol to the Community Councils for recommendation/comment to City Council on July 29, 1998.

- A. Councillor Ashton moved that the Scarborough Community Council recommend that City Council amend the protocol for dealing with planning matters of City-wide interest respecting the submission of Preliminary Evaluation Reports to the Community Councils by striking out the words "for information" in A.2.b. under "Process", and inserting in lieu thereof the words "for appropriate action", so that such recommendation shall now read:

**"Process:**

- A. **Processing planning applications to amend the official plan(s) and/or zoning by-law(s):**
2. If only a local interest is identified in respect to the application:
- b. The Preliminary Evaluation Report from staff is placed on the **Community Council** agenda for appropriate action."
- B. Councillor Balkissoon moved that the Protocol also include the ability to acknowledge any concerns of the local Councillor and allow the Councillor to have the ability to request that such concerns be recognized as a City-wide issue.

Upon the question of the adoption of the foregoing motions, they were carried.

**(Clause No. 38(q), Report No. 7)**

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

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

Members present:

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

**320. Public Meeting under The Planning Act,  
Official Plan Amendment Application P97025,  
Zoning By-law Amendment Application Z97063,  
Saul Goldberg, 2815 Kingston Road,  
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 (June 25, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan

amend the Cliffcrest Community Secondary Plan, with respect to the property located on the south-west corner of Kingston Road and Eastville Avenue, known municipally as 2815 Kingston Road, being Part of Lots 7, 8, 9 & 10, Registered Plan M-475, as shown on Figure 1 as follows:

- (1) remove the Highway Commercial designation and replace it with a Commercial Mixed Use designation.
- (2) add the following Numbered Policy:

“Southwest Corner of Kingston Road and Eastville Avenue

The Commercial Mixed Use designation shall permit a maximum of 87 residential units per hectare and a maximum overall density of 1.9 times the lot area. Retail Commercial uses are provided for as a Primary Use.”

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(B) Zoning By-law

amend the Cliffcrest Community Zoning By-law Number 25265 as amended with respect to the property located on the south-west corner of Kingston Road and Eastville Avenue, known municipally as 2815 Kingston Road, being Part of Lots 7, 8, 9 & 10, Registered Plan M-475, as shown on Figure 1 as follows:

- (1) remove the 'Highway Commercial' zoning and replace it with a 'Neighbourhood Commercial' zoning.
  - (2) add the following development standards:
    - (a) gross floor area for commercial shall not exceed 1 205 m<sup>2</sup> (12,970 square feet) and must be contained entirely on the ground floor;
    - (b) total gross floor area shall not exceed 3 505 m<sup>2</sup> (37,730 square feet);
    - (c) maximum 16 residential units;
    - (d) minimum 1.2 parking spaces per residential unit;
    - (e) maximum height of 3 storeys;
    - (f) Minimum south side yard setback 5 m (16 feet); and
    - (g) Exempt this property from the requirement for a 1.5 m landscape strip abutting the adjacent single family residential.
  - (3) add an exception to permit dwelling units and prohibit Automobile Service Stations; 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 Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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The Scarborough Community Council received the following communications (July 6, 1998) and (March 23, 1998) from Brillinger Investments Limited, Jerome Etkin Limited:

July 6, 1998

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We are the owners of the commercial property at 2803 and 2799 Kingston Road immediately west of the subject property. Two highway commercial compatible tenants, a Mister Transmission franchise location and Kentucky Fried Chicken location are situated on the property. We have previously written to the planners on this file registering our opposition to both the Official Plan and Zoning By-law Amendment Applications (copy enclosed).

The intent of this proposal seems to be to force a change in the existing zoning to conform with a vision for this area that is not compatible with the adjoining property. The properties at 2803 (Mister Transmission) and 2799 (Kentucky Fried Chicken) Kingston Road were developed in accordance with the Highway Commercial Zoning requirements for the area. All the appropriate setbacks from Kingston Road and sign by-law requirements have been observed.

The proposal to abandon the Highway Commercial zoning impacts our property adversely in two ways.

1. By permitting a building with a zero front yard setback and basically a lot line to lot line side yard setback the Mister Transmission building and sign will effectively be completely blocked off to west bound traffic. Access is already restricted and this will create a tremendous hardship for our tenant. The height and forward location of the proposed building will also dwarf the existing garage structure making it difficult for this retail outlet to be noticed at all from any direction.
2. The zoning change adversely affects the commercial nature intended by the Highway Commercial Zoning. This block was designated for commercial uses to serve the neighbourhood and passing motorists. The type of uses that may be attracted to the proposed development will not be compatible with the existing uses on the block. There is the potential for severe parking and traffic hazards when there is no provisions for parking for the commercial components of the proposal.

We believe this proposal does not fully take into account the intent of the original zoning for this area of Kingston Road nor does it acknowledge the serious impact on the existing businesses that comply with the current zoning and by-laws.

We wish to be notified immediately if the Scarborough Community Council recommends in favour of the Official Plan Amendment and Zoning By-law Amendment Applications and the proposal is forwarded to Toronto City Council. This is also our written request to be advised if the proposed Official Plan Amendment is adopted to protect our right to appeal to the Ontario Municipal Board.

We have not determined whether a representative will attend the meeting July 22, 1998 or not.

March 23, 1998

We are the owners of the property at 2803 Kingston Road, immediately west of the proposed

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development property. An initial review of the proposal raises concerns the development will affect our property and the businesses situated there.

Here are some of the issues that arise:

1. Visibility and Access

The effect of the street front development will completely shield the existing Mister Transmission location from westbound traffic. The island in Kingston Road already makes access difficult. The new structure will also block off the pylon sign situated at the northeast corner of the property set back from the property line.

2. Traffic and Parking

We have concerns there will be insufficient parking for the proposed density. The combination of four (anticipated) commercial enterprises and 16 residential units will generate significant traffic. The curb lane will likely become congested and may be converted to restricted parking to serve the businesses. It will be difficult for customers and guests of the residents to locate the parking in the rear.

3. Setbacks

The elimination of set backs required by the current HC zoning not only impacts our property's visibility to the westbound traffic but also raises a technical concern. The site plan shows a portion of the proposed building immediately adjacent to the foundation of our building. We have concerns our property could be damaged or the foundation of the building undermined in the course of construction.

We want to be on record opposing both the Official Plan Amendment P97025 and Zoning By-law Amendment Application Z97063. Kingston Road is a major artery and important commuter route justifying the existing HC zoning.

The proposed development is incompatible with the existing businesses on this block and will be detrimental to ongoing operations. The existing HC setbacks must be maintained.

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Mr. Paul Anderson, representing the applicant, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

Councillor Brian Ashton also reported to Community Council the receipt of a verbal request from Ms. M. Cunningham, an area resident, requesting deferral of this application.

**(Clause No. 19, Report No. 7)**

**Zoning By-law Amendment Application SZ98015,  
Mondeo Developments Incorporated,  
740 Ellesmere Road, Dorset Park Community,  
Ward 14 - Scarborough Wexford**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 26, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Zoning By-law

amend the Dorset Park Community Zoning By-law No. 9508, as amended, with respect to the lands located at 740 Ellesmere Road, being Part of Lot 30, Concession 2 as follows:

“Additional Permitted Uses: (*Applies only to the southerly portion of the site, shown hatched*)

- Two-Family Dwellings”;

Development Standards:

- (1) maximum Height 11 m (36 feet);
- (2) minimum Rear Yard Setback- 12.5 m for rear lane lots with dwellings having a connecting breezeway between the dwelling and garage;
- (3) minimum of 6.4 m from the main wall of the dwelling to the garage, for rear lane lots with dwellings having a connecting breezeway between the dwelling and garage or having detached garages;
- (4) the lot line abutting the narrower street shall be deemed to be the rear lot line, except for corner lots (*applies only to the lots abutting the rear lane*);
- (5) common semi-detached breezeways may be centred on the side lot line; and

B. Miscellaneous

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

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

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Mr. John Dawson, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

**(Clause No. 22, Report No. 7)**

**322. Public Meeting under The Planning Act,  
Official Plan Amendment Application SP98006,  
Zoning By-law Amendment Application SZ98014,  
Goodman Phillips and Vineberg on behalf of  
Her Majesty The Queen,  
(First Gulf Group Developments Limited),  
South-East Corner of Highway 401 and Kennedy Road,  
Ward 15 - Scarborough City Centre**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 25, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan:

amend the Progress Employment District Secondary Plan with respect to the property being Part of Lot 22, Registrar's Compiled Plan 9945 located at the south east quadrant of the Highway 401/Kennedy Road interchange by establishing a Special District Commercial designation on lands currently undesignated and shown as the Macdonald Cartier Freeway Highway 401 and by adding existing Numbered Policy 10 of the Progress Employment District Secondary Plan to the designation as shown on Figure 1;

(B) Zoning By-law:

amend the Progress Employment District Zoning By-law with respect to the property being Part of Lot 22, Registrar's Compiled Plan 9945 located at the south east quadrant of the 401/Kennedy Road interchange as follows:

(1) delete the "Industrial" M zoning and the "Industrial Commercial" MC zoning as shown on Figure 2 and replace it with a "Mixed Employment" zone so the zoning of these two parcels merges with the existing "Mixed Employment" zone on the Kennedy Commons project and add the following development standards which are consistent with the Kennedy Commons project:

(a) maximum gross floor area for all uses: 46,450 square metres (500,000 square feet);

(b) minimum 15 metre (50 foot) building setback from CN Rail property

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line;

- (c) minimum 3 metre (10 foot) building setback from all other property lines;
  - (d) minimum 5 parking spaces per 100 square metres (1,076 square feet) of gross floor area for all financial institutions, personal service shops and retail stores. Beyond 23,255 square metres (250,000 square feet) of combined built gross floor area of financial institution, personal service shop, retail store, restaurant and entertainment uses, the required parking for these uses shall be calculated on the basis of a minimum 4.8 spaces per 100 square metres (1076 square feet) of total gross floor area;
  - (e) all uses shall be conducted wholly within an enclosed building except that open storage and display of goods is permitted within 6 metres (20 feet) of the main wall of a building, or in conjunction with a lumber supply store or garden nursery;
  - (f) Third Party signs shall not be permitted;
  - (g) the provisions of Section 18, Ancillary Retailing in "E", "M", "ME", "MG", and "MS" Zones, clause IV, General Provisions, shall not apply;
  - (h) the provisions of this By-law shall apply collectively to these lands notwithstanding their division into two or more parcels;
- (2) establish an exception consistent with the Kennedy Commons project to permit the following additional permitted uses:
- (a) Places of Entertainment;
  - (b) Lumber Yard and Building Supply Warehouses;
  - (c) Open Storage and Display of Goods in conjunction with a Lumber Yard;
  - (d) Building Supply Warehouse or a retail store;

(C) Site Plan:

enact a by-law to establish Site Plan Control on that portion of the lands not currently covered by Site Plan Control and that the said By-law be presented concurrently with the By-law to establish zoning on the subject lands; and

(D) Other Matters:

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authorize such unsubstantive technical, stylistic, or format changes to the Official Plan and Zoning By-law to properly carry out the intent of this resolution.

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

Ms. Roslyn Houser, Solicitor for the owner, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

**(Clause 25, Report No. 7)**

**323. Public Meeting under The Planning Act,  
Zoning By-law Amendment Application Z97054,  
Proposed Plan of Subdivision T97016,  
Zaph Avenue Holdings Limited,  
Zaph Avenue South of Highway 401,  
Ward 16 - Scarborough Highland Creek**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (July 3, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

- (A) amend the Highland Creek Community Zoning By-law, with respect to the lands owned by Zaph Avenue Holdings Incorporated, being Part of Lot 5, Concession 2 and Part of Lots 58 and 59, Registered Plan 2129, by deleting the existing zoning and applicable development standards and replacing them with the following:
- (1) one single-family dwelling per lot as shown on the Registered Plan;
  - (2) minimum building setback 3 metres (10 feet) from the street line except that the garage main wall containing the vehicle access shall be set back a minimum of 6 metres (20 feet);
  - (3) minimum side yard 0.9 metres (3 feet) from each side;
  - (4) an attached garage shall be erected with each dwelling unit;
  - (5) chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies shall not project into any required side yard;
  - (6) the provisions of Clause VI, Section 16.3 (maximum total floor area per dwelling unit restriction) shall not apply (Exception No. 35);

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(B) authorize any unsubstantive technical, stylistic or format changes to the Zoning By-law as may be required to properly carry out the intent of this resolution;

(C) Draft Plan of Subdivision:

recommend the Draft Plan of Subdivision T97016 by Larry Dekkema on behalf of Zaph Avenue Holdings Inc., as shown on Figure 2, subject to the following conditions:

- (1) Plan as stamped "Recommended" this date (Figure 2);
- (2) the owner shall make satisfactory arrangements with the City regarding:
  - (2.1) the provisions of all services, easements, payment of Development Charges;
  - (2.2) contribution to the City for the cost of street tree planting at \$300.00 per lot;
  - (2.3) the applicant will be required to pay to the City \$40.00 per lot to cover geodetic and aerial surveys;
  - (2.4) the applicant will be required to pay to the City \$300.00 per installed hydrant for maintenance purposes;
  - (2.5) dedication of all streets, 0.3 metre reserves to the City at no charge free and clear of all encumbrances;
  - (2.6) the owner will be required to pay 3 percent of the estimated cost of servicing to the City to cover engineering and inspection, as determined by the Commissioner of Works and Emergency Services;
  - (2.7) the owner will be required to deed lots 12 and 21 to the City for a temporary road access. These lands will be returned to the applicant when the temporary road access is, in the opinion of the Commissioner of Works and Emergency Services, no longer required;
- (3) the applicant to submit a Stage 2 Stormwater Management Report with the submission of the engineering drawings, implementing stormwater management techniques to the satisfaction of the Commissioner of Works and Emergency Services;
- (4) the applicant will be required to submit an adjacency report with the submission of the engineering drawings, for review and acceptance by the Works and Emergency Services Department, Planning and Buildings Department and the Ward Councillors;

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- (5) the owner shall make satisfactory arrangements with the Toronto Public Utilities Commission (Scarborough) regarding the supply of underground electrical, street lighting and water distribution systems for the proposed development;
- (6) the owner to pay a 5 percent parkland contribution as cash-in-lieu of land;
- (7) the owner to construct a sidewalk on one side of Goldene Way only and the temporary road access;
- (8) the owner to make satisfactory arrangements with Bell Canada regarding services and required easements;
- (9) development of this subdivision is dependent on the development to the south, (subdivision T93004) for servicing. The construction of this development cannot proceed until such time as the Subdivision Agreement for the development to the south has been signed and fully secured;
- (10) the owner to submit an arborist report prepared by a Certified/Registered Consulting Arborist or Registered Professional Forester. The report to contain information regarding the overall health and condition of the privately owned and City trees and indicate appropriate measures of protecting and/or preserving these trees for approval by the Parks and Recreation Services Department;
- (11) the subject lands are to be zoned in accordance with the proposed development standards prior to the registration of the plan; and
- (12) prior to registration of the plan the owner to receive approval of the Environmental Impact Study from the Toronto and Region Conservation Authority.

On a motion by Councillor Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to adding Condition No. 13, as follows:

“(13) The owner will be responsible for informing the purchaser of these lands of all

development charges  
related to the  
development.”

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Mr. Larry Dekkema, representing the owner, appeared before the Community Council and expressed support for the staff recommendation, and also indicated his agreement to the proposed amendment.

**(Clause 26, Report No. 7)**

**324. Public Meeting under The Planning Act,  
Official Plan Amendment Application P97023,  
Zoning By-law Amendment Application Z97057,  
574780 Ontario Limited, 8119 Sheppard Avenue East,  
Ward 18 - Scarborough Malvern**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 26, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan:

amend the Rouge Employment District Secondary Plan with respect to the lands at 8119 Sheppard Avenue East, being Part of Lot 4, Registrar's Compiled Plan 10303, by redesignating the land from General Industrial Uses with High Performance Standards and Open Space and replacing them with the Special District Commercial designation and adding the following Numbered Policy:

“South Side of Sheppard Avenue East, East of Morningside Avenue

In addition to the Special District Commercial designation, General Industrial Uses with High Performance Standards, are permitted. Non-Accessory Signs excluding Marketplace Signs are not permitted.”;

(B) Zoning By-law Amendment:

(1) amend the Employment Districts Zoning By-law Number 24982 (Rouge Employment District), as amended, with respect to the lands at 8119 Sheppard Avenue East, being Part of Lot 4, Registrar's Compiled Plan 10303, by deleting the existing zoning and replacing it with the “Mixed Employment Zone (ME)” to include Day Nurseries, Educational and

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Training Facility Uses, Financial Institutions, Industrial Uses, Offices, Personal Service Shops, Places of Worship, Recreational Uses, Restaurants and Retail Stores;

(2) Development Standards:

(2.1) maximum gross floor area of all buildings shall not exceed 0.3 times the lot area;

(2.2) minimum 3 metres (10 feet) building setback from the streetline;

(2.3) non-accessory signs, except Marketplace Signs, shall not be permitted;

(2.4) the provisions of Section 15, Ancillary Retailing in “E”, “M”, “ME”, “MG” and “MS” Zones, Clause V, General Provisions, shall not apply;

(2.5) parking to be provided in accordance with the General Parking Regulations for All Zones;

(2.6) the provisions of this By-law shall apply collectively to these lands notwithstanding their division into two or more parcels;

(C) Miscellaneous:

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; and

(D) the applicant enter into a financially secured Servicing Agreement with the City covering the required services to service the site, prior to Council’s adoption of the Zoning By-law. The agreement is to include provision for the construction of municipal sidewalks along the south side of Sheppard Avenue; the enclosure of the watercourse and the provision of storm and sanitary services.

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

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Mr. Irv Schmerler, representing the owner, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

**(Clause No. 28, Report No. 7)**

**325. Public Meeting under The Planning Act,  
Zoning By-law Amendment Application Z97017,  
First Warden Shopping Centres Limited,  
800 Warden Avenue,  
Ward 13 - Scarborough Bluffs**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 18, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

- (1) amend the Employment Districts Zoning By-Law No. 24982 (Golden Mile) to partially remove the Holding Provision (H) from the zoning for the property on the west side of Warden Avenue, south of Eglinton Avenue, known municipally as 800 Warden Avenue, increasing the commercial permission from 12,100 square metres (130,000 square feet) to 25,125 square metres (270,500 square feet) under the existing Office Uses Zone (OU); and
- (2) authorize such unsubstantive, stylistic or format changes to the Zoning By-Law as may be necessary to give effect to this resolution.

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

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

“That staff report further through the Site Plan process on any opportunities for mutual sharing of parking between the Embers Restaurant and First Warden.”

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The Scarborough Community Council received the following communication (July 7, 1998) from Mr. Russel White, Plans Analyst, The Toronto and Region Conservation Authority:

We acknowledge receipt of the above noted notice of intention and offer the following comments.

TRCA staff do not object to removal of the holding designation, however, we note that the



site is within the Golden Mile Subwatershed Study boundary. This study calls for a comprehensive look at Stormwater Management quality control for all infill development within the study limits. In light of this, future development of this site is dependant on the applicant partaking in a comprehensive solution for Stormwater Management for the Golden Mile Area.

We trust that this information is of assistance. If you have any questions, please contact the undersigned.

Mr. Phillip Wong, representing First Warden Shopping Centres Limited, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendation.

**(Clause 18, Report No. 7)**

**326. Public Meeting under The Planning Act,  
Official Plan Amendment Application P97020,  
Zoning By-law Amendment Application Z97052,  
Petro Canada, 70 Guildwood Parkway,  
Ward 13 - Scarborough Bluffs**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 26, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan:

amend the Guildwood Community Secondary Plan with respect to the property located on the north-west corner of Guildwood Parkway and Rowatson Road, by deleting the Highway Commercial designation and substituting a Medium Density Residential (RM) designation and by adding a density of 55 units per hectare (23 units per acre);

(B) Zoning By-law Amendment:

amend the Guildwood Community Zoning By-law Number 9676, as amended, with respect to 70 Guildwood Parkway, being Lot 15, Concession D, by deleting the current Highway Commercial (HC) zoning and substituting a Multiple Family Residential Zone as follows:

- (1) Permitted Use: Multiple Family Residential;
- (2) maximum 15 residential dwelling units;

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- (3) minimum building setback 4 metres (13 feet) from the street line of Rowatson Road, except that the door to the garage shall be set back a minimum of 5.7 metres (19 feet) from the street line. The space in front of the garage may be used for parking;
  - (4) minimum building setback, 6 metres (20 feet) from the street line of Guildwood Parkway;
  - (5) minimum side yard building setback for a row of townhouses, 2 metres (6.5 feet) from end wall to side lot lines;
  - (6) maximum height 3 storeys;
  - (7) an attached garage shall be erected with each dwelling unit;
  - (8) a refuse storage room shall be provided on the site and be enclosed by at least four walls and a roof; and
- (C) authorize any unsubstantive technical, stylistic or format changes to the Official Plan and Zoning By-law Amendments as may be required to carry out the intent of this resolution.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, that the Public Meeting be concluded, and further:

- (1) that staff be directed to bring forward the Site Plan Control Application at the September 16th meeting of the Scarborough Community Council and that staff not present the Official Plan and Zoning By-law Bills for approval until the Site Plan is approved by the Community Council;
- (2) that staff be requested to report to Scarborough Community Council on the transportation issues, i.e. access and impact on Guildwood Parkway, and that the Ward Councillors, in conjunction with staff, form a Community Working Committee to work with the application toward a high quality of landscaping and building design structure.

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The Scarborough Community Council received the following communication (July 7, 1998) from Mr. John V. Langley, FRAIC:

I bring to your attention the following:

At the Public Meeting held on April 21, 1998 the presentation showed 17 units. It is gratifying to see this has been reduced to 15. The Community suggested a continuation of the fourplexes is a solution which would marry in better with the single to one and half storey dwellings on Rowatson and would allow 12 units on site.

The major concern is still the traffic. In the 10 years that I have been resident here I am not aware of any in depth traffic count being made on Guildwood Parkway west of Livingston. Also, contrary to the report, there has been an increase in the morning and evening traffic during the last few years west of Livingston. The proposed development will have an impact on the traffic in this area and particularly in the evening when the occupants of units 8 to 15 will have to make a U-turn at the already hazardous turn to Rowatson. There is a lot of afternoon and evening traffic coming west to the shopping centre that turns at the Rowatson junction. The statistics provided by the Works Department seems low in that it seems to infer that of the 30 potential adults (and perhaps more with young adults) only 7 will be involved in the peak traffic period. This does not seem to be the pattern on Rowatson.

I was under the impression that a side yard for this type of development had to be 8 ft. to the property line rather than 6 as covered in the report. Does this allow sufficient space in the event of fire or does the fire truck back in off Guildwood Parkway?

The comment regarding 'proposed' landscaping between the two rows of housing should be changed, i.e. top of page 5, second line '...townhouses will be landscaped'. The recommendation regarding condominium form of tenure is extremely valid as it will be essential that this landscaping be maintained.

There is no mention in the report of the concern with school buses using Rowatson and the impact they may have on the proposed development.

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Mr. John V. Langley appeared before the Community Council in connection with the foregoing matter and brought to the attention of the Members his comments contained in the foregoing communication.

Mr. Vahe Kouyoumdjian, representing the applicant, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

**(Clause No. 20, Report No. 7)**

**327. Public Meeting under The Planning Act,  
Official Plan Amendment Application P97011,  
Zoning By-law Amendment Application Z97031,  
Ontario Hydro, Warden Avenue and Metropolitan Road,  
Ward 14 - Scarborough Wexford**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 19, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

Amend the Ellesmere Employment District Secondary Plan and Zoning By-law, as amended, with respect to the lands located on the east side of Warden Avenue, south of Metropolitan Road, being former Ontario Hydro transmission corridor lands known municipally as Part of Lot 32, Concession 2, by:

(A) Official Plan

- (1) deleting the Ontario Hydro Corridor designation and replacing it with a General Employment Uses designation; and,
- (2) adding the following Numbered Policy:

“East of Warden Avenue, South of Metropolitan Road

Vehicle Service and Repair Uses are permitted, provided they are limited to facilities and services provided only to vehicles directly associated with the primary industrial function of the property.”

(B) Zoning By-law:

- (1) deleting the “Public Utilities” (PU) zoning and adding “Mixed Employment - Holding” (ME - H) zoning;
- (2) deleting Exception No. 301;
- (3) adding the following development standards:
  - (a) gross floor area of all buildings minus the gross floor area of all basements shall not exceed 0.40 times the area of the lot;
  - (b) maximum gross floor area of restaurants, including take-out restaurants, shall not exceed 510 square metres (5,500 square feet);
  - (c) retail stores, financial institutions, personal service shops and

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- restaurants shall only be located within 140 metres (460 feet) of the Warden Avenue streetline;
  - (d) vehicle parking or storage for a Vehicle Service Garage shall be prohibited in all street yards;
  - (e) maximum combined gross floor area for a Vehicle Service Garage and Vehicle Service Station: 370 square metres (4,000 square feet);
  - (f) minimum street yard setback: 3 metres;
  - (g) minimum rear yard setback: 7.5 metres;
  - (h) minimum side yard setback: 3 metres;
  - (i) the provisions of the By-law shall apply collectively to the land, notwithstanding its future division into two or more parcels.
- (4) providing that prior to the removal of the Holding Provisions (H) from the zoning, only the following uses shall be permitted:
- (a) Day Nurseries;
  - (b) Education and Training Facilities;
  - (c) Financial Institutions;
  - (d) Industrial Uses;
  - (e) Offices;
  - (f) Personal Service Shops;
  - (g) Places of Worship;
  - (h) Recreational Uses;
  - (i) Retail Stores (excluding take-out restaurants);
  - (j) Vehicle Service Garage and/or Vehicle Service Station limited to facilities and services provided only to vehicles directly associated with the primary industrial function of the property;
- (5) providing that the Holding Provision (H) used in conjunction with the Mixed Employment (ME) zone shall be removed in whole or in part by amending By-law when Council is satisfied as to the acceptability of mutual access arrangements between the various uses on the property and/or the abutting property at 1575 Warden Avenue, as well as the acceptability of the proposed Site Plan, to adequately accommodate vehicle access from and egress to Warden Avenue;
- (C) designate the property as a Site Plan Control Area; and
- (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 this resolution.

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On a motion by Councillor Tzekas, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to:

- (1) deleting under “(B) Zoning By-law”, Recommendation No. (4), Item (c) “Financial Institutions”;
- (2) adding the following to the end of Recommendation No. (4), Item (i):  
“... the dispensing of fuel shall be limited to propane”.
- (3) adding a new Recommendation No. (6), as follows:  
“(6) Education and Training Facilities shall not be permitted in this Mixed Employment Zone.”

The Scarborough Community Council received the following communication (July 6, 1998) from Mr. R. Wayne Burns, Shell Canada Products Limited:

Shell has no objection to the attached application but would ask to be sent a copy of the adoption of the Official Plan Amendment if it is adopted July 22, 1998.

Mr. Patrick Devine, Solicitor for the applicant, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

**(Clause 21, Report No. 7)**

**328. Public Meeting under The Planning Act,  
City-Initiated Official Plan Amendment Application W98009,  
Road Allowance Linking Metropolitan Road and  
Continental Place,  
Ward 14 - Scarborough Wexford**

Community Council had before it a report (June 19, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan:

amend Schedule “C” of the Official Plan, the Roads Plan of the former City of Scarborough, by identifying a new 23 metre (75 foot) road right-of-way connection linking the eastern terminus of Metropolitan Road southerly to Warden Avenue through Continental Place, and by amending Schedule “A” of the Official Plan, the

Land Use Plan, to also reflect the proposed road; and

- (B) authorize such unsubstantive technical, stylistic or format changes to the Official Plan amendment as may be required to properly carry out the intent of this resolution.

On a motion by Councillor Tzekas, the Scarborough Community Council rescheduled the Public Meeting under The Planning Act respecting the aforementioned report to its meeting to be held on October 14, 1998 at 2:00 p.m.

**(Clause No. 38(n), Report No. 7)**

**329. Public Meeting under The Planning Act,  
Zoning By-law Amendment Application Z95032,  
Aspen Ridge Homes (Markham Gardens) Incorporated,  
South of Sheppard Avenue, East of Markham Road,  
Ward 18 - Scarborough Malvern**

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

Repeal the Malvern East Agricultural Holding Zoning By-law No. 13219, as amended, and incorporate Blocks 2 and 3, Registered Plan 66M-2300, in the Malvern Community Zoning By-law No. 14402, as amended, and zone them as follows:

- (A) Block 2:
- (1) Permitted uses: Apartment Residential (A) Zone and Neighbourhood Commercial (NC) including retail stores, personal service shops, financial institutions, business and professional offices;
  - (2) Development Standards:
    - (2.1) maximum 326 dwelling units;
    - (2.2) minimum 3 metre (10 foot) building setback from the streetlines; canopies and supporting columns may be erected to the street line;
    - (2.3) maximum 2,323 square metres (25,000 square feet) of gross floor area for commercial uses;
    - (2.4) parking to be provided on the following basis:
      - (a) prior to the operation of the SRT to Sheppard Avenue:

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- (i) minimum 1.4 parking spaces per dwelling unit to be provided on the basis of 1.2 spaces per unit for residents and 0.2 spaces per unit for visitors;
      - (ii) minimum 3 parking spaces per 100 square metres (1,076 square feet) of gross floor area for other uses;
    - (b) when the SRT is in operation to Sheppard Avenue:
      - (i) minimum 1.2 parking spaces per dwelling unit on the basis of 1 space for residents and 0.2 for visitors;
      - (ii) minimum 1 parking space per 100 square metres (1,076 square feet) of gross floor area for other uses;
  - (2.5) maximum height 16 storeys (excluding mechanical penthouses);
  - (2.6) minimum of 1 square metre (10.76 square feet) enclosed recreation space to be provided for each dwelling unit;
  - (2.7) parking for the Scarborough Community Complex may be provided;
  - (2.8) general zoning by-law provisions with respect to coverage and building height shall not apply;
  - (2.9) all provisions of this By-law shall apply collectively to the site notwithstanding its future division into two or more parcels;
- (B) Block 3:
- (1) Permitted uses: Apartment Residential (A) Zone;
  - (2) Development Standards:
    - (2.1) maximum 417 dwelling units;
    - (2.2) minimum 3 metre (10 foot) building setback from the streetlines;
    - (2.3) parking to be provided on the following basis:
      - (a) prior to the operation of the SRT to Sheppard Avenue:
        - (i) minimum 1.4 parking spaces per dwelling unit to be provided on the basis of 1.2 spaces per unit for residents and 0.2 spaces per unit for visitors;
      - (b) when the SRT is in operation to Sheppard Avenue:



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- (i) minimum 1.2 parking spaces per dwelling unit on the basis of 1 space for residents and 0.2 for visitors;
  - (2.4) maximum height 12 storeys (excluding mechanical penthouses) within 30 metres (100 feet) of the streetline of Markham Road and 16 storeys (excluding mechanical penthouses) on the balance of the block;
  - (2.5) minimum of 1 square metre (10.76 square feet) enclosed recreation space to be provided for each dwelling unit;
  - (2.6) general zoning by-law provisions with respect to coverage and building height shall not apply;
  - (2.7) all provisions of this By-law shall apply collectively to the site notwithstanding its future division into two or more parcels; and
- (C) Miscellaneous:

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.

On a motion by Councillor Balkissoon, the Scarborough Community Council rescheduled the Public Meeting under The Planning Act respecting the aforementioned report to its meeting to be held on October 14, 1998 at 2:00 p.m.

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Mr. Roy Varicelli, Architect for the project, appeared before the Community Council and expressed support for the staff recommendations.

The Community Council received letters of objection to this application from the following persons:

- Mr. David Yeung, area resident;
- Ms. Jennifer Chan, area resident;
- Mr. Wilmot Procope, area resident; and
- Mr. Kwok C. Chan, owner of property in the area;

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

**(Clause No. 38(o), Report No. 7)**

**330. Public Meeting under The Planning Act,**

**Official Plan Amendment Application SP98003,  
Zoning By-law Amendment Application SZ98005,  
Knob Hill Farms Limited,  
South-East Corner of Eglinton Avenue and McCowan Road,  
Ward 15 - Scarborough City Centre**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (July 6, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan:

amend the Eglinton Community Secondary Plan, with respect to the property located at the south-east corner of Eglinton Avenue and McCowan Road, being Part of Blocks A and B, Registered Plan M-172 and Part of Lot 22, Concession C, by adding the following Numbered Policy:

“South-East Corner of Eglinton Avenue and McCowan Road

Within the Commercial Mixed Use designation as it applies to this land, retail commercial uses are permitted as a primary use.”;

(B) Zoning By-law:

(1) amend the Employment Districts Zoning By-law Number 24982 (Knob Hill Employment District), as amended, by deleting the subject land located at the south-east corner of Eglinton Avenue and McCowan Road, being Part of Blocks A and B, Registered Plan M-172 and Part of Lot 22, Concession C, and incorporating it into the Eglinton Community Zoning By-law No. 10048, as amended.

(2) rezone the land by replacing the existing zoning with the “Community Commercial (CC)” zone and limiting the permitted uses as follows:

(a) Permitted uses:

- retail stores, personal service shops, restaurants;
- banks, business and professional offices;
- open storage and display of goods ancillary to a retail store;

(b) maximum gross floor area of all buildings shall not exceed 0.30 times the lot area;

(c) minimum street yard setback 3 metres (10 feet). Patios, roof overhangs, canopies and supporting columns can be built to the street

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line;

- (d) minimum 5.0 parking spaces per 100 square metres (1,076 square feet) of gross floor area for personal service shops and retail stores, including ancillary restaurants;
- (e) Non-Accessory Signs, except Marketplace Signs, shall not be permitted;

(C) resolve that no further notice is required regarding the change in the zone category from “Highway Commercial” to “Community Commercial (CC)” Zone;

(D) Miscellaneous:

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; and

(E) prior to the enactment of the Zoning By-law amendment, a Site Plan Control approval be granted by the Commissioner of Planning and Buildings. The agreement will be registered on title following the Zoning By-law coming into effect.

A. Councillor Altobello moved that the Scarborough Community Council recommend to City Council the adoption of the aforementioned report, subject to adding the following:

“That Road and Traffic Services staff be requested to undertake traffic studies to investigate speed and volumes of traffic on McCowan Road south of Eglinton Avenue to Kingston Road and at the intersection of McCowan Road and Eglinton Avenue before and after the Home Depot Store opens for business and that any remedial measures be reported to Scarborough Community Council for implementation, and further, that staff ensure that the Community be involved in the process.”

B. Councillor Duguid moved that the motion of Councillor Altobello be amended to add the following Recommendation F:

“F. That the Site Plan Control application be revised to restrict access to the Home Depot Site to right-out, left-in from Landmark Boulevard.”

C. Councillor Faubert moved that the motion of Councillor Altobello be amended by adding the following:

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“That staff be directed to report further on the Urban Design Guidelines that would apply to the landscaping of this Site.”

- D. Councillor Ashton moved that the motion of Councillor Faubert be amended by adding the following:

“That the Commissioner of Planning and Buildings, Scarborough, be directed to consult with the Cliffcrest Community Association on the Urban Design Guidelines for this site.”

Upon the question of the adoption of the foregoing motions, they were carried.

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The Scarborough Community Council received the following communication (July 22, 1998) from Ms. Susan Rosenthal, Barrister and Solicitor:

I act on behalf of Eglinton Bellamy Developments Inc., the owner of 2979 Eglinton Avenue East, which is immediately east of the subject development. My client is in the process of reviewing the revised proposal in detail, including a review of the traffic studies prepared with respect to same which we received yesterday. As well, my client has had discussions with your planning staff with respect to its concerns relating to the location of open storage and display of goods, screening of the development traffic and various transportation improvements required. My client continues to have concerns with respect to the development as proposed and wishes to continue its discussions with both the applicant and the planning staff to determine if said concerns can be addressed. In the interim, my client continues to reserve its right and opportunity to comment with respect to the application.

In addition to reserving our opportunity to further comment on the application, by this letter I would also request to be notified of the adoption of any official plan amendment and zoning by-law amendment with respect to the above noted property.

The Scarborough Community Council received the following communication (July 7, 1998) from Mrs. Susanne Grant:

Both my husband (William Grant) and myself (Susanne Grant) are thoroughly pleased with the idea of a Home Depot going on the location.

Everybody that we have spoken to about it are also thrilled with the idea.

Also could you please let me know when the adoptions of the proposed Official Plan Amendment are approved.

The Scarborough Community Council received the following communications (July 10, 1998) and (March 9, 1998) from Mr. Brian Dick for Ms. Karen Fraser, Planner - Ontario, CN Engineering Services:

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July 10, 1998

We have reviewed your letter dated 29 June 1998, regarding the above noted application and offer no objections providing our comments dated 9 March 1998 are addressed.

March 9, 1998

We have reviewed your letter dated 12 February 1998, regarding the above noted application and have the following comments:

1. The Owner must install and maintain at his own expense, a chain link fence of minimum 1.83 metre height along the mutual property line.
2. Any proposed alterations to the existing drainage pattern affecting Railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.

In addition, rail noise, vibration and safety should be considered in the design of the development, to the satisfaction of the municipality. Appropriate mitigation measures should be included in the Zoning By-law Amendment. CN's current guidelines recommend that the acceptable protective measures for the land use proposed include the following:

1. A minimum 30 metre building setback from the railway right-of-way in conjunction with an earthen berm. The berm should be 2.5 metres above grade at the property line, having side slopes not steeper than 2.5 to 1, adjoining and parallel to the railway right-of-way with returns at the ends.
2. We recommend that the Owner engage a consultant to undertake an analysis of noise and vibration and to undertake appropriate measures to mitigate any adverse effects from noise and/or vibration that were identified.

We would appreciate the opportunity to comment on any proposed modification prior to its adoption, and ultimately, we request notice of the Amendment being approved.

The Scarborough Community Council received the following communication (July 6, 1998) from Mr. Doron Altman, Landmark Properties Inc.:

Landmark Properties Inc. acts on behalf of Crane Canada Inc. in all matters related to their distribution real estate in Canada.

Crane owns the property immediately adjoining the property which is subject to the above-mentioned applications, namely 2937 Eglinton Avenue East. While we welcome the proposed development by Home Depot, we are concerned that notwithstanding verbal assurances by Home Depot and their representatives that access to the Crane property will not be impaired or adversely affected by their plan, plans and documents were submitted to us on June 29, 1998, which regrettably are contrary to our understanding of Home Depot's plans.

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The attached correspondence and plan describe the problem and our response, and are self explanatory.

Please take note that we object to any plan which will impair or adversely affect ingress and egress to and from the Crane property, which the property currently enjoys.

Please keep us informed of all matters related to the above-mentioned subject and address all relevant notices, etc. directly to the undersigned.

The Scarborough Community Council received the following communication (July 7, 1998) from Metropolitan Toronto Condominium Corporation No. 999, under signature of Mr. Wayne Churchmuch, President:

We, the Board of Directors, M.T.C.C. #999, on behalf of greater than half of the majority of unit owners of 330 McCowan Road, list of names attached, object to the siting of the proposed building, and internal driveway configuration.

The proposed location on the site and the south driveway have a negative impact on the residents living on the west side of McCowan Road, Toronto/Scarborough, Ontario.

*(A petition containing 334 signatures in opposition to the proposed access road entering/exiting off Landmark Boulevard, was attached to this communication, and the original thereof is on file in the Office of the City Clerk.)*

The Scarborough Community Council received the following communication (July 8, 1998) from Ms. Janet Cardno, area resident:

I am a resident and owner at 15 Torrance Road. My apartment faces Eglinton Avenue and the above noted lands. I am unable to attend the public meeting regarding the above noted lands but I am concerned about the changes that could result if a large commercial building is allowed to be built at the south-east corner of Eglinton Avenue and McCowan Road.

Therefore, I would like to take this opportunity to point out some of my concerns and objections to this proposal:

- What consideration has been given to the additional traffic in the area? With the concrete islands that are currently in place and the railway bridge on McCowan Road, how are the Home Depots' customers going to access the store's parking lot? We do not need another set of lights in the area (Bellamy and McCowan are very close together at this point on Eglinton). This will only further frustrate drivers and slow down the flow of traffic (as it has done when the new light was installed between Warden and Pharmacy on Eglinton - an industrial/commercial area - traffic during rush hour in this area has been slowed down even further and has increased peoples' commuting time).
- Do we really need a Home Depot in this location? Scarborough currently has two (2) Home Depots, one of which is open 24 hours. There are currently three (3) Home Depots within a 10-15 minute drive from this location; two (2) of which I

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frequent on numerous occasions (I do not mind driving 10-15 minutes to get to a store that has what I want).

- Would this store be allowed to be open 24 hours? It is mainly a residential area and should stay that way. If I wanted to live across the street from a large retail/commercial store I would have purchased a home closer to one.
- Is this really a good location for such a store? Most of the immediate area is residential (except for the small commercial plazas along Eglinton Avenue). In the immediate area, located on three streets facing this lot, there are five residential apartment buildings, several of which are condominiums (taxpayers) and a new residential community has just been built south of the railway tracks adjacent to this lot. How many of these home owners (taxpayers) anticipated having such a large commercial building located so close to their home? I for one did not and I am sure there are many others in my neighbourhood who did not anticipate this!
- Eglinton Avenue is currently an extremely busy street and this area can be noisy at times with busses, trains, etc. What consideration has been given to the additional traffic, noise and fumes that will be caused by all of the Home Depot's customers, delivery/transport trucks, etc.? Do the residents really want the additional cars and large delivery/transport trucks with the extra noise, fumes, etc., in their neighbourhood? I certainly do not!
- If a Home Depot is allowed on this corner, I am sure there will also be a very large parking lot with lots of lighting and very few trees. An eyesore. there is already plenty of light from the street lights and the large billboards that have been allowed on the top of the buildings in the area. The amount of lighting in the area can be distracting at night (even from the eleventh floor).
- This land is currently undeveloped and is presently covered with grass, trees and bushes. It is one of the small, "green" spaces left in the area.
- There is a large "natural" pond on this property which I have seen children use for skating in the winter and I have seen ducks use during the spring and summer months. This does not happen in the ravine located down the street and it is certainly nice to see in the city.
- By allowing such a store in this location, I believe that it will:
  - bring the value of my condominium/my home down;
  - increase the amount of traffic in the area;
  - increase the amount of noise and fumes in the area; and
  - decrease my enjoyment of my home and my neighbourhood.
- By allowing a Home Depot in this location it will not enhance my neighbourhood nor will it enhance Scarborough in general. Scarborough's residents home shopping needs are currently serviced by other Home Depots (as mentioned above) and other stores which provide the same products.

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- The only advantage Scarborough (or the “Mega City”) will gain is the additional tax revenue which I do not believe out-weighs the disadvantages and inconveniences for the neighbourhood and current taxpayers.

When I purchased my condominium, I did not anticipate having such an eyesore located directly across the street from my home. Part of the “green space” that existed when I purchased my home has already been built on (a small residential community). I do not think that a Home Depot store is needed in this area nor do I believe that most of my neighbours want such a large commercial complex in our neighbourhood.

For the good of the existing neighbourhood, I strongly urge the Scarborough Community Council to reject this proposal.

As I am unable to attend the public meeting scheduled for July 22, 1998, kindly ensure that my concerns are forwarded to the Scarborough Community Council so that they can be taken into consideration before a decision is made.

I would also ask that a copy of the Committee’s decision be mailed to my attention.

The Scarborough Community Council received the following communication (June 30, 1998) from Mr. Rae MacDonald, area resident:

I am very unhappy to hear that Home Depot is planning to build another huge store across the street - I have lived on Torrance Avenue at least 16 years now and have always admired that vacant, little, wilderness area where the site is planned.

It is a perfect area for birds, ducks, frogs, all types of wild life, I am sure. Now what in hell do we need another ugly Home Depot type structure in there for.

Across the tracks was another beautiful wilderness area, but not any more; now we have ugly new housing, or whatever.

I used to go for walks through there, and it really felt like a small bit of country in the city. I guess big mega cities have to have big mega businesses to succeed today.

We do not need Home Depot in this spot. Leave it vacant, do not cut the grass, in other words; leave it alone. Scarborough does not have to look like other cities - be different - leave whatever wilderness areas we have, wilderness areas. These are my comments, perhaps not what many people like to hear, but this is the way I feel about it.

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

- Ms. Roslyn Houser, Solicitor for the applicant, expressing support for the staff recommendations; and
- Mr. Douglas Grigg, President, Cliffcrest Community Association, requesting deferral



of this application because the community has not been fully advised of the potential impact of this proposal, particularly on traffic on McCowan Road. Mr. Grigg indicated that it is his understanding that the community is not against the development, but requests assurance from Community Council that Roads and Traffic staff will conduct a traffic study in the area.

**(Clause No. 24, Report No. 7)**

**331. Public Meeting under The Planning Act,  
Official Plan Amendment Application SP98008,  
Zoning By-law Amendment Application SZ98013,  
Kopas Management and Development Incorporated,  
565 Kennedy Road, Kennedy Park Community,  
Ward 15 - Scarborough City Centre**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 23, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Official Plan

amend the Kennedy Park Community Secondary Plan with respect to the lands at 565 Kennedy Road, being Lot 7, Registered Plan 3705, by deleting the existing Highway Commercial designation and replacing it with a Medium Density Residential designation.

(B) Zoning By-law

amend the Kennedy Park Community Zoning By-law, as amended, with respect to the lands at 565 Kennedy Road, being Lot 7, Registered Plan 3705, as follows:

- (1) Permitted Use: Multiple-Family Residential;
- (2) one suite (individual dwelling unit) per 212 m<sup>2</sup> (2282 square feet) of lot area, to a maximum of nine (9) units;
- (3) minimum front yard setback of 3 metres (10 feet);
- (4) minimum setback of 3.6 metres (12 feet) from side street for buildings erected on corner lots;
- (5) minimum side yard setback of 6.4 metres (21 feet);

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- (6) minimum rear yard setback of 1.5 metres (5 feet);
- (7) maximum building coverage of 50 percent of the lot area;

(C) Site Plan:

support the concept to permit conversion of the existing commercial plaza into nine (9) apartment units with 12 on-site parking spaces and associated out door amenity areas at 565 Kennedy Road, as indicated on the drawing entitled 'Proposed Site Plan' (Figure 3) dated April 20, 1998, and 'Elevation Plans - Building 'A' (Figure 4) and 'Elevation Plans - Building 'B' (Figure 5) dated April 21, 1998, subject to the following conditions:

- (1) all refuse is to be contained within the building;
- (2) site lighting is to be constructed such that the angle of illumination does not extend onto the public street;
- (3) all mechanical and equipment located on the roof must be screened or integrated into the profile of the building to the satisfaction of the Commissioner of Planning and Buildings, and change to the roof line as denoted on the drawing shall constitute a change to the site plan, which must have the prior written approval of the Commissioner of Planning and Buildings;
- (4) all work required by this agreement is to be completed within 2 years from date the agreement is registered on title; and

the

- (D) authorize any unsubstantive technical, stylistic or format changes to the Zoning By-law Amendment as may be required to give effect to this resolution.

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

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

Yeas: Councillors Balkissoon, Berardinetti, Kelly, Mahood -4

Nays: Councillors Altobello, Ashton -2

Decided in the affirmative by a majority of 2.

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Mr. Scott Dawson, representing the applicant, appeared before the Community Council and expressed support for the staff recommendation.

**(Clause No. 23, Report No. 7)**

**332. Public Meeting under The Planning Act,  
Zoning By-law Amendment Application Z97058,  
2351 Kennedy Road Incorporated,  
2351 Kennedy Road, Tam O'Shanter Community,  
Ward 17 - Scarborough Agincourt**

Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 30, 1998) of the Commissioner of Planning and Buildings, Scarborough recommending that City Council:

(A) Zoning By-law:

amend the Tam O'Shanter Community Zoning By-law Number 12360, as amended, with respect to 2351 Kennedy Road, being Part of Lot 28, Concession 3, by deleting the current Highway Commercial (HC) zoning and introducing a Residential/Employment (RE) Zone in the Tam O'Shanter Community as follows:

- (1) Permitted Uses: Residential dwelling units and Residential/Employment Units;

Residential/Employment Units means a dwelling unit which may be combined with one or more of the following non-residential uses:

- (a) offices;
- (b) financial institutions;
- (c) retail stores (excluding food preparation and excluding food consumption on site);
- (d) personal service shops;
- (e) service shops and agencies (excluding auto-related service shops);
- (f) studios;
- (g) educational facilities;
- (h) day nurseries;

occupied and operated by one or more persons residing in the dwelling unit;

- (2) maximum 78 residential dwelling units including a maximum of 27 ground floor related Residential/Employment Units;
- (3) maximum of 93 m<sup>2</sup> (1000 square feet) gross floor area of non-residential uses, shall be delineated and separated from the dwelling unit by solid partition walls and limited to the ground floor, may be combined within each Residential/Employment Unit;

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- (4) maximum total gross floor area of non-residential uses 930 m<sup>2</sup> (10,000 square feet);
- (5) minimum 1 m<sup>2</sup> (11 square feet) of indoor recreational floor space per dwelling unit;
- (6) minimum building setback 3 metres (10 feet) from the street line, excluding decorative entrance features which may project into the minimum required setback;
- (7) maximum number of storeys, excluding parking levels, chimneys, skylights, vents, antennae, elevator machine rooms, rooftop mechanical equipment and penthouse, and parapet walls: 3 storeys;
- (8) Clause VI-Provisions for all Zones, Sub-Clause 6, Coverage, shall not apply.
- (9) minimum parking requirements:
  - (a) 1.2 parking spaces per dwelling unit, of which 0.2 spaces per dwelling unit shall be reserved for visitors.
  - (b) the greater of :
    - (i) 2.4 parking spaces per Residential/Employment Unit, of which 1.4 spaces per Residential/Employment Unit shall be reserved for visitors, or
    - (ii) 1 parking space per Residential/Employment Unit plus 4 spaces per 100 m<sup>2</sup> (1076 square feet) gross floor area of non-residential uses within each Residential/Employment Unit;
- (B) Matters Under Section 42 of The Planning Act, R.S.O. 1990:

enact a By-law under the provisions of Section 42(3) of the Planning Act, R.S.O. 1990, to require that parkland or cash in lieu be conveyed at the of rate of 1 hectare for every 300 dwelling units; and
- (C) 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.

On a motion by Councillor Mahood, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to the following amendments to Recommendation (A) Zoning By-law, "Permitted Uses":

- (1) delete (1)(b) "financial institutions" and renumber the remaining Permitted Uses accordingly;

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- (2) strike out in (1)(g), the words “educational facilities” and insert in lieu thereof: “tutorial facilities limited to a maximum of five (5) students”; and
- (3) add the following new Recommendations Nos. (10) and (11) under (A) Zoning By-law:
  - “(10) the total gross floor area of medical and dental offices combined shall not exceed 186 square metres (2,000 square feet) and shall not occupy more than four (4) Residential/Employment Units;
  - (11) the total gross floor area of tutorial facilities shall not exceed 186 square metres (2,000 square feet) and shall not occupy more than four (4) Residential/Employment Units.”

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Mr. Henry Chiu, Architect for the project, appeared before the Community Council and expressed support for the staff recommendations, and also indicated his agreement to the proposed amendments.

**(Clause No. 27, Report No. 7)**

**333. Request for Direction,  
Minor Variance Appeal,  
3173763 Canada Incorporated,  
East Side of Warden Avenue, North of Metropolitan Road,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (July 3, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board hearing in support of the Committee’s decision with respect to Minor Variance Application SA50/98 by 3173763 Canada Incorporated.

- A. Councillor Tzekas moved that the report from the Commissioner of Planning and Buildings, Scarborough, dated July 3, 1998, be amended by:
  - (1) striking out the staff recommendation; and

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- (2) recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board hearing.

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

Councillor Berardinetti resumed the Chair.

- B. Councillor Mahood moved that the report from the Commissioner of Planning and Buildings, Scarborough, dated July 3, 1998, be amended by:

- (1) striking out the staff recommendation; and
- (2) recommending that City Council take no action on this matter.

Upon the question of the adoption of the foregoing motion A. by Councillor Tzekas, it was not carried.

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

**(Clause No. 30, Report No. 7)**

**334. Ontario Municipal Board Appeal - Group Homes**

The Community Council had before it a report (July 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the status of the subject appeal, as requested by Community Council at its last meeting, and recommending that staff report further on this issue to the Urban Environment and Development Committee in the last quarter of 1998.

- A. Councillor Mahood moved that the Scarborough Community Council recommend to City Council that it direct that the Ontario Municipal Board Appeal by the former Municipality of Metropolitan Toronto with respect to Group Homes, be withdrawn.
- B. Councillor Ashton moved that the Scarborough Community Council request that City Council request the Ontario Municipal Board to defer the hearing with respect to Group Homes in order for the City of Toronto to establish a position with respect to the appeals filed by the Catholic Childrens' Aid Society and the St. Leonard's Society of Metropolitan Toronto, and further, that the report to be submitted to Urban Environment and Development Committee in the last quarter of 1998 be submitted to the Scarborough Community Council for comment to the Urban Environment and Development Committee."

Upon the question of the adoption of the foregoing motions, they were carried.

**(Clause No. 15, Report No. 7)**

**335. Status Report - Abandoned CP Rail Spur Corridor,  
Lawrence Avenue to South of Canadian Road (West of Warden),  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (July 14, 1998) from the Commissioner of Planning and Buildings, Scarborough, advising Community Council of the status of the abandoned CP Rail Spur Corridor lands located in the Ward 14 area, as requested by Community Council at its last meeting, and recommending that this report be received for information.

- A. Councillor Tzekas moved that the report of the Commissioner of Planning and Buildings, Scarborough, dated July 14, 1998, be received, and further, that staff of the Urban Planning and Development Services Department be requested to report further on Toronto Council's expressed interest in the potential use of the Corridor for bicycle trail purposes.
- B. Councillor Ashton moved that the motion of Councillor Tzekas be amended by adding the following: "That the City Solicitor be directed to report in Camera on the ability of the City to expropriate these lands."

Upon the question of the adoption of the foregoing motions, they were carried.

**(Clause No. 17, Report No. 7)**

**336. Procedure Required to Close Faulkland Road,  
North of Leahurst Drive,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (July 16, 1998) from the Director of Road and Traffic Services, Scarborough, responding to a request from Councillor Altobello and further to a direction from City Council, during its consideration of the proposed TTC bus facility at Comstock Road and Lebovic Avenue, that staff report on the process for closing Faulkland Road, and recommending that this report be received for the information of Community Council and City Council.

On a motion by Councillor Ashton, the Community Council referred the aforementioned report back to staff with a request that they report further on means of controlling undesirable traffic on Faulkland Road.

**(Clause No. 38(e), Report No. 7)**

The Community Council recessed at 5:14 p.m.

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

Members Present:

Councillor Lorenzo Berardinetti, Chair  
Councillor Gerry Altobello  
Councillor Brian Ashton  
Councillor Raymond Cho  
Councillor Brad Duguid  
Councillor Frank Faubert  
Councillor Norm Kelly  
Councillor Doug Mahood  
Councillor Mike Tzekas

**337. City-Owned Property on Danforth Avenue,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a communication (July 22, 1998) from Councillor Gerry Altobello:

I would appreciate Community Council's consideration of the following:

WHEREAS the City is the owner of a linear piece of property measuring approximately 189 metres by 31 metres with an area of approximately .5 hectares located on the south side of Danforth Avenue east of Eastwood Avenue and west of Birchmount Road in Ward 13 Scarborough Bluffs, Birchcliff Community; and

WHEREAS the property has a significant grade differential (approximately 10 metres) sloping southward from Danforth Road to the rear lot line of the single family dwellings on Rhydwen Avenue; and

WHEREAS the subject property is designated Residential Low Density in the Official Plan of the former City of Scarborough and is zoned Single Family "S" in the Birchcliff Community Zoning By-law; and

WHEREAS there is considerable doubt as to whether the subject property could be developed for uses intended by the Official Plan and Zoning By-law and further that access to Danforth Avenue is highly unlikely due to the changes in grade; and

WHEREAS it is appropriate to consider the best use of this land as open space in accordance with the Major Open Spaces zone in the Birchcliff Community Zoning By-law; now

THEREFORE BE IT RESOLVED that City Council direct staff to introduce changes to the Official Plan and Zoning By-law of the former City of Scarborough to effect an Open Space use of the subject lands.

Councillor Gerry Altobello,



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

“AND BE IT FURTHER RESOLVED that City Council direct the Corporate Services Committee not to authorize the sale of this property subject to review by the Urban Planning and Development Services Department.”

**(Clause No. 37, Report No. 7)**

**338. 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**

**(Refer also to Minute No. 262)**

The Community Council continued the statutory public meeting on the subject application, 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 the following reports:

(a) (April 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, recommending that City Council:

(A) Zoning By-law

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:

- (1) Day Nurseries;
- (2) Financial Institutions;
- (3) Laundromats;
- (4) Laundry and Dry Cleaning Pick-ups;
- (5) Offices;
- (6) Personal Service Shops;
- (7) Restaurants;

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- (8) Sale of drugs, cosmetics, pharmaceuticals and tobaccos;
- (9) Sale of household hardware;

(2) add the following development standards:

- (a) minimum of 2.3 parking spaces per 100 m<sup>2</sup> (1,076 square feet) of gross floor area for all uses except for Day Nurseries and Restaurants;
- (b) minimum driveway width shall be 5.8 metres (19 feet) for two way traffic; and

B. Miscellaneous

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.

- (b) (June 19, 1998) from the Commissioner of Planning and Buildings, Scarborough, providing, in response to Community Council's request at its May 27th meeting, a report on the results of the further consultation with the community, and recommending approval of the recommendation contained in the Commissioner's report dated April 20, 1998.
- (c) (June 18, 1998) from the Director of Road and Traffic Services, Scarborough, recommending that City Council:
  - (1) not consider physical traffic calming measures for Baldoon Road at this time; and
  - (2) direct staff to conduct up-to-date traffic counts and speed surveys for Baldoon Road, and submit a report to Scarborough Community Council in the fall of 1998 indicating appropriate mitigating measures, as required.

Councillor Cho moved that the report from the Commissioner of Planning and Buildings, Scarborough, dated April 20, 1998, be amended as follows:

- (1) strike out the staff recommendation;  
and
- (2) recommend that City Council refuse this application.

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

Yeas: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Cho, Duguid,

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Faubert, Kelly, Mahood, Tzekas -10

Nays: Nil

Decided unanimously in the affirmative.

The Scarborough Community Council received the following communication (June 10, 1998) from Brian and Deborah Mee, area residents:

We are adamantly opposed to any 24 hour type operation proposed for this vacant Finch Avenue location. We believe this would attract criminal gangs that currently operate in Metro Toronto as this location is remote and isolated and this location would be ideal for them. Secondly, I don't think this location warrants a 24 hour operation from a business point of view as there is not a high traffic location during the midnight hours.

The proposal for a new driveway has merit; however, I would make this for entering only or entering and only eastbound exiting, not westbound exiting. I live in the neighbourhood and use Baldoon to exit on to Finch west to go to work so I am quite familiar with the traffic patterns around this location.

Also, you may want to consider the bus traffic at this intersection especially when the buses park at the stop and stand there or visit the current hamburger store there. Perhaps a traffic light would be warranted at Baldoon and Finch.

In closing, we're not opposed to commercial development at this location. It's just the hours of operation that concern us.

The Scarborough Community Council received the following communication (July 10, 1998) from the workers at 5633 Finch Avenue East:

We, the workers at 5633 Finch Avenue East, are strongly concerned about the application Z97061-S97152 which will change the zoning by-law at 5739-45 Finch Avenue East. In this letter, we strongly express our feelings against this application.

We are afraid that this change will cause traffic chaos. Finch Avenue is a major road. A large number of vehicles pass by here every day, especially in rush hour. This small plaza just stands at the corner of the traffic lights of Finchdene and Baldoon Road. There are two bus stops, traffic lights and the entrance to Baldoon Road from Finch Avenue here. If another entrance is just a few metres away from Baldoon Road, this area must get big traffic jams in rush hours. Therefore, we do not agree with this application since we pass by here every day.

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

- Mr. Ed Fleury, Solicitor for the applicant, expressing support for the staff

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- recommendations, and drawing to the attention of the Community Council that neighbourhood concerns respecting crime or theft have nothing to do with his client's application, and with respect to the parking issue, indicating that there are more than sufficient parking spaces for the uses proposed;
- Mr. Zahir Ismail, area resident, expressing opposition and concerns about possible increased traffic impacting the neighbourhood as a result of this application;
  - Mr. Brian Mae, area resident, expressing opposition and concerns that the parking spaces proposed for this application may not be sufficient and will result in overflow parking into the neighbouring streets;
  - Ms. Alison Dantos, area resident, expressing opposition and concerns that the proposal may exacerbate problems already existing in the plaza respecting drug dealing and theft and may encourage further loitering and generally inhibit public safety in the area;
  - Ms. Janet Anderson, area resident, expressing opposition and concerns that the applicant may be able to obtain a Liquor License for these premises;
  - Ms. Flavia Dantos, area resident, expressing opposition and advising that the other retail premises in this plaza have been robbed more than once;
  - Ms. Pamela Foster, area resident and Member of Malvern Family Resource Centre, expressing opposition and concerns that this proposal could be a magnet for young people in the area because of the lack of recreational opportunities available to them;
  - Mr. Jaswinder Shoker, area resident, expressing opposition and tabling a petition containing 85 signatures against this proposal;
  - Ms. Lisa Fleming, area resident, expressing opposition and concerns about the negative impact this proposal would have on the community;
  - Mr. Rajiv Parikh, area resident, expressing opposition and advising of his agreement with the foregoing concerns.

In addition to the petition referred to above which was tabled by Mr. Shoker, and the two foregoing letters of objection, the Community Council also received 18 comment sheets from the Community Information meeting held on Tuesday, June 9, 1998, all generally in opposition to the proposal, and a 27 signature petition of support, all of which were provided to Members of The Scarborough Community Council, and the originals of which are on file in the Office of the City Clerk.

**(Clause No. 29, Report No. 7)**

**339. Ontario Municipal Board Hearing,  
John and Bernadette Hughes, 24 Parkcrest Drive,**

### **Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (July 16, 1998) from the City Solicitor advising Community Council of the decision of the Ontario Municipal Board respecting the subject appeal against a Committee of Adjustment refusal of a minor variance application, and recommending that this report be received for information.

On a motion by Councillor Altobello, the Scarborough Community Council recommended to City Council:

- (1) that the City Solicitor be directed to request the Chairman of the Ontario Municipal Board to request Chairman Hubbard to clarify her decision to deal more fully with the evidence and argument presented by the City and the residents respecting this matter; and
- (2) that the City Solicitor be authorized, following consultation with the Ward Councillors, if he is not satisfied with the response of the Ontario Municipal Board, to request a re-hearing.

#### **(Clause No. 16, Report No. 7)**

### **340. Ontario Hydro Corridor (Graywood Investments/Norstar), Ontario Municipal Board Hearing**

**(Refer also to Minute Nos. 267, 268 and 269)**

The Community Council had before it the following confidential reports:

(July 20, 1998) from the City Solicitor regarding Ontario Hydro Corridor - Graywood Investments Limited/Norstar Investments - Ontario Municipal Board Hearing.

(July 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, regarding Plans of Subdivision for the Former Ontario Hydro Corridor - L'Amoreaux and Sullivan Communities - Scarborough Agincourt and Scarborough Wexford.

(July 20, 1998) from the Commissioner of Planning and Buildings, Scarborough, regarding Alternative Plans of Subdivision for the Former Ontario Hydro Corridor - Maryvale and Dorset Park Communities - Scarborough Wexford and Scarborough City Centre.

(July 21, 1998) from the Director of Road and Traffic Services, Scarborough, regarding Ontario Hydro Surplus Lands, Works and Emergency Services Department Study, directed by Council on July 8, 1998 - Scarborough Agincourt, Scarborough Wexford, Scarborough City Centre.

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(July 20, 1998) from the Interim Contact, Scarborough Community Council, regarding Ontario Municipal Board Hearing, Ontario Hydro (Graywood Investments Limited/Norstar) Appeals.

- A. Councillor Ashton moved that the Community Council allow speakers on this matter, provided the speakers are limited to four.
- B. Councillor Faubert moved that the motion of Councillor Ashton be amended by adding the following: "That the speakers be limited to the five minutes each and no questions of them be permitted."

The following persons appeared before the Community Council to express their support for the possible future acquisition of Hydro Corridor lands for parkland and recreational uses:

- Mr. Ronald Brown, representing Wishing Well area residents;
- Ms. Sheryl Saunders, President of the North Bridlewood Residents' Association;
- Ms. Linda Wheeler, representing residents in the area affected south of Highway 401; and
- Mr. Phillip Egginton, President of the Bridlewood Community Association.

Councillor Faubert moved that the Community Council recess to meet privately in order to receive legal advice with respect to the foregoing matter, which was carried.

The Community Council recessed at 9:25 p.m. to meet in private session to receive legal advice.

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The Community Council met **in-camera** to receive legal advice.

Members present:

Councillor Lorenzo Berardinetti, Chair  
Councillor Brian Ashton  
Councillor Raymond Cho  
Councillor Brad Duguid  
Councillor Frank Faubert  
Councillor Norm Kelly  
Councillor Doug Mahood  
Councillor Sherene Shaw  
Councillor Mike Tzekas

Councillor Berardinetti in the Chair.

The Community Council recessed its **private meeting** at 10:00 p.m. and immediately reconvened in public session with the following Members being in attendance:

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Councillor Lorenzo Berardinetti, Chair  
Councillor Brian Ashton  
Councillor Bas Balkissoon  
Councillor Raymond Cho  
Councillor Brad Duguid  
Councillor Frank Faubert  
Councillor Norm Kelly  
Councillor Doug Mahood  
Councillor Sherene Shaw  
Councillor Mike Tzekas

Councillor Shaw moved that the Scarborough Community Council continue past 10:00 p.m. to complete this matter.

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

Yeas: Councillors Ashton, Balkissoon, Berardinetti, Cho, Duguid, Kelly, Mahood, Tzekas, Shaw -9

Nays: Nil

Decided unanimously in the affirmative.

The Community Council reconvened **in-camera** to receive further legal advice.

Members Present:

Councillor Lorenzo Berardinetti, Chair  
Councillor Brian Ashton  
Councillor Bas Balkissoon  
Councillor Raymond Cho  
Councillor Brad Duguid  
Councillor Frank Faubert  
Councillor Norm Kelly  
Councillor Doug Mahood  
Councillor Sherene Shaw  
Councillor Mike Tzekas

Councillor Berardinetti in the Chair.

The Community Council adjourned its **private meeting** and immediately reconvened in public session with the following Members being in attendance:

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Councillor Lorenzo Berardinetti, Chair  
Councillor Brian Ashton  
Councillor Bas Balkissoon  
Councillor Raymond Cho  
Councillor Brad Duguid  
Councillor Frank Faubert  
Councillor Norm Kelly  
Councillor Doug Mahood  
Councillor Sherene Shaw  
Councillor Mike Tzekas

Councillor Berardinetti in the Chair.

On a motion by Councillor Berardinetti, the Scarborough Community Council deferred the foregoing matter to a Special Meeting of the Scarborough Community Council to be convened prior to July 29, 1998, and requested that the affected Councillors discuss this matter further with staff in the interim.

**(Clause No. 38(v), Report No. 7)**

**341.** The Community Council adjourned its meeting at 10:45 p.m.

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Chair.