

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 12**

**Wednesday, September 16, 1998**

The Scarborough Community Council met on Wednesday, September 16, 1998, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:30 a.m.

Members present:

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

**Confirmation of Minutes.**

On a motion by Councillor Altobello, the Minutes of the meeting of the Scarborough Community Council held on July 22, 1998, were confirmed.

**343. Introduction and Congratulations to Staff**

The Chair introduced Ted Tyndorf, Director of Community Planning, East District, and welcomed him to his first Scarborough Community Council meeting. The Chair also congratulated Gary Welsh in his new position as Director, Transportation Services, District 4, and Bryan Byng in his new position as Director, Municipal Standards, East District.

**344. Ontario Professional Planners' Institute's 1998 Professional Merit Award**

The Director of Community Planning, East District, presented to the Chair, the Ontario Professional Planners' Institute's 1998 Professional Merit Award, in the category of Communications/Public Education, awarded to the City of Toronto (Scarborough) for its "Public Safety and Development Review Guidelines".

**345. Presentation to Donna Rice, Principal, Walter Perry Junior Public School**

The Chair made a presentation to Donna Rice, Principal, Walter Perry Junior Public School, of the City of Toronto Certificate in Recognition of Outstanding Service to Children and Families, commemorating "Children's Services Month" (July).

**346. Recognition of Maria Ramirez, Artist**

The Chair recognized Maria del Rosario Ramirez, artist and historian, who has donated a bronze sculpture to the Scarborough Community Council, to become part of the City of Toronto permanent art collection. The Chair thanked Ms. Ramirez for her gift and encouraged everyone to view this interesting work which is now on display in the Scarborough Civic Centre Rotunda area.

**347. Controlling Undesirable Traffic on Faulkland Road,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (September 1, 1998) from the Director of Transportation Services, District 4, recommending that:

- (1) Transportation Services staff be directed to conduct follow-up traffic counts on Faulkland Road, Leahurst Drive, Comstock Road and Lebovic Avenue, in the fall of 1998, and again later, if required, to determine whether a traffic infiltration problem materializes with additional development in the Golden Mile Employment District; and
- (2) through the Ward Councillors, Transportation Services staff provide technical assistance in developing a community-driven neighbourhood traffic management plan, which could include, among other things:
  - a traffic monitoring program;
  - traffic sign restrictions;
  - one-way street(s); or
  - traffic calming measures;

all aimed at controlling undesirable traffic on Faulkland Road, as required.

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

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

**348. Parking on Island Road,**

**Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (August 25, 1998) from the Director of Transportation Services, District 4, recommending that:

- (1) the stopping restriction identified in Appendix 1 of this report be adopted; and
- (2) 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 2, Report No. 8)**

**349. 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 Transportation Services, District 4, 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 recommended to City Council the adoption of the aforementioned report.

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

**350. Request for a 40 Kilometre Per Hour Speed Limit on Bellefontaine Street and Southlawn Drive, Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (August 28, 1998) from the Director of Transportation Services, District 4, recommending that:

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

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On a motion by Councillor Shaw, the Scarborough Community Council deferred the aforementioned report for further consideration at its meeting scheduled to be held on October 14, 1998.

**(Clause 21(b), Report No. 8)**

**351. 1998 New Sidewalk Construction Program, All Scarborough Wards**

The Community Council had before it a report (September 1, 1998) from the Director of Transportation Services, District 4, recommending that the list of sidewalks identified in "Table 1 - Recommended Sidewalks", estimated to cost in the order of \$100,000.00, be approved for construction in 1998.

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

**(Clause 4, Report No. 8)**

**352. Preliminary Evaluation Report, Zoning By-law Amendment  
Application SZ98019, 699401 Ontario Limited  
772 Warden Avenue, Golden Mile Employment District  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (August 28, 1998) from the Director of Community Planning, East District, recommending that Community Council convene a public meeting to consider this application targeted for the fourth quarter of 1998, subject to staff:

- (1) concluding the review of the traffic impact study and finalizing the proposed site access arrangements; and
- (2) providing notice of the public meeting to all owners and tenants within 120 metres (400 feet) of the property and to all parties receiving notice of the Minister's Decision and the Municipal Board Hearing regarding the Golden Mile Land Use Review.

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

**(Clause 21(d), Report No. 8)**

**353. Draft Plan of Condominium Application SC98023  
Mondeo Developments Inc., 740 Ellesmere Road  
Dorset Park Community  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (August 14, 1998) from the Director of Community Planning, East District, recommending that Community Council support the Draft Plan of Condominium SC98023 by Del Zotto Zorzi, on behalf of Mondeo Developments Inc., for the property known municipally as 740 Ellesmere Road, subject to the conditions detailed in the Director's report.

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

**(Clause 6, Report No. 8)**

**354. Draft Plan of Condominium Application SC98021  
Bargreene II Limited, 120 Midwest Road  
Dorset Park Employment District  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (August 14, 1998) from the Director of Community Planning, East District, recommending that Community Council support the Draft Plan of Condominium SC98021 by Steve Gruber, on behalf of Bargreene II Limited, for the lands known municipally as 120 Midwest Road, subject to the conditions detailed in the Director's report.

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

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

**355. Site Plan Control Application S97161  
Petro Canada, 70 Guildwood Parkway  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (August 26, 1998) from the Director of Community Planning, East District, recommending that Community Council defer its consideration of the Site Plan Control Application S97161 to its meeting scheduled to be held on October 14, 1998, to allow planning staff, the applicant and the community working group additional time to resolve outstanding Site Plan issues.

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

**(Clause 21(g), Report No. 8)**

**356. Part Lot Control Exemption Application PL98006  
Meadowsweet Homes Inc., Warden Avenue and St. Clair Avenue  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (August 27, 1998) from the Director of Community Planning, East District, recommending that:

- (1) City Council enact a Part Lot Control Exemption By-law with respect to Blocks 138-140 and Lots 1 to 10, 25 and 27 to 35 on Registered Plan 66M-2312;
- (2) the Part Lot Control Exemption By-law 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 be in accordance with Reference Plan(s) approved by the Director of Community Planning, East District, prior to the plan(s) being deposited in the Land Registry Office, and generally in accordance with the lots and blocks as laid out in Registered Plan 66M-2312 as shown on Figure 1; and
- (4) City Council authorize such unsubstantive, technical, stylistic or format changes to the by-law as may be required to properly carry out the intent of this resolution.

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

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

**357. Request for Direction  
Minor Variance Appeal - A290/97  
Restoration Tabernacle, 3543 Danforth Avenue  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (August 27, 1998) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the Committee of Adjustment decision with respect to Minor Variance Application A290/97.

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

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

**358. Request for Direction  
Minor Variance Appeal - A311/97  
Narinderpal and Harbans Bhattal, 573 Meadowvale Road  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (August 18, 1998) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the Committee of Adjustment decision with respect to Minor Variance Application A311/97.

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

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

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

The Community Council had before it a report (August 31, 1998) from the Director of Community Planning, East District, advising Community Council of the various Site Plan Control Approvals granted by the former Commissioner of Planning and Buildings, Scarborough, and recommending that this report be received for information.

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

**(Clause 21(j), Report No. 8)**

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

The Community Council had before it a report (August 27, 1998) from the Director of Community Planning, East District, advising Community Council of the status of current appeals before the Ontario Municipal Board and recommending that this report be received for information.

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

**(Clause 21(k), Report No. 8)**

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

The Community Council had before it a report (August 31, 1998) from the Director of Community Planning, East District, advising Community Council of the various Consent Decisions granted by the former Commissioner of Planning and Buildings, Scarborough, and recommending that this report be received for information.

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

**(Clause 21(l), Report No. 8)**

**362. Ontario Municipal Board Decision  
Yellow Moon Homes Inc., Manson Lands, Lawrence Avenue East  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (August 27, 1998) from the City Solicitor, advising Community Council of the Decision of the Ontario Municipal Board respecting the date for the hearing on the subject lands and the issue of site clean-up, and recommending that this report be received for information.

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

**(Clause 21(n), Report No. 8)**

**363. "No Ball Games" Signs - Butterworth Avenue  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a communication (July 17, 1998) from Councillor Brian Ashton, requesting consideration of the policy respecting installation of "No Ball Games" signs on residential streets.

On a motion by Councillor Ashton, the Scarborough Community Council referred Councillor Ashton's communication to the Director of Transportation Services, District 4, to be considered in the context of the harmonization of the by-laws.

**(Clause 21(r), Report No. 8)**

**364. Request to Hold Public Hearings at  
Scarborough Community Council Respecting  
Municipal Animal Care and Control Legislation and the  
Uniform Policy for Leashed and Unleashed Dogs in Parks**

The Community Council had before it the following:

- (a) a request from the Interim Contact, The Board of Health, that Community Council schedule a Public Meeting in October to consider the report of the Medical Officer of Health and draft a by-law on animal care and control; and
- (b) a communication (August 28, 1998) from the City Clerk, advising that City Council



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has requested that Community Councils also hear deputations on the “Uniform Policy for Leashed and Unleashed Dogs in Parks”, and forward comments to The Board of Health and The Economic Development Committee.

On a motion by Councillor Moeser, the Scarborough Community Council directed that the Public Meeting, as requested, be conducted on Thursday, October 15, 1998, commencing at 9:30 a.m., and The Board of Health be so advised.

**(Clause 21(s), Report No. 8)**

**365. Historic Plaque for Former Municipal Offices Site  
2100 Eglinton Avenue East**

The Community Council had before it a memorandum (September 4, 1998) from Councillor Frank Faubert, recommending that:

- (1) Scarborough Community Council refer this matter to staff to develop the appropriate plaque, in co-operation with the Bank of Nova Scotia, the Ward Councillors, and the Scarborough Historical Society; and
- (2) Scarborough Community Council request the City of Toronto Council approve an amount of \$6,000.00 from the appropriate budget, to give effect thereto.

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

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

**366. Capital Budget Schedule**

The Community Council had before it a communication (September 15, 1998) from Councillor Tom Jakobek, Chair, The Budget Committee, providing the Schedule for consideration of the Capital Budget and requesting that Scarborough Community Council consider its portion of the Capital Budget on Monday, November 16, 1998, at 7:30 p.m.

On a motion by Councillor Faubert, the Scarborough Community Council approved the proposed date for Scarborough Community Council’s consideration of the Budget, being Monday, November 16, 1998, at 7:30 p.m.

**(Clause 21(t), Report No. 8)**

**367. Site Plan Control Application S96112**

**Joseph Furfari Investments Limited**  
**1159 Tapscott Road**  
**Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 27, 1998) from the Director of Community Planning, East District, recommending that Community Council support the approval of the final Site Plan Control Application S96112, as shown on Figures 3 and 4 of this report.

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

A. Councillor Faubert moved that the report (August 27, 1998) from the Director of Community Planning, East District, be deferred to the meeting scheduled to be held on Wednesday, October 14, 1998, with the request that in the interim, appropriate staff meet with the Ward Councillors and the applicant in an attempt to resolve the matter of the impact of the crushing operation;

B. Councillor Mahood moved that the clause be amended as follows:

“that the issue of the financially secured agreement referred to in the staff report approved by the former Council, be reported to the next meeting”;

C. Councillor Balkissoon moved that the report be amended as follows:

“that the words “broken asphalt and broken concrete” be deleted and the words “used aggregate stockpile area” be substituted therefor”; and

D. Councillor Duguid moved that the report (August 27, 1998) from the Director of Community Planning, East District, recommending that Community Council support the approval of the final Site Plan Control Application S96112, as shown on Figures 3 and 4 of this report, be approved.

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

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

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

Yeas: Councillors Mahood, Ashton, Balkissoon, Faubert, Moeser and Cho - 6.

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Nays: Councillors Berardinetti, Shaw, Kelly, Duguid and Altobello - 5.

Decided in the affirmative by a majority of 1.

The foregoing motion D. by Councillor Duguid was not voted on as the motion of Councillor Faubert carried.

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The Scarborough Community Council received the following communication (September 14, 1998) from Scott D. Wilson of JRW Designs Group Inc.:

September 14, 1998

As discussed earlier, please use my name and the following information in your Council meeting on Wednesday, September 16, 1998. I cannot attend on this short notice as I already have a prior commitment.

I do agree with your letter and all of the points. there is some smell and dust in our area when the wind direction is right; however, the biggest problem we are facing is markings all over the cars. I believe the majority of the cars in the area get bombarded with drops of asphalt when the wind is blowing in our direction. I have a new car and at least once a week it is covered in black stuff which is ruining the paint. I have had the Ministry of the Environment investigating it. they are currently conducting lab tests to find out what it is. The first tests that came back had traces of asphalt in it. It will be another month until we know what is going on. All I know is that the cars in this area never had this kind of problem being the recycling plant started its operation.

Finally, to reiterate your point, I find it hard to believe that a company can get away with building or starting work without the proper permits and having no penalties imposed. If it was a homeowner or a small business, I don't think that they would get away with it.

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

- Mr. Adam Brown, Solicitor representing Joseph Furfari Investments Limited;
- Mr. Gord Bremner, Bremner Warehousing & Distribution Inc.; the aforementioned
- Mr. Ernst Wellmers, President, Welfords Ltd., who provided a letter from Mr. Scott D. Wilson; and
- Mr. Mario Furfari, Joseph Furfari Investments Limited.

**(Clause 21(h), Report No. 8)**

**368. Preliminary Evaluation Report**

**Zoning By-law Amendment Application SZ98018  
1248161 Ontario Limited, 255 Blantyre Avenue  
Birchcliff Community  
Ward 13 - Scarborough Bluffs**

Mr. Joseph Feldmen, appeared before the Community Council in connection with the foregoing matter.

(Refer also to Minute No. 376)

**(Clause 21(e), Report No. 8)**

**369. Permission to Extend Time Frame for 1997/1998 Billboard Sign Permissions  
and to Award 1998/1999 Billboard Sign Tender**

The Community Council had before it a report (September 14, 1998) from the Director of Municipal Standards, recommending that City Council:

- (1) extend the September 10, 1998 deadline to obtain permits and erect the signs to on, or before, December 31, 1998; and
- (2) award the Request for Proposal No. 98-P073 for Twenty (20) Non-Accessory Billboard Sign Permissions to Pattison Outdoor.

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

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

**370. Toronto Transit Commission 1999 Service Plan  
All Scarborough Wards**

The Community Council had before it a report (August 31, 1998) from the Director of Transportation Services, District 4, responding to a request from the Toronto Transit Commission that the Scarborough Community Council provide its comments on the TTC 1999 Service Plan, and recommending that:

- (1) a copy of the Director's report, as approved by Community Council, be forwarded to the Toronto Transit Commission before October 28, 1998; and
- (2) the proposal to remove service on the No. 12 Kingston Road route be re-evaluated.

Patrick Scrimgeour, Senior Planner for the TTC Service East of Yonge Street, made a presentation to the Community Council respecting the TTC 1999 Service Plan report which

was provided to all members of Scarborough Community Council and a copy of which is on file in the Office of the City Clerk.

(Refer also to Minute No. 382)

**(Clause 21(c), Report No. 8)**

**371. Proposed Encroachment Agreement Permitting Parking on Kingston Road Road Allowance**

The Community Council had before it a report (August 31, 1998) from the Commissioner of Corporate Services recommending that City Council permit:

- (1) the owners of 6515 Kingston Road to retain a metal fence encroaching to a maximum of 4.9 metres (16 feet) onto the Kingston Road road allowance subject to:
  - (a) entering into an encroachment agreement with the City;
  - (b) provision of proof of insurance satisfactory to the city's Manager of Risk and Insurance; and
  - (c) maintenance of the encroachment in good condition;
- (2) the standard \$350.00 fee for encroachment agreements be waived, and that no annual fee be required; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Councillor Moeser moved that the aforementioned report be approved subject to adding the following recommendations:

- “(4) That the owner be required to finalize the current application to amend the Site Plan Control agreement S92095 to improve landscaping at the front of the property, and that the owner be given until November 15, 1998 to implement the Site Plan Control agreement, as amended; and
- (5) That Planning staff report back to Scarborough Community Council at its meeting scheduled to be held on December 9, 1998, regarding the status of the Site Plan implementation.” which was carried.

The Scarborough Community Council recommended to City Council the adoption of the aforementioned report, as amended.

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

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

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

Members present:

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

**372. Introduction and Congratulations to Staff**

The Chairman introduced Steve Franklin, Director and Chief Building Official, East District, and congratulated him on his new position.

**373. Public Meeting Under the Planning Act  
City-Initiated Zoning By-law Amendment Application Z97021  
585 and 587 Kennedy Road  
Kennedy Park Community  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (September 1, 1998) from the Director of Community Planning, East District, recommending that Community Council:

- (1) defer the Public Meeting for Application Z97021 to the Community Council meeting scheduled to be held on November 12, 1998, to allow for new notice to be given, such notice to include the three properties to the south of 585 and 587 Kennedy Road, the owners of which have requested inclusion in this application; and
- (2) confirm that the Medium Density Residential (RM) designation of the Official Plan applies to the properties to be added to the application.

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

**374. Public Meeting Under the Planning Act  
Zoning By-law Amendment Application SZ98007  
Trustees of St. Stephen's Presbyterian Church  
3817 Lawrence Avenue East  
Woburn Community  
Ward 16 - Scarborough Highland Creek**

The Community Council 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 (August 21, 1998) from the Director, Community Planning, East District, recommending that City Council:

(A) Zoning By-law:

amend the Woburn Community Zoning By-law Number 9510, as amended, with respect to 3817 Lawrence Avenue East, being Part of Lot 9, Registered Plan 3356, as follows:

(1) southern portion of lands along Shoredale Drive:

delete the current Place of Worship zoning (PW) and replace it with Single-Family Residential (S) zoning with the following development standards:

- (a) one single family dwelling per parcel of land with a minimum frontage of 13.4 metres (44 feet) on a public street and a minimum lot area of 390 square metres (4,200 square feet);
- (b) minimum building setback 6 metres (20 feet) from the streetline;
- (c) minimum side yard setback 1.2 metres (4 feet) from each side for a one-storey dwelling, plus 0.6 metres (2 feet) for each additional or partial storey;
- (d) each dwelling shall have an attached garage or attached carport;
- (e) attached garages or attached carports may be erected at a distance of not less than 0.3 metres (1 foot) from the side lot line;

- (2) northern portion of lands along Lawrence Avenue East:

amend the existing Place of Worship (PW) zoning by adding a development standard which accommodates the proposed parking supply of 52 spaces, and by deleting the development standard which requires a minimum side yard setback of one-half the height of the building and replacing it with a new development standard which reflects the existing side yard setbacks, as follows:

- (a) minimum parking requirement for Place of Worship 5.3 parking spaces per 100 square metres (1,076 square feet) of gross floor area for the first 970 square metres (10,445 square feet) of gross floor area; parking for additional Place of Worship gross floor area shall be in accordance with the General Parking Regulations for all Zones;
- (b) minimum side yard building setback 6 metres (20 feet) from each side;

- (B) Site Plan Control:

enact a By-law to lift Site Plan Control from the southern portion of the Trustees of St. Stephen's Presbyterian Church lands along Shoredale Drive when the amended Zoning comes into force; 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 Faubert, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

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Mr. Maurice Jouenne, agent for St. Stephen's Presbyterian Church, appeared before the Community Council in connection with the foregoing matter and indicated his support for the staff recommendation.

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



**375. Public Meeting Under the Planning Act  
Official Plan Amendment Application P95014  
Zoning By-law Amendment Application SZ95020  
Scarborough Automotive Centre Limited  
South Side of Milner Avenue at Auto Mall Drive  
Rouge Employment District  
Ward 18 - Scarborough Malvern**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act, appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder, and had before it a report (August 20, 1998) of the Director, Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Rouge Employment District Secondary Plan with respect to the property located on the south side of Milner Avenue, across from Auto Mall Drive, being Lot 4, Registered Plan M-2247, be deleting the following wording "and Highway 401" from Clause 3 of Numbered Policy No. 1, so the revised Clause 3 would read as follows:

"3. Vehicles sales, services and related uses are permitted generally but, with the exception of 1 and 2 above, will be directed away from the Sheppard Avenue frontage, the objective being to reserve the major frontages for uses that result in a substantial building presence".;

(B) Zoning By-law:

amend the Employment Districts Zoning By-law Number 24982 (Rouge Employment District), as amended with respect to the lands on the south side of Milner Avenue, across from Auto Mall Drive, being Lot 4, Registered Plan M-2247, by adding the "Vehicle Service Zone (VS)" to permit Vehicle Sales Operations and accessory uses, such as vehicle repair garages, vehicle service stations, excluding the sale of automotive fuel, mechanical or automatic car washes, day nurseries, market place signs and places of worship, with the following development standards:

- (1) gross floor area of all buildings shall not exceed 0.50 times the lot area;
- (2) gross floor area of all restaurants and retail stores shall not exceed 0.1 times the total built gross floor area of the Vehicle Display centre;
- (3) a minimum of one building with a minimum gross floor area of .10 times the lot area on any lot used for a Vehicle Sales Operation;
- (4) minimum 3 metre (10 feet) building setback from the streetline;

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- (5) minimum 3 metre (10 feet) building setback from lot lines other than streetlines;
- (6) parking, storage or display of vehicles is prohibited within 5 metres (16.4 feet) of any street line;
- (7) parking, storage or display of vehicles is prohibited within 10 metres (33 feet) from the Highway 401 property line;
- (8) minimum 3.0 parking spaces per 100 square metres of gross floor area for Vehicle Sales Operations and accessory uses;
- (9) minimum 1.0 parking space per 100 m<sup>2</sup> of gross floor area for Industrial Uses and Special Industrial Uses;
- (10) minimum 3.0 parking spaces per 100 m<sup>2</sup> of gross floor area for Vehicle Display Centres;
- (11) provisions of Clause V, Section 7.3, Sub-section 7.3.3, and Section 7.5, with respect to parking, shall not apply;
- (12) minimum 10 metre (33 feet) wide strip of land abutting the Highway 401 property line shall be used for landscaping; and
- (13) minimum 5 metre (16.4 feet) wide strip of land abutting the streetline shall be used for landscaping and vehicular access; and

(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.

On a motion by Councillor Balkissoon, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, subject to amending the recommendations under “(B) Zoning By-law” by deleting “(2) gross floor area of all restaurants and retail stores shall not exceed 0.1 times the total built gross floor area of the Vehicle Display centre;” and renumbering the remaining recommendations accordingly.

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Mr. Henry Benoit, representing Scarborough Automotive Centre Limited, appeared before the Community Council in connection with the foregoing matter and indicated his support for the staff recommendation, including the proposed amendment.

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

**376. Preliminary Evaluation Report  
Zoning By-law Amendment Application SZ98018  
1248161 Ontario Limited  
255 Blantyre Avenue, Birchcliff Community  
Ward 13 - Scarborough Bluffs**

(Refer also to Minute No. 368)

The Community Council had before it a report (September 2, 1998) from the Director of Community Planning, East District, recommending that Community Council direct the Director to:

- (1) circulate the application in the normal manner;
- (2) facilitate dialogue between the applicant and the local community, including the formation of a Steering Committee, with the objective of developing a mutually satisfactory design concept; and
- (3) schedule the Public Meeting for Community Council's consideration of the application following the successful conclusion of this dialogue.

On a motion by Councillor Altobello, the Community Council deferred the aforementioned report to the Scarborough Community Council meeting scheduled to be held on November 12, 1998, and directed that, in the interim, Planning staff convene a community information meeting together with the Ward Councillors and the applicant for further consultation on this application.

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Mr. Joseph Feldman, representing the applicant, appeared before the Community Council in connection with the foregoing matter.

The Community Council also received a communication from Mr. Ed Treadway, area resident, in opposition to this application.

**377. Ontario Hydro Corridor Lands  
Official Plan Amendment 1001  
Graywood Investments Limited/Norstar Development Corporation**

The Community Council had before it a report (September 14, 1998) from the Director of Community Planning, East District, recommending a planning position to be taken for the upcoming Ontario Municipal Board hearing respecting the Graywood-owned lands north of Highway 401; and advising of the status of the City's Environmental Review contained in the consultant's report on the investigation of stormwater management, naturalization and open space opportunities presented by the surplus Corridor lands.

Councillor Berardinetti vacated the Chair and appointed Councillor Altobello as Acting

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Chair.

- A. Councillor Kelly moved that the aforementioned report be deferred to a Special Meeting of Community Council to be held at the call of the Chair; and having requested
- (1) that the Director of Community Planning, East District, direct his staff to attend the community meetings to be held in the North Bridlewood and Wishing Well areas, and all recommendations emanating from these meetings be brought forward for the consideration of Community Council at its Special Meeting; and
  - (2) that any outcome of discussions with Graywood Investments Limited which may take place in the interim be also reported to Community Council.
- B. Councillor Shaw moved that members of the Working Groups be immediately advised of the date of the Special Meeting and provided with copies of the Planning Department report and the consultant's report on the Hydro Corridor lands.

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

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

- Ms. Sheryle Saunders, President, North Bridlewood Community Association;
- Pastor Steve Webster, Wishing Well Acres Baptist Church; and
- Mr. Robert Brown, President, Wishing Well Acres Community Association.

**(Clause 21(u), Report No. 8)**

**378. Request for Variance from the Sign By-law  
Dayton Self Storage (401 Conlins Road Inc.),  
East Side Conlins Road  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 25, 1998) from the Director of Municipal Standards, recommending that City Council not grant a variance to permit an oversized sign at the aforementioned location.

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

**(Clause 13, Report No. 8)**

**379. Speeding on Aylesworth Avenue  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (August 25, 1998) from the Director of Transportation Services, District 4, recommending that a copy of the speed counts taken on Aylesworth Avenue as requested by Community Council at its meeting held on July 22, 1998, be forwarded to the Toronto Police Service, 41 Division, for their review and whatever action they deem necessary.

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

**(Clause 21(a), Report No. 8)**

**380. 1998 Bus Shelters Installation Program  
All Scarborough Wards**

The Community Council had before it a report (September 1, 1998) from the Director of Transportation Services, District 4, recommending that City Council approve the new bus passenger shelter locations identified in Appendix 1 to this report.

A. Councillor Faubert moved that the aforementioned report be amended as follows:

delete No. 12 - "Meadowvale Road at Muirbank Boulevard";

B. Councillor Altobello moved that the aforementioned report be amended as follows:

(1) delete No. 13 "Highview Avenue at Anneke Road", and insert in lieu thereof, "Gerrard Street at Clonmore";

(2) delete A.1 "Victoria Park Avenue at Conroy Avenue" and insert in lieu thereof, "Guildwood Parkway at Kingston Road";

(3) delete A.3, "Victoria Park Avenue at Swanwick Avenue";

(4) delete A.5, "Victoria Park Avenue at Bassett Avenue";

C. Councillor Cho moved that the aforementioned report be amended as follows:

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delete No. 7, "McCowan Road at Milner Avenue" and  
insert in lieu thereof, "Neilson Road at Sewells  
Road";

- D. Councillor Duguid moved that the aforementioned report be amended  
as follows:

substitute as No. 12, "Ellesmere Road at Birkdale  
Road"

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

Yeas: Councillors Berardinetti, Ashton, Faubert, Kelly, Moeser and Duguid - 6.

Nays: Councillors Shaw, Balkissoon, Cho and Altobello - 4.

Decided in the affirmative by a majority of 2.

- E. Councillor Shaw moved that the aforementioned report be amended as follows:

- (I) that the owners of the locations identified as No. 9,  
"Steeles Avenue at Midland Avenue" and No. 15,  
"Steeles Avenue at Redlea Avenue" be notified by  
staff"; and
- (ii) that installation of No. 15 "Steeles Avenue at Redlea  
Avenue" be deferred pending further consultation  
with the Ward Councillors.

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

**(Clause 5, Report No. 8)**

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

**381. Ontario Municipal Board Decisions - Variance Appeals**  
**Lawrence Avenue Group, 880 Ellesmere Road**  
**Ward 14 - Scarborough Wexford**  
**Caroline Huaping Chiang, 43 Alanbull Square**  
**Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 27, 1998) from the City Solicitor,  
advising Community Council of the Decision of the Ontario Municipal Board respecting the  
subject appeals, and recommending that this report be received for information.

On a motion by Councillor Duguid, the Community Council:

- (1) received the aforementioned report; and
- (2) requested that the City Solicitor report to the Community Council meeting scheduled to be held on October 14, 1998, providing further information respecting 43 Alanbull Square, to address the concerns raised by Councillor Balkissoon, that no planning evidence was called at the Ontario Municipal Board Hearing to support the Committee of Adjustment decision to refuse this variance.

**(Clause 21(m), Report No. 8)**

**382. Toronto Transit Commission 1999 Service Plan  
All Scarborough Wards**

(Refer also to Minute No. 370)

Community Council continued its consideration of the report from the Director of Transportation Services, District 4, and questions of Mr. Scrimgeour.

- (A) Councillor Ashton moved that the aforementioned report be amended by adding the following recommendation:
  - (3) that the proposal to remove the 86D Scarborough route be re-evaluated;
- (B) Councillor Shaw moved that the aforementioned report be amended by adding the following recommendation:
  - (4) that the proposal to extend the 68 Warden route to Steeles Avenue be re-evaluation, and public input be obtained into this re-evaluation; and
- (C) Councillor Balkissoon moved that the aforementioned report be amended by adding the following recommendation:
  - (5) that the 134 Tapscott route be re-evaluated and consideration be given to revising this route further to allow a second bus to take an alternate route that would include Markham Road south of Sheppard Avenue and west along Milner on to the Town Centre.

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

The Scarborough Community Council approved the aforementioned report, as amended.

**(Clause 21(c), Report No. 8)**

**383. Request for Direction  
Minor Variance Appeal - SA105/98  
Winnie Kit Han Shen, 50 Nashdene Road, Unit 105  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 19, 1998) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the Committee of Adjustment decision with respect to Minor Variance Application SA105/98.

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

**(Clause 12, Report No. 8)**

**384. Ontario Municipal Board Decision  
The Burnac Corporation, Neilson Road and McLevin Avenue  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 27, 1998) from the City Solicitor, advising Community Council of the Decision of the Ontario Municipal Board respecting the aforementioned appeal, and recommending that this report be received for information.

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

**(Clause 21(o), Report No. 8)**

**385. Ontario Municipal Board Decision  
High Glen Investments Limited/Rossland Real Estate Limited  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (September 1, 1998) from the City Solicitor, advising Community Council of the Decision of the Ontario Municipal Board respecting the aforementioned appeal, and recommending that this report be received for information.

On a motion by Councillor Balkissoon, the Scarborough Community



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Council received the aforementioned report.

**(Clause 21(p), Report No. 8)**

**386. Process for Disposal of City Property**

The Community Council had before it a report (August 18, 1998) from the Commissioner of Corporate Services, advising Community Council, as directed by the Budget Committee at its meeting held on May 26, 1998, of the process with respect to the disposal of City property, and recommending that this report be received for information.

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

**(Clause 21(q), Report No. 8)**

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

The Community Council had before it a report (August 27, 1998) from the Director of Community Planning, East District, advising Community Council of the new applications received during the seven-week period ending August 19, 1998, and recommending that this report be received for information.

On a motion by Councillor Mahood, the Scarborough Community Council reports having:

- (1) received the aforementioned report; and
- (2) requested that the Managing Director of Economic Development report to the Community Council meeting scheduled to be held on October 14, 1998, and prior to the Planning Department proceeding with the Preliminary Evaluation Report, on the economic development aspects of the application by BFC Construction Corporation, 3660 Midland Avenue, in the Milliken Employment District.

**(Clause 21(I), Report No. 8)**

**388. Naming of Park to Honour Detective Constable William Hancox**

The Community Council had before it a communication (September 3, 1998) from Councillors Frank Faubert and Ron Moeser, Scarborough Highland Creek, recommending that City Council agree, in principle, to the naming of a park in the Hancox family's community to honour and commemorate the memory of William Hancox, subject to adding a direction that staff consider Wanita Park and the new Port Union Park as the first two priority sites.

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

The Scarborough Community Council received the following communication (September 14, 1998) from Mr. Joseph Pileggi, President, Centennial Community and Recreation Association, in support of this initiative:

We have read in the paper your initiative to name a local park after Officer Bill Hancox. The majority of the executive certainly agrees with your decision and would suggest that if, for whatever reason, the Port Union Road and Lawrence site is not suitable, then there are some other sites which you might want to consider, i.e., the park attached to Centennial Road Public School or even Wanita.

As a personal comment, I applaud your decision and would be more than willing to help out in any way I can.

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

**389. Ontario Municipal Board Decision  
The Morningside Heights Landowners' Group  
Appeal of Official Plan Amendment 974  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (August 27, 1998) from the City Solicitor, advising Community Council of the Decision of the Ontario Municipal Board respecting the aforementioned appeal, and recommending that this report be received for information, and forwarded to City Council for information.

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

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

**390. Naming of Community Room in McGregor Park Recreation Centre  
Ward 15 - Scarborough City Centre**

The Community Council had before it a confidential report (September 16, 1998) from the General Manager of Parks and Recreation, recommending the adoption of the recommendation contained in the aforementioned confidential report, which was forwarded to Members of Council under confidential cover.

The Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause 20, Report No. 8)**

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The Community Council recessed at 5:25 p.m.

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

Members present:

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

**391. The 2008 Toronto Olympic Bid**

The Community Council had before it a report (September 1, 1998) from the Commissioner of Economic Development, Culture and Tourism, recommending that Scarborough Community Council:

- (a) receive a presentation by Mr. David Crombie regarding Toronto's Bid for The 2008 Olympics; and
- (b) refer any Community Council recommendations on this issue to staff for a consolidated report, with the recommendations from the other Community Councils, to Strategic Policies and Priorities Committee on November 17, 1998, and City Council on November 25, 1998;

A. Councillor Faubert moved that Scarborough Community Council:

- (1) receive the presentation by Mr. David Crombie regarding Toronto's Bid for the 2008 Olympics; and

further that City Council request the TO-Bid Committee:

- (2) to provide assurance that transportation needs will be brought before the appropriate Standing Committee of City Council;
- (3) to provide the appropriate to-date cost data be provided to City Council; and

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- (4) to expand access to multicultural and multiracial communities.

B. Councillor Ashton moved that Scarborough Community Council:

- (1) request the TO-Bid Committee to report on the process, timing and funding necessary to establish partnerships with community sports organizations in support of the Olympics; and
- (2) that City Council endorse the principle of equitable distribution of training facilities, and such a plan be integrated with the service needs of the City-at-large.

C. Councillor Duguid moved:

- (1) that Scarborough Community Council oppose the holding of a Referendum on the issue of the Bid for the 2008 Olympics and recommended that the City of Toronto Council not hold such a Referendum; and
- (2) that consideration be given to locating more major venues outside of the downtown core to relieve the stress on the City's Transportation System and to spread the anticipated economic development spin-off benefits across the entire City of Toronto, provided this does not negatively impact the Bid's potential for success.

Councillor Duguid further moved that Scarborough Community Council continue past 10:00 p.m. until no later than 10:30 p.m. to complete this item, which was carried.

Councillor Altobello requested that the Chair rule whether the first part of Councillor Duguid's motion, respecting the Referendum, was in order, given that City Council has already taken a position on this matter.

The Chair ruled that Councillor Duguid's motion was in order because he was speaking against the motion taken by the East York Community Council that City Council be requested to consider the holding of a Referendum.

Councillor Altobello challenged the Ruling of the Chair.

Upon the question, shall the Ruling of the Chair be upheld, a recorded vote was taken, as follows:

Yeas: Councillors Berardinetti, Moeser, Duguid, Cho - 4

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

The Ruling of the Chair was not upheld.

The first part of Councillor Duguid's motion was, therefore, not in order.

Upon the question of the adoption of the foregoing motion C.(2) by Councillor Duguid, the vote was taken, as follows:

Yeas: Councillors Berardinetti, Ashton, Shaw, Balkissoon, Faubert, Duguid, Cho, Altobello  
- 8

Nays: Councillor Moeser - 1

Decided in the affirmative by a majority of 7.

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

Yeas: Councillors Berardinetti, Ashton, Shaw, Balkissoon, Faubert, Moeser, Duguid, Cho, Altobello - 9

Nays: Nil

Decided unanimously in the affirmative.

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

- Mr. John Ball, President, Scarborough Olympians Gymnastics Club;
- Ms. Margaret Mead, Coach, Scarborough Olympians Gymnastics Club;
- Mr. William Brown, Chair of the Advisory Committee on Accessible Transportation for the TTC;
- Mr. Bruce Brier, Citizens for the Retention of the East Gardiner Expressway;
- Mr. Steve Mark, Toronto;
- Mr. Stuart Spanglett, President, Toronto Olympians Swim Club;
- Mr. James Alcock, Citizens for the Retention of the East Gardiner Expressway, who provided copies of his group's publication: "Toronto 2008 - Master Transportation Plan", a copy of which is on file in the Office of the City Clerk;
- Mr. Garnett Martin, Chair, Audible Pedestrian Signals Advisory Group;
- Mr. Sheldon Bergson, tourism industry employee;
- Mr. Peter Lucas, President, Showline Limited;
- Mr. Tom Parlette, Scarborough;
- Mr. Scott Allardyce, Co-Chair, Transportation Action Now;
- Mr. Wm. Howe, Scarborough;
- Mr. Joe Mandat, Scarborough;

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- Ms. Monique Bokya, Director, Economic Community Starting Centre;
- Mr. Murray Steele, North York;
- Mr. Michael Kerr, Community Service group.

**(Clause 21(v), Report No. 8)**

**392.** A recorded vote was taken on adjournment, as follows:

Yeas: Berardinetti, Ashton, Shaw, Balkissoon, Faubert, Duguid, Cho, Altobello - 8.

Nays: Nil

Decided unanimously in the affirmative.

The meeting adjourned at 10:17 p.m. on Wednesday, September 16, 1998.

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Chair.