

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 15**

**Thursday, November 12, 1998**

The Scarborough Community Council met on Thursday, November 12, 1998, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:40 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

**Confirmation of Minutes.**

On a motion by Councillor Kelly, the Minutes of the meeting of the Scarborough Community Council held on October 14, 1998, were confirmed, subject to adding Councillor Kelly's name to the list of Members present at the commencement of the meeting..

**432. Parking Prohibition on Kingston Road Service Road,  
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 4, recommending that:

- (1) the no parking regulation identified in Appendix 1 of this report be adopted; and
- (2) the appropriate by-law be amended accordingly.

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

**(Clause 1, Report No. 11)**

**433. Extending the No Parking Anytime Restriction  
on Greylawn Crescent,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 4, recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;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 Kelly, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause 2, Report No. 11)**

**434. Proposed Stop Controls on Cascaden Street  
and on Scoville Square,  
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 4, recommending that:

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

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

**(Clause No. 3, Report No. 11)**

**435. Parking and Pedestrian Crossing in Front of  
Mary Shadd Public School on Hupfield Trail,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District, 4, recommending that:

- (1) the parking and 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;
- (3) the appropriate by-law be amended accordingly;

- (4) the Toronto Police, Community Policing Support install an adult guard at the new school crossing; and
- (5) the Toronto Transit Commission relocate the bus stop further north of the existing location.

On a motion by Councillor Balkissoon, the report of the Director, Transportation Services, District 4, dated October 27, 1998, was deferred to the next scheduled meeting to be held on Wednesday, December 9, 1998, with a request that the Director, Transportation Services, report on whether there is an adult crossing guard at this location.

**(Refer also to Minute No. 475)**

**(Clause 4, Report No. 11)**

**436. Rosegrove Place at Summerglade Drive,  
Proposed Stop Control,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 4, 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 Cho, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 5, Report No. 11)**

**437. Brimley Road at Heather Road,  
Proposed Bus Passenger Shelter,  
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (October 29, 1998) from the Director, Transportation Services, District 4, recommending that the location of Brimley Road at Heather Road, southwest corner, be substituted for the Council approved location of Steeles Avenue at Redlea Avenue, in the 1998 Bus Shelter Installation Program.

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

**(Clause No. 6, Report No. 11)**

**438. Preliminary Evaluation Report Number 2,  
Official Plan Amendment Application P97026,  
Zoning By-law Amendment Application Z97064,  
IBI Group on Behalf of Alex Irvine Motors Ltd.,  
Southeast Corner of Lawrence Avenue East and Kennedy Road,  
Dorset Park Employment District,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (October 21, 1998) from the Director, Community Planning, East District, recommending that Scarborough Community Council convene a Public Meeting to consider this application targeted for the first quarter of 1999, subject to:

- (1) staff convening a community information meeting, with notice being provided to all places of business and residences shown on Figure 4;
- (2) staff completing a review of the traffic study and Site Plan Control application; and
- (3) staff providing notice of the said Public Meeting to assessed persons within 120 metres (400 feet) of the subject property and to all those attending the information meeting who request such notice.

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

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The Community Council received a written submission respecting this matter from Mr. Michael J. McQuaid, Solicitor, on behalf of the Applicant, and a copy thereof is on file in the Office of the City Clerk.

**(Clause 13(e), Report No. 11)**

**439. Preliminary Evaluation Report,  
Official Plan Amendment Application SP98016,  
Zoning By-law Amendment Application SZ98033,  
Site Plan Control Application SS98090,  
Zooview Developments Ltd. and  
Zooview (East) Developments Ltd. (Harmony Dev. Ltd.),  
North Side of Sheppard Avenue, West of Hedge End Road,  
Rouge Community,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (October 22, 1998) from the Director of Community Planning, East District, recommending that Community Council:

- (1) direct the Director of Community Planning, East District, to process these applications in the normal manner; and
- (2) convene a Public Meeting to consider this application targeted for December 9, 1998, provided that community consultation and technical review by public agencies have been completed and addressed by the applicant in time to enable staff to prepare the Recommendation Report the requested meeting.

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

**(Clause No. 13(g), Report No. 11)**

**440. Technical Amendments to Various Zoning By-laws,  
Various Wards**

The Community Council had before it a report (October 19, 1998) from the Director, Community Planning, East District, recommending the Community Council convene a Public Meeting to consider this initiative at the December 1998 Community Council Meeting.

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

On a motion by Councillor Ashton, the report of the Director, Community Planning, East District, dated October 19, 1998, was re-opened for further discussion.

**(Refer also to Minutes No. 469.)**

**(Clause No. 13(i), Report No. 11)**

**441. On-Street Parking Issues on Lawrence Avenue East  
between Pharmacy Avenue and Birchmount Road,  
Lawrence Avenue Study (W95027),  
Ward 14 - Scarborough Wexford**

The Scarborough Community Council had before it a report (October 28, 1998) from the Director, Community Planning, East District, advising Community Council of the status of the various matters related to the Lawrence Avenue Study and recommending that this report be received for information.

On a motion by Councillor Kelly, the report of the Director, Community Planning, East District, dated October 28, 1998, was deferred until 4:00 p.m. today (November 12, 1998).

**(Refer also to Minute No. 467.)**

**(Clause No. 13(l), Report No. 11)**

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

The Community Council had before it a report (October 21, 1998) from the Director, Community Planning, East District, advising Community Council of the new applications received during the period ending 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 13(m), Report No. 11)**

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

The Community Council had before it a report (October 27, 1998) from the Director, Community Planning, East District, advising Community Council of the various Site Plan Control Approvals granted by the Director, Community Planning, East District, and recommending that this report be received for information.

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

**(Clause 13(n), Report No. 11)**

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

The Community Council had before it a report (October 26, 1998) from the Director, Community Planning, East District, advising Community Council of the various Consent Decisions granted by the Director, Community Planning, East District, and recommending that this report be received for information.

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

**(Clause No. 13(p), Report No. 11)**

**445. Andre Adams - 128 Scarboro Avenue,  
Ontario Municipal Board Appeal A252/97,  
Retention of Outside Planning Consultant**

The Community Council had before it a report (October 27, 1998) from the City Solicitor, recommending that a maximum of \$10,000.00 be allocated to the Legal Division from the Corporate Contingency Account to retain a planning witness with respect to the pending

Ontario Municipal Board appeal on 128 Scarboro Avenue.

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

On a motion by Councillor Altobello, the Scarborough Community Council re-opened and held the aforementioned report for further discussion.

**(Refer also to Minute No. 449.)**

**(Clause No. 9, Report No. 11)**

**446. Zoning By-law Amendment Application SZ98032,  
Ontario Hydro,  
Part of Lot 32, Concession 2,  
Ward 14 - Scarborough Wexford**

The Scarborough Community Council had before it a report (October 30, 1998) from the Director, Community Planning, East District, recommending that City Council:

- (A) amend the Employment Districts Zoning By-law No. 24982 (Ellesmere) to remove the Holding Provision (H) from the Mixed Employment (ME) zoning of the property; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law amendment as may be required to properly carry out the intent of this resolution.

Councillor Kelly moved adoption of the aforementioned report, which was not voted upon.

The Chair ruled that all items appearing on the Supplementary Agenda, of which this is one, be held down for discussion later in the meeting.

**(Refer also to Minute No. 450.)**

**(Clause No. 10, Report No. 11)**

**447. Draft 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 reports:

- (A) (September 16, 1998) from the Interim Contact, Board of Health, advising that the Board of Health, at its meeting held on September 15, 1998:
  - (i) adopted the report (September 1, 1998) from the Medical Officer of Health and directed that it be forwarded to each Community Council for further consultation with the community and that comments be forwarded to the Board of Health by October 23, 1998; and

- (ii) adopted the joint report (August 26, 1998) from the Medical Officer of Health and the City Solicitor, recommending that the attached by-law be forwarded to the Community Councils for consideration and that recommendations be forwarded to the Board of Health by October 23, 1998.
- (B) (August 28, 1998) from the City Clerk, advising that City Council has requested that Community Councils 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.

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

- Ms. Veronica Hering, Toronto;
- Ms. Daniela Quaglia, Public Affairs Officer, The Toronto Humane Society;
- Mr. Alan Heisey, Solicitor, on behalf of Port Credit Pet Centre;
- Mr. Dave Brewster, P.J.'s Pet Centres and Super Pets;
- Mr. Luis McCann, P.I.J.A.C. (Pet Industry Joint Advisory Council), who submitted the Industry position document respecting the proposed legislation;
- Ms. Margaret Both, The Ontario Herpetological Society, who submitted nine letters from students at Anson S. Taylor Public School, regarding their turtle study program;
- Ms. Carole Both, Student;
- Mr. Carl McCleary, Mississauga;
- Mr. Grant Crossman, The Metro Toronto Reptile Swap and Symposium;
- Mr. Steve Marks, Barrie;
- Mr. Brian Eddy, President, Parrot Association of Canada;
- Mr. Tom Mendelson, Straits Aqualife Limited;
- Mr. Mike Bernakki, Massasauga Imports;
- Ms. Thea Botsford, Menagerie Pet Shop;
- Mr. Dominic Clark, Menagerie Pet Shop and
- Mr. Mike Elioff, President, The Ontario Turtle and Tortoise Society.

On a motion by Councillor Ashton, the Scarborough Community Council decided to hear Ms. Linda Pitney as the last deputation on the aforementioned reports.

Ms. Linda Pitney, Toronto, appeared before the Community Council in connection with the foregoing matter.

On a motion by Councillor Balkissoon, the Scarborough Community Council held the aforementioned matter for discussion after deputants on other items are heard.

**(Refer also to Minute No. 466.)**

**(Clause 13(a), Report No. 11)**

**448. Legal Department Practice on File Without In-House Planning Support,**



**Caroline Huaping Chiang, 43 Alanbull Square**

The Community Council had before it a report (October 29, 1998) from the City Solicitor advising Community Council, as requested at its previous meeting, of the status of the issue of funding and the lack of planning evidence at the Ontario Municipal Board hearing with respect to this matter, and recommending that this report be received for information.

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

**(Clause 13(t), Report No. 11)**

**449. Andre Adams - 128 Scarboro Avenue,  
Ontario Municipal Board Appeal A252/97,  
Retention of Outside Planning Consultant**

**(Refer also to Minute No. 445)**

The Community Council had before it a report (October 27, 1998) from the City Solicitor, recommending that a maximum of \$10,000.00 be allocated to the Legal Division from the Corporate Contingency Account to retain a planning witness with respect to the pending Ontario Municipal Board appeal on 128 Scarboro Avenue.

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

**(Clause No. 9, Report No. 11)**

**450. Zoning By-law Amendment Application SZ98032,  
Ontario Hydro,  
Part of Lot 32, Concession 2,  
Ward 14 - Scarborough Wexford**

**(Refer also to Minute No. 446)**

The Scarborough Community Council had before it a report (October 30, 1998) from the Director, Community Planning, East District, recommending that City Council:

- (A) amend the Employment Districts Zoning By-law No. 24982 (Ellesmere) to remove the Holding Provision (H) from the Mixed Employment (ME) zoning of the property; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-

law amendment as may be required to properly carry out the intent of this resolution.

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

**(Clause No. 10, Report No. 11)**

**451. Preliminary Evaluation Report,  
Official Plan Amendment Application SP98013,  
Zoning By-law Amendment Application SZ98025,  
BFC Construction Corporation, 3660 Midland Avenue,  
Milliken Employment District,  
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (October 30, 1998) from the Director, Community Planning, East District, recommending that:

- (1) the Scarborough Community Council convene a Public Meeting to consider this application, excluding the seniors residential hotel component, targeted for the second quarter of 1999, subject to:
  - (a) the applicant submitting traffic impact and parking, and site servicing reports and a subdivision application;
  - (b) Planning staff convening a meeting between the applicant and owner of the property on the south-west corner of Midland Avenue and McNicoll Avenue, in order to encourage concurrent/co-ordinated development;
  - (c) Planning staff hosting a Community Information Meeting following submission to the City of the reports and application requested in (a) above and following the meeting in (b) above; and
  - (d) the applicant developing, in consultation with City staff, site-specific urban design guidelines that can be effectively implemented through all phases of development on the lands;
- (2) the Director of Community Planning, East District, ensure that a land use study regarding the introduction of seniors residential-type uses within the Milliken Employment District is included in the Urban Planning and Development Services Department's 1999 Work Program;

- (3) the Director of Community Planning, East District, report back to the Scarborough Community Council with Terms of Reference for an area land use study which explores opportunities and constraints with respect to the introduction of seniors residential-type uses within the Milliken Employment District; and
- (4) the Scarborough Community Council defer consideration of the seniors residential hotel component to following completion of the area land use study noted above.

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

**(Clause 13(u), Report No. 11)**

**452. Preliminary Evaluation Report No. 2  
Zoning By-law Amendment Application SZ98018,  
1248161 Ontario Limited, 255 Blantyre Avenue,  
Birchcliff Community,  
Ward 13 - Scarborough Bluffs**

**(Refer also to Minute No. 376.)**

The Community Council had before it a report (November 6, 1998) from the Director, Community Planning, East District, recommending that Toronto City Council defer consideration of the Preliminary Evaluation Report concerning the rezoning application on 255 Blantyre Avenue until such time as Council has made a decision in regard to the planning report pertaining to all sites zoned "Limited Institutional" within the Birchcliff and Clairlea communities resulting from Interim Control By-law No. 817-1998.

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

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

**453. Part Lot Control Exemption Application PL97003,  
1198152 Ontario Limited, 2533 Gerrard Street,  
Birchcliff Community,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (November 9, 1998) from the Director, Community Planning, East District, recommending:

- (1) that City Council enact a Part Lot Control Exemption By-law with respect to Part of Blocks B and C on Registered Plan 3952 more particularly described as Parts 1 to 15 on 64R-15582;
- (2) that the Part Lot Control Exemption By-law be repealed one (1) year from the date of the passing of the By-law;
- (3) that all conveyances which occur after the exemption from Part Lot Control shall be in accordance with Reference Plan(s) approved by the Director, Community

Planning, East prior to the plan(s) being deposited in the Land Registry Office, and generally in accordance with the lots as shown on Figure 1; and

- (4) that 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 Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 12, Report No. 11)**

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

The Community Council had before it a report (October 27, 1998) from the Director, 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 Berardinetti, the Scarborough Community Council received the aforementioned report.

**(Clause 13(o), Report No. 11)**

**455. Preliminary Evaluation Report,  
Zoning By-law Amendment Application SZ98031,  
762294 Ontario Limited,  
3741 Kingston Road, Guildwood Community,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (October 19, 1998) from the Director, Community Planning, East District, recommending that Scarborough Community Council convene a Public Meeting to consider this application targeted for the second quarter of 1999, subject to staff providing notice for the public meeting to all assessed persons within 120 metres (400 feet) of the subject property, the Scarborough Village Community Association and the Guildwood Village Community Association.

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

**(Clause 13(d), Report No. 11)**

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

Councillor Berardinetti resumed the chair.

**456. Private Tree Removal - Reznick Construction,  
Draft Plan of Subdivision T84021,  
North Side of Lawrence Avenue East, West of Megan Avenue,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (October 26, 1998) from the Director, East Region Parks and Recreation Department, recommending that City Council:

- (1) refuse to issue a permit to remove the subject trees; or,
- (2) defer the decision to issue or deny a permit for the removal of trees until such time that the grading plans have been reviewed in concert with the tree preservation plan; or,
- (3) issue the permit to remove the subject trees conditional on the trees in question not being removed until permitted construction related activities in accordance with plans approved commence, and, subject to compensation being provided in the form of thirty-one 80 mm caliper trees planted on the site.

On a motion by Councillor Moeser, the Scarborough Community Council adopted Recommendation No. (2) in the aforementioned report, to defer the decision to issue or deny a permit for the removal of trees until such time that the grading plans have been reviewed in concert with the tree preservation plan, and requested that, in the interim, the Director, East Region Parks and Recreation Department, and the Director, Community Planning, East District, consult further with the Ward Councillors, Mr. W. A. Dempsey, and the applicant, and report back to Community Council as soon as possible.

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

- Mr. W. A. Dempsey, Centennial Recreation and Community Association; and
- Mr. Mats Strybos, Reznick Construction.

**(Clause 13(b), Report No. 11)**

On a motion by Councillor Moeser, the Scarborough Community Council varied the order of business to deal with Agenda Item 12 regarding Preliminary Evaluation Report, Connie Realty Limited.

**457. Preliminary Evaluation Report,  
Zoning By-law Amendment Application SZ98030,  
Connie Realty Limited,  
33-39 Andover Crescent, West Hill Community,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (October 21, 1998) from the Director of Community Planning, East District, recommending that Community Council convene a Public Meeting to consider this application targeted for the second quarter of 1999, subject

to staff providing notice of the said Public Meeting to assessed persons within 120 metres (400 feet) of the subject property.

On a motion by Councillor Moeser, the Scarborough Community Council approved the foregoing report, subject to adding the following: “That the Director, Community Planning, East District, be directed to negotiate with the applicant to provide an improved street relationship of the dwelling through either an increase in frontage of 6 metres and/or the introduction of rear yard garages.”

**(Clause 13(f), Report No. 11)**

**458. Proposed Highland Creek Watershed Strategy**

The Scarborough Community Council received a presentation given by Mr. Brian Denney, Director of Watershed Management, and Ms. Adele Freeman, Watershed Specialist for the Highland and Don, the Toronto and Region Conservation Authority, respecting the proposed Highland Creek Watershed Strategy.

On a motion by Councillor Duguid, the Scarborough Community Council resolved to support the development of the Watershed Strategy, as proposed by the Toronto and Region Conservation Authority.

**(Clause 13(c), Report No. 11)**

**459. Briefing by the Community Social Planning Council of Toronto**

The Scarborough Community Council received a briefing by Mr. Richard De Gaetano, Scarborough Area Planner for the Community Social Planning Council of Toronto. Mr. De Gaetano also provided each Member with a copy of a document entitled: “Surviving the Streets: Street Youth and Squeegeeing in Toronto” as background information to his presentation, a copy of which is also on file in the Office of the City Clerk.

On a motion by Councillor Berardinetti, the Scarborough Community Council meeting continued past 12:30 p.m. to complete viewing of the video provided by the Toronto Social Planning Council.

The Community Council recessed at 12:38 p.m. to meet informally in the Members’ Lounge with representatives of the Community Social Planning Council of Toronto.

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

Members present:

Councillor Lorenzo Berardinetti, Chair

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

**460. 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**

**(Refer also to Minute No. 373.)**

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 (September 25, 1998) of the Director, Community Planning, East District, recommending that City Council:

(A) Zoning By-law:

amend the Kennedy Park Community Zoning by-law with respect to five properties on the east side of Kennedy Road, south of Corvette Avenue, presently zoned Highway Commercial and Single-family Residential, to provide for Multiple Family Residential Zoning, as follows:

- (1) Permitted Use: Multiple Family Residential;
- (2) one suite (individual dwelling unit) per 199 m<sup>2</sup> (2,142 square feet) of lot area;
- (3) minimum front yard setback 6 metres (20 feet);
- (4) minimum side yard building setback:
  - for single-family dwellings 0.9 metres (3 feet) from side lot lines;
  - for semi-detached dwellings, 0.9 metres (3 feet) from side lot lines on one side only;
  - for a row of townhouses, 0.9 metres (3 feet) from end walls to side lot lines;
- (5) minimum rear yard setback 7.5 metres (25 feet);
- (6) maximum coverage: 50 percent of the area of the lot or parcel; and

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

On a motion by Councillor Berardinetti, the Scarborough Community Council deferred the aforementioned report until the next meeting to be held on Wednesday, December 9, 1998 at 2:00 p.m., and directed that notification be given to an expanded area to include Hart Avenue.

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Ms. Ruth Lunel appeared before the Community Council in connection with the foregoing matter and requested that further notification be undertaken to inform area residents of this application.

**(Clause 13(q), Report No. 11)**

**461. Public Meeting under the Planning Act,  
New Opportunities in Knob Hill and Cliffcrest,  
City-Initiated Official Plan Amendment and  
Zoning By-law Amendment,  
Former Scarborough Transportation Corridor Lands Study,  
Phase 3 - St. Clair Avenue to Eglinton Avenue (W96052),  
Wards 13 and 15 - Scarborough Bluffs and  
Scarborough City Centre**

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

(A) Official Plan:

- (1) amend the Birchmount Park Employment District Secondary Plan by replacing the Special Study Area designation on the north side of St Clair Avenue with a Medium Density Residential designation, and by transferring the lands bounded by St Clair Avenue, Midland Avenue and the railway to the Cliffcrest Community Secondary Plan;
- (2) amend the Knob Hill Employment District Secondary Plan by:
  - (a) replacing the Special Study Area designation with Low and Medium Density Residential use designations west of Brimley Road, and with a Park designation east of Brimley Road: the northern boundary of the park to reflect the location of the GO station parking;
  - (b) deleting the Industrial Area Uses designation south of the railway, apart from the portion between the centreline of Brimley Road and the western boundary of the City-owned lands east of Skagway Avenue, and introducing:



- (i) Low and Medium Density Residential use designations west of Brimley Road;
    - (ii) a Park designation west of McCowan Road; and
    - (iii) an Institutional - Public Utilities designation for the Eglinton GO Station;
  - (c) transferring all of these redesignated lands south of the railway to the Cliffcrest Community Secondary Plan; and
  - (d) deleting the Industrial Area Uses designation north of the railway east and immediately west of McCowan Road, and transferring these lands to the Eglinton Community Secondary Plan: the boundary to be established along the southern edge of the railway;
- (3) amend the Eglinton Community Secondary Plan by adjusting the southern boundary with the Cliffcrest Community to lie along the southern edge of the railway, and by extending the abutting designations to the north edge of the railway if necessary;
- (4) amend the Cliffcrest Community Secondary Plan by:
- (a) adding the lands referenced in Clause A.2.3 above;
  - (b) replacing the Low Density Residential designation east of McCowan Road with a Park designation;
  - (c) deleting the proposed connection between Andrew Avenue and Brimley Road;
  - (d) introducing a Medium Density Residential designation on the east side of Midland Avenue to the north of the Highway Commercial designation;
  - (e) replacing the Industrial Area Uses designation around Vivian and Jeanette Streets with a Low Density Residential designation;
  - (f) replacing the Neighbourhood Commercial designation west of Bellamy Road South with a Low Density Residential designation;
  - (g) replacing part of the Low Density Residential designation west of McCowan Road and north of Oakridge Drive with a Park designation;
  - (h) designating a bicycle/pedestrian path throughout the length of the study area from St Clair Avenue East to Bellamy Road South;
  - (i) replacing Numbered Policy 7 with the following:
    - “7. East Side of McCowan Road, north of Oakridge Drive
  
    - Provision shall be made in the design and layout of parkland and/or trails to ensure adequate access and parking for the existing cemetery to the south.”;
  - (j) and introducing new Numbered Policy 9 as follows:
    - (9) West of Brimley Road, south of the railway:
      - (1) When considering development applications, Council shall encourage consolidation of properties to achieve a comprehensive development which allows for an appropriate road pattern and overall stormwater management, while remaining compatible with the existing single family homes in

the area and the businesses along St Clair Avenue. Council shall consider proposals for phased development, to permit portions of the lands to be developed over time.

- (2) The road network to serve new development shall provide a grid system based on connections to Brimley Road, St. Clair Avenue and Midland Avenue, while minimizing the impact of new traffic on the existing residential streets in the area. Council may consider reduced rights-of-way, provided that the safe and orderly movement of vehicles, bicycles and pedestrians is secured, and that public utilities and services can be accommodated.
- (3) Proponents of development shall submit technical studies addressing transportation impacts, stormwater management, environmental impacts, tree preservation and provision of piped services. Consideration shall be given to designing managed wetlands to retain and purify stormwater run-off from developed areas while preserving existing wetland habitat.
- (4) Residential development on lands abutting the railway shall be designed to minimize the impact of noise and vibration, and shall be set back from the railway in accordance with the requirements of the railway company.
- (5) The boundary between medium and low density residential development shall be determined in conjunction with detailed development applications.;

(B) Zoning By-law:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Knob Hill), as amended, with respect to the Eglinton GO Station and the vacant lands bounded by Brimley Road and Eglinton Avenues and the CN railway, by removing the lands and adding the lands to the Cliffcrest Community Zoning By-law No. 9396;
- (2) amend the Cliffcrest Community Zoning By-law No. 9396, as amended, as follows:
  - (a) introducing a new “Institutional - Public Transit” (I-PT) zone, which permits Public Transportation Uses and ancillary commuter parking facilities;
  - (b) introducing a new definition, that Public Transportation Uses shall mean the use of land, buildings or structures, or portions thereof, for the operation of a transportation system which is provided by, or under the control of, a public authority, but excludes a transit vehicle maintenance yard and/or storage facility;
  - (c) with respect to the lands occupied by the Scarborough GO station parking lot, by deleting the existing “General Industrial” (MG) zone

and replacing it with an “Institutional - Public Transit” (I-PT) zone;

- (d) with respect to the vacant lands running from Brimley Road to Bellamy Road South, by deleting the existing “Industrial” (M), “General Industrial” (MG), “Special Industrial” (MS) and “Single Family Residential” (S) zones and replacing them with a “Park” (P) zone; and
- (e) with respect to the new park land between the end of Skagway Avenue and McCowan Road, which is to accommodate the Scarborough Children’s Safety Village, by introducing an Exception to add permission for Fraternal Organizations, Private and Public Educational Institutions, Private and Public Recreational Uses and Commercial Uses incidental thereto.

(C) District Park Design:

direct the Commissioner of Economic Development, Culture and Tourism to bring forward Terms of Reference for a District Park Master Plan Study; and

(D) Other Matters:

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

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council that the report of the Director, Community Planning East District, dated September 30, 1998, be amended by deferring consideration of this application west of Brimley Road and approving this application east of Brimley Road, so that the recommendations shall now read, as follows:

“Recommendations:

It is recommended that City Council:

(A) Official Plan:

(1) amend the Knob Hill Employment District Secondary Plan by:

(1.1) replacing the Special Study Area designation with a Park designation east of Brimley Road: the northern boundary of the park to reflect the location of the GO station parking;

(1.2) deleting the Industrial Area Uses designation south of the railway and east of the western boundary of the City-owned lands east of Skagway Avenue, and introducing:

(a) a Park designation west of McCowan Road; and

(b) an Institutional - Public Utilities designation for the Eglinton GO Station;

- (1.3) transferring all of these redesignated lands south of the railway to the Cliffcrest Community Secondary Plan; and
- (1.4) deleting the Industrial Area Uses designation north of the railway east and immediately west of McCowan Road, and transferring these lands to the Eglinton Community Secondary Plan: the boundary to be established along the southern edge of the railway;
- (2) amend the Eglinton Community Secondary Plan by adjusting the southern boundary with the Cliffcrest Community to lie along the southern edge of the railway, and by extending the abutting designations to the north edge of the railway if necessary;
- (3) amend the Cliffcrest Community Secondary Plan by:
  - (3.1) adding the lands referenced in Clause A.1.3 above;
  - (3.2) replacing the Low Density Residential designation east of McCowan Road with a Park designation;
  - (3.3) replacing the Neighbourhood Commercial designation west of Bellamy Road South with a Low Density Residential designation;
  - (3.4) replacing part of the Low Density Residential designation west of McCowan Road and north of Oakridge Drive with a Park designation;
  - (3.5) designating a bicycle/pedestrian path throughout the length of the study area from Brimley Road to Bellamy Road South; and
  - (3.6) replacing Numbered Policy 7 with the following:

‘7. East Side of McCowan Road,  
north of Oakridge Drive

Provision shall be made in the design and layout of parkland and/or trails to ensure adequate access and parking for the existing cemetery to the south.’;

(B) Zoning By-law:

- (1) amend the Employment Districts Zoning By-law No. 24982 (Knob Hill), as amended, with respect to the Eglinton GO Station and the vacant lands bounded by Brimley Road and Eglinton Avenues and the CN railway, by removing the lands and adding the lands to the Cliffcrest Community Zoning By-law No. 9396;
- (2) amend the Cliffcrest Community Zoning By-law No. 9396, as amended, as follows:

- (2.1) introducing a new “Institutional - Public Transit” (I-PT) zone, which permits Public Transportation Uses and ancillary commuter parking facilities;
- (2.2) introducing a new definition, that Public Transportation Uses shall mean the use of land, buildings or structures, or portions thereof, for the operation of a transportation system which is provided by, or under the control of, a public authority, but excludes a transit vehicle maintenance yard and/or storage facility;
- (2.3) with respect to the lands occupied by the Scarborough GO station parking lot, by deleting the existing “General Industrial” (MG) zone and replacing it with an “Institutional - Public Transit” (I-PT) zone;
- (2.4) with respect to the vacant lands running from Brimley Road to Bellamy Road South, by deleting the existing “Industrial” (M), “General Industrial” (MG), “Special Industrial” (MS) and “Single Family Residential” (S) zones and replacing them with a “Park” (P) zone; and
- (2.5) with respect to the new park land between the end of Skagway Avenue and McCowan Road, which is to accommodate the Scarborough Children’s Safety Village, by introducing an Exception to add permission for Fraternal Organizations, Private and Public Educational Institutions, Private and Public Recreational Uses and Commercial Uses incidental thereto;

(C) District Park Design:

direct the Commissioner of Economic Development, Culture and Tourism to bring forward Terms of Reference for a District Park Master Plan Study; and

(D) Other Matters:

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

Councillor Moeser moved that the motion of Councillor Ashton be amended by adding the following: “That the area of Notification be determined in consultation with the four Councillors affected.”

Upon the question of the adoption of Councillor Moeser’s motion, it was carried.

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**The Scarborough Community Council had before it the following supplementary report (September 24, 1998) from the Director of Community Planning, East District:**

On September 22, 1998, Community Council considered a staff report concerning the Ontario Hydro Corridor Lands - Ontario Municipal Board Hearings. In the conclusions to that report, the possibility of a land exchange with Graywood was explored. One opportunity might involve part of the former Scarborough Transportation Corridor (STC) lands which are the subject of a Public Meeting on this agenda under file W96052.

In addition to amending and adopting the report, Community Council resolved to request that staff "investigate ways and means by which negotiations can take place with the developer on the opportunities for land transfer of the former Scarborough Transportation Corridor lands that will be the subject of a report to be provided to Scarborough Community Council on October 14, 1998."

The only section of the STC which may be considered for any land exchange lies between Midland Avenue and Brimley Road. This area is being recommended for redesignation to residential uses. Staff remain committed to the recommended land use changes in the Scarborough Transportation Corridor report, which provide for a significant area of land for open space and park purposes in addition to the lands identified for residential use.

**The Scarborough Community Council received the following communication (September 30, 1998) from Elizabeth English:**

I received the above mentioned proposals and have many questions/concerns:

1. What factors were used to decide zoning was to be deemed parkland and residential. Why was the area east of Brimley proposed to be parkland. Why wasn't the area west of Brimley considered for parkland. Was it ever considered for parkland and if not, why not?
2. Low density housing includes single, semi and street townhouses. The area north of this corridor currently consists of single family housing. The old neighbourhood houses 50' or larger lots. What lot sizes will the low density housing consist of? What form of housing will this be? If street townhouses are the choice, then the value of my house will decline and I have no control of this. I am therefore, against the construction of street townhouses in this area. Who will make the decision as to the type of housing if the proposal is adopted. Of course, my first choice, if I had even been asked, would also be parkland!!! As a working parent and husband who is subject to shift work, I cannot attend meetings as I have my children.
3. With the inclusion of this housing proposals, have the city planners considered the impact on the area. How many families/children have been estimated if the proposal is adopted. There are few schools in the immediate area. Anson Park Public School are already using portables as the schools are not large enough to accommodate the current requirements. How many street entrances will there be in the development?
4. I would like confirmation that Sydney Street will not be opened through Andrew Avenue and Comrie Terrace which would allow for increased traffic.
5. Have all residents north of the development been notified including the older

neighbourhood. I received my notice on Monday, September 28. This note had to be received by today. This is NOT ample time for a study that has been under consideration since December 1996.

As requested in the proposal, I have written this letter of concerns. The questions/concerns must be raised at the meeting. I also require a written response to each of the above concerns and the outcome of the meeting.

**The Scarborough Community Council received the following communication (October 1, 1998) from Marie Perta:**

I received the proposal on Tuesday, September 29th and wish to comment on the following issues/concerns:

1. Timelines for Comments on Proposal

This planning study took place from December 1996 to June 1998, however, homeowners like myself are given only one day to respond to it. This is totally unacceptable considering the study was completed in June 1998.

2. Sydney Street

The proposal indicates that the connection of Andrew Avenue through to Brimley Road as proposed is to be deleted. I want confirmation, in writing, that Sydney Street will not be open to any successful land developer.

3. Community Input

The only way I became aware of this planning study was through a relative who resides on the north side of Comrie Terrace. All homeowners to the south of this study area should have been made aware of this proposal for residential land use. Why weren't they notified?

4. Traffic Implications

This major residential development will result in more traffic on Brimley Road. During the summer months, I find it extremely difficult to cross Brimley Road due to the traffic enroute to Bluffers Park. This development will worsen an already unacceptable traffic level on Brimley during the summer. Will future land developers be allowed to build exit roads onto Brimley Road?

5. Proposed Residential Use

Most residential lots in my area are fifty foot. If developers are allowed to build low density residential homes, I'm sure that they will build townhouses. As the owner of two homes on Andrew Avenue, I am opposed to the building of townhouses at the end of my street which lower the value of single family dwellings.

6. Proposed Land Use

The planning study indicates that there have been community meetings on the proposed land use for this area. I would like to know who has attended these meetings from my neighbourhood since no one was officially notified, in writing, by the Planning Department of the land use study. Furthermore, why was the area of the corridor east of Brimley proposed as parkland instead of the area west of Brimley. Is it because those homeowners along this area received notices of the planning study and attended the meetings and requested parkland??? What factors were considered by the Planning Department and who made the final decisions?

I trust my concerns will be included in the agenda for the October 14th meeting. I look forward to receiving a written response to my concerns, as well as being notified of the outcome of this proposal.

**The Scarborough Community Council received the following communication (October 27, 1998) from Larry Fawthrop:**

Unfortunately, it appears that I will not be given an opportunity to even attend let alone speak.

I, like most people, will be at work at 2 p.m. on Nov. 12/98. I am opposed to the rezoning proposal with respect to its residential components.

Please pass along my outrage that these types of decisions are being made “behind our backs”.

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Councillor Altobello declared his interest in the foregoing matter in that he owns property on Adanac Drive which is located in the area of the Study.

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

**462. Public Meeting under the Planning Act,  
Proposed Plan of Subdivision T98006,  
East of Brimley Road, North of St. Clair Avenue,  
Cliffcrest Community,  
Ward 13 - Scarborough Bluffs**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (October 19, 1998) of the Director, Community Planning, East District, recommending that City Council support the Draft Plan of Subdivision submitted by Martin Rendl Associates on behalf of 776669 Ontario Limited (Anson Investments), 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:
  - (a) the provision of all services and easements, and the payment of Development Charges;



- (b) contribution to the City for the cost of street tree planting at \$300.00 per lot;
  - (c) the applicant will be required to pay to the City \$40.00 per lot to cover geodetic and aerial surveys;
  - (d) the applicant will be required to pay to the City \$300.00 per installed fire hydrant for maintenance purposes;
  - (e) 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;
- (3) the owner to pay 5 percent parkland contribution as cash-in-lieu of land;
  - (4) the owner shall make satisfactory arrangements with Bell Canada regarding services and required easements;
  - (5) 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 and the Ward Councillors;
  - (6) 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;
  - (7) prior to registration of the plan, the owner will be required to register on title a private easement over Lot 2, to provide the current owner maintenance access for Block 9;
  - (8) the owner to submit a detailed plan which indicates the exact location of all existing trees situated on private property and all City trees that are to be protected and preserved, together with appropriate protection measures; and
  - (9) the owner to submit an interim grading, landscaping and maintenance plan for Blocks 8 and 9, to the satisfaction of the Director, Community Planning, East District.

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

- (1) add a Recommendation No. (10), as follows:

“(10) the conditions of the Draft Plan of Subdivision provide for privacy fencing on the two side yards adjacent to the

roadway connecting the Anson Avenue cul-de-sac and the two rear yard properties immediately to the west of the new roadway.”; and

- (2) add the following:  
“The Director of Community Planning, East District, in consultation with the City Solicitor, report to City Council, at its meeting to be held on November 25, 26 and 27, 1998, on the feasibility of an undertaking from the Developer to provide landscaping to mitigate the light intrusion, in agreement with the owners of 10 Anson Avenue, and to the satisfaction of the Director of Community Planning, East District.”

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

- Mr. William J. Hedley, Toronto, indicating support for the staff recommendations;
- Ms. Claudia Soderstrom, Toronto, expressing concern about traffic and light intrusion into her home from vehicles leaving this development;
- Mrs. Doreen Procak, Toronto, expressing concern about light intrusion; and
- Martin Rendl, Martin Rendl and Associates, the applicant, expressing support for the staff recommendations.

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

On a motion by Councillor Faubert, the Community Council varied the order of business to consider Agenda Item 34 regarding Rezoning Application by Knob Hill Farms Limited (Home Depot).

**463. Status Report - Official Plan Amendment Application SP98003,  
Zoning By-law Amendment Application SZ98005,  
Site Plan Control Application SS98054,  
Knob Hill Farms Limited (Home Depot),  
Eglinton Community,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (November 5, 1998) from the Director of Community Planning, East District, advising Community Council of the action taken by staff, in accordance with the directions given by Community Council at its meeting held on July 22, as approved by City Council on July 29, 30 and 31, 1998, and recommending that this report be received for information.

On a motion by Councillor Faubert, the Scarborough Community Council struck out the recommendation in the aforementioned report and directed that a landscaping plan be submitted to the Director, Community Planning, East District, which will increase the mature planting on the west side, i.e., the elevation facing McCowan Road.

**(Clause No. 13(x), Report No. 11)**

On a motion by Councillor Mahood, the Community Council varied the order of business to consider Agenda Item 17 regarding Committees of Adjustment and Consent Applications.

**464. Status of Committees of Adjustment and Consent Applications**

The Community Council had before it a report (October 26, 1998) from the Director of Community Planning, East District, advising Community Council of the status of the process respecting Committees of Adjustment and the procedure for severance applications, and recommending that this report be received for information.

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

**(Clause No. 13(k), Report No. 11)**

**465. Preliminary Evaluation Reports,  
Zoning By-law Amendment Application SZ98028 and SZ98029,  
Dar-Zen Holdings Limited,**

**4800 Sheppard Avenue East, Unit 114,  
4800-4810 Sheppard Avenue East,  
Marshalling Yard Employment District,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (October 29, 1998) from the Director, Community Planning, East District, recommending that Community Council direct the Director of Community Planning, East District, to process these applications in the normal manner, subject to:

- (1) the applicant amending Rezoning Application SZ98029 to permit 370 square metres (4,983 square feet) of Vehicle Service Garages within the rear half of Unit 102, and within Units 103 and 104, in the westerly building on the subject property;
- (2) holding a Community Information Meeting with expanded notice beyond 120 metres (400 feet) of the subject property. The expanded notice would be to the residents on Shorting Avenue and south of Sheppard Avenue, along Havenvue Road, Glenstroke Drive, Lockdare Street and Kentish Crescent. The date of the Community Information Meeting to be determined in consultation with the Ward Councillors; and
- (3) targeting the Public Meeting for both applications in early 1999.

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Mr. Mike Andrighetti, the applicant, appeared before the Community Council in connection with the foregoing matter.

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

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

“That when this matter is again considered by Community Council, the Director, Community Planning, East District, provide a copy of every report concerning the four applications along the Sheppard Avenue Industrial Area, where Planning staff continuously recommend approval and such recommendations were turned down by Council.”

Councillor Mahood moved that the motion of Councillor Balkissoon be amended by adding thereto the following: “That the Director also provide a history respecting variances applied for on this site, together with Property Standards violations and Sign By-law applications.”

Upon the question of the adoption of Councillor Mahood's motion, it was carried.

**(Clause No. 13(h), Report No. 11)**

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Councillor Berardinetti resumed the Chair.

**466. Draft Municipal Animal Care and Control Legislation and the Uniform Policy for Leashed and Unleashed Dogs in Parks**

**(Refer also to Minute No. 447.)**

The Community Council had before it the following reports:

- (A) (September 16, 1998) from the Interim Contact, Board of Health, advising that the Board of Health, at its meeting held on September 15, 1998:
  - (i) adopted the report (September 1, 1998) from the Medical Officer of Health and directed that it be forwarded to each Community Council for further consultation with the community and that comments be forwarded to the Board of Health by October 23, 1998; and
  - (ii) adopted the joint report (August 26, 1998) from the Medical Officer of Health and the City Solicitor, recommending that the attached by-law be forwarded to the Community Councils for consideration and that recommendations be forwarded to the Board of Health by October 23, 1998.
- (B) (August 28, 1998) from the City Clerk, advising that City Council has requested that Community Councils 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 Duguid, a five-minute extension was granted to Councillor Shaw.

- A. Councillor Moeser moved that the Scarborough Community Council recommends to the Board of Health the following:
  - (1) That all Stoop and Scoop By-laws apply to all public and private property in the City of Toronto.
  - (2) That off leash areas and dog parks not be permitted in the City of Toronto.
- B. Councillor Shaw moved that the recommendations of the Board of Health be supported, subject to the following amendments:
  - (1) That staff be requested to revisit the list of Exotic Animals and report to the Board of Health specifying what exactly constitutes "an Exotic Animal"; and on the issue of "grandfathering" with respect to the existing by-laws.
  - (2) That the staff also report to the Board of Health on the possibilities of a

variance process for families who may wish to have more than six (6) pets.

(3) That the Board of Health be requested to undertake extensive public notification on this issue prior to the December 1, 1998, meeting.

C. Councillor Duguid moved that Scarborough Community Council recommend that the Board of Health strike out Sections 19 and 20 in the draft animal legislation.

D. Councillor Faubert moved that the Scarborough Community Council recommends that the Board of Health defer:

(1) the Cat Registration Section of the Draft Legislation; and

(2) the list of Prohibited Animals,

until further discussion has taken place on these two issues.

E. Councillor Kelly moved that Scarborough Community Council recommend to the Board of Health:

(1) that the prohibited animals list in the draft by-law be struck out and the list of the former City of Etobicoke be substituted therefor;

(2) that the wording referring to “trespass” with respect to cats be amended to reflect more of a “nuisance” factor, rather than legal trespass.

Upon the question of the adoption of Part (1) of Motion A by Councillor Moeser, it was carried.

Upon the question of the adoption of Part (2) of Motion A by Councillor Moeser, the vote was taken, as follows:

Yeas: Councillors Mahood, Moeser -2

Nays: Councillors Altobello, Ashton, Berardinetti, Duguid, Faubert, Kelly, Shaw -7

Decided in the negative by a majority of 5.

Upon the question of the adoption of Parts (1) and (3) of Motion B by Councillor Shaw, it was carried.

Upon the question of the adoption of Part (2) of Motion B by Councillor Shaw, it was not carried.

Upon the question of the adoption of Motion C by Councillor Duguid, it was not carried.

Upon the question of the adoption of Motion D by Councillor Faubert, it was not carried.

Upon the question of the adoption of Motion E by Councillor Kelly, it was not carried.

Upon the question of the adoption of the Board of Health recommendations, as amended by

the Scarborough Community Council, the vote was taken, as follows:

Yeas: Councillors Berardinetti, Mahood, Moeser, Shaw -4

Nays: Councillors Altobello, Ashton, Duguid, Faubert, Kelly -5

Decided in the negative by a majority of 1.

**(Clause No. 13(a), Report No. 11)**

**467. On-Street Parking Issues on Lawrence Avenue East,  
Between Pharmacy Avenue and Birchmount Road,  
Lawrence Avenue Study (W95027),  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (October 28, 1998) from the Director, Community Planning, East District, advising Community Council of the status of the various matters related to the Lawrence Avenue Study and recommending that this report be received for information.

- A. Councillor Kelly moved that the Scarborough Community Council refer the aforementioned report to the Director, Community Planning, East District, and the Director, Transportation Services, District 4, with the request that the parking options and the beautification issue be further explored and a report thereon be submitted to Community Council as soon as possible.
- B. Councillor Ashton moved that the motion of Councillor Kelly be amended by adding thereto the following:

“That the Director of Community Planning, East District, also report to Community Council on the status of the Lawrence Avenue Study relative to the Urban Planning and Development Services Department’s 1999 Work Plan.

Upon the question of the adoption of Motions A and B by Councillors Kelly and Ashton, it was carried.

**(Clause No. 13(l), Report No. 11)**

**468. Process Necessary to Amend Zoning for 261 Port Union Road,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (October 26, 1998) from the Director, Community Planning, East District, advising Community Council of the process necessary to amend the zoning for this property, and recommending that this report be received for information.

- A. Councillor Moeser moved that the staff recommendation contained in the report of

the Director, Community Planning, East District, be struck out and that staff be directed to report to the next meeting of Community Council scheduled to be held on December 9, 1998, regarding the zoning process.

- B. Councillor Faubert moved that the staff recommendation contained in the report of the Director, Community Planning, East District, be struck out and that staff be directed to report to the next meeting of Community Council to be held on December 9, 1998, with respect to the zoning history of the garage use site.

Upon the question of the adoption of Motions A and B by Councillors Moeser and Faubert, it was carried.

**(Clause No. 13(j), Report No. 11)**

**469. Technical Amendments to Various Zoning By-laws - Various Wards**

The Community Council had before it a report (October 19, 1998) from the Director of Community Planning, East District, recommending the Community Council convene a Public Meeting to consider this initiative at the December 1998 Community Council Meeting.

On a motion by Councillor Shaw, the Community Council approved the aforementioned report, subject to striking out "December 1998" and substituting therefor "January 1999".

**(Clause No. 13(i), Report No. 11)**

**470. Scarborough Group Home Zoning By-law No. 25225 and Appeals to the Ontario Municipal Board by:  
The Former Municipality of Metropolitan Toronto;  
The Catholic Children's Aid Society; and  
The St. Leonard's Society of Metropolitan Toronto**

The Community Council had before it a report (November 2, 1998) from the City Clerk, forwarding reports (October 15, 1998) from the Commissioner of Urban Planning and Development Services and the Commissioner of Community and Neighbourhood Services, and advising that the Urban Environment and Development Committee, on November 2, 1998:

- (1) referred this matter to the Scarborough Community Council (as requested by Community Council at its meeting held on July 22, 1998); and
- (2) requested that Community Council forward its comments thereon to the Urban Environment and Development Committee for consideration at its meeting scheduled to be held on November 30, 1998.

- A. Councillor Moeser moved that the Urban Environment and Development Committee be advised that the Scarborough Community Council confirms its support for the former City of Scarborough position with respect to separation distance for Group



Homes.

- B. Councillor Mahood moved that the motion of Councillor Moeser be amended by adding thereto the following:

“given that the former cities of Etobicoke and North York by-laws are very similar to the former City of Scarborough’s, as are their demographics and neighbourhood characteristics.”

Upon the question of the adoption of Motions A and B by Councillors Moeser and Mahood, it was carried.

**(Clause No. 13(b), Report No. 11)**

The Community Council recessed at 5:30 p.m.

The Community Council reconvened at 7:14 p.m.

Members present:

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

**471. Options for Ward Boundary Changes**

The Community Council had before it a report (October 26, 1998) from the City Clerk and Commissioner of Urban Planning and Development Services, recommending that Community Council recommend to the November 30, 1998 meeting of the Urban Environment and Development Committee a preferred option, within its Community Council jurisdiction, for divisions within City wards, based on minor refinements, to permit single member ward representation.

The Community Council received a presentation on this issue given by staff Mr. Peter Fay, Senior Policy and Planning Analyst and Mr. John Hollins, Director of Elections.

- A. Councillor Moeser moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 16-1a for Ward 16 - Scarborough Highland Creek, subject to the boundary going straight down Morningside Avenue and the area thus affected of Ward 13 being taken into Ward 13, in accordance with Maps 13-2a and 2b.
- B. Councillor Berardinetti moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 1a for Ward 15 - Scarborough City Centre.
- C. Councillor Kelly moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 1a for Ward 14 - Scarborough Wexford.
- D. Councillor Balkissoon moved that the Ward 18 - Scarborough Malvern, be permitted to remain the same and that Community Council recommend that a third Councillor be elected for this Ward.
- E. Councillor Mahood moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 1a for Ward 17 - Scarborough Agincourt.
- F. Councillor Balkissoon moved that the motion of Councillor Mahood be amended by adding the following:
- “subject to the Farquharson Community Association remaining in the current Ward 18 - Scarborough Malvern” in the area bounded by Sheppard Avenue East, McCowan Road, Highway No. 401 and Midland Avenue.”
- G. Councillor Kelly moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the following recommendation:
- “That an office be established by the City to review the Ward Boundary changes prior to the Municipal Elections in the Year 2003 and that regular reviews be undertaken in every subsequent third election year.”
- H. Councillor Altobello moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 2b for Ward 13 - Scarborough Bluffs.
- I. Councillor Shaw moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No. 2a for Ward 17 - Scarborough Agincourt, and that the easterly boundary of the Ward be Brimley Road to Sheppard Avenue East and west on Sheppard Avenue to Midland Avenue so that the Farquharson Community remains as one community.
- J. Councillor Berardinetti moved that Scarborough Community Council recommend to the Urban Environment and Development Committee the adoption of Option No.

1a for Ward 18 - Scarborough Malvern.

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

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

Motion C by Councillor Kelly was not voted upon as the motions of Councillors Altobello, Berardinetti and Shaw, will determine the boundaries of Ward 14.

Motion D by Councillor Balkissoon was not voted upon as the motion of Councillor Berardinetti carried.

Motions E and F by Councillors Mahood and Balkissoon were not voted upon as the motion of Councillor Shaw carried.

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

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

Upon the question of the adoption of Motion I by Councillor Shaw relating to Option No. 2a for Ward 17, it was carried. The remainder of Councillor Shaw's motion was not voted upon as the Chair ruled it out of order.

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

Yeas: Councillors Altobello, Berardinetti, Duguid, Kelly, Mahood, Moeser -6

Nays: Councillors Ashton, Balkissoon, Faubert, Shaw -4

Decided in the affirmative by a majority of 2.

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

- Mr. Clancy Delbarre, Highland Creek Community Association;
- Ms. Sheila White, C. D. Farquharson Community Association;
- Mr. Douglas Grigg, Cliffcrest Community Association;
- Mr. John Stapley, Toronto;
- Mr. Ben Loughlin, Toronto;
- Mr. John Brickenden, Toronto;
- Ms. Helena Nielsen, Toronto; and
- Mr. Alan Heisey Snr., Toronto.

**(Clause No. 13(r), Report No. 11)**

## **Parks and Recreation Harmonizing Recreation User Fees**

The Community Council had before it a report (October 29, 1998) from the City Clerk, advising of the recommendations from the User Fee Committee meeting held on October 27, 1998, respecting the harmonization of recreation user fees.

Councillor Berardinetti moved that the video from Councillor Korwin-Kuczynski was not in order.

Councillor Moeser moved that Scarborough Community Council extend past 10:00 p.m. to complete the Agenda.

A recorded vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Duguid, Kelly, Mahood, Moeser, Shaw -9

Nays: Councillor Faubert -1

Decided in the affirmative, two-thirds of the members of Community Council present and voting having voted in the affirmative.

- A. Councillor Faubert moved that the first operative paragraph of the User Fee Committee recommendation No. 2 and Recommendation No. 3 be supported by Scarborough Community Council.
- B. Councillor Moeser moved that Scarborough Community Council recommend that User Fees be phased in over a five year period and that staff be requested to bring forward the details of how this can be accomplished.
- C. Councillor Duguid moved that:
  - (1) the motion of Councillor Moeser be amended by striking out the word “five” and substituting therefor the word “three;
  - (2) Scarborough Community Council would consider exempting from User Fees fundamental services and drop in programs as well as selected programs provided to children, youth and seniors; and
  - (3) an access policy be considered that would ensure that low income families and individuals are not penalized.
- D. Councillor Balkissoon moved that Scarborough Community Council recommends the deletion of the words “subscriber programs and basic instructional programs” from the last operative paragraph in Recommendation 2.
- E. Councillor Ashton moved that Scarborough Community Council advise the User Fee Committee that it is in support of its recommendations adopted at the User Fee Committee meeting held on October 27, 1998.
- F. Councillor Balkissoon moved that Scarborough Community Council advise the User

Fee Committee that Recommendation 4, “that ‘high need’ communities be exempt from paying user fees for specialized programs”, be supported.

Upon the question of the adoption of Motion D by Councillor Balkissoon, it was not carried.

Upon the question of the adoption of Motion C, Parts (1) and (2), by Councillor Duguid, it was not carried.

Upon the question of the adoption of Motion C, Part (3), by Councillor Duguid, it was carried.

Upon the question of the adoption of Motion B by Councillor Moeser, it was not carried.

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

Yeas: Councillors Balkissoon, Duguid, Faubert, Moeser -4

Nays: Councillors Altobello, Ashton, Berardinetti, Kelly, Mahood, Shaw -6

Decided in the negative by a majority of 2.

Upon the question that Councillor Faubert’s motion be re-opened, it was carried.

Councillor Faubert moved that the first operative paragraph of the User Fee Committee recommendation No. 2 and Recommendation No. 3 be supported by Scarborough Community Council.

Upon the question of the adoption of Councillor Faubert’s motion, it was carried.

Motions E and F by Councillors Ashton and Balkissoon were not voted upon as the motions of Councillors Faubert and Duguid were carried.

Upon the question of the adoption of Recommendation 5 of the User Fee Committee, “that the Chair of the User Fee Committee meet with the Budget Chief and staff to find potential funds to offset the costs of implementing Option 5 and report back to Committee at its next scheduled meeting in that regard”, it was carried.

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

- Ms. Mary-Joyce Stone, Toronto;
- Ms. Carol Smith, Coalition for Children and Youth, Scarborough;
- Ms. Valarie Hartling, Children’s Aid Society of Toronto;
- Mr. Denis Casey, 1st Vice-President, C.U.P.E. Local 79;
- Mr. Jim Buller, representative of Toronto and York Region Labour Council;
- Ms. Jacquie Buncel, Birchmount Bluffs Neighbourhood Centre;
- Mr. David Rew, Executive Director, East Scarborough Boys’ and Girls’ Club;
- Mr. Richard DeGaetano, Scarborough Area Planner for the Community Social

- Planning Council of Toronto;
- Mr. Frank Shimada, representing seven Scarborough Seniors' Clubs;
  
  - Ms. Margaret Killey, Scarborough Needle Art Guild;
  - Mr. John Stapley, Toronto;
  - Mr. John McClyment, Toronto; and
  - Mr. Peter Vanslack, President, Agincourt Baseball League.
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In addition to the foregoing, written submissions were received from the following persons:

- Ms. Mary-Joyce Stone; and
- Ms. Margaret Watson, Co-Chair Metro Chapter, Canadian Pensioners Concerned, Inc., Ontario Division;

a copy of which has been forwarded to the User Fee Committee, and a copy thereof is on file in the Office of the City Clerk.

**(Clause No. 13(s), Report No. 11)**

**473. Status Report - Official Plan Amendment Application SP98003,  
Zoning By-law Amendment Application SZ98005,  
Site Plan Control Application SS98054,  
Knob Hill Farms Limited (Home Depot),  
Eglinton Community,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (November 5, 1998) from the Director, Community Planning, East District, advising Community Council of the action taken by staff, in accordance with the directions given by Community Council at its meeting held on July 22, as approved by City Council on July 29, 30 and 31, 1998, and recommending that this report be received for information.

On a motion by Councillor Faubert, the Scarborough Community Council struck out the recommendation in the aforementioned report and directed that a landscaping plan be submitted to the Director, Community Planning, East District, which will increase the mature planting on the west side, i.e., the elevation facing McCowan Road.

**(Clause 13(x), Report No. 11)**

**474. Other Business -**

**Official Plan Amendment Application SP98015,  
Zoning By-law Amendment Application SZ98027,  
Shell Canada Limited, 2650 Brimley Road**

On a motion by Councillor Mahood, the Scarborough Community Council resolved that the Shell Canada application at Brimley Road and Finch Avenue, which Community Council previously deferred to December 9, 1998 at 5:00 p.m., be considered at 7:30 p.m. on December 9, 1998.

**(Clause 13(z), Report No. 11)**

**475. Parking and Pedestrian Crossing in Front of  
Mary Shadd Public School on Hupfield Trail,  
Ward 18 - Scarborough Malvern**

**(Refer also to Minute No. 435)**

On a motion by Councillor Balkissoon, the Scarborough Community Council re-opened the report (October 27, 1998) from the Director of Transportation Services, District 4, regarding Parking and Pedestrian Crossing in front of Mary Shadd Public School on Hupfield Trail.

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

**(Clause No. 4, Report No. 11)**

Upon the question that the Scarborough Community Council meeting adjourn, a recorded vote was taken, as follows:

Yeas: Councillors Altobello, Berardinetti, Duguid, Faubert, Kelly, Mahood, Shaw -7

Nays: Councillor Moeser -1

Decided in the affirmative by a majority of 6.

**476. The Community Council adjourned its meeting at 11:11 p.m.**

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Chair.