

**THE CORPORATION OF THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Scarborough Community Council**

**Meeting No. 17**

**Wednesday, December 9, 1998**

The Scarborough Community Council met on Wednesday, December 9, 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 Mahood, the Minutes of the meeting of the Scarborough Community Council held on November 12, 1998, were confirmed.

**478. Stop Sign on Archwood Crescent at Dewey Drive,  
East Intersection,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (November 25, 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 Faubert, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause 1, Report No. 12)**

**479. No Standing Restriction on Metropolitan Road,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (November 25, 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- (1) the parking regulations identified in Appendix 1 of this report be rescinded;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 standing regulations identified in Appendix 2 of this report be adopted; and
- (3) 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 No. 2, Report No. 12)**

**480. All-Way Stop - Eastpark Boulevard and Daphne Road,  
Ward 15 - Scarborough City Centre**

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

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

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

**(Clause No. 3, Report No. 12)**

**481. 40 Kilometre Per Hour Speed Limit on  
Farmbrook Road, Nelson Street and Peking Road,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (November 25, 1998) from the Director, 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.

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

**(Clause No. 4, Report No. 12)**

**482. Zoning By-law Amendment Application SZ98026,  
Removal of a Holding Symbol (H),  
Mondeo Developments Inc., 740 Ellesmere Road,  
Dorset Park Community,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (October 23, 1998) from the Director, Community Planning, East District, recommending that City Council:

- (1) amend the Dorset Park Community Zoning By-law No. 9508, as amended, to remove the Holding Provision (H) from the existing Single-Family Residential (S) and Street Townhouse Residential (ST) zoning of the property on the north side of Ellesmere Road, east of Birchmount Road, to permit the development of 85 single-family and 22 semi-detached dwelling units; and
- (2) authorize such unsubstantive, stylistic or format changes to the Zoning By-law, as may be necessary, to give effect to this resolution.

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

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

**483. Preliminary Evaluation Report,  
Zoning By-law Amendment Application SZ98034,  
Sherway Centre Limited, 55 Town Centre Court,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (November 18, 1998) from the Director, Community Planning, East District, recommending that Community Council convene a Public Meeting to consider this application, targeted for the first quarter of 1999, subject to staff providing Notice of the said Public Meeting to all properties within 120 metres (400 feet) of the subject property.

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

**(Clause No. 28(f), Report No. 12)**

**484. Preliminary Evaluation Report,  
Zoning By-law Amendment Application SZ98021,  
Arbroath Investments Inc., Maberley Crescent,  
Centennial Community,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (November 23, 1998) from the Director of Community Planning, East District, recommending that Community Council convene a Public Meeting to consider this application, targeted for the first quarter of 1999, subject to staff providing Notice of the said Public Meeting to all properties within 120 metres

(400 feet) of the subject property and the Centennial Community Association.

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

**485. Request for Direction - Minor Variance Appeal SA178/98,  
George and Katina Manakis,  
21 Dobbin Road,  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (November 19, 1998) from the Director, Community Planning, East District, recommending that City Council direct the City Solicitor to attend the Ontario Municipal Board hearing in support of the Committee's decision with respect to Minor Variance Application SA178/98.

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

**(Clause No. 9, Report No. 12)**

**486. Status of Site Plan Implementation,  
6515 Kingston Road,  
Ward 16 - Scarborough Highland Creek**

The Scarborough Community Council had before it a report (November 24, 1998) from the Director, Community Planning, East District, responding to Community Council's direction, given at its September 16, 1998 meeting, that the status of the Site Plan implementation for this location be reported to the December 9, 1998, meeting, and recommending that this report be received for information.

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

**(Clause No. 28(h), Report No. 12)**

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

The Community Council had before it a report (November 23, 1998) from the Director of Community Planning, East District, advising Community Council of the new applications received during the four-week period ending November 18, 1998, and recommending that this report be received for information.

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

**(Refer also to Minute No. 491)**

**(Clause No. 28(i), Report No. 12)**

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

The Community Council had before it a report (November 23, 1998) from the Director, Community Planning, East District, advising Community Council of the various Site Plan Control Approvals granted by the Director of 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. 28(j), Report No. 12)**

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

The Community Council had before it a report (November 23, 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 Ashton, the Scarborough Community Council received the aforementioned report.

**(Clause 28(k), Report No. 12)**

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

The Community Council had before it a report (November 23, 1998) from the Director, Community Planning, East District, advising Community Council of the various Consent Decisions granted by the Director of 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 28(l), Report No. 12)**

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

**(Refer also to Minute No. 487)**

On a motion by Councillor Ashton, the Scarborough Community Council re-opened the report (November 23, 1998) from the Director of Community Planning, East District, respecting new applications received.

On a motion by Councillor Balkissoon, the Scarborough Community Council received the aforementioned report, subject to correcting the Ward Name identified on Site Plan Control Application SS199801 from "Scarborough Agincourt" to "Scarborough Malvern".

**(Clause No. 28(i), Report No. 12)**

**492. Ontario Municipal Board Hearing,  
The Restoration Tabernacle,  
3543 Danforth Avenue,  
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (November 19, 1998) from the City Solicitor, advising Community Council of the outcome of an Ontario Municipal Board Hearing held on October 13, 1998, respecting the Restoration Tabernacle at 3543 Danforth Avenue, and recommending that this report be received for information.

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

**(Clause No. 28(m), Report No. 12)**

**493. Proposal by the Toronto Police Service and  
Local Service Groups to Create a  
Scarborough Community Safety Coalition**

The Community Council had before it correspondence (November 27, 1998) from Councillor Lorenzo Berardinetti, advising Community Council of local efforts by The Toronto Police Service and numerous community and local service groups respecting community-based safety programs. The Chair advised that The Toronto Police Service requests that this matter be deferred to the next meeting of the Community Council.

On a motion by Councillor Ashton, this matter was deferred to the next meeting scheduled to be held on January 20, 1999, subject to adding a direction that the Deputy Chief be invited to attend at that time.

**(Clause No. 28(o), Report No. 12)**

**494. Naming of a Park to Commemorate  
Detective Constable William Hancox**

The Community Council had before it a report (November 30, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that Scarborough Community Council and City Council approve the naming of a park in East District, in Port Union Village Community, to honour the late Detective Constable William Hancox. The park location is at the south-east corner of Lawrence Avenue East and Bridgeport Drive, Municipal Address - 101 Bridgeport Drive, Property Description: Block 525, Plan 66M-2292, Part of Lot 1, Concession D. Please refer to Appendix "A". The park sign will state:

Bill Hancox Park  
Port Union Village Community

The sign will be in accordance with the design guidelines for signage. These guidelines are presently under review. The letters indicating "Bill Hancox Park" will be prominent and larger than the rest of the lettering on the sign.

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

**(Clause No. 24, Report No. 12)**

**495. Acceptance of Services, Registered Plan 66M-2280,  
Bramblewell Developments Ltd., Brumwell Street/Linderwood Drive,  
North of Yulewood Gate,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (November 30, 1998) from the City Solicitor, recommending that:

- (1) the services installed for Registered Plan 66M-2280 be accepted and that the City formally assume the roads within this Plan of Subdivision;
- (2) the Legal Services Department be authorized to release the performance guarantee with the exception of a cash deposit in the amount of \$8,000.00 as set out in the attached report; and
- (3) the City Clerk and Chief Financial Officer and Treasurer be authorized to sign any release or other documentation necessary to give effect to this acceptance.

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

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

**496. Bicycle Safety in Scarborough and the  
Cycling Ambassadors Program**

The Scarborough Community Council received a presentation, introduced by Mr. Rod McPhail, Director of Transportation Planning, with respect to Bicycle Safety in Scarborough and the Cycling Ambassadors Program.

Ms. Barbara Wentworth, Bicycle Safety Co-ordinator, and Mr. Sean Wheldrake, Urban Planning and Development Services, briefed Community Council regarding the goals of the Cycling Ambassadors Program, and the aims of the Off Road, Awareness, Safety, Information, Stop (O.A.S.I.S.) Program which encourages mountain bikers and hikers to respect the environment, and the (Safety, Prevention, Awareness, Courtesy, Enforcement) S.P.A.C.E. Program which teaches all road users to respect each other's need for safe travel.

**(Clause No. 28(b), Report No. 12)**

**497. Understanding Homelessness in Scarborough:  
Towards Effective Strategies**

The Scarborough Community Council received a presentation from the Co-chairs of the

Scarborough Homelessness Committee respecting the findings of the report entitled: “Understanding Homelessness in Scarborough: Towards Effective Strategies”.

- A. Councillor Ashton moved:
- (a) that Scarborough Community Council receive the report “Understanding Homelessness in Scarborough”;
  - (b) that Scarborough Community Council refer the report to The Mayor’s Task Force on Homelessness with a notation as to the urgency and immediacy of this issue;
  - (c) that the Chair of the Scarborough Community Council write to the Scarborough district Members of Parliament requesting their commitment to fighting the homelessness problem within their Ridings;
  - (d) that the M.P.’s be requested to pursue a Federal financial commitment to the provision of affordable housing and programming to assist homeless people;
  - (e) that the M.P.’s request their Caucus, Cabinet and Prime Minister to make homelessness a national priority;
  - (f) that the M.P.’s communicate to Scarborough Community Council the results of their advocacy efforts; and
  - (g) that the M.P.’s be invited to attend a meeting of Scarborough Community Council to report on the outcome.
- B. Councillor Faubert moved that the motion of Councillor Ashton be amended to include Scarborough M.P.P.’s, and further, that this report be also referred to the Director of Community Planning, East District, for analysis and report to Community Council, within ninety days, on those portions of this report relating to planning issues.
- C. Councillor Moeser moved that the motion of Councillor Faubert be amended by requesting that the Director of Community Planning, East District, include in his report a copy of the last “Housing Monitor” issued by Planning staff.
- D. Councillor Shaw moved that staff report back on the status of the Motel Study, as soon as possible.

Upon the question of the adoption of motions A, B, C and D by Councillors Ashton, Faubert, Moeser and Shaw, the vote was taken, as follows:

Yeas: Councillors Altobello, Ashton, Berardinetti, Cho, Duguid, Faubert, Kelly, Mahod, Moeser, Shaw -10

Nays: Nil

Decided unanimously in the affirmative.

---

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

- Ms. Jane Robson and Ms. Adair Heath, Co-Chairs of the Scarborough Homelessness Committee; and
- Canon Jack Roberts, St. Margaret's in the Pines Church.

**(Clause No. 28(c), Report No. 12)**

**498. Draft Plan of Condominium Application C97031,  
The Residences at Bamburgh Gate Inc.  
South-west Corner of Kennedy Road and McNicoll Avenue,  
Steeles Community,  
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (November 26, 1998) from the Director, Community Planning, East District, recommending that Scarborough Community Council support the Draft Plan of Condominium C97031 by Elio Zoffranieri, on behalf of The Residences at Bamburgh Gate Inc., being Part of Lot 29, Concession 4, southwest corner of Kennedy Road and McNicoll Avenue, subject to the following conditions:

- (1) plan as stamped "Recommended" this date (see Figure 1);
- (2) the owner to sign the City's Standard Tax Agreement for payment of taxes and local improvement charges;
- (3) the owner to be responsible for distributing the Scarborough "Condominium" brochures supplied by the Works and Emergency Services Department;
- (4) the owner to make satisfactory arrangements with the Toronto Hydro-Electric Commission (Scarborough Office) and the Works and Emergency Services Department with regard to water and electrical servicing, their acceptable completion, including any agreements and/or easements that may be required;
- (5) the owner to make satisfactory arrangements with Bell Canada regarding any easements or relocation of Bell facilities that may be required;
- (6) the owner to complete all conditions of the Site Plan Control Agreement prior to registration, or enter into a financially secured development agreement with the City secured by a performance guarantee in a form and amount satisfactory to the City Solicitor, to guarantee completion of the site work if the owner chooses to register the condominium prior to completion of the project; and
- (7) prior to registration, the owner to submit the final Condominium Declaration and Description for the approval of the Director, Community Planning, East District, with respect to the following:
  - (a) all 70 commercial surface parking spaces shall be reserved for common use

by customers to the commercial development only;

- (b) all 22 underground commercial parking spaces shall be reserved for exclusive use by the commercial unit owners and/or tenants and their employees; and
- (c) easements and rights-of-way to ensure mutual access between the proposed condominium and Metropolitan Toronto Condominium (MTC) Plan 1136 and the future condominium to the south (Phase III), for vehicular and pedestrian movements, visitor parking, servicing and maintenance, and recreational facilities.

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

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

**499. Permission to Extend Timeframe for  
1997/1998 Billboard Sign Permissions**

The Community Council had before it a report (November 19, 1998) from the Director and Deputy Chief Building Official, recommending that City Council extend the December 31, 1998 deadline for 1997/1998 Billboard Sign Permissions to March 31, 1999.

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

**(Clause No. 6, Report No. 12)**

**500. 261 Port Union Road,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (December 2, 1998) from the Director, Community Planning, East District, responding to the Community Council's request, at its last meeting, that the Director report on the process necessary to amend the Zoning By-law at this location.

On a motion by Councillor Moeser, the Community Council deferred this matter to September, 1999, in order that staff can monitor the outstanding issues of concern in this area over the summer months.

**(Clause No. 28(p), Report No. 12)**

**501. Request for Fence By-law Exemption,  
Ralph and Margaret Wright,  
28 Sharbot Avenue,  
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (November 17, 1998) from the Director, Municipal Standards, recommending that City Council approve the application to permit a board on board fence at a height of 1.98 metres (6.5 feet) extending into the street yard not closer than 6.09 metres (20 feet) from the sidewalk on Sharbot Avenue.

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

**(Clause No. 22, Report No. 12)**

**502. Province of Ontario - "Outstanding Planning Award"**

The Community Council had before it a report (November 24, 1998) from the Director of Community Planning, East District, advising Community Council of an Award presented by the Province of Ontario in recognition of the former City of Scarborough's "Public Safety and Development Review Guidelines", and recommending that this report be received for information.

- A. Councillor Duguid moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report, and that a letter be sent to congratulate the recipients of the Award, being Robert Stephens, Susan Filshie and former City of Scarborough Councillor David Soknacki.
- B. Councillor Altobello moved that the motion of Councillor Duguid be amended to add the direction that the Director of Community Planning, East District, advise the Mayor's Office of this prestigious award and request that the presentation to the City be made at a meeting of City Council.

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

**(Clause No. 27, Report No. 12)**

**503. Request for Fence By-law Exemption  
Bruce Cossar, Laurie Vogan, 34 Allangrove Crescent  
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (November 17, 1998) from the Director of Municipal Standards, recommending that Council approve the application to permit the existing solid board fence at a height of 2.4 metres (8 feet) along the rear property line, subject to verification that the fence is properly located upon the applicants' property line.

On a motion by Councillor Kelly, the report of the Director of Municipal Standards,

dated November 17, 1998, was deferred to the next scheduled meeting to be held on January 20, 1999 to permit further consultation between staff and the affected homeowners.

---

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

- Mr. David Hayes, objecting to the staff recommendation; and
- Mr. Andrew Wong, objecting to the staff recommendation.

**(Clause 28(n), Report No. 12)**

**504. Parking and Pedestrian Crossings in Front of  
St. Sylvester Catholic School and Silver Springs  
Public School on Silver Springs Boulevard,  
Ward 17 - Scarborough Agincourt**

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

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

On a motion by Councillor Shaw, the report of the Director of Transportation Services, District 4, dated November 25, 1998, was deferred to the Community Council meeting scheduled to be held on February 17, 1999, in order to ensure that the affected residents are notified of this proposal.

**(Clause 28(e), Report No. 12)**

**505. Request for Direction,  
Minor Variance and Consent Appeal,  
Joanne Mizzi, 53 Minnacote Avenue, West Hill,  
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (December 4, 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 Director's and the Committee of Adjustment's decision on Consent Application B59/97 and Minor Variance Application SA197/98 and SA198/98 respecting 53 Minnacote Avenue.

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

aforementioned report.

**(Clause 25, Report No. 12)**

**506. Presentation by the Director, Parks and Recreation, East District**

The Scarborough Community Council received a presentation by Mr. Gary Stoner, Director, Parks and Recreation, East District, advising the Chair and Members of the structure and key responsibility areas now in place for the Division, and assuring Community Council of the staff commitment to accountability and the provision of exceptional service. The Director introduced the following senior officials appointed to his staff:

Janet Ellis, Regional Manager (South)  
Sharon Waddingham, Regional Manager (Central)  
Lorrie O'Brien, Regional Manager (North)  
Tom Tusek, Manager, Technical Services and Urban Forestry  
Peter Lam, Manager of Administration  
Susan Bartleman, Operations Support Coordinator

Councillor Duguid moved that Scarborough Community Council extend beyond 12:30 p.m. to ask questions of staff with respect to this matter.

Upon the question of the adoption of Councillor Duguid's motion, it was lost.

**(Refer also to Minute No. 514.)**

**507. Public Meeting under The Planning Act  
City-Initiated Zoning By-law Amendment Application Z97021,  
579 to 587 Kennedy Road, Kennedy Park Community,  
Ward 15 - Scarborough City Centre**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (September 25, 1998) from the Director of Community Planning, East District recommending that City Council amend the Kennedy Park Community Zoning By-law, as amended, with respect to 579 to 587 Kennedy Road, being Part of Lots 3, 4 and 5, Plan 3507, as follows:

**(A) Zoning By-law Amendment**

- (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;

(7) each dwelling unit shall have an attached or detached garage; 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.

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

---

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

---

**The Scarborough Community Council received the following communication (November 27, 1998) from Mrs. Ruth Lunel, Toronto:**

I was at a recent meeting of the Community and was surprised to learn that the City was rezoning property at the above address without any hearings being made public by notification.

This area is now Highway Commercial, but for years has had single family dwellings and, therefore, has fit into the community. On Kennedy Road, right from Eglinton Avenue, we have nothing but a bad mixture of lock up stores in small plazas which, I might add, are very unkept.

Apartments could be placed above these lock up stores preventing break-ins which adds to crime in our community. At the corner of Merrian Road was a landmark home which was demolished which gave us the two corners of Merrian Road with these lock up stores.

In our area, we now have five churches, one of which is a lock up store just behind the A & P plaza. Anglican Church, Catholic Church, Nazarene Church, one on Eppleworth as well as another church group up where the lumber yard used to be off Kennedy. All these places have day care as well as schools and apartments in this area.

To add more housing into this area where we have no sidewalks would place more children's lives at stake as Kennedy Road is now more of an area where we have more traffic re persons from all over and from the recent TTC passes allowing persons to park free at Kennedy and Eglinton as well as over at Warden station.

We do NOT need any more public housing in our area and this is what I am afraid would happen. When I was at the meeting previously, I was shocked to see the head of Metro Housing in the audience. He left when I said I wanted to speak on this proposal.

There was a proposal for a three storey seniors building in the same area and the home owners voted it down a few years ago due to blockage of sun from their gardens and possibility of garbage piling up.

I have owned my home here for over forty years and have been very active in my community (in fact in all of Scarborough).

Since joining Metro, Scarborough has gone down hill and now that we are into the Mega City, it is much worse re the following:

1. Cut off of TTC services.
2. Possibility of school closings in our area in the future.
3. Dumping of more public housing here in Scarborough (a perfect example is Kingston Road).

Lastly, our Councillors do NOT speak up on behalf of Scarborough down at the meetings at the Mega City Council and try very hard to pass things off here in our so-called Community meetings with little or no input from the electorate.

**(Clause 14, Report No. 12)**

Councillor Berardinetti resumed the Chair.

**508. Public Meeting Under the Planning Act,  
Zoning By-law Amendment Application SZ98020,  
Green Desk Developments Inc., Claresholme Drive,  
Highland Creek Community,  
Ward 16 - Scarborough Highland Creek**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (November 10, 1998) from the Director of Community Planning, East District, recommending that City Council amend the Highland Creek Community Zoning By-law No. 10827, as amended, with respect to the lands outlined on Figure 1, being Part of Lots 13 and 14, Registered Plan 2129 and Block 23, Registered Plan 66M-2276, by deleting the existing performance standards applicable to these lands and replacing them with the following:

- (A) Zoning By-law
- (1) one single-family dwelling per parcel of land with a minimum of 12.7 metres frontage on a public street and a minimum area of 372 square metres;
  - (2) minimum building setback 6 metres from the street line;
  - (3) minimum side yard 900 mm from each side;
  - (4) minimum rear yard 7.5 metres;

- (5) maximum total floor area per dwelling unit shall be 0.55 times the lot area;
  - (6) chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies shall not project into any required side yard of 1 metre or less;
  - (7) a garage (minimum inside dimensions of 2.7 metres by 5.7 metres) shall be erected with each dwelling unit; and
- (B) Miscellaneous:

authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law amendment as may be required to properly carry out the intent of this resolution.

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

---

Mr. Fred Schaeffer, the applicant for Green Desk Developments Inc., appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

**(Clause 17, Report No. 12)**

**509. Public Meeting Under the Planning Act,  
Official Plan Amendment Application SP98016,  
Zoning By-law Amendment Application SZ98033,  
Zooview Developments Ltd. & Zooview (East) Developments Ltd.,  
North Side of Sheppard Avenue East, West of Hedge End Road,  
Rouge Community,  
Ward 18 - Scarborough Malvern**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (November 16, 1998) from the Director of Community Planning, East District, recommending that City Council:

- (A) Official Plan:

amend the Rouge Community Secondary Plan with respect to the property located on the north side of Sheppard Avenue East, west of Hedge End Road, being Block 5, Registered Plan M66-2308, by redesignating the land from Office Use to Medium Density Residential, and by deleting the following words “in the Office Use designation, restaurants uses shall be permitted as a secondary use” from existing Numbered Policy No. 18;

- (B) Zoning By-law:

amend the Rouge Community Zoning By-law No. 15907, as amended, with respect

to the property located on the north side of Sheppard Avenue East, west of Hedge End Road, being Block 5, Registered Plan M66-2308, by deleting the existing zoning and replacing it with the Multiple-Family Residential (MF) Zone, with the following development standards:

- (1) maximum 27 dwelling units;
- (2) minimum 3 metre (10 foot) building setback from the street line;
- (3) minimum 4.1 metre (13 foot) building setback from the north property line;
- (4) maximum height of buildings 13 metres (43 feet); and
- (5) minimum 1.6 parking spaces per dwelling unit to be provided on the basis of 1.4 spaces per unit for residents and 0.2 spaces per unit for visitors. Notwithstanding Clause VII, 1.4, Location of Parking, one parking space may be provided on Block 2, R.P. 66M-2308 (abutting site to the east); 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; and

- (D) direct the applicant to amend the existing Subdivision Agreement to provide for noise abatement measures with respect to the site (Block 5, R.P. 66M-2308) prior to issuance of building permits.

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

---

Ms. Connie Nichols, representing Zooview Developments Inc., appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

**(Clause 19, Report No. 12)**

**510. Public Meeting Under the Planning Act,  
Official Plan Amendment Application SP97024,  
Zoning By-law Amendment Application SZ97062,  
Paul Viaros, 381 - 383 Birchmount Road,  
Birchmount Park Employment District,  
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 14, 1998) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan Amendment:

amend the Birchmount Park Employment District Secondary Plan with respect to the property located at the south-east corner of Birchmount Road and Raleigh Avenue, by adding an Industrial District Commercial designation to the General Industrial Uses with High Performance Standards designation and by adding the following Numbered Policy:

“South-East Corner of Birchmount Road  
and Raleigh Avenue \_\_\_\_\_

The General Industrial Uses with High Performance Standards designation applies in addition to the Industrial District Commercial designation.”;

(B) Zoning By-law Amendment:

amend the Employment Districts Zoning By-law Number 24982 (Birchmount Park Employment District), as amended, with respect to 381-383 Birchmount Road, being Part of Block A, Registered Plan 1204, as follows:

- (1) Permitted Use: General Industrial Uses (MG)  
Industrial District Commercial (MDC)  
(excluding vehicle repair garages and  
vehicle service stations);
- (2) additional Permitted Uses: Retail stores;  
Personal service shops;
- (3) minimum street yard setback 3 metres (10 feet);
- (4) maximum gross floor area 0.40 times the area of the lot;
- (5) all uses shall be subject to the minimum parking requirements of the Zoning By-law; and

(C) authorize any unsubstantive technical, stylistic or format changes to the Official Plan Amendment and Zoning By-law Amendment as may be required to give effect to this

resolution.

- A. Councillor Mahood moved that Scarborough Community Council defer the report of the Director of Community Planning, East District, dated October 14, 1998, to the next scheduled meeting to be held on January 20, 1999, and request the applicant to submit a Site Plan Control Application.
- B. Councillor Ashton moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report.

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

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

---

Mr. Paul Viaros, the owner, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations.

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

**(Clause 15, Report No. 12)**

**511. Zoning By-law Amendment Application SZ98022,  
1234115 Ontario Limited, 2131 Lawrence Avenue East,  
Wexford Employment District,  
Ward 14 - Scarborough Wexford**

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 (November 16, 1998) from the Director of Community Planning, East District, recommending that City Council amend the Employment Districts Zoning By-law Number 24982, as amended (Wexford Employment District), with respect to 2131 Lawrence Avenue East, being Part of Block H, Registered Plan 4329, as follows:

- (1) delete the Exception which prohibits Restaurants, Financial Institutions, and Drug Stores on the subject property;
- (2) delete the Performance Standard which limits the total gross floor area of retail stores and personal service shops, excluding food stores, to 1,460 square metres (15,715 square feet);
- (3) amend the Performance Standard which limits the total gross floor area of retail stores and personal service shops to read as follows:

“Gross floor area of all Retail Stores and Personal Service Shops shall not exceed 5,230 square metres (56,300 square feet).”; and

- (4) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law amendment as may be required to properly carry out the intent of this resolution.
- A. Councillor Kelly moved that the Scarborough Community Council recommend to City Council the adoption of the aforementioned report.
- B. Councillor Mahood moved that the motion of Councillor Kelly be amended by imposing a cap of 5,000 square feet on restaurant uses.

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

---

Ms. Anna D’Alessandro, AVD Planning and Development Consulting Limited, the applicant, appeared before the Community Council in connection with the foregoing matter and expressed support for the staff recommendations, including the proposed amendment.

**(Clause 16, Report No. 12)**

**512. Official Plan Amendment Application SP98010,  
Zoning By-law Amendment Application SZ98017,  
699982 Ontario Ltd., 4730-4736 Sheppard Avenue East,  
Marshalling Yard Employment District,  
Ward 18 - Scarborough Malvern**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (November 16, 1998) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Marshalling Yard Employment District Secondary Plan, with respect to the property located on the north side of Sheppard Avenue east of McCowan Road, known municipally as 4730 - 4736 Sheppard Avenue, being Part of Lot 22, Concession 3, by adding the following Numbered Policy:

“North Side of Sheppard Avenue east of McCowan Road

Restaurants are permitted within the Industrial Commercial designation.”;

(B) Zoning By-law:

amend the Employment Districts Zoning By-law Number 24982 (Marshalling Yard Employment District), as amended, with respect to the lands located at 4730 - 4736

Sheppard Avenue, being Part of Lot 22, Concession 3, as follows:

Easterly Portion of the Subject lands:

- (1) that “Restaurants“ be added as a permitted use to the existing Exception applying to the easterly portion of the subject lands;
- (2) the existing Performance Standards are to be deleted and replaced as follows:
  - (a) gross floor area of all buildings shall not exceed 0.5 times the area of the lot;
  - (b) gross floor area of all Restaurants shall not exceed 790 square metres (8,504 square feet);
  - (c) gross floor area of any individual Restaurant shall not exceed 465 square metres (5,000 square feet);
  - (d) minimum street yard setback 3 metres (10 feet);
  - (e) minimum side yard setback 3 metres (10 feet);
  - (f) minimum rear yard setback 7.5 metres (25 feet);
  - (g) all uses shall be subject to the minimum parking requirements of the Zoning By-law;

Westerly Portion of the Subject Lands:

- (1) that the existing “Industrial Commercial Zone (MC)” which applies to westerly portion of the subject lands be deleted and replaced with an “Open Spaces Zone (O)”, as shown on Figure 3; 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.

- A. Councillor Balkissoon moved that the report of the Director, Community Planning, East District, dated November 16, 1998, be approved.
- B. Councillor Cho moved that the report of the Director, Community Planning, East District, dated November 16, 1998, be deferred to the next Community Council meeting scheduled to be held on January 20, 1998.

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

Upon the question of the adoption of motion A by Councillor

Balkissoon, it was carried.

---

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

---

**The Scarborough Community Council received the following communication (December 8, 1998) from Dave Beaumont, President, C. D. Farquharson Community Association:**

At our Association Executive meeting on December 1, 1998, we reviewed the above-noted application. We wish to register an objection to the proposal at this time as we had neither the time nor the opportunity to review it appropriately with the applicant.

There is a concentration of restaurants in our immediate community and we want to ensure that this particular proposal is in the best interests of our residential neighbourhood, which is in close proximity to the subject lands. Our Association principles govern the appropriateness of development based on the following criteria: 1) comprehensive 2) compatible 3) no density increase and 4) no more restaurant uses prior to relevant studies and sufficient consultation with our community.

We request, then, that the Community Council not approve this application unless all four of our community's conditions are met. We welcome a meeting with staff, the applicant and our ward councillors to address particular concerns we have about restaurants in an over-saturated market and related issues of parking, waste disposal, litter, and our larger concern of this setting a precedent for even more restaurants in the future. Our next Association Executive meeting is Tuesday, January 5, 1999 at 7:30 p.m. at the school, 1965 Brimley Road.

Thank you for your attention.

**(Clause 18, Report No. 12)**

**513. Preliminary Evaluation Report,  
Official Plan Amendment Application SP1998019,  
Zoning By-law Amendment Application SZ1998037,  
Monarch Construction Limited,  
5039 Finch Avenue and 2627 McCowan,  
Agincourt North Community,  
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (December 3, 1998) from the Director of Community Planning, East District, recommending that Community Council:

- (1) refuse the applications, in part, for a density which would result in a 19 storey building in Phase 4; but to continue to process the applications for 12 additional units, being the proposed freestanding townhouses in Phases 5a and 5b of the development;

- (2) process the Zoning By-law Amendment application for a reduction in indoor recreation space to 1.5 square metres (16 square feet) per dwelling unit;
  - (3) direct staff to investigate an appropriate height limitation for the residential apartment building in Phase 4;
  - (4) hold a Community Information Meeting with an expanded area of notice beyond 120 metres (400 feet) from the subject property, as shown on Figure 5, and to the four area Community Associations; the date of the Community Information Meeting to be determined in consultation with the Ward Councillors; and
  - (5) advise the owner that support for final Site Plan Control approval for any changes to the approved Site Plan would be required.
- A. Councillor Balkissoon moved that the recommendations contained in the report of the Director of Community Planning, East District, dated December 3, 1998, be struck out and that the applications be refused.
- B. Councillor Ashton moved that the motion of Councillor Balkissoon be amended to include reasons for such refusal being traffic impact, shadowing, compatibility with the surrounding area and that the City Solicitor be requested to report directly to City Council on the impact of Section 37 and the issue of incremental bonusing on this site.

Upon the question of the adoption of the foregoing motions, the vote was taken, as follows:

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

Nays: Nil

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

---

**The Scarborough Community Council received the following communication (December 8, 1998) from Mark Tutton, Vice President, Land Development, Monarch Construction Limited:**

We have had an opportunity to read staff's report of December 3, 1998 which recommends refusal of an application for "a density which would result in a 19 storey building in Phase 4". As there appears to be some uncertainty when this matter will be dealt with, we are taking this opportunity to file written submissions with you. We would also hope to be able to address our concerns at the scheduled meeting later this week.

We are very concerned with the direction staff have taken. Council should be aware that the land on which the building is proposed is currently zoned for a height of 54 metres which equates to the 19 storey building proposed. Although Monarch is prepared to work with the City in respect to site plan matters and design details of the building, it is firmly of the view that the existing 54 metre height limit is reasonable and appropriate for the site. We would also note a setback of 60 metres was determined in relation to the adjacent low density

housing as was the requirement for berming and substantial landscaping.

As discussed in our application, the requested density derives in part from changed circumstances including now available access to at least one of the arterial roads and public policy considerations applicable to locations which benefits of the very high accessibility and the amount and range of services enjoyed by this one.

As stated earlier, we are hoping to be in a position to address the Community Council later this week. Our inquiries with the Scarborough Clerk's Office indicate that we are item number 38 on the supplementary agenda; however, it is uncertain when over the 2 day Council meeting this matter will be heard. We would be hopeful that the matter might be left until late in the meeting, possibly after 1:00 p.m. on Wednesday, December 9th or any time on Thursday, December 10th.

---

Mr. Roger Elliott, Counsel for Monarch Construction, appeared before the Community Council in connection with the foregoing matter and expressed Monarch's opposition to the staff recommendations.

**(Clause 21, Report No. 12)**

**514. Presentation by the Director, Parks and Recreation, East District.**

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

The Acting Chair, responding to a request by Councillor Duguid that Community Council be given the opportunity to ask further questions of the Director, Parks and Recreation, East District, respecting his presentation made under Minute No. 506, and on the advice of the Solicitor, ruled that further questions could be asked provided they did not delve into personnel matters.

The Director responded to the Members' questions.

Councillor Berardinetti resumed the Chair and thanked the Director and his staff for attending the meeting today and providing the briefing on Parks and Recreation Service in the East District.

**(Refer also to Minute No. 506.)**

**(Clause 28(d), Report No. 12)**

**515. New Garbage Receptacles - OMG Advertising**

The Community Council had before it correspondence (December 3, 1998) from Councillor Betty Disero, requesting that Scarborough Community Council consider the issue of advertising on garbage receptacles as a pilot project in Scarborough and forward comments thereon to the Works and Utilities Committee, and received the advice of Mr. Ron Gordon, Director of Solid Waste Management Services, East District, that a report from the General Manager, Solid Waste Management Services, is before the Works and Utilities Committee for consideration in January, 1999, respecting this issue.

Upon a motion by Councillor Ashton, the Scarborough Community Council:

- (a) received the foregoing communication from Councillor Disero; and
- (b) directed that the Works and Utilities Committee be advised that the Scarborough Community Council has concerns respecting the impact of these types of containers on its neighbourhoods and suggests to the Works and Utilities Committee that it not let one large contract for the City but, rather, come forward with recommended districts for the implementation of this proposal.

**(Clause 28(r), Report No. 12)**

**516. Request for Direction,  
Street Lighting on Queensgrove Road,  
Ward 13 - Scarborough Bluffs.**

The Community Council had before it a communication (November 4, 1998) from Councillor Brian Ashton, on the results of a petition for street lighting on Queensgrove Road, recommending that Community Council approve one of the following options:

- Option A: that street lighting on Queensgrove Road between Viewbank Road and Crescentwood Road not be approved;
- Option B: that street lighting on Queensgrove Road between Viewbank Road and Crescentwood Road be approved; or
- Option C: that this report and petition be referred to staff for evaluation and report thereon to Community Council.

On a motion by Councillor Ashton, the Scarborough Community Council recommended to City Council approval of the foregoing Option A.

---

The Scarborough Community Council received a communication from Mr. Kirk Ryan, Queensgrove Road resident, in support of street lighting on Queensgrove Road, a copy of which was provided to all Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk.

**(Clause 26, Report No. 12)**

**517. Twelve Hour Parking Limit on Red River Crescent,  
Ward 18 - Scarborough Malvern.**

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

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

- A. Councillor Cho moved that the report (November 25, 1998) from the Director of Transportation Services, District 4, be deferred to the next scheduled meeting to be held on January 20, 1999.
- B. Councillor Mahood moved that the report (November 25, 1998) from the Director of Transportation Services, District 4, not be approved.

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

The foregoing motion A by Councillor Cho was not voted on as the motion of Councillor Mahood carried.

**(Clause 5, Report No. 12)**

**518. Joseph Furfari Investments Limited,  
11159 Tapscott Road,  
Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (November 19, 1998) from the City Solicitor recommending that direction be provided to the City Solicitor with respect to the final form of the agreement:

- (a) that the noise study continue to be a requirement recognizing that the Owner will not sign such an agreement and the implications thereof;

or

- (b) that the agreement be finalized without the requirement for a further noise study.

- A. Councillor Cho moved that Scarborough Community Council recommend to City Council that the noise study continue to be a requirement, recognizing that the Owner will not sign such an agreement and the implications thereof.
- B. Councillor Faubert moved that Scarborough Community Council recommend to City Council that the agreement be finalized without the requirement for a further noise study.
- C. Councillor Shaw moved that Scarborough Community Council request that the Director of Community Planning, East District, in consultation with the City Solicitor, report directly to City Council on December 16, 1998 on the reasons why the Noise Study is no longer a requirement.

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

The foregoing motion A by Councillor Cho was not voted on as the motions of Councillors Faubert and Shaw carried.

**(Clause 10, Report No. 12)**

**519. Request for Fence By-law Exemption,  
Joseph and Margaret Csizik, 4427 Lawrence Avenue East,  
Ward 16 - Scarborough Highland Creek.**

The Community Council had before it a report (November 9, 1998) from the Director of Municipal Standards, recommending that the Scarborough Community Council approve the application to permit a board on board fence at a height varying in height from 1.8 metres (6 feet) to 1.98 metres (6.5 feet) to remain in the street yard a distance of 7.98 metres (26.2 feet).

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

**(Clause 23, Report No. 12)**

**520. Rouge Park - Draft Partnership Memorandum,  
Ward 16 - Scarborough Highland Creek,  
Ward 18 - Scarborough Malvern.**

The Community Council had before it a report (December 3, 1998) from the Director of Community Planning, East District, recommending:

- (1) that City Council endorse the draft Rouge Park Partnership memorandum with the suggestion that the words 'local and regional municipalities' be replaced with the word 'municipalities'; and
- (2) that the Commissioner of Urban Planning and Development Services, Works and Emergency Services and Economic Development Culture and Tourism appoint staff to serve on the proposed Rouge Park Technical Committee for Land Use and Development.

On a motion by Councillor Mahood, the report of the Director of Community Planning, East District, dated December 3, 1998, was deferred to the next scheduled meeting to be held on January 20, 1999, to permit Councillor Mahood the opportunity to confer with the Rouge Park Alliance on this matter.

**(Clause 28(q), Report No. 12)**

**521. Retaining Planner for Ontario Municipal Board Hearing,  
2055-2069 Lawrence Avenue East,  
Ward 14 - Scarborough Wexford.**

The Community Council had before it a report (December 3, 1998) from the City Solicitor, recommending that:

- (1) the City Solicitor retain an independent planning consultant to provide evidence at the Ontario Municipal Board hearing in support of refusal of an application for a

zoning by-law amendment to allow a restaurant to be established at 2055-2069 Lawrence Avenue East; and

- (2) the planning consultant's fees, not to exceed \$15,000.00 for a two-day hearing, be paid from a Contingency Account.

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

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

**522. Ontario Municipal Board Decision  
for Ontario Hydro Corridor, Graywood Lands,  
North of Highway 401, Ward 14 - Scarborough Wexford,  
Ward 17 - Scarborough Agincourt.**

The Community Council had before it a report (December 8, 1998) from the City Solicitor, recommending that:

- (1) the City Solicitor report directly to Council on whether an appeal of the Ontario Municipal Board decision respecting the Ontario Hydro Corridor lands north of Highway 401 is advisable; and
- (2) the Commissioner of Urban Planning and Development report directly to Council on the decision and its implications.

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

**(Clause 13, Report No. 12)**

**523. Public Meeting Regarding  
Former Scarborough Transportation Corridor Lands Study**

On a motion by Councillor Ashton, the Scarborough Community Council directed that the Public Meeting on the subject application, with respect to the area west of Brimley Road, be convened at 7:30 p.m. on Wednesday, February 17, 1999.

**(Clause 28(s), Report No. 12)**

The Community Council recessed at 6:00 p.m.

The Community Council reconvened at 7:38 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

**524. Public Meeting Under the Planning Act,  
Official Plan Amendment Application SP98015,  
Zoning By-law Amendment Application SZ98027,  
Shell Canada, 2650 Brimley Road,  
Ward 17 - Scarborough Agincourt.**

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 (December 2, 1998) from the Director of Community Planning, East District, recommending that Community Council defer consideration of the applications by Shell Canada Limited for their proposal at 2650 Brimley Road, to enable the applicant to undertake further consultations with local community representatives, Planning staff and the local Councillors regarding the issues raised at the community meeting; the Public Meeting for the applications will be rescheduled for the second Scarborough Community Council meeting in 1999.

Councillor Mahood moved that the recommendation contained in the report of the Director of Community Planning, East District, dated December 2, 1998, be struck out and that the application be refused on the grounds that it is incompatible with the surrounding neighbourhood.

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

Yeas: Councillors Barardinetti, Mahood, Shaw, Balkissoon, Faubert, Moeser, Duguid, Cho, Altobello - 9

Nays: Councillors Ashton, Kelly - 2

Decided in the affirmative by a majority of 7.

---

**The Scarborough Community Council received the following communication**

**(December 8, 1998) from Sharyn Vincent, Principal, Vincent Planning and Development Consultants:**

Vincent Planning and Development Consultants are the agents for Shell Canada Products on the subject applications and are writing to request Council to adopt the staff recommendation to defer the consideration of the applications to allow time for further community consultation. The limited time between the community meeting and the public hearing made it difficult to hold further meetings to work towards resolution. We are, however, confident that further discussions will be productive, and therefore look forward to working with planning staff to bring the various interested parties together in the near future.

---

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

- Ms. Sharyn Vincent, Principal, Vincent Planning and Development Consultants, indicating her client's willingness to undertake further community consultation in order to alleviate residents' concerns respecting noise, and advising that the results of the noise study undertaken indicate that Shell can operate at this site in compliance with Ministry of the Environment guidelines;
- Mr. Ken Campbell, on behalf of Shell Canada, responding to concerns expressed at the community information meeting respecting security controls; advising of various initiatives undertaken nationally by Shell Canada in this regard, and emphasizing Shell's commitment to ensuring a safe and secure environment for its employees and its customers at this particular location;
- Mrs. Valerie Plunkett, President, Rosewood Taxpayers' Association, and area resident, requesting that Community Council deny this application on the grounds that it will take away business from the small retail plaza in the community, that the lighting from this site will intrude on the abutting residences, that it will create air pollution, and that security control measures may not be enforceable at this location;
- Mr. Ronald Green, Vice President, Rosewood Taxpayers' Association, requesting that Community Council deny this application on the grounds that it will not be of benefit to the community;
- Mrs. Frances van Dorsser, abutting resident, requesting that Community Council deny this application on the grounds that it will not be of benefit to the community;
- Mr. Bruce McLeod, area resident, requesting that Community Council deny this application on the grounds that, having undertaken to interview residents living behind this location, he discovered that many of them indicated they had not received notice of the Public Meeting, that some were unable to understand English, and further, that in his opinion, the application poses a significant threat to security and enjoyment of the area residents;
- Mr. Harold Beswick, Past President, Chartland Community Association, advising that the Community Association did not receive notice of the community information

meeting in sufficient time to attend and voice an opinion, and therefore, speaking in support of the staff recommendation to defer this proposal for further community consultation; and

- Constable Fred Schofield, responding to Community Council's request, emanating from its meeting held on October 14, 1998, that the Chief of Police provide a report on any statistics that may be available to support or justify community concerns respecting crime in this area, and tabling with the Community Council data respecting this location which indicate that twenty-two incidents of gasoline theft had taken place at this location in 1998. (A copy of these data are on file in the Office of the City Clerk)

**(Clause 20, Report No. 12)**

**525. Derelict Buildings,  
North-east Corner of Brimley Road and Sheppard Avenue East,  
Ward 18 - Scarborough Malvern.**

On a motion by Councillor Balkissoon, the Scarborough Community Council reports having directed that the Chief Building Official, East District, report to Community Council at its next scheduled meeting, to be held on January 20, 1999, on the condition of the derelict buildings on the north-east corner of Brimley Road and Sheppard Avenue East with a view to issuing a demolition order.

**(Clause 28(t), Report No. 12)**

- 526.** The Community Council adjourned its meeting at 8:35 p.m.

---

Chair.