

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 9

Thursday, July 15, 1999

The Scarborough Community Council met on Thursday, July 15, 1999, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:35 a.m.

Members present:

	9:35 a.m. - <u>12:25 p.m.</u>	2:14 p.m. - <u>4:00 p.m.</u>	5:07 p.m. - <u>6:30 p.m.</u>
Councillor Bas Balkissoon, Chair	x	x	-
Councillor Gerry Altobello	x	x	x
Councillor Brian Ashton	x	x	x
Councillor Lorenzo Berardinetti	x	x	x
Councillor Raymond Cho	x	x	x
Councillor Brad Duguid	x	x	x
Councillor Norm Kelly	x	x	x
Councillor Doug Mahood	x	x	x
Councillor Ron Moeser	x	-	-
Councillor Sherene Shaw	-	-	-
Councillor Mike Tzekas	x	-	x

Members were present for some or all of the time period indicated.

9.1 Condolences for the late Councillor Paul Jones, City of Indianapolis

The Scarborough Community Council observed a minute's silence at the commencement of its meeting in honour of the late Councillor Paul Jones of the City of Indianapolis, and unanimously adopted the following motion by Councillor Balkissoon:

“WHEREAS the Scarborough Community Council is deeply saddened to learn of the passing of Councillor Paul Jones of the City of Indianapolis on Saturday, July 10, 1999; and

WHEREAS Councillor Jones was an enthusiastic supporter of the Scarborough-Indianapolis Peace Games over many years; and

WHEREAS Councillor Jones visited Scarborough on a number of occasions and forged lasting friendships among the volunteers and Scarborough Councillors involved in the Peace Games;

NOW THEREFORE BE IT RESOLVED THAT the City Clerk be directed to convey, on

behalf of the Members of the Scarborough Community Council, an expression of sincere sympathy to the Jones family, especially his wife Tommie, and his children Paul, Jason and Kimberley.”

The Chair advised Community Council that Councillor Sherene Shaw would be absent from this meeting in order to represent the Community Council at the funeral service in Indianapolis for Councillor Jones.

(Clause No. 23(a), Report No. 10)

Confirmation of Minutes.

On a motion by Councillor Mahood, the Minutes of the meeting of the Scarborough Community Council held on June 22 and June 23, 1999, were confirmed.

9.2 Traffic Safety Issues

The Scarborough Community Council received a briefing by Constable Gerry Dwyer, The Toronto Police Service, Constable Ben Ng, The Ontario Provincial Police, and Constable Chris Moy, The University of Toronto Police, respecting the initiatives undertaken by the Community Traffic Safety Coalition.

On a motion by Councillor Berardinetti, the Scarborough Community Council resolved to endorse the Traffic Safety Coalition and support them in their future endeavours.

(Clause 23(b), Report No. 10)

**9.3 Ontario Hydro Corridor Lands North of Highway 401
Wards 14 - Scarborough Wexford**

The Community Council had before it the following:

- (a) a previously deferred communication (May 5, 1999) from the City Clerk, advising that the Strategic Policies and Priorities Committee, on May 4, 1999:
 - (i) referred the recommendations of the Budget Committee embodied in the communication (April 30, 1999) from the City Clerk respecting the acquisition of Ontario Hydro corridor lands to the Scarborough Community Council for review and recommendations thereon, specifically “that the costs associated with the purchase of the lands be no more than the balance in the Beare Road Trust Fund”;
 - (ii) requested the Commissioner of Works and Emergency Services to submit a report to the Scarborough Community Council on how this acquisition fits in with the City’s stated objective for pedestrian/bicycle paths in Scarborough, and on whether the funds being requested could be better spent in Scarborough to achieve that objective; and

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- (iii) requested the Commissioner of Economic Development, Culture and Tourism, in consultation with the Chief Financial Officer and Treasurer, to submit a report to the aforementioned meeting of the Scarborough Community Council, on the original intent of the Beare Road landfill reserve; and
- (b) a joint report (June 1, 1999) from the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Works and Emergency Services responding to the aforementioned direction from the Strategic Policies and Priority Committee to report to Scarborough Community Council on the acquisition of Ontario Hydro Corridor Lands for pedestrian/bicycle paths and on the origin and status of the Beare Road Ski Facility Trust Fund, and recommending that this report be received for information.

Councillor Mahood moved that Community Council consider this matter at 5:00 p.m. together with the report from The Toronto and Region Conservation Authority respecting Alternative Drainage Options for the Wishing Well Area north of Highway 401, west of Pharmacy Avenue in Ward 14 - Scarborough Wexford.

(Carried)

(See Minute No. 9.49)

(Clause No. 23(t), Report No. 10)

**9.4 Installation of a 40 Kilometre Per Hour
Speed Limit on Colonial Avenue
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (June 25, 1999) from the Director of Transportation Services, District 4, recommending that:

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

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

(Clause No. 1, Report No. 10)

**9.5 Stopping Prohibition on Surrey Avenue
West of Inniswood Drive
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (June 25, 1999) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking 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 No. 2, Report No. 10)

**9.6 Request for All-way Stop Control on Borough Drive/
Omni Drive at Borough Drive/Condominium Driveway
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (June 25, 1999) from the Director of 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 Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 3, Report No. 10)

**9.7 Parking Prohibition on Cedar Brae Boulevard
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (June 25, 1999) from the Director of Transportation Services, District 4, recommending that:

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

(Clause No. 4, Report No. 10)

**9.8 Stop Controls in the Community South of Lawrence Avenue
Between Bennett Road and Beechgrove Drive
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 25, 1999) from the Director of 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 Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 5, Report No. 10)

**9.9 Stop Control Eastbound on Halfmoon Square
at Halfmoon Square
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 25, 1999) from the Director of 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 Moeser, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 10)

**9.10 Request for Fence By-law Exemption
Gregory and Kerryn Parvatan, Mitchell and Sherri Shafi
247 and 249 Friendship Avenue
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 24, 1999) from the East District Manager, Municipal Licensing and Standards, recommending that City Council approve the application to permit the existing board on board fence ranging in height from 2.28 metres (7 feet 6 inches) to 2.43 metres (7 feet 11 inches) to remain as constructed along the side lot line separating 247 and 249 Friendship Avenue.

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

(Clause No. 7, Report No. 10)

9.11 Food and Beverages in Recreational Uses

The Community Council had before it a report (June 30, 1999) from the East District Manager, Municipal Licensing and Standards, responding to Community Council's request, at its last meeting, that the Manager report on the result of the investigation respecting the Midland Avenue and Weybright Court locations, 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. 23(c), Report No. 10)

9.12 Temporary Liquor License Issuance Process

The Community Council had before it a report (June 29, 1999) from the East District Manager, Municipal Licensing and Standards, responding to Community Council's request, at its last meeting, that the Manager review the process and develop a criteria for assessing Temporary Liquor License applications prior to their issuance.

Councillor Ashton moved that Scarborough Community Council request the City Clerk, in consultation with the Executive Director, Municipal Licensing and Standards, to continue to work towards City Council being advised of the issuance of all Temporary Liquor Licenses by the Alcohol and Gaming Commission and report to the Scarborough Community Council at its meeting scheduled to be held Tuesday, September 14, 1999.

(Carried)

(Clause No. 23(d), Report No. 10)

9.13 Preliminary Evaluation Report

**Zoning By-law Amendment Application SC-Z19990017
VMP Properties Inc., 2085 Lawrence Avenue East
Wexford Community
Ward 14 - Scarborough Wexford**

The Scarborough Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning (East District) to process the application in the normal manner and convene a Public Meeting to consider this application targeted for the third quarter of 1999, with notice of the Public Meeting to be provided to all properties within 120 metres (400 feet) of the subject property.

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

The Community Council also received a communication from Mr. Christopher J. Williams, Solicitor for VMP Properties Inc., in support of the foregoing recommendations, 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, Scarborough Civic Centre.

(Clause No. 23(e), Report No. 10)

**9.14 Preliminary Evaluation Report
Official Plan Amendment Application SC-P1999010
Zoning By-law Amendment Application SC-Z19990018
Teblic Enterprises Inc., 2899 Eglinton Avenue East
Eglinton Community
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (June 28, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning (East District) to process the application in the normal manner and convene a Public Meeting to consider this application targeted for the fourth quarter of 1999, subject to the resolution of the issues/concerns identified in this report, with notice of the Public Meeting to be provided 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. 23(f), Report No. 10)

9.15 Preliminary Evaluation Report
Zoning By-law Amendment Application SC-Z1999006
Michele and Cecilia Esposito, 3688 Ellesmere Road
Highland Creek Community
Ward 16 - Scarborough Highland Creek

The Community Council had before it a report (June 28, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning (East District) to process the application in the normal manner and convene a Public Meeting to consider this application targeted for the fall of 1999, with notice of the Public Meeting to be provided to all properties within 120 metres (400 feet) of the subject property.

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

(Clause No. 23(g), Report No. 10)

9.16 Preliminary Evaluation Report
Zoning By-law Amendment Application SC-Z1999023
Michael and Rosemary Naemsch, 136 Zaph Avenue
Highland Creek Community
Ward 16 - Scarborough Highland Creek

The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning (East District) to convene a Public Meeting to consider this application targeted for the third quarter of 1999, with notice of the Public Meeting to be provided to all assessed persons within 120 metres (450 feet) of the subject property and the Highland Creek Community Association.

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

(Clause No. 23(h), Report No. 10)

**9.17 Preliminary Evaluation Report
Zoning By-law Amendment Application SZ1999022
Draft Plan of Subdivision ST1999005
Paradise Homes Neilson Limited
Lands South-east of Finch Avenue and Neilson Road
Malvern Community
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning, East District, to:

- (1) process the applications in the normal manner; and
- (2) in consultation with the Ward Councillors, schedule a community information meeting to be held in September, 1999, and a Public Meeting in the last quarter of 1999.

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

(Clause No. 23(j), Report No. 10)

**9.18 Preliminary Evaluation Report
Official Plan Amendment Application SP199014
Zoning By-law Amendment Application SZ1999021
Canada Lands Corporation
North Side of Mclewin Avenue, East and West of Tapscott Road
Malvern Community
Ward 18 - Scarborough Malvern**

The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning, East District, to:

- (1) hold a Community Information Meeting, with the notice circulation to be determined in consultation with the Ward Councillors, to include residents, property owners and local businesses;
- (2) meet with representatives of the two School Boards to develop a strategy to address the future school capacity needs resulting from this and other development proposals in the Malvern area;
- (3) meet with the Ward Councillors and community leaders to identify other community

needs which may potentially be addressed through this project;

- (4) continue to process the applications in the normal manner; and
- (5) target a Public Meeting for late 1999.

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

The Community Council also received a communication respecting the aforementioned applications from Mr. Ivan Fleischmann, Miller Thomson, Barristers and Solicitors, on behalf of his client, Canada Lands Company, a copy of which was provided to all Members of Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.

(Clause No. 23(k), Report No. 10)

**9.19 Site Plan Control Application S98069
Parasco Morrish Inc., 34 Morrish Road
Highland Creek Community
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct staff to continue to negotiate with the Owner to resolve the issues raised in this report.

Councillor Moeser moved that the foregoing report be approved subject to adding that the Director of Community Planning, East District, be requested to explore the possibility of using part of the adjacent property for townhouses, and report back to Scarborough Community Council at its meeting scheduled to be held September 14, 1999.

(Carried)

Mr. George Parasco appeared before the Community Council in connection with the foregoing matter and expressed his opposition to the request to explore townhouse uses.

(Clause No. 23(l), Report No. 10)

**9.20 Draft Plan of Condominium Application SC98601
The Residences of Bamburgh Gate Inc.**

**3088 Kennedy Road
Steeles Community
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that City Council support the Draft Plan of Condominium SC98601 by Elio Zoffranieri, on behalf of The Residences at Bamburgh Gate Inc., being Part of Lot 29, Concession 4, known municipally as 3088 Kennedy Road, subject to the following conditions:

- (1) plan as stamped "recommended" this date (see Figure 1); and
- (2) 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.

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

(Clause No. 8, Report No. 10)

**9.21 Request for Direction
Minor Variance Appeal Application SA119/99
901865 Ontario Inc., 3766 and 3708 St. Clair Avenue East
Cliffcrest Community
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor not to attend any Ontario Municipal Board hearing with respect to Minor Variance Application SA119/99.

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. 10)

**9.22 Request for Direction
Minor Variance Appeal Application A323/97
1149790 Ontario Limited, 47 Crockford Boulevard
Wexford Employment District**

Ward 14 - Scarborough Wexford

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to attend any Ontario Municipal Board hearing with respect to Minor Variance Application A323/97.

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

(Clause No. 10, Report No. 10)

9.23 Request for Direction

**City-initiated Zoning By-law Amendment (SW99004)
West Side of Pharmacy Avenue North of Huntingwood Drive
East Side of Fairglen Avenue North of Huntingwood Drive
Various Owners - L'Amoreaux Community
Ward 14 - Scarborough Wexford**

The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Community Council direct the Director of Community Planning, East District, to:

- (1) initiate an amendment to the Intensity of Use provisions of the zoning by-law to recognize the existing sizes and frontages of the subject parcels;
- (2) convene an information meeting with the affected property owners to explain the proposed By-law amendment; and
- (3) target the Public Meeting for the September meeting of Scarborough Community Council with Notice to be given within the statutory 120 metre (400) foot circulation area.

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

(Clause No. 23(m), Report No. 10)

9.24 Request for Direction

**Zoning By-law Amendment Application Z98029
Dar-Zen Holdings Limited
4800 and 4810 Sheppard Avenue East
Marshalling Yard Employment District
Ward 18 - Scarborough Malvern**

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The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor to appear at the Ontario Municipal Board to support amending the Employment District Zoning By-law No. 24982, as amended, with respect to the Marshalling Yard Employment District, for the lands known municipally as 4800 and 4810 Sheppard Avenue, being Part of Lot 21, Concession 3, as follows:

- (1) adding Vehicle Service Garages, excluding the open storage of auto parts as a permitted use;
- (2) adding a Performance Standard which will restrict Vehicle Service Garages to a maximum gross floor area of 370 square metres (4,983 square feet), to be located within 40 metres (130 feet) of the westerly lot line and beyond 25 metres (82 feet) from the Sheppard Avenue street line;
- (3) deleting the Performance Standard which removes the application of the landscaping requirements described in the General Provisions of the By-law.

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

- (1) the staff recommendation be struck out;
- (2) the application be refused; and
- (3) the City Solicitor be directed to attend the Ontario Municipal Board in defence of the position taken to this point by the Scarborough Community Council and by the Council of the former City of Scarborough respecting automotive uses on Sheppard Avenue East.

(Clause No. 11, Report No. 10)

**9.25 Request for Direction
Minor Variance Appeal Application SA167/98
Shell Canada Limited, 1670 McCowan Road
Agincourt Community
Ward 18 - Scarborough Malvern**

The Scarborough Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that City Council direct the City Solicitor not to attend any Ontario Municipal Board hearing with respect to Minor Variance Application SA167/98.

On a motion by Councillor Mahood, the Scarborough Community Council

recommended to City Council the adoption of the aforementioned report.

(Clause No. 12, Report No. 10)

**9.26 Part Lot Control Exemption Application SPL98003
Blueblood Developments Inc.
Bridlegrave Drive, Castlethorpe Drive and Storebridge Drive
Cliffcrest Community
Ward 15- Scarborough City Centre**

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (1) enact a By-law to extend the effect of By-law No. 524-1998 for another 12 months;
and
- (2) direct appropriate staff to introduce the necessary bill to give effect thereto.

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

(Clause No. 13, Report No. 10)

9.27 New Applications - All Scarborough Wards

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, advising Community Council of the new applications received during the three-week period ending June 23, 1999; 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. 23(n), Report No. 10)

9.28 Site Plan Control Approvals - All Scarborough Wards

The Community Council had before it a report (June 28, 1999) from the Director of Community Planning, East District, advising Community Council of the Site Plan Control Approvals granted by the Director, 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. 23(o), Report No. 10)

9.29 Consent Applications - All Scarborough Wards

The Community Council had before it a report (June 28, 1999) from the Director of Community Planning, East District, advising Community Council of the Consent Decisions granted by the Director, 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. 23(p), Report No. 10)

9.30 Ontario Municipal Board Hearings - All Scarborough Wards

The Community Council had before it a report (June 29, 1999) from the Director of Community Planning, East District, advising Community Council of the status of current appeals to the Ontario Municipal Board, 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. 23(q), Report No. 10)

**9.31 Sale of Surplus Scarborough Transportation
Corridor Property at 18 Hollis Avenue
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (June 17, 1999) from the Chief Administrative Officer, recommending that:

- (1) the Chief Administrative Officer or the Executive Director of Facilities and Real Estate be authorized to accept this offer in the amount of \$149,000.00 as detailed herein;
- (2) Council, pursuant to Clause No. 14, of Report No. 22 of the former Metropolitan Management Committee adopted on September 28, 1994, waive the minimum required deposit of 10 per cent. of the purchase price;
- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA700 CA2532;
- (4) the City Solicitor be authorized and directed to take the appropriate action, to

complete the transaction on behalf of the City and he be further authorized to amend the closing date to such earlier or later date as he considers reasonable; and

- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 14, Report No. 10)

**9.32 Tree Removal At Tam O'Shanter Park
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (June 22, 1999) from the Commissioner of Economic Development, Culture and Tourism, recommending that the Urban Forestry staff be directed to remove six trees located within the proposed scope of work, and plant twelve native trees as replacement.

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

(Clause 23(r), Report No. 10)

**9.33 Delegation of Consent Approval Authority
to the Committee of Adjustment (Scarborough)**

The Community Council had before it a report (June 14, 1999) from the City Clerk, advising that City Council at its meeting held on June 9, 10 and 11, 1999 adopted, without amendment Clause No. 16 contained in Report No. 8 of the Urban Environment and Development Committee, headed "Delegation of Consent Approval Authority to the Committee of Adjustment (Scarborough)", which recommends the status quo in regard to Consent Approvals, i.e., that the Director of Community Planning, East District, retain approval authority until Council has dealt with the "New Practices" report.

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

(Clause No. 23(s), Report No. 10)

9.34 Provision of Portable Barbeques

The Community Council had before it a report (July 7, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's

direction at its last meeting, that the Commissioner report to this meeting on the provision of barbeques to community groups in Scarborough, and recommending that this report be received for information.

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

(Clause No. 23(w), Report No. 10)

9.35 Council Vacancy - Ward 16 - Scarborough Highland Creek

The Community Council had before it a communication (June 29, 1999) from the City Clerk forwarding a Motion adopted by City Council at its meeting held on July 6, 7 and 8, 1999, respecting the vacancy in Ward 16 - Scarborough Highland Creek, which refers a report (June 29, 1999) from the City Clerk presenting options for filling the vacancy with the request that Scarborough Community Council hear deputations thereon and report to a special meeting of the Administration Committee; recommendations therefrom to be considered by City Council at its meeting to be held on July 27, 28 and 29, 1999.

Councillor Duguid moved that City Council be requested to establish a standard specific policy respecting the filling of future Council vacancies within the confines of the Municipal Act.

The Scarborough Community Council consented to the withdrawal of the foregoing motion.

Councillor Mahood moved that Scarborough Community Council recommend to the Administration Committee "Option 2 - By-election" to fill the vacancy in Ward 16 - Scarborough Highland Creek.

The vote was taken, as follows:

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

Nays: Nil

Adopted unanimously by the Members present and voting.

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

In favour of a by-election:

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- David Soknacki;
- Colin McDonald, Curran Hall Community Association;
- Alan Carter;
- Scott Harrison;
- Liz Oliver, West Rouge Community Association;
- Linda Carscadden;
- Dr. Peter Yannopoulos;
- George Pigadas;
- Ken Woolley;
- Leah Overs;
- Stan Roberts; and
- John Kruger.

In favour of an appointment:

- Helen Morton.

The Scarborough Community Council also received written submissions from:

- Peter Chmatil, Curran Hall Community Association;
- Suzi Mudhar;
- George Fowler and six others;
- Roy Martin, Cedar Ridge Neighbourhood Group;
- David Horrox;
- Lee-Anne Kearney;
- Alida Akey;
- Monika Bujalska;
- Jerome Persaud;
- Karen and Bart Boniface;
- The Board of Directors of The West Rouge Community Association;
- Ken Woolley;
- Richard Smart, B.Comm., C.A.;
- Sev and Gloria Puopolo;
- Tony Lamanna;
- Joe Gironda;
- Peter Lamanna;
- Hamish Marshall;
- Ken Pearson, Past President, Seven Oaks Community Association; and
- Margaret Langley.

(Copies of which were provided to all Members of the Community Council, and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.)

(Clause No. 23(x), Report No. 10)

**9.36 Property Standards Issues at
428 Brownfield Gardens
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (July 8, 1999) from the East District Manager, Municipal Licensing and Standards, responding to a request from Councillor Moeser, that a report be submitted to Community Council respecting litter and debris at No. 428 Brownfield Gardens, and recommending that this report be received for information.

On a motion by Councillor Moeser, the Scarborough Community Council received the foregoing report and requested the East District Manager, Municipal Licensing and Standards, to monitor this situation over the summer and report back to Scarborough Community Council at its meeting scheduled to be held on September 14, 1999.

(Clause No. 23(y), Report No. 10)

The Community Council recessed at 12:25 p.m.

The Community Council reconvened at 2:14 p.m.

**9.37 Official Plan Amendment Application SP1998018
Zoning By-law Amendment Application SZ1998036
George and Cindy Samonas, 3291 Kingston Road
Scarborough Village Community
Ward 13 - Scarborough Bluffs**

The Community Council had before it a report (June 4, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Scarborough Village Community Secondary Plan with respect to 3291 Kingston Road, by repealing Numbered Policy 5;

(B) Zoning By-law:

amend the Scarborough Village Community Zoning By-law No.10010, as amended, with respect to Part of Lot 20, Concession C, known municipally as 3291 Kingston Road, as follows:

- one dwelling unit per 199 square metres (2,140 square feet) of lot area;

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- Day Nursery maximum 520 square metres (5,600 square feet) gross floor area;
- an enclosed refuse storage room shall be provided on the site;
- minimum front yard setback 3 metres (10 feet);
- minimum building setback of 7.5 metres (25 feet) abutting the Single-Family Residential Zone;
- parking for Day Nurseries 1.5 spaces per 100 square metres of gross floor area;
- parking is permitted in the front yard;
- the provisions of this By-law shall apply collectively to this property notwithstanding its division into two or more parcels;
- delete Exception Numbers 15 and 22; and

(C) Miscellaneous:

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

On a motion by Councillor Ashton, the Scarborough Community Council rescheduled its Public Meeting under The Planning Act on the aforementioned report to 7:30 p.m. at its meeting to be held on September 14, 1999.

The following persons appeared before the Community Council in connection with the issue of rescheduling the aforementioned applications:

- Mr. Charles Schwenger, Architect for the project, who concurred in the request embodied in a communication (July 13, 1999) from Ira T. Kagan, Solicitor for the applicant, that in the event of rescheduling, that this be the “one-and-only deferral granted”; and
- Ms. Bonnie Peebles, Scarborough Village South Community Association, in support of rescheduling to an evening meeting, as requested in her communication (undated), co-signed by Mr. Paul Vincent.

The Community Council also had before it communications from:

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- Paul & Ingrid Vincent; and
- Helmut Roediger; objecting to the applications; and from
- Vanessa Ganni;
- a resident at 25 Whitecap Boulevard; and
- 34 responses to a questionnaire circulated by Cindy and George Samonas, all in favour of the applications.

(A copy of the aforementioned communications was provided to all Members of Community Council and a copy thereof is on file in the Office of the City Clerk, Scarborough Civic Centre.)

(Clause No. 23(u), Report No. 10)

**9.38 Official Plan Amendment Application SP1999002
Zoning By-law Amendment Application SZ1999004
Metron Developments Ltd.
Kingston Road and Brinloor Boulevard
Scarborough Village 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 (June 10, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Scarborough Village Community Secondary Plan with respect to the southwest corner of the Kingston Road service road and Brinloor Boulevard, to redesignate the land from Low Density Residential (RL) to Medium Density Residential (RM);

(B) Zoning By-law:

amend the Scarborough Village Community Zoning By-law No. 10010, as amended, with respect to the lands at the southwest corner of the Kingston Road service road and Brinloor Boulevard, being Block B and Part of Block C, Registered Plan 4235, as follows:

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- (1) permitted use: Multiple-Family Residential (M) Zone;
- (2) one dwelling unit per 199 square metres (2,140 square feet) of lot area;
- (3) minimum building setback 3 metres (10 feet) from the street lines;
- (4) main walls containing the vehicular access to the garage shall be set back not less than 6 metres (20 feet) from all street lines;
- (5) minimum side yard set back 600 millimetres (2 feet) from each side;
- (6) minimum rear yard set back 7.5 metres (25 feet);
- (7) an attached garage shall be erected with each dwelling unit;
- (8) maximum building height 11 metres (36 feet);
- (9) minimum set back of 1.4 metres from side wall to the street line for buildings erected on corner lots;
- (10) the provisions of this By-law shall apply collectively to this property notwithstanding its division into two or more parcels;
- (11) delete Exception Number 4;

(C) Miscellaneous:

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

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

The Community Council also had before it the following communication (June 26, 1999) from Mr. Coleridge Ford:

With respect to the subject proposal we wish to register our objections thereto.

The lands to be developed lies within an area of single family homes and was conveyed by the Executors and Trustees of the estate of James G. Cornell, deceased, by deed dated July 5, 1950 and registered as Scarborough No. 86392 with several covenants as to what type of

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buildings could be erected thereon.

Scarborough Official Plan and Zoning By-laws designate the residential portion of the lands for single family homes in conformity with the general area including the lands with frontage on the Service Road to the east of the development site.

Caveat emptor applies today as in the past. The developer it is assumed purchased the lands with full knowledge of its density restrictions and legal uses to which it could be put, and is now asking for radical changes to existing regulations.

The proposal calls for 16 housing units, a mixture of a single family unit, two semi-detached, and eleven townhouses on an land area that at best could accommodate 11 housing units after amendments to the Official Plan.

The Metron Developments Ltd. proposal before Council does not call for a minor variance to existing Official Plan and Zoning regulations, and the questions to be raised in this instance are:

- (a) is the proposal in conformity with the area.
- (b) what would be the impact of the proposal on the residents in the area and on vehicular and pedestrian traffic and also parking on the Service Road and other streets in the immediate area.
- (c) is strip rezoning a desired feature for development of residential lands.

We are of the opinion that Council should give consideration to the stable structure and quality of residential areas and By-laws passed for the regulation of land use should not be rescinded for the benefit of a developer, and such measures as it considers desirable and appropriate to improve and maintain the quality of low density residential areas should be adopted.

In conclusion, it is felt that the proposed development is out of character and is not in conformity with the area or the regulations and restrictions established for development of the site. We are also of the opinion that the proposal would have a deteriorating effect on the area and therefore raise our objections thereto.

Mr. Peter Pitino, agent for the applicant, appeared before the Community Council in support of the foregoing recommendations and filed with the Administrator a six-signature petition from area residents in support of the application, a copy of which is on file in the Office of the City Clerk, Scarborough Civic Centre.

Mr. Coleridge Ford appeared before the Community Council and reiterated his concerns

expressed in his foregoing communication.

(Clause No. 15, Report No. 10)

**9.39 Official Plan Amendment Application SP1999001
Zoning By-law Amendment Application SZ1999003
Navroz Hoteliers Inc., 2121 Kingston Road
Cliffside 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 (June 24, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Cliffside Community Secondary Plan, with respect to the lands at 2121 Kingston Road, being Part of Lot 28, Concession B, by the addition of the following numbered policy:

“Senior Citizens’ Homes are permitted within the Highway Commercial Uses designation.”;

(B) Zoning By-law:

amend the Cliffside Community Zoning By-law No. 9364, as amended, with respect to the lands at 2121 Kingston Road, being Part of Lot 28, Concession B, as follows:

- (1) permitted use: Senior Citizens’ Homes are permitted in addition to the Highway Commercial uses;
- (2) maximum building height shall not exceed three storeys;
- (3) minimum rear yard building setback of 3 metres (10 feet);
- (4) minimum front yard building setback of 21 metres (69 feet) from the centre line of Kingston Road;
- (5) minimum parking requirement of 0.25 parking space per suite;
- (6) gross floor area of all buildings, minus the gross floor area of all basements, shall not exceed 130 percent of the area of the lot;

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- (7) streetyard parking is permitted;
- (8) on-site recreation space/room shall be provided on the basis of a minimum of 0.9 square metres (10 square feet) for each suite;
- (9) minimum 1.5 metres (5 feet) buffer strip to be provided along boundaries with abutting single-family and apartment zones; and

(C) Miscellaneous:

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

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

Mr. Suu-dda Patkar, Suu-dda Patkar Architectural Company, appeared before the Community Council on behalf of the owner, and expressed support for the foregoing recommendations.

(Clause No. 16, Report No. 10)

**9.40 Proposed Plan of Subdivision ST1999002
740 Kennedy Road Inc.
740 Kennedy Road
Ionview 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 (June 30, 1999) from the Director of Community Planning, East District, recommending that City Council support the Draft Plan of Subdivision submitted by 740 Kennedy Road Inc., as shown on Figure 2, subject to the following conditions:

- (1) Plan as stamped "Recommended" this date (Figure 2);
- (2) the owner shall make satisfactory arrangements with the City regarding:
 - (a) the provision of all services, easements and the payment of Development Charges;

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- (b) the applicant will be required to pay to the City \$40.00 per lot to cover geodetic and aerial surveys; and
 - (c) the applicant will be required to pay to the City \$300.00 per installed fire hydrant on City streets for maintenance purposes;
- (3) the owner to pay 5 percent parkland contribution as cash-in-lieu of land for the new units;
 - (4) the owner shall deed the block of land that constitutes the Taylor-Massey Creek, free and clear of all encumbrances, to the City;
 - (5) the owner shall make satisfactory arrangements with Bell Canada regarding services and required easements;
 - (6) the owner shall make satisfactory arrangements with Toronto Hydro for the removal and relocation of any existing electrical plant affected as a result of this development, and to grant any easements that may be required;
 - (7) 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;
 - (8) the applicant shall 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;
 - (9) the owner will be required to register on title private easements to provide for underground water, sanitary and storm sewer, hydro, cable, gas and any other such services required to service the development;
 - (10) the owner shall submit an arborist report together with 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, for the approval by the Parks and Recreation Services Department;
 - (11) the owner agrees in the subdivision agreement, in wording acceptable to The Toronto and Region Conservation Authority:
 - (a) to obtain the necessary permit under the Ontario Regulation 158 for construction within the Regional Storm Flood Plain. As part of this permit the applicant must ensure that all new structures are flood protected to the Regional Storm Flood Plain elevation;
 - (b) prior to any grading or construction on site, the applicant to submit a detailed report or plan outlining the methods of controlling or minimizing erosion and siltation on

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site and in the downstream areas during and after construction; and

- (c) to design and implement on-site erosion and sediment control, in order to meet the requirements of the Federal Fisheries Act. Any increase in concentrations of suspended solids or sediment loading may be a violation of this Act. The Ministry of Natural Resources will monitor effectiveness and take appropriate action as required;
- (12) prior to final approval, the owner shall provide to all existing tenants an offer of right-of-first refusal, in a manner satisfactory to the City Solicitor;
- (13) prior to final approval, the owner shall provide to all existing tenants a written statement not to require vacant possession other than for non-payment of rent or cause, should they wish to remain as tenants;
- (14) prior to registration of the plan, the owner agrees to convey the block(s) of land that include the common areas, roadways and services to a Common Elements Condominium Corporation pursuant to *The Condominium Act, 1998*, (Bill 38), in a manner satisfactory to the City Solicitor;
- (15) the owner shall construct a sidewalk across the Kennedy Road frontage, to the satisfaction of the Works and Emergency Services Department;
- (16) the owner shall construct new water service to Kennedy Road for the apartment building;
- (17) the owner shall repair the security fence abutting the CNR;
- (18) prior to registration of the plan, the subject lands are to be zoned in accordance with the required development standards;
- (19) prior to registration of the plan, the owner shall enter into an agreement with the City, to the satisfaction of the Director of Community Planning, East District, and the City Solicitor, to construct a new 27-unit rental apartment building; and
- (20) Council authorize the appropriate City officials to execute, on behalf of the City, the agreements referred to in this report.

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

Mr. Michael B. Vaughan, Agent for the owner, appeared before the Community Council and expressed support for the foregoing recommendations.

(Clause No. 17, Report No. 10)

**9.41 Zoning By-law Amendment Application SZ1999001
734554 Ontario Ltd., 1255 Markham Road
Woburn Community
Ward 16 - Scarborough Highland Creek**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (May 31, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Zoning By-law:

amend the Woburn Community Zoning By-law, as amended, with respect to Lot 18, Concession 2, municipally known as 1255 Markham Road, as follows:

- (1) delete the word "Restaurants" from the list of uses prohibited on this site;
- (2) restrict the size of Restaurant Uses to a maximum gross floor area of 280 square metres (3,010 square feet) and the location of such uses to the portion of the lot within 20 metres of the front lot line and 28 metres of the northerly side lot line; 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 recommended to City Council the adoption of the aforementioned report.

The Community Council also had before it the following communication (July 12, 1999) from Ms. Elizabeth Heron, representative for the owners of York Condominium Corporation No. 178:

Having attended, together with six other owners, the May 4th community meeting, we were surprised, upon receipt of the Report of Recommendations from Planning to Metro Council, that our verbal and written concerns were not included. They were:

That the proposed cafe addition, according to the site plan, would be set very close to the north property line, AND could it be in line with the original concrete block building. As well, with planned take-out foot from the proposed cafe, our concern was the amount of littering which would either be thrown or blown on our property which abuts their property to the north. AND,

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with the building line in keeping with the original building, could greenery be planted on the north side, as a possible screen and dimming of noise.

Errol Chapman, contact name for the report, later gave us measurements, which were:

- | | | |
|--|---|---|
| Existing concrete block building | - | 1.5 metres or 5 feet from north property line |
| Existing insulated frame and siding building | - | 21 cm or 8" from north property line OR 28 cm or 11" from survey line |
| Proposed cafe building | - | same as frame addition |

Our concern - that as our underground garage is near the property line abutting Pirri's, the foundation or footings for this cafe would be even closer than the above given measurements. Could problems arise in the future due to this close proximity?

We were further advised by Mr. Chapman, the above measurements would not be changed.

Littering

This is more than a problem. It is an uncontrollable nuisance. With McDonald's across the road, and take-out from the proposed cafe (or is it a restaurant?), we face an additional amount of littering on our property.

At the present time, employees of McDonald's clear the old farm property to their south of any litter, from time to time.

We would appreciate very much if any litter from Pirri's proposed cafe take-out, which might land on our property, could be cleared on a regular basis by Pirri's.

We do hope that Council will take our concerns into consideration prior to acceptance, and await your decision.

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

- Mr. Zak Ghanim, Architect;
- Mr. Samky Mak, Owner; and
- Ms. Elizabeth Heron, representative for the owners of York Condominium Corporation No. 178, addressing the concerns expressed in the foregoing communication.

(Clause No. 18, Report No. 10)

**9.42 Official Plan Amendment Application SP1998020
Zoning By-law Amendment Application SZ1998039
Masaryktown Memorial Institute Incorporated
450 Scarborough Golf Club Road
Woburn Community
Ward 16 - Scarborough Highland Creek**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (June 21, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Woburn Community Secondary Plan, as amended, with respect to the lands located on the west side of Scarborough Golf Club Road, south of confederation Drive, being Part of Lot 17, Concession D, as follows:

(1) Add the following numbered policy:

“West Side of Scarborough Golf Club Road
South of Confederation Drive

High Density Residential and Community Facilities designations are permitted in addition to the existing Institutional Uses - Recreational designation. In considering Zoning amendments to allow for the development of these lands, Council shall consider the compatibility of the development to the surrounding land uses having regard for building height, massing and location.”;

(B) Zoning By-law:

amend the Woburn Community Zoning By-law No. 9510, as amended, with respect to the lands located on the west side of Scarborough Golf Club Road, south of Confederation Drive, being Part of Lot 17, Concession D, as follows:

(1) Additional Permitted Uses:

all uses within the Apartment Residential (A) Zone, excluding group homes;

(2) Development Standards:

(i) maximum number of units - 104 (of which a maximum of 74 units shall be apartments and a maximum of 30 units shall be nursing home and senior citizens homes);

(ii) minimum building setback (above or below grade) from streetline - 3

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metres;

- (iii) minimum building setback from top-of-bank - 10 metres;
- (iv) minimum building setback from a lot line other than a streetline - 3 metres.
- (v) maximum building height - 6 storeys, excluding basements and parking structures;
- (vi) a minimum of 1.1 parking spaces per apartment unit shall be provided, consisting of a minimum of 1 parking space per apartment unit for residents and 0.1 parking spaces per unit for visitors.
- (vii) a minimum of 0.25 parking spaces per nursing home or senior citizens' home unit shall be provided;
- (viii) Residential Parking Regulations shall not apply; and

(C) Miscellaneous:

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

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

The Community Council also had before it the following communication (July 9, 1999) from Mr. Luigi Nunno:

1. Due to a previous commitment, unfortunately on this date I will be attending a convention in Halifax, Nova Scotia. About 15 years ago, our family chose to build our present home on the ravine empty lot, which is located immediately across the driveway, which provides the only access to the Masaryk park. While I am not necessarily opposing the development, I am very concerned of the location as to where it is going to be erected.

The reasons are the following:

2. Exactly across the road from the proposed project (on the east side) about 3 or 4 years ago, Metropolitan Toronto Road Department had to stabilize the bank by bringing in many truck loads of clean soil to create a less steep slope on the bank. This was

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followed by a plantation of trees. The reason for the soil erosion was due to a water spring which was erupting from the asphalt underground and washing away part of the easterly side of Scarborough Golf Club Road.

3. As we all know, all the residents of Guildwood who need to go north-west (to Hwy 401) use Scarborough Golf Club Road rather than Markham Road (because there are one third of the number of traffic lights) which traffic is only bound to increase in future.
4. They are talking about building a bridge at the railway track, thus inviting more traffic on our street, which at times seems like a highway.
5. The existing 400m long driveway not only has a very noticeable slope, but does not have any catch basin to pick up the water run off, especially during the winter days when the snow melts. It would take most of your meeting if I was going to inform you of the number of accidents that occur every year. It is almost a sure thing, especially during any noticeable snow accumulation because our home is the first home (east side) on top of the bridge, dozens of motorists ask to use our phone due to the countless number of accidents.
6. Once that the remainder of the parkland on the subject property is developed, there must be a traffic light installed at the present drive way location. Ironically at that exact location where Scarborough Golf Club reduces from 4 lanes to 2 lanes.

Because of all the reasons above, the proposed project (if approved) should be developed substantially further west (at least another 50 meters west). The remainder of the existing bank will be to be cut down, so that it will alleviate the soil pressure and provide better visibility from the south, not only for the people living in Masaryk Park, but mostly for the drivers coming from the north, who can not control their vehicles in the winter months even if they go 40 km per hour.

By doing so, if and when Scarborough Golf Club Road will be widened, it would be possible to widen the road on the west side rather than cut down these fairly young trees, which were just planted on the ravine a few years ago on unusable soil, along the east side of the road.

I hope you can appreciate my concerns and that you find them valid.

Thank you very much for your time.

Mr. Gary Zock, Life Lease Associates of Canada, and Mr. Andrew Gortat, Architect, appeared before the Community Council on behalf of the applicant and expressed support for the foregoing recommendations.

(Clause No. 19, Report No. 10)

**9.43 Official Plan Amendment Application SP98013
Zoning By-law Amendment Application SZ98025
Draft Plan of Subdivision Application ST1999001
BFC Construction Corporation, 3660 Midland Avenue
Milliken Employment District
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 (June 22, 1999) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the Milliken Employment District Secondary Plan with respect to the BFC Construction Corporation lands, known municipally as 3660 Midland Avenue, by deleting the current Industrial Employment designation and extending the current General Employment designation over the entire subject lands, and by adding the following Numbered Policy :

“South side of McNicoll Avenue and west side of Midland Avenue:

Urban Form and Design

Building and site design, landscaping, and other elements of site development shall contribute to the creation of a uniform streetscape along McNicoll Avenue, the new Silver Star Boulevard extension, and the new east-west road; promoting a pedestrian friendly environment.

Buildings along McNicoll Avenue, the new Silver Star Boulevard extension, and the new east-west road shall provide a strong built form near the street edge, with consistent building setbacks close to the street line, with occasional breaks for access, servicing, and landscaped open spaces and parking courtyards.

Corner buildings shall be located to define the adjacent public streets and to give the corner sites prominence.

High quality landscaping, pedestrian amenities, and public streetscape improvements shall be provided which promote a unified project image.”;

(B) Zoning By-law:

amend the Employment Districts Zoning By-law No. 24982 (Milliken), as amended, with

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respect to Part of Lots 85 and 86, Registrar's Compiled Plan 9828, known municipally as 3660 Midland Avenue, by deleting the current "Industrial" (M), "General Industrial" (MG), "Special Industrial" (MS), and "Employment" (E) zoning and replacing it with "Mixed Employment" (ME) zoning, as follows:

(1) Permitted Uses:

Mixed Employment Zone (ME) permitting the following uses:

- (a) Day Nurseries;
- (b) Educational and Training Facility Uses;
- (c) Financial Institutions;
- (d) Industrial Uses;
- (e) Offices;
- (f) Personal Service Shops;
- (g) Places of Worship;
- (h) Recreational Uses;
- (i) Restaurants;
- (j) Retail Stores;
- (k) Service Shops;

(2) Performance Standards:

- (2.1) maximum total gross floor area of all retail stores, personal service shops, restaurants, and service shops shall not exceed 11,200 square metres (120,600 square feet);
- (2.2) maximum total gross floor area of all restaurants shall not exceed 1,300 square metres (14,000 square feet);
- (2.3) maximum total gross floor area of all buildings shall not exceed 0.50 times the area of the lot;
- (2.4) minimum street yard building setback 3 metres (10 feet);
- (2.5) the provisions of the By-law shall apply collectively to the lands notwithstanding its division into two or more parcels;

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

(D) Draft Plan of Subdivision:

approve the Draft Plan of Subdivision ST1999001 by BFC Construction Corporation, with respect to Part of Lots 85 and 86, Registrar's Compiled Plan 9828, known

municipally as 3660 Midland Avenue, subject to the following conditions:

- (1) the Plan as stamped "Recommended" this date (see Figure 2);
- (2) the owner shall make satisfactory arrangements with the City regarding:
 - (2.1) all services and easements, and payment of Development Charges to the City;
 - (2.2) the dedication of all streets, road widenings, corner roundings, and required 0.3 metre (1 foot) reserves to the City at no charge and free and clear of all encumbrances;
 - (2.3) street tree planting to the satisfaction of the Economic Development, Culture and Tourism Department;
- (3) the owner to apply storm water management techniques in the development of this subdivision to the satisfaction of the Works and Emergency Services Department;
- (4) the owner shall make satisfactory arrangements with the Toronto Hydro Electric Commission regarding the supply of underground electrical and street lighting distribution systems for the proposed development;
- (5) the owner to construct sidewalks to the satisfaction of the Works and Emergency Services Department;
- (6) the owner to make satisfactory arrangements with the Works and Emergency Services Department regarding payment for inspection fees and engineering costs that may be required in addition to the normal Development Charges;
- (7) the owner shall make satisfactory arrangements with Bell Canada regarding services and required easements;
- (8) the owner shall make satisfactory arrangements with the Works and Emergency Services Department regarding the following:
 - (8.1) the extension and construction of Silver Star Boulevard through the Ontario Hydro Corridor at no cost to the City of Toronto;
 - (8.2) installation of traffic signals at the new intersection of Silver Star Boulevard and McNicoll Avenue, widening of Midland Avenue south of McNicoll Avenue to accommodate a continuous centre turn lane tapering south of the subject lands, installation of an eastbound and westbound left turn lane at the Midland Avenue/McNicoll Avenue intersection, and

further improvements at the location of the intersection of Midland Avenue with the new east-west road to facilitate vehicular and pedestrian movements, all at no cost to the City of Toronto;

- (9) the Subdivision Agreement to contain provisions to the satisfaction of the Director of Community Planning, East District, which ensure:
 - (9.1) CN Rail noise, vibration and safety impact mitigation measures are incorporated into the design of the development;
 - (9.2) fencing is installed and maintained at the owner's expense along the mutual property line between the subject lands and abutting CN Rail and Ontario Hydro lands;
 - (9.3) review and approval of lot grading and drainage to the satisfaction of CN Rail and Ontario Hydro;
- (10) the owner shall make satisfactory arrangements with Ontario Hydro regarding any necessary relocations or revisions to Ontario Hydro Services Company facilities to accommodate the subdivision; and
- (11) the subject lands are to be zoned in accordance with the proposed development standards prior to the registration of the plan.

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

Mr. Stephen Diamond, Solicitor, appeared before the Community Council on behalf of the applicant and expressed support for the foregoing recommendations.

(Clause No. 20, Report No. 10)

**9.44 Zoning By-law Amendment Application SZ98028
Dar-Zen Holdings Limited
4800 Sheppard Avenue East, Unit 114
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 (June 21, 1999) from the Director of Community Planning, East District, recommending that City Council:

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- (A) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Marshalling Yard Employment District, for lands known municipally as 4800 Sheppard Avenue, being Part of Lot 21, Concession 3, as follows:
- (1) adding Vehicle Sales Operations, excluding the open storage or display of vehicles to the permitted uses in Exception 61;
 - (2) adding a Performance Standard which will restrict Vehicle Sales Operations to a maximum gross floor area of 85 square metres (915 square feet) and which is to be located within 20 metres (66 feet) of the Sheppard Avenue street line;
 - (3) adding a provision which will prohibit accessory signage advertising vehicles for sale;
 - (4) deleting the Performance Standard which removes the application of the landscaping requirements described in the General Provisions of the By-law; and
- (B) authorize any unsubstantive technical, stylistic or format changes as may be required to the said By-law to properly carry out the intent of these recommendations.

Councillor Balkissoon moved that:

- (1) the staff recommendations be struck out; and
- (2) the application be refused on the grounds that the Scarborough Community Council and the Council of the former City of Scarborough have been consistent to this point that all automotive uses in this area and in Scarborough Malvern be directed to the Conlins Road/Sheppard Avenue area.

(Lost)

Councillor Cho moved that the report (June 21, 1999) from the Director of Community Planning, East District, be approved.

(Carried)

Mr. Michael Andrighetti appeared before the Community Council, on behalf of the applicant, and expressed support for the foregoing recommendations.

(Clause No. 21, Report No. 10)

**9.45 Zoning By-law Amendment Application SZ1999002
Jesk Enterprises Ltd.**

**South Side of McNicoll Avenue, West of Markham Road
Tapscott 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 (May 27, 1999) from the Director of Community Planning, East District, recommending that City Council amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Tapscott Employment District, for the lands located on the south side of McNicoll Avenue west of Markham Road, being Part of Lot 10, Registered Plan M-1773, to delete the existing Industrial District commercial Zone (MDC) and replace it with a General Industrial Zone (MG) with the following specific provisions:

(A) Permitted Uses:

- (1) General Industrial Zone (MG);

(B) Prohibited Uses:

- (1) Open Storage;

(C) Performance Standards:

- (1) gross floor area of all buildings minus the gross floor area of all basements shall not exceed 0.50 times the area of the lot;
- (2) minimum street yard setback 3 metres (10 feet);
- (3) minimum rear yard setback 7.5 metres (25 feet); and
- (4) minimum side yard setback 3 metres (10 feet).

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

Mr. Jim Khawli, Jesk Enterprises Limited, appeared before the Community Council and expressed support for the foregoing recommendations.

(Clause No. 22, Report No. 10)

9.46 Preliminary Evaluation Report No. 2

**Zoning By-law Amendment Application SZ1999005
Dr. Jarmila Filipko, 3717 Sheppard Avenue East
Tam O'Shanter Community
Ward 17 - Scarborough Agincourt**

The Community Council had before it a report (June 30, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct the Director of Community Planning (East District) to convene a Public Meeting to consider this application targeted for the fourth quarter of 1999, subject to:

- (1) Planning staff continuing discussions over the summer months with the landowners and interested developers regarding future land assembly and redevelopment opportunities for this area;
- (2) Planning staff reporting on the discussions with the landowners and interested developers; and
- (3) the applicant submitting a Site Plan Control Application for the proposal.

Councillor Mahood moved that the Scarborough Community Council:

- (1) strike out the staff recommendations;
- (2) approve Recommendations Nos. (1) and (2); and
- (3) refer Recommendation No. (3) back to the Director of Community Planning, East District.

(Carried)

(Clause No. 23(i), Report No. 10)

**9.47 Tam Heather Country Club
Ward 16 - Scarborough Highland Creek**

The Community Council had before it a report (July 7, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's previous direction that he report on the composition of the Board of Directors of the Tam Heather Country Club and a method of appointing a member of the Scarborough Community Council thereto; and providing options thereon for the consideration of the Community Council.

Councillor Mahood moved the adoption of Option No. (2) in the aforementioned report, viz: That the Board of Directors of the Tam Heather Country Club be requested to consider amending their By-law Number 1, Section 5, Item 5.2 to include one Member of the Scarborough Community Council, and in the event the Board agrees, that Councillor Moeser be

Community Council's representative, subject to City Council's approval thereof; and that the Commissioner of Economic Development, Culture and Tourism, report to the Community Council on the Board of Directors' response to this request.

(Carried)

(Clause No. 23(v), Report No. 10)

**9.48 The Use of Section 37
Official Plan Amendment Application SP1999005
Zoning By-law Amendment Application SZ1999008
The T. Eaton Company Limited
Ward 15 - Scarborough City Centre**

The Community Council had before it a report (July 12, 1999) from the Director of Community Planning, East District, responding to Community Council's request at its last meeting, that the Director provide additional information regarding The T. Eaton Company Limited applications, specifically on the appropriate use of Section 37 funds.

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

(Clause 23(aa), Report No. 10)

The Community Council recessed at 4:00 p.m.

The Community Council reconvened at 5:07 p.m.

**9.49 Ontario Hydro Corridor Lands North of Highway 401
Wards 14 - Scarborough Wexford**

(Refer also to Minute No. 9.3)

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

- Theresa Dorgan;
- Dave Wheeler, representing Lynda Wheeler, Terraview-Willowfield Residents' Association;
- Elio Baldassarre;
- Lister Tennant;
- John Guzzi;

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- Brenda Albuquerque-Boutilier;
- Joan Nicholson;
- Katarzyna Tota;
- Wayne Hall, North Bridlewood Residents' Association;
- Sheryle Saunders, President, North Bridlewood Residents' Association;
- Marika Bandera, Dorset Park Community Ratepayers' Association;
- Elaine Brown;
- Phillip Egginton, Past President, Bridlewood Community Association; and
- Barbara McCarron.

Councillor Tzekas moved that Community Council extend beyond 6:00 p.m. until 7:00 p.m. to complete this matter.

The vote was taken, as follows:

Yeas: Councillors Kelly, Tzekas -2

Nays: Councillors Balkissoon, Ashton, Cho, Duguid, Mahood - 5

Decided in the negative by a majority of 3.

(Lost)

The meeting continued.

On a motion by Councillor Kelly, the Scarborough Community Council:

- (1) recommended to the Policy and Finance Committee that an amount of money be committed to purchase park lands north of Highway 401, equivalent to the amount expended in the Terraview-Willowfield community, funding for such purchase to be taken from the Scarborough Parks Reserve Fund; and
- (2) received the aforementioned joint report from the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Works and Emergency Services.

(Clause No. 23(t), Report No. 10)

**9.50 Alternative Drainage Options for the Wishing Well Area
north of Highway 401, west of Pharmacy Avenue
Ward 14 - Scarborough Wexford**

The Community Council had before it a communication (July 9, 1999) from the Executive Committee of The Toronto and Region Conservation Authority forwarding for the information

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of Community Council, at the request of Councillor Tzekas, a report respecting a preliminary alternative drainage option proposed by the City of Toronto staff to put stormwater into the Massey Creek from the Wishing Well stormwater management facility.

On a motion by Councillor Tzekas, the Community Council referred this report to the Manager, Inspection Services, Districts 3 and 4, Water and Wastewater Division, for report thereon to the Community Council.

(Clause No. 23(z), Report No. 10)

The Community Council adjourned its meeting at 6:30 p.m.

Chair.