

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 12

Tuesday, November 9, 1999

The Scarborough Community Council met on Tuesday, November 9, 1999, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:40 a.m.

Members present:

	9:40 a.m. <u>12:50 p.m.</u>	2:10 p.m. – <u>6:30 p.m.</u>	7:40 p.m. <u>9:40 p.m.</u>
Councillor Bas Balkissoon, Chair	x	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	-	-
Councillor Norm Kelly	x	x	x
Councillor Doug Mahood	x	x	x
Councillor Ron Moeser	x	x	-
Councillor Sherene Shaw	x	x	x
Councillor David Soknacki	x	x	x
Councillor Mike Tzekas	x	x	x

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

Confirmation of Minutes

On a motion by Councillor Mahood, the Minutes of the meeting of the Scarborough Community Council held on October 12, 1999, were confirmed.

12.1 Presentation of Citation to Mr. Doug Jones

Councillor Bas Balkissoon, on behalf of Mayor Lastman and the Members of City Council, presented a Citation to Mr. Doug Jones, in recognition of his lifesaving effort when he performed cardiopulmonary resuscitation on a member of the public who collapsed in the parking lot of the Board of Education, Scarborough Civic Centre, on June 22, 1999, thereby maintaining his vital signs until the emergency services arrived.

12.2 University of Toronto at Scarborough – Potential Expansion Plans

The Scarborough Community Council received a presentation by Professor Ted Relph, Associate Principal responsible for Campus Development, respecting the potential expansion plans for the University of Toronto Scarborough Campus. Professor Relph provided statistics regarding the University enrollment figures, currently and projected, for the information of Community Council, and advised that the present facilities are now being used to their full capacity.

The Chair thanked Professor Relph for his briefing, assured him of Community Council's wish to maintain a close relationship with the University, and invited him to call upon the Members at any time in the future, in the event assistance is required to support the University's expansion initiatives.

12.3 Speed Limit on McCowan Road Scarborough Bluffs

The Community Council had before it a report (October 19, 1999) from the Director of Transportation Services, District 4, recommending that:

- (1) the 60 kilometre per hour speed limit identified in Appendix 1 of this report be rescinded;
- (2) the 60 kilometre per hour speed limit 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 Community Council recommended to City Council, the adoption of the aforementioned report.

(Clause No. 1, Report No. 13)

12.4 Speed Limit on Lowcrest Boulevard Scarborough Wexford

The Community Council had before it a report (October 19, 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 Kelly, the Scarborough Community Council recommended to City Council, the adoption of the aforementioned report.

(Clause No. 2, Report No. 13)

12.5 Harmonization of the Sign By-laws (Status Report)

The Community Council had before it a report (October 27, 1999) from the Acting Commissioner, Urban Planning and Development Services, responding to Community Council's request for a status report respecting the Scarborough Sign By-law and all issues surrounding harmonization; advising that all aspects of the Scarborough Sign By-law are still in effect and are being enforced, and when draft harmonized by-laws are prepared, it is the Department's intention to request Planning and Transportation Committee to forward them to the Community Councils for review and comment; and recommending that this report be received for information.

The Community Council received a presentation thereon from Mr. Jack Barron, Manager, Sign Section, East District.

On a motion by Councillor Duguid, the Community Council received the aforementioned report and the staff presentation for information.

(Clause No. 20(d), Report No. 13)

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

(Note: The Public Meeting under the Planning Act on this application was concluded at the Community Council meeting held on September 14, 1999; the recommendations were deferred from the meeting held on October 12, 1999.)

The Community Council had before it:

(1) (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;

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(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:

- (1) one dwelling unit per 199 square metres (2,140 square feet) of lot area;
- (2) Day Nursery maximum 520 square metres (5,600 square feet) gross floor area;
- (3) an enclosed refuse storage room shall be provided on the site;
- (4) minimum front yard setback 3 metres (10 feet);
- (5) minimum building setback of 7.5 metres (25 feet) abutting the Single-Family Residential Zone;
- (6) parking for Day Nurseries 1.5 spaces per 100 square metres of gross floor area;
- (7) parking is permitted in the front yard;
- (8) the provisions of this By-law shall apply collectively to this property notwithstanding its division into two or more parcels;
- (9) 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; and

- (2) (October 27, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council defer the recommendations contained in the Director's report, dated June 4, 1999, sine die, until the applicant requests that the matter be brought back for consideration.

On a motion by Councillor Ashton, the Community Council approved the recommendation contained in the aforementioned report (October 27, 1999) and deferred the recommendations contained in the report (June 4, 1999), sine die, until the applicant requests that the matter be brought back for consideration.

(Clause No. 20(f), Report No. 13)

12.7 Preliminary Evaluation Report
Official Plan Amendment Application SC-P19990017
Zoning By-law Amendment Application SC-Z19990034
Bahadur Premji, 960 Markham Road
Woburn Community
Scarborough City Centre

The Community Council had before it a report (October 4, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council convene a Public Meeting, targeted for the first quarter of 2000, subject to:

- (1) staff convening a community information meeting in consultation with the Ward Councillors; and
- (2) staff providing notice of the meeting to all properties within 120 metres (400 feet) of the subject property.

On a motion by Councillor Duguid, the Community Council approved the aforementioned report, subject to adding thereto the following Recommendation No. 3:

- “(3) given the increase in density represented by the proposed redesignation(s), a policy be included in the future Official Plan amendment to secure appropriate contributions under the authority of Section 37 of the Planning Act.”

(Clause 20(g), Report No. 13)

12.8 Preliminary Evaluation Report
Official Plan Amendment Application SC-P1999019
Zoning By-law Amendment Application SC-Z1999037
Imperial Oil Limited
1149 Morningside Avenue at Sheppard Avenue
Rouge Employment District
Scarborough Malvern

The Community Council had before it, a report (October 19, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council convene a Public Meeting to consider these applications, targeted for the first quarter of 2000, subject to:

- (1) staff hosting a community information meeting and inviting all assessed persons within 120 metres (400 feet) of the subject site, as well as the residents on the south and east sides of Bradworthy Court; and

- (2) the applicant submitting the revised site/landscape and building elevation drawings to achieve a visual and architectural co-ordination between all the elements on the site and addressing the site's location at the intersection of two major arterial roads.

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

(Clause 20(h), Report No. 13)

**12.9 Part Lot Control Exemption Application SC-L1998009
Mondeo Developments Inc.
740 Ellesmere Road
Dorset Park Community
Scarborough Wexford**

The Community Council had before it, a report (October 19, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (1) enact a Part Lot Control Exemption By-law with respect to Block 108 on Registered Plan 66M-2330;
- (2) deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of the passing of the By-law; and
- (3) authorize any unsubstantive, technical, stylistic or format changes to the Exemption By-law as may be required to give effect to this resolution.

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

(Clause 4, Report No. 13)

12.10 New Applications - All Scarborough Wards

The Community Council had before it, a report (October 26, 1999) from the Director of Community Planning, East District, advising Community Council of the new applications received during the four-week period ending October 20, 1999, and recommending that this report be received for information.

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

(Clause 20(k), Report No. 13)

12.11 Site Plan Control Approvals - All Scarborough Wards

The Community Council had before it, a report (October 26, 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 Altobello, the Community Council received the aforementioned report.

(Clause 20(l), Report No. 13)

12.12 Consent Applications - All Scarborough Wards

The Community Council had before it, a report (October 26, 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 Altobello, the Community Council received the aforementioned report.

(Clause 20(m), Report No. 13)

12.13 Ontario Municipal Board Hearings - All Scarborough Wards

The Community Council had before it, a report (October 27, 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 Altobello, the Community Council received the aforementioned report.

(Clause 20(n), Report No. 13)

12.14 Appointment to the Tam Heather Country Club Board of Directors

The Community Council had before it a report (October 21, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's request respecting the possibility of appointing a representative to the Board of Directors of the Tam Heather Country Club; advising that the Board of Directors of the Club has agreed to such appointment; providing a status report on the financial and operating status of the Club, as directed by City Council, for the information of Community Council; and recommending that a member of Community Council be appointed to the Tam Heather Country Club Board of Directors.

On a motion by Councillor Mahood, the Community Council recommended to City Council the appointment of Councillor David Soknacki as the representative of the Scarborough Community Council on the Tam Heather Country Club Board of Directors.

(Clause 8, Report No. 13)

12.15 Tree Removal at Heron Park Recreation Centre

The Community Council had before it a report (October 22, 1999) from the Commissioner of Economic Development, Culture and Tourism, recommending that sixty-six (66) trees located within the proposed scope of work at the Heron Park Recreation Centre be removed, and that ninety (90) new native trees, each with a trunk diameter of 80 to 100 millimetres be planted as replacements.

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

On a motion by Councillor Mahood, the Community Council reopened this matter for further discussion.

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

(Clause 10, Report No. 13)

12.16 No. 3 Fallingbrook Crescent – Scarborough Bluffs

The Scarborough Community Council had before it a confidential report (November 1, 1999) from the Chief Building Official and Executive Director, Urban Planning and Development Services, Buildings Division, responding to Community Council's request for information concerning construction activity at No. 3 Fallingbrook Crescent.

A. Councillor Ashton moved that the Director of Community Planning, East District, in consultation with the Chief Building Official, report to Community Council at its meeting scheduled to be held on December 2, 1999, on the following:

- (1) an overview as to why the owner of No. 3 Fallingbrook Crescent has not been required to comply with the Site Plan Control approval granted in 1997-98; and
- (2) require the submission of a Site Plan Amending Application reflecting what was actually built on the property and an approach that will ensure independent third party arborist and geo-technical reports; and

- (3) the owner of No. 3 Fallingbrook Crescent be so advised.

(Carried)

B. Councillor Altobello moved that the motion of Councillor Ashton be amended by adding that the requested report include the following:

- (1) the jurisdiction of the TRCA respecting grading versus the responsibilities of the Buildings Division of the City of Toronto; and
- (2) a response from the TRCA as to whether they examined the Consultant's report provided by Dr. Marshall, and if so, how they came to the conclusion that there would be no impact on the property at No. 5 Fallingbrook Crescent.

(Carried)

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

- Ms. Kim Kovar, Solicitor, on behalf of Dr. Marshall; and
- Dr. Marshall, owner of No. 5 Fallingbrook Crescent.

(Clause 20(s), Report No. 13)

**12.17 Acceptance of Services – Tripsed Investments Limited
North-east Corner of Neilson Road and Finch Avenue
5910 Finch Avenue East – Development Agreement June 12, 1990
Scarborough Malvern**

The Community Council had before it a report (October 28, 1999) from the City Solicitor, recommending that:

- (1) the services installed for the above development be accepted;
- (2) the Legal Services Division be authorized to release the performance guarantee; and
- (3) the City Clerk and the 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 Cho, the Community Council recommended to City Council the adoption of the aforementioned report.

(Clause 18, Report No. 13)

**12.18 Amendment of Section 37 Agreement – Omni South Phase II
115, 117 and 119 Omni Drive
Scarborough City Centre**

The Community Council had before it a report (October 18, 1999) from the City Solicitor, advising that Omni South Inc. (Tridel) has requested that the posting of a Performance Bond be permitted whereas the existing Section 37 Agreement for this development requires that a Letter of Credit be provided prior to the issuance of a building permit, and recommending that City Council provide direction as to whether the Section 37 Agreement should be amended in accordance with the Developer's request.

- A. Councillor Ashton moved that Community Council recommend to City Council that the aforementioned report be received, thereby ensuring that the original Section 37 Agreement remains in effect.

Recorded vote:

Yeas: Councillors Altobello, Ashton, Balkissoon - 3

Nays: Councillors Berardinetti, Cho, Duguid, Kelly, Moeser, Shaw, Soknacki, Tzekas
- 8

Decided in the negative by a majority of 5.

- B. Councillor Duguid moved that Community Council recommend to City Council that the City Solicitor be directed to amend the Section 37 Agreement to provide for a Performance Bond to secure the Section 37 obligations.

Recorded vote:

Yeas: Councillors Berardinetti, Cho, Duguid, Kelly, Moeser, Shaw, Soknacki, Tzekas
- 8

Nays: Councillors Altobello, Ashton, Cho -3

Decided in the affirmative by a majority of 5.

(Clause 19, Report No. 13)

Upon the question that Community Council extend beyond 12:30 p.m. to complete the morning deputations, it was carried by a unanimous vote of the members of Community Council present and voting.

12.19 Preliminary Evaluation Report No. 2
Official Plan Amendment Application SC-P1999009
Zoning By-law Amendment Application SC-Z1999035
Draft Plan of Subdivision Application SC-T1999012
McAsphalt Industries Limited & Rouge River Business Park Ltd.
8800 Sheppard Avenue East
Rouge Employment District
Scarborough Malvern

The Community Council had before it a report (October 28, 1999) from the Director of Community Planning, East District, recommending that Community Council:

- (1) refer these applications back to staff for further study and negotiations with the applicant with respect to the environmental aspects, servicing and fiscal impact of the proposal, and report back no later than January 18, 2000, with recommendations; and
- (2) request the applicant to consider amending the applications to retain a significant area for future employment uses.

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

- Mr. Gordon Petch, Solicitor for the Applicants; and
- Mr. Lawrence Regan, owner of abutting lands.

Mr. Petch also submitted a communication (November 8, 1999), expressing his clients' concerns respecting the staff recommendations, 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.

(Refer also to Minute No. 12.30)

12.20 Preliminary Evaluation Report
Official Plan Amendment Application SC-P1998017
St. Clair Investment Group
3585 and 3595 St. Clair Avenue
Birchmount Park Employment District
Scarborough Bluffs

The Community Council had before it, a report (October 28, 1999) from the Director of Community Planning, East District, recommending that Scarborough Community Council direct staff to process this application in the normal manner with the following additional requirements:

- (1) the applicant to submit the following supporting studies:

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- (a) a transportation study examining the traffic impacts generated by redevelopment of the quadrant bounded by St. Clair Avenue, Danforth Road, Kennedy Road and the CN Railway;
 - (b) an environmental analysis demonstrating the safety of the site for the proposed uses;
 - (c) a noise study examining noise attenuation measures for the proposed development; and
 - (d) the development of a suitable interface between existing industry and new development as well as provision for a new neighbourhood park;
- (2) the above studies are to be submitted in conjunction with an application for a Plan of Subdivision and Zoning By-law Amendment. Staff will assess whether a Site Plan Control application will also be required at this stage;
 - (3) as part of the planning exercise, staff are to undertake a review of appropriate land use designations for the quadrant bounded by St. Clair Avenue, Danforth Road, Kennedy Road and the CN Railway;
 - (4) the applicant to continue to explore with City staff the opportunity to incorporate employment-generating uses in any potential redevelopment scheme; and
 - (5) a Public Meeting to be convened by Scarborough Community Council to consider these applications after the above requirements have been satisfied, with a target date for the second quarter of 2000; the notice of the Public Meeting is to be provided to all assessed persons within 120 metres (400 feet) of the subject property.

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

- Mr. Harvey Barron, representing the John A. Leslie Ratepayers' Association; and
- Mr. Peter Smith, Planning Consultant for the applicant.

(Refer also to Minute No. 12.31)

12.21 Pedestrian Fatalities – August 1999

The Community Council had before it a communication (October 22, 1999) from the City Clerk (Toronto Pedestrian Committee), advising that the Toronto Pedestrian Committee, at its meeting held on October 13, 1999, directed that the attached communication (August 31, 1999) from Ms. Rhona Swarbrick, Co-chair, respecting pedestrian fatalities during the month of August 1999, be forwarded to all Community Councils for information; and further, that the Community Councils be advised that eight of the ten incidents occurred on suburban roads.

Ms. Lois James, Scarborough representative on the Pedestrian Committee, appeared before the Community Council in connection with the aforementioned communication.

(Refer also to Minute No. 12.36)

The Community Council recessed at 12:50 p.m. and reconvened at 2:10 p.m.

**12.22 Naming of the Softball Diamonds at East Point Park as
“The Ken Morrish Softball Complex”
Scarborough Highland Creek**

The Community Council had before it a report (October 21, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to a Notice of Motion by Councillor Moeser, seconded by Councillor Duguid, approved by City Council on June 9, 10 and 11, 1999, and recommending:

- (1) that the softball diamonds in East Point Park be renamed “The Ken Morrish Softball Complex”; and
- (2) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause 7, Report No. 13)

**12.23 Zoning By-law Amendment Application SC-Z19990017
VMP Properties Inc., 2085 Lawrence Avenue East
Wexford Community
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 (October 8, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (1) amend the Wexford Community Zoning By-law No. 9511, as amended, with respect to Part of Block B, Registered Plan 4539, known municipally as 2085 Lawrence Avenue East, by deleting the current Exceptions in the By-law, only as they apply to this site, and replacing them with a new Exception providing for the following:

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- (a) only the following uses shall be permitted:
 - (i) Banks;
 - (ii) Business and Professional Offices;
 - (iii) Ground signs which are non-accessory;
 - (iv) Marketplace signs;
 - (v) Medical Centre;
 - (vi) Retail stores;
 - (vii) Restaurant;
 - (viii) Service Shops;
 - (ix) Studios; and
 - (x) Wall signs which are non-accessory.
 - (b) the permitted Restaurant shall be limited to one establishment; preparation and cooking of meals and sale of food and beverages to the public for consumption on or off the premises shall be permitted, but no stage or dance floor shall be permitted; patron entrances and outdoor patios shall be limited to the north face of the building only;
 - (c) pinball machines or other electronic or manually operated games shall be prohibited; and
- (2) authorize such unsubstantive technical, stylistic or format changes as may be necessary to the Zoning By-law to properly carry out the intent of this resolution.

The Community Council also had before it the following communication (November 4, 1999) from Mr. Joseph Feldman, Solicitor:

We understand that Scarborough Community Council intends to hold a Public Meeting, pursuant to the provisions of the Planning Act, on November 9, 1999, to consider the above-noted matter.

We are solicitors for Anthony and Thomas Kiriakou, the owners of the Wexford Heights Plaza, located on the north side of Lawrence Avenue East, east of Warden Avenue, which property is across the street from the property which is the subject matter of this application.

Council should be made aware of the fact that the applicant (through a predecessor corporation) made a similar application to permit restaurant uses in 1981. This application was rejected by the Ontario Municipal Board by Decision dated July 10, 1981. In the event that members of Council were unable to obtain a copy of that Ontario Municipal Board Decision, I am pleased to enclose a copy for your records.

One of the reasons that the application was refused by the Ontario Municipal Board was because of the inadequacy of parking. At that time, the apparent evidence was that the plaza contained 33 parking spaces. Since the applicant has not acquired any more land, nor to our knowledge has he reduced the size of its building, we assume that the same number of parking spaces are available.

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While our client has no objection to including a provision in the By-law to permit restaurant uses, there is no specific indication in the material before Council as to what size of restaurant the applicant proposes be allowed on the subject site. The City's current parking performance standard with respect to restaurant uses is 1.07 per 100 square metres (approximately 10 spaces per 1000 square feet). Until the applicant can demonstrate that he has a specific area in mind for use as a restaurant and that the resultant calculation insures that the minimum parking requirements can be achieved on the site, we would suggest that the application is premature.

In the alternative, Council should insure that as a condition of the re-zoning, that the applicant be able to demonstrate that he has sufficient parking to satisfy the City's requirement, without variation.

I plan on attending the Public Meeting scheduled for November 9, 1999, should any member of Council wish to direct any questions to me with respect to the contents of this letter.

The Community Council also had before it the following communication (October 18, 1999) from Mr. Werner Herrmann:

VMP Properties Inc. has applied for an amendment several years ago to rescind Exemption 47 of By-law 9511. The OMB at that time did not approve the amendment. An appeal to the Ontario Executive Council upheld the decision of the Ontario Municipal Board. The adjoining ratepayers are now, as then, opposed to having any food related outlets in that plaza, due to the close proximity of our homes to the plaza's boundary. Exemption 47 should not be modified in any way.

Councillor Tzekas moved that the Community Council recommend to City Council the adoption of the aforementioned report, subject to directing that the Bill not be passed until the existing Site Plan Agreement is amended to include the following conditions:

- (1) to require that a 1.8 metre high board-on-board fence be maintained along the rear (south) boundary of the subject property;
- (2) to require a garbage storage room within the building in which the restaurant is located and prohibit outdoor storage of garbage; and
- (3) to require signs to be erected at the rear of the building identifying the parking spaces as employee/tenant parking spaces.

Recorded Vote:

Yeas: Councillors Altobello, Ashton, Balkissoon, Berardinetti, Cho, Mahood, Moeser, Soknacki, Tzekas -9

Nays: Councillor Kelly -1

Decided in the affirmative by a majority of 8.

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

- Mr. Christopher J. Williams, Solicitor for the owner/applicant, concurring with the findings, observations and recommendations in the staff report; pointing out to Community Council that the proposed restaurant use is for a 300 square foot establishment; that the restaurant use is permitted in this location by the Official Plan as of right; and speaking to the question of inadequate parking for a restaurant, advising that there is an existing Site Plan agreement on this site which would require amendment were his client to put an establishment of any significant size on the premises; and suggesting that the opposition of Mr. Feldman's clients is based on competition rather than inadequate parking; and expressing no objection to the proposed amendment;
- Mr. Joseph Feldman, Solicitor, reiterating his clients' concerns as described in the foregoing communication; and
- Mr. Frank Maddeaux, area resident, in opposition to the proposed restaurant use; advising that the area already has more than sufficient restaurant and food retail locations, some of which produce garbage and odour problems for the neighbourhood, and expressing concerns that additional restaurant uses at this location will only aggravate that situation.

(Clause 11, Report No. 13)

**12.24 Zoning By-law Amendment Application SC-Z1998038
Rowbry Holdings Ltd., 925 Warden Avenue
Golden Mile Employment District
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 (October 5, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (A) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Golden Mile Employment District, for lands at 925 Warden Avenue being Part of Lot 10, Registered Plan 4087 as follows:
 - (1) replace the existing Industrial (M) and General Industrial (MG) zoning with a Mixed Employment zone (ME) together with the following additional uses:
 - (i) vehicle repair garage;
 - (ii) vehicle sales operations;
 - (iii) vehicle service garages;

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- (iv) vehicle service stations;
 - (v) service shops; and
 - (vi) places of entertainment;
- (2) replace the minimum rear yard setback of 7.5 metres (25 feet) with a minimum 3 metres (10 feet) rear yard setback;
 - (3) add the following Performance Standard:

“The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.”; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

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

Mr. Ron Blake, Planning Consultant, appeared before the Community Council on behalf of Rowbry Holdings Ltd., and in support of the staff recommendation.

(Clause 12, Report No. 13)

**12.25 Zoning By-law Amendment Application SC-Z1999012
Academy Security Systems Ltd., 929 Warden Avenue
Golden Mile Employment District
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 (October 5, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (A) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Golden Mile Employment District, for lands at 929 Warden Avenue being Lot 11, Registered Plan 4087 and Part of Lot 32, Concession D as follows:
 - (1) replace the existing Industrial (M) and General Industrial (MG) zoning with a Mixed Employment zone (ME) together with the following additional uses:
 - (i) vehicle repair garage;
 - (ii) vehicle sales operations;
 - (iii) vehicle service garages;
 - (iv) vehicle service stations;
 - (v) service shops; and

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- (vi) places of entertainment;
- (2) replace the minimum rear yard setback of 7.5 metres (25 feet) with a minimum rear yard setback of 3 metres (10 feet);
- (3) add the following Performance Standard:

“The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.”; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

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

Mr. Carl Januszczak, Planning Consultant, appeared before the Community Council on behalf of Academy Security Systems Ltd., and in support of the staff recommendation.

(Clause 13, Report No. 13)

**12.26 Zoning By-law Amendment Application SC-Z1999014
Infanti Auto Repair Ltd., 933 Warden Avenue
Golden Mile Employment District
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 (October 5, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (A) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Golden Mile Employment District, for lands at 933 Warden Avenue being Part of Lot 32, Concession D by replacing the existing Industrial District Commercial (MDC) or Industrial (M) zoning with a Mixed Employment zone (ME) and the following specific provisions:
 - (1) Permitted Uses:
 - (1.1) Mixed Employment Zone (ME);
 - (1.2) the following additional uses are permitted:
 - (i) vehicle repair garage;
 - (ii) vehicle sales operations;
 - (iii) vehicle service garages;
 - (iv) vehicle service stations;
 - (v) service shops; and

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- (vi) places of entertainment;
- (2) Performance Standards:
 - (2.1) gross floor area of all buildings minus the gross floor area of all basements shall not exceed 0.75 times the area of the lot;
 - (2.2) minimum building setback from all lot lines 3 metres (10 feet);
 - (2.3) the provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

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

Ms. Lory Maiorano appeared before the Community Council, in connection with the foregoing matter, on behalf of Mr. Emanuel Infanti, and in support of the staff recommendation.

(Clause 14, Report No. 13)

**12.27 Zoning By-law Amendment Application SZ1999006
Michele and Cecilia Esposito, 3688 Ellesmere Road
Highland Creek Community
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 (October 5, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (A) amend the Highland Creek Community Zoning By-law No. 10827, as amended, for the rear portion of the property known as 3688 Ellesmere Road, being Part of Lot 6, Registered Plan 2098-Y, by deleting the existing performance standards applicable to these lands and replacing them with the following:
 - (1) one single-family dwelling per parcel of land with a minimum of 9 metres (30 feet) frontage on a public street and a minimum lot area of 290 square metres (3,122 square feet);
 - (2) minimum front yard setback 6 metres (20 feet) from the street line;

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- (3) minimum side yard setback 1 metre (3.3 feet) on one side only;
 - (4) an attached garage shall be erected with each dwelling unit; and
 - (5) ground floor area of all buildings shall not exceed 50 per cent of the lot area; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law Amendment as may be required to properly carry out the intent of this resolution.

- A. Councillor Moeser moved that the aforementioned report be approved, subject to adding the following Performance Standard:

“(6) minimum rear yard building setback be 7.5 metres (25 feet);”

(Carried)

- B. Councillor Altobello moved that the affected property owners be requested to meet prior to the November 23rd meeting of City Council, and in the event there is any resolution to the issue of amalgamation of the properties, that the Director report directly thereon to the City Council meeting scheduled to be held on November 23, 1999.

(Carried)

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

- Mr. Michele Esposito, the applicant, in support of the staff recommendations;
- Mr. Pietro Valle, Real Estate Agent, in support of the recommendations;
- Mr. Steve Kromek, abutting property owner, in support of the recommendations; and
- Mr. Lui Nunno, an abutting property owner, who tabled a request that this application be deferred to the Community Council meeting scheduled to be held on December 2, 1999, to permit consultation with the other four owners whose property surrounds this site respecting a potential joint development proposal.

(Clause 15, Report No. 13)

**12.28 Official Plan Amendment Application SC-P1999007
Zoning By-law Amendment Application SC-Z1999011
Tiffield Development Corporation and
Yee Hong Centre for Geriatric Care
South-east of Middlefield Road and Finch Avenue
Marshalling Yard Employment District
Scarborough Malvern**

The Community Council had before it a report (October 27, 1999) from the Director of Community Planning, East District, recommending that City Council:

(1) Official Plan:

amend the Marshalling Yard Employment District Secondary Plan with respect to the property bounded by Finch Avenue East, Middlefield Road and Scottfield Drive, being Part of Lot 20, Concession 3, Block A & C, Registered Plan 66M-2266 and Block B, Registered Plan M-1733 and part of the road allowance between Lots 20 and 21, as shown on Figure 3, by adding a numbered policy as follows:

“13. South-East of Finch Avenue and Middlefield Road

In addition to General Industrial Uses with High Performance Standards, Community Facilities, including 250 Senior Citizens apartments, shall be permitted.”;

(2) Zoning By Law:

amend the Employment Districts Zoning By-law No. 24982 (Marshalling Yard), with respect to the property bounded by Finch Avenue east, Middlefield Road and Scottfield Drive, being Part of Lot 20, Concession 3, Block A & C, Registered Plan 66M-2266 and Block B, Registered Plan M-1733 and Part of the road allowance between Lots 20 & 21, by adding “Institutional-Social Welfare Zone (I-SW)” within the area shown on Figure 4 with the following development standards:

- (a) in addition to the uses permitted in Clause VI, Section 22, Institutional-Social Welfare Uses, Senior Citizens’ Day Care facilities are permitted;
- (b) “Senior Citizens’ Apartments” shall mean dwelling units which are operated in conjunction with a nursing home;
- (c) “Senior Citizens’ Day Care” shall mean a facility for the provision of temporary care for Senior Citizens, for a continuous period not exceeding twenty-four hours. Services provided at the centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programmes, for Senior Citizens only;

- (d) minimum street yard setback, 3 metres (10 feet);
 - (e) maximum gross floor area of all geriatric centre uses, consisting of seniors nursing home, Senior Citizens' Apartments, Senior Citizens' Day Care, community centre, offices and support facilities – 35,000 square metres (377,000 square feet);
 - (f) this By-law shall apply collectively to this land notwithstanding its future division into two or more parcels;
 - (g) minimum 1 square metre (11 feet) of indoor recreation floor space per Senior Citizens' apartment unit shall be provided. Recreation space may include Senior Citizen's Day Care facilities;
 - (h) maximum 250 nursing beds;
 - (i) maximum 250 Senior Citizens' apartment units;
 - (j) maximum building height 7 storeys and 27 metres (90 feet), except that within 100 metres of the centreline of Middlefield Road the maximum building height shall not exceed 4 storeys and 15 metres (50 feet);
 - (k) parking shall be provided at the following ratios:
 - (i) minimum .25 spaces per nursing bed;
 - (ii) maximum .50 spaces per Senior Citizens' apartment unit;
 - (l) existing general zoning provisions applying to the Industrial (M) zone shall continue to apply;
- (3) request that Tiffield Development Corporation delete the following proposed uses from its applications to amend the Marshalling Yard Employment District Secondary Plan and the Employment Districts Zoning By-law (Marshalling Yard) for the subject property:
- (a) 240 apartments;
 - (b) 92 townhouses;
 - (c) 3,540 square metres (38,000 square feet) of commercial uses;
- (4) direct the City Solicitor to support Recommendations Nos. (1) and (2) at the forthcoming Ontario Municipal Board hearing and, should the applications not be amended as recommended above, to oppose the uses listed in Recommendation No. (3);

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(5) 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

(6) direct that the applicant amend the existing Subdivision Agreement to provide for noise abatement measures with respect to the site prior to issuance of building permits.

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

- Christopher Williams, Solicitor for Yee Hong Centre for Geriatric Care, in opposition to the staff recommendations;
- Martin Rendl, Planning Consultant for the applicant;
- Patrick Chan, Architect for the project;
- Bill Gastmeier, acoustical engineer for the project;
- Connie Kilgour, C.N. Watson and Associates, real estate market analysts, who submitted written statistical information respecting this site to support the applications.

The following persons appeared before the Community Council in support of the applications:

- Dr. Joseph Wong;
- Fred Lee;
- Suk Han Lai;
- Alice Kwong;
- Luke Tao, who also submitted a written communication;
- Linda Wu;
- Christine Lau;
- Eva Luk;
- Louix So;
- Margaret Yip, who also submitted a written communication;
- Ava Fung;
- Patrick Wong;
- Simon Liu, who also submitted a written communication;
- Dennis Chan, on behalf of Jimmy Chung, who also submitted a written communication;
- Dr. Jennifer Bayani; and
- Sau Lin Wong, Richmond Park Community Association.

Mr. Jim MacKay, Royal LePage real estate agent, appeared before Community Council in opposition to the applications.

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A copy of the foregoing submissions is on file in the Office of the City Clerk, Scarborough Civic Centre.

The Community Council also received communications on this matter from the following:

- Margaret Yip;
- Alice Kwong;
- Rev. Dr. James Leung, Associate Pastor, Toronto Chinese Baptist Church;
- Christopher J. Williams, Solicitor, Aird & Berlis;
- Trevor Welby-Solomon, President, Middlefield Community Association;

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.

(Refer also to Minute No. 12.33)

**12.29 L'Amoreaux Seniors - Line Dancing
Scarborough Agincourt**

The Community Council had before it a report (October 21, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to Community Council's direction at its previous meeting, and recommending that:

- (1) commencing in January 2000, the two-hour line dancing program at L'Amoreaux Community Recreation Centre be reinstated consisting of one-hour of 'Instruction', followed by one-hour of registered free Drop-in;
- (2) there be no change in the Instructional program fee of \$18.00 for this nine-week activity;
- (3) staff undertake a review with the participants, following the Winter/Spring Sessions, to ensure that the recommended format meets their needs;
- (4) on-going dialogue with the seniors continue to be conducted through the staff at the L'Amoreaux Community Recreation Centre with respect to any further changes in service delivery; and
- (5) staff work towards the establishment of a Centre Advisory Committee at L'Amoreaux Community Recreation Centre which is reflective of all user groups.

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

- Frank Shimada;
- Jean O'Bright; and
- Ross Bradshaw.

(Refer also to Minute No. 12.35)

Upon the question that the Community Council extend beyond 6:30 p.m. to complete its consideration of the McAsphalt Applications, it was carried by a unanimous vote of the members of Community Council present and voting.

**12.30 Preliminary Evaluation Report No. 2
Official Plan Amendment Application SC-P1999009
Zoning By-law Amendment Application SC-Z1999035
Draft Plan of Subdivision Application SC-T1999012
McAsphalt Industries Limited & Rouge River Business Park Ltd.
8800 Sheppard Avenue East
Rouge Employment District
Scarborough Malvern**

(Refer also to Minute No. 12.19)

- A. Councillor Cho moved that Community Council recommend to City Council that this application be refused on the grounds that it would not be the best use of the lands.

(Lost)

- B. Councillor Balkissoon moved that the aforementioned report be approved, subject to adding the following:
- (a) that staff be directed to target the Public Meeting under the Planning Act for the meeting of Scarborough Community Council scheduled to be held on Tuesday, March 28, 2000;
 - (b) that staff be requested to convene a community information meeting, in consultation with the Ward Councillors, prior to March 28, 2000; and
 - (c) that the City Solicitor be requested to report to the Community Council meeting on January 18, 2000, respecting the status of the tripartite agreement affecting McAsphalt Industries Limited, the Regan lands, and the former City of Scarborough.

(Carried)

(Clause 20(i), Report No. 13)

The Community Council recessed at 6:40 p.m. and reconvened at 7:40 p.m.

**12.31 Preliminary Evaluation Report
Official Plan Amendment Application SC-P1998017
St. Clair Investment Group
3585 and 3595 St. Clair Avenue
Birchmount Park Employment District
Scarborough Bluffs**

(Refer also to Minute No. 12.20)

A. Councillor Altobello moved that the aforementioned report be approved, subject to adding the following requirements:

- “(6) the transportation study examining the traffic impacts generated by redevelopment be carried out over a larger area to include lands under consideration in the Former Scarborough Transportation Corridor;
- (7) staff review a possible connection to improve vehicular and pedestrian access to the GO Train station;
- (8) comments on this Study be obtained from the School Boards and the Economic Development Department;
- (9) staff consult with the local Councillors regarding the notification areas for the community meetings, such notification to be at the expense of the applicant; and
- (10) given the increase in density represented by the proposed redesignation(s), a policy be included in the future Official Plan Amendment to secure appropriate contributions to be negotiated under the authority of Section 37 of the Planning Act.”

(Carried)

B. Councillor Ashton moved that staff be requested to report on the policy of affordable housing and how the policy could be applied to this property, including:

- (i) the Official Plan policies;
- (ii) targets on a planning districts basis; and
- (iii) a definition of ‘affordability’;

and that this motion be referred to the Chief Administrative Officer with the request for a response to the Community Council prior to the Public Meeting under the Planning Act on this application, targeted for the

second quarter of 2000, as it relates to the applicability of corporate policies.

(Carried)

(Clause 20(j), Report No. 13)

**12.32 Milner Properties Limited
785 Milner Avenue
Amendments to Development Agreement (Z95056)
Scarborough Malvern**

The Community Council had before it a report (October 27, 1999) from the Director of Community Planning, East District, recommending that City Council:

- (1) authorize Legal Services staff to amend the Development Agreement dated December 13, 1995 between the former City of Scarborough and Milner Properties Limited to remove the obligation of the owner to construct the “Street A Improvements” and replace this with a new condition that, in conjunction with future development on this property, the owner will be required to construct that portion of Street A which is located within the property to municipal standards and make provision for its dedication as a public highway, and to provide such other transportation improvements as may be identified through the study described in Recommendation No. (3);
- (2) direct the appropriate staff to include the construction of that portion of Street A located within the MTO property, together with the associated interchange modifications, as part of the Capital Works Program for inclusion in the next revision to the Development Charges By-law, and to negotiate with the Ministry of Transportation on design issues in an effort to minimize the construction cost; and
- (3) request Milner Properties Limited to submit a revised Traffic Impact addressing the anticipated traffic impacts from the approved level of development and demonstrating what, if any, previously identified transportation works included in the “associated improvements” are no longer required to mitigate those impacts.

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

(Clause 5, Report No. 13)

**12.33 Official Plan Amendment Application SC-P1999007
Zoning By-law Amendment Application SC-Z1999011
Tiffield Development Corporation and
Yee Hong Centre for Geriatric Care
South-east of Middlefield Road and Finch Avenue
Marshalling Yard Employment District
Scarborough Malvern**

(Refer also to Minute No. 12.28)

- A. Councillor Balkissoon moved that the aforementioned report be approved, subject to amending Figures 3 and 4, Recommended Official Plan Amendment and Recommended Zoning By-law Amendment, so that the Community Facilities designation and the Industrial Zone (M) and Institutional-Social Welfare Zone (SW) apply only to approximately 3.7 hectares at the south-east corner of Finch Avenue East and Middlefield Road with the purpose of minimizing that portion of the geriatric centre within 300 metres of the property boundary of the Canadian Pacific Railway.

Recorded Vote:

Yeas: Councillors Altobello, Ashton, Balkissoon, Mahood, Tzekas -5

Nays: Councillors Berardinetti, Cho, Kelly, Shaw, Soknacki -5

Defeated on a tie vote.

- B. Councillor Cho moved that the aforementioned report be approved, subject to the following amendments:

- (1) Recommendation No. (1), Official Plan, be amended by deleting therefrom the numbered policy “(13) South-East of Finch Avenue and Middlefield Road” and substituting in lieu thereof the following:

“(13) South-East of Finch Avenue and Middlefield Road:

In addition to General Industrial Uses with High Performance Standards, Community Facilities, including 250 Senior Citizens’ Apartments, 252 apartment units, 80 Townhouses, 3,500 square metres of commercial uses, and 1,675 square metres of recreation space.”;

- (2) Recommendation No. (2), Zoning By-law, be amended by deleting therefrom the development standard (i) and substituting in lieu thereof the following:

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- (i) - maximum 250 Senior Citizens' apartment units;
 - maximum 252 apartment units;
 - maximum 80 townhouses;
 - maximum 3,500 square metres of commercial uses; and
 - maximum 1,675 square metres of recreation space;
- (3) Recommendation No. (2) be amended by deleting therefrom the words "within the area shown on Figure 4", and by deleting from Figure 4, the Industrial Zone (M) from the lands north of Scottfield Drive;
- (4) Recommendations Nos. (3) and (4) be struck out;
- (5) pinball machines or other electronic or manually operated games, karaoke halls and adult video stores be prohibited; and
- (6) no parking be allowed on Middlefield Road south of Finch Avenue East.

Recorded Vote:

Yeas: Councillors Altobello, Berardinetti, Cho, Kelly, Shaw, Soknacki -6

Nays: Councillors Ashton, Balkissoon, Mahood, Tzekas -4

Decided in the affirmative by a majority of 2.

(Clause 16, Report No. 13)

**12.34 2000 Toronto Transit Commission Service Plan
All Wards**

The Community Council had before it a report (October 20, 1999) from the Director of Transportation Services, District 4, providing information on the 2000 Toronto Transit Commission Service Plan for the East District, and recommending that Scarborough Community Council forward this report and its comments thereon directly to the Toronto Transit Commission.

Councillor Cho moved that Community Council request the Toronto Transit Commission to change the proposed 30 minutes interval for the 134 Tapscott service, Monday to Friday, to 25 minutes.

(Carried)

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Councillor Soknacki moved that Community Council:

- (1) request the Toronto Transit Commission:
 - (a) to investigate the viability of increasing direct service between either Kennedy or McCowan Stations and the University of Toronto at Scarborough Campus;
 - (b) to seek input from representatives of the University of Toronto at Scarborough Campus and its Students' Administrative Committee in this regard; and
- (2) endorse the policy that the service interval on no route should exceed 30 minutes.

(Carried)

Councillor Shaw moved that Community Council request the Toronto Transit Commission:

- (1) to review its public notification policy to ensure that the public is advised, either through newspaper advertising or other means of the changes proposed prior to their implementation; and
- (2) to ensure that the intervals remain at 30 minutes for the 67 Pharmacy Service (North of 401) Monday to Friday, and 67 Pharmacy (North of 401) service on Saturday remain at 20 minutes.
- (3) to review the establishment of regular Sunday service on Pharmacy Avenue north of Highway 401.

(Carried)

Councillor Ashton moved that Community Council request the Toronto Transit Commission to reinstate the Kingston Road 12C bus.

(Carried)

Councillor Kelly moved that Community Council request the Toronto Transit Commission to reinstate the 15 minutes interval for the 139 Huntingwood service, Monday to Friday.

(Carried)

Mr. Pat Scrimgeour, Senior Planner, Transit Service, Toronto Transit Commission, attended upon the Community Council and responded to Members' questions regarding the 2000 Transit Plan.

(Clause 20(c), Report No. 13)

**12.35 L'Amoreaux Seniors - Line Dancing
Scarborough Agincourt**

(Refer also to Minute No. 12.29)

Councillor Shaw moved that the aforementioned report be approved, subject to the following amendments:

- (1) striking out Recommendation No. (1), and substituting in lieu thereof the following:

“(1) commencing in January 2000, the two-hour line dancing program at L'Amoreaux Community Recreation Centre be reinstated consisting of two hours of ‘Instruction’”;

- (2) amending Recommendation No. (4) by adding the words “by re-activating the L'Amoreaux Seniors Advisory Group”;

- (3) striking out Recommendation No. (5) and substituting in lieu thereof the following:

“(5) an ad hoc L'Amoreaux Centre Advisory Committee be established, which is reflective of all user groups;” and

- (4) requesting that the Director, Parks and Recreation, East District, report to Scarborough Community Council on the public consultation process for any future program/fee changes.

(Carried)

(Clause 20(r), Report No. 13)

12.36 Pedestrian Fatalities – August 1999

(Refer also to Minute No. 12.21)

Councillor Altobello moved that the aforementioned communication from the Toronto Pedestrian Committee be received for information.

(Carried)

**12.37 Boulevard Alterations at No. 10 Howarth Avenue
Scarborough Wexford**

The Community Council had before it a communication (September 16, 1999) from Councillor Norm Kelly, requesting that the Community Council consider the issue of the beautification of the boulevard on Howarth Avenue at The Church of St. Jude (Wexford), as described in the attached communication (May 31, 1999) from the Transportation Services Division to the Rev. Ian G. Noseworthy, and the costs associated therewith.

On a motion by Councillor Kelly, the Community Council referred the aforementioned communication to staff with the request that a recommendation report thereon be submitted to the Community Council meeting scheduled to be held on December 2, 1999.

(Clause 20(e), Report No. 13)

**12.38 Ontario Municipal Board Hearing
Ontario Hydro Corridor (Disbursement of Funds)**

The Community Council had before it a report (September 30, 1999) from the Chief Financial Officer and Treasurer, advising Community Council of the Council-authorized disbursements from the Contingency Fund to Community and Ratepayers' Associations respecting the Ontario Municipal Board Hearing on Ontario Hydro Corridor lands, and recommending that:

- (1) the additional funds, in the amount of \$917.00 for the South Bridlewood Residents' Association, and \$1,560.00 for the North Bridlewood Residents' Association be approved;
- (2) the request by the North Bridlewood Residents' Association for additional funding be approved in the amount of \$7,349.00; and
- (3) the total of all expenses paid, including those for any additional hearing, not exceed in total the \$50,000.00 approved by Council in June, 1998.

On a motion by Councillor Kelly, the Community Council:

- (1) tabled Recommendations Nos. (1) and (3) in the aforementioned report; and
- (2) recommended to City Council that consideration of the request by the North Bridlewood Residents' Association for additional funding be deferred until the Ontario Municipal Board has issued its final orders, and further, that the uncommitted portion of the defence fund not be returned to General Revenue but be retained until the final disbursement has been made.

(Clause 6, Report No. 13)

**12.39 Tree Removal on Private Property
4451, 4453 and 4455 Lawrence Avenue East
Scarborough Highland Creek**

The Community Council had before it a report (October 22, 1999) from the Commissioner of Economic Development, Culture and Tourism, recommending that Scarborough Community Council approve the request for the removal of the trees at the aforementioned locations.

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

- (1) that the applicant, at his expense, plant and replace 14 trees with a minimum diameter of 100 millimetres, minimum 1.4 metres in height, of a native species and from a commercial nursery, at the following residences:

68 Dunstall Crescent	4 trees;
70 Dunstall Crescent	3 trees;
244 Beechgrove Drive	5 trees; and
4457-4459 Lawrence Avenue East	2 trees;

at locations on each property to be selected by the owners; and

- (2) that the applicant, through the use of a certified arborist, fertilize and maintain the planted trees for a period of two years, and replace them if they die within that period.

(Clause 9, Report No. 13)

12.40 Any Other Matters - Harmonization of Sign By-laws

Councillor Soknacki, on behalf of Councillor Duguid, moved that Community Council, having received a briefing on the issue of harmonization of the Sign By-laws:

- (1) indicate its concerns to the Acting Commissioner of Urban Planning and Development Services respecting the reduction in enforcement of the by-laws respecting illegal signs and posters;
- (2) express its support for the need to enhance the enforcement of these by-laws and that the enforcement issue be given priority consideration in the harmonization process;
- (3) request that this matter be considered in the development of fees to ensure that enforcement measures are paid for on a cost recovery basis; and

- (4) request that the Acting Commissioner of Urban Planning and Development attend the next Scarborough Community Council meeting scheduled to be held on December 2, 1999, to respond to questions, suggestions and concerns from members of Scarborough Community Council with regard to this matter; and
- (5) at that time, the Acting Commissioner, also report on the time frame for the potential harmonization and the anticipated public consultation process associated therewith.

(Carried)

(Clause 20(p), Report No. 13)

12.41 Any Other Matters – David Drive Noise Barrier

Councillor Soknacki moved that the appropriate staff be directed to report to the Community Council at its meeting scheduled to be held on December 2, 1999, respecting the petition received from the owners on David Drive requesting that a noise barrier be erected, at City expense, between their homes and Highway 401.

(Carried)

(Clause 20(q), Report No. 13)

12.42 Any Other Matters – New Year's Levee

Councillor Balkissoon moved that the Annual New Year's Levee at the Scarborough Civic Centre be reinstated to take place on Sunday, January 9, 2000; the Protocol Office to be advised accordingly, and that the funding be carried over into 2000.

(Carried)

The Community Council adjourned its meeting at 9:40 p.m.

Chair.

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