

THE CORPORATION OF THE CITY OF TORONTO

Clerk's Department

Minutes of the Scarborough Community Council

Meeting No. 3

Thursday, March 23, 2000

The Scarborough Community Council met on Thursday, March 23, 2000, in the Meeting Hall, Scarborough Civic Centre, commencing at 9:38 a.m.

Members present:

	<u>9:38 a.m.</u> <u>12:35 p.m.</u>	<u>2:00 p.m. –</u> <u>6:40 p.m.</u>
Councillor Bas Balkissoon, Chair	x	x
Councillor Gerry Altobello	x	x
Councillor Brian Ashton	x	x
Councillor Lorenzo Berardinetti	x	x
Councillor Raymond Cho	x	x
Councillor Brad Duguid	x	x
Councillor Norm Kelly	-	-
Councillor Doug Mahood	x	x
Councillor Ron Moeser	x	x
Councillor Sherene Shaw	-	-
Councillor David Soknacki	x	x
Councillor Mike Tzekas	x	x

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

The Chairman advised that a communication was received from Councillor Kelly explaining his absence today due to being out of the country on City business.

Confirmation of Minutes

On a motion by Councillor Moeser, the Minutes of the meeting of the Scarborough Community Council held on February 15, 2000, were confirmed.

**3.1 Environmental Task Force – Environmental Plan:
“Clean, Green & Healthy – A Plan For
An Environmentally Sustainable Toronto”**

The Community Council had before it:

- (1) (March 8, 2000) a communication from the City Clerk, forwarding the Environmental Plan recommendations for the information of the Community Council; and
- (2) (February 2000) final report of the Environmental Task Force.

The Community Council received a presentation on the recommendations embodied in the proposed Environmental Plan given by Professor Beth Savan, Environmental Studies, University of Toronto, accompanied by Mr. David Bell, representing the Environmental Task Force, and assisted by Ms. Carol Mee, Manager, Environmental Task Force.

On a motion by Councillor Balkissoon, the Scarborough Community Council advised the Environmental Task Force that it supports the general principles of the Environmental Plan, save and except those targets that affect the City’s budget, until such time as the Chief Administrative Officer reviews and reports on a long term strategy for an implementation plan that clearly identifies the financial impacts and financing mechanism to achieve these targets.

(Clause No. 22(a), Report No. 4)

**3.2 Proposed Pedestrian Refuge Island
4725/4727 Sheppard Avenue East
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a communication (February 7, 2000) from the City Clerk, forwarding a copy of Clause 17, Report No. 1 of the Works Committee, headed: “Proposed Pedestrian Refuge Island – 4725/4727 Sheppard Avenue East (Scarborough Malvern)” which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on February 1, 2 and 3, 2000, thereby authorizing the advertisement of this highway alteration and the hearing of depositions thereon at the Scarborough Community Council.

On a motion by Councillor Cho, the Scarborough Community Council recommended to City Council that the By-law be enacted to give effect to the pedestrian refuge island.

The President of the Condominium Corporation at 4727 Sheppard Avenue East appeared before the Community Council, accompanied by numerous residents, and expressed support for the proposed refuge island.

(Clause No. 1, Report No. 4)

3.3 Proposed Street Naming Policy

The Community Council had before it a communication (February 7, 2000) from the City Clerk, forwarding the report (January 21, 2000) from the Commissioner of Works and Emergency Services, and the Street Naming Policy embodied therein, with the request that the Community Council submit its comments thereon to the Works Committee meeting scheduled to be held on April 19, 2000.

On a motion by Councillor Soknacki, the Scarborough Community Council advised the Works Committee that it endorses the staff recommendations contained in the proposed street naming policy.

Mr. Bob Gaspirc, Works and Emergency Services Department, attended to answer questions.

(Clause No. 22(b), Report No. 4)

3.4 Proposed Residential Solid Waste Collection By-Law; and Proposed Solid Waste Management Services Requirements for Developments and Redevelopments

The Community Council had before it the following reports:

- (a) (March 9, 2000) from the General Manager, Solid Waste Management Services, submitting, for the information of Community Council, the proposed Residential Solid Waste Collection By-law, and recommending that:
 - (1) this report be received for information;
 - (2) consultation with stakeholders be held at the next meeting of Community Council or, alternatively, at a separate open house;
 - (3) each Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. 2 to allow for appropriate planning; and
 - (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000; and

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

- (b) (March 9, 2000) from the General Manager, Solid Waste Management Services, submitting, for the information of Community Council, the draft document entitled: "Requirements for City of Toronto Garbage and Recycling Collection at Developments and Redevelopments", and recommending that:
- (1) this report be received for information;
 - (2) consultation with the public be held at the next meeting of Community Council or, alternatively, at a separate open house;
 - (3) Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. 2 to allow for appropriate planning; and
 - (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000.
- A. Councillor Berardinetti moved that the Scarborough Community Council:
- (i) deferred consideration of the foregoing reports to its next regular scheduled meeting to be held on May 2, 2000; and
 - (ii) approved Recommendation (2) embodied in the foregoing reports subject to deleting the words "or, alternatively," and inserting in lieu thereof the word "and".
- (Carried)**
- B. Councillor Ashton moved that the Scarborough Community Council approved that Section 8.1 of the proposed By-law be amended by deleting the number "6" and inserting in lieu thereof the number "8".
- (Carried)**
- C. Councillor Altobello moved that the Senior Analyst, Policy Development, Solid Waste Management Services, be advised that a survey be undertaken in the East District to determine whether East District property owners are in agreement with the proposed reduction in pick up from 8 pieces to 6 pieces, and that the results of such survey to be made available to Community Council at its meeting scheduled to be held on May 2, 2000.
- (Carried)**

(Clause No. 22(c), Report No. 4)

**3.5 Proposed Speed Limit Reduction on Guildwood Parkway
in the Vicinity of Jack Miner Senior Public School
(Ward 13 – Scarborough Bluffs)**

The Community Council had before it a report (March 6, 2000) 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. 2, Report No. 4)

**3.6 Petition Requesting a Parking Prohibition on Esquire Circle
(Ward 14 – Scarborough Wexford)**

The Community Council had before it a report (March 8, 2000) 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 Tzekas, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, and directed that the Toronto Police Service be informed of this amendment, and be specifically requested to ensure that this parking prohibition is enforced.

The Community Council also had before it a communication (March 17, 2000) from Councillor Kelly in support of the foregoing matter, 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. 3, Report No. 4)

**3.7 Proposed Pedestrian Crossover on Bonis Avenue
(Ward 17 – Scarborough Agincourt)**

The Community Council had before it a report (March 1, 2000) from the Director of Transportation Services, District 4, recommending that:

- (1) a pedestrian crossover be installed on Bonis Avenue mid-way between Kennedy Road and Carabob Court, at The Greens at Tam O'Shanter condominium complex and the Agincourt District Library; and
- (2) the appropriate by-laws be amended in accordance with Appendix 1.

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

(Clause No. 4, Report No. 4)

**3.8 All-Way Stop Control
Glen Watford Drive and Havendale Road
(Ward 17 – Scarborough Agincourt)**

The Community Council had before it a report (March 1, 2000) from the Director of Transportation Services, District 4, recommending that:

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

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

(Clause No. 5, Report No. 4)

**3.9 Parking on White Heather Boulevard at
Percy Williams Junior Public School
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a report (March 6, 2000) from the Director of Transportation Services, District 4, recommending that:

- (1) the parking/stopping regulations identified in Appendix 1 of this report be rescinded;
- (2) the parking/stopping regulations identified in Appendix 2 of this report be adopted; and

- (3) the appropriate by-laws be amended accordingly.

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

(Clause No. 6, Report No. 4)

**3.10 Proposed Turn Prohibition at Private Driveway
at 8119 Sheppard Avenue East, East of Morningside Avenue
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a report (March 1, 2000) from the Director of Transportation Services, District 4, recommending that:

- (1) the driveway on the south side of Sheppard Avenue East, approximately 140 metres east of Morningside Avenue, operate as an exit only, with westbound left turns and eastbound right turns prohibited at all times, as identified in Appendix 1 of this report;
- (2) all costs associated with signing the eastbound and westbound turn prohibitions and “Do Not Enter” condition at the driveway be borne by the developers of the property serviced by the driveway, namely 574780 Ontario Limited; and
- (3) the appropriate by-law be amended accordingly.

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

(Clause No. 7, Report No. 4)

**3.11 Toronto Transit Commission 2000 Service Plan
Follow-Up on Councillors’ Comments**

The Community Council had before it a report (March 6, 2000) from the Director of Transportation Services, District 4, submitting, for the information of Community Council, the status of the implementation of the Toronto Transit Commission 2000 Service Plan as it affects the Scarborough area, as requested by Community Council at its previous meeting.

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

(Clause No. 22(d), Report No. 4)

**3.12 Proposed Addition of Gates at CN Railway Crossing
on Progress Avenue – Mile 56.74 Uxbridge Subdivision
Cost-Sharing Agreement
(Ward 15 – Scarborough City Centre)**

The Community Council had before it a report (March 8, 2000) from the Director of Transportation Services, District 4, recommending that:

- (1) the City of Toronto enter into the cost-sharing agreement, dated December 3, 1999, with Canadian National Railway Company, to provide 12.5 percent of the cost of the installation of safety warning gates at the Canadian National Railway Crossing on Progress Avenue between Midland Avenue and Kennedy Road; and
- (2) the appropriate City official(s) be authorized to sign the cost-sharing agreement.

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

(Clause No. 8, Report No. 4)

**3.13 Preliminary Evaluation Report
Official Plan Amendment Application SC-P20000001
Zoning By-law Amendment Application SC-Z20000003
1335777 Ontario Limited, 3197 Kingston Road
Cliffcrest Community
(Ward 13 – Scarborough Bluffs)**

The Community Council had before it a report (March 23, 2000) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a Community Information Meeting, together with the Ward Councillors;
- (2) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application; and
- (3) notices for the Community Information Meeting and for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

On a motion by Councillor Ashton, the Scarborough Community Council deferred consideration of the aforementioned report to its next regular meeting to be held on May 2, 2000, to permit further consultation with the applicant and staff.

(Clause No. 22(e), Report No. 4)

3.14 Preliminary Evaluation Report
Official Plan Amendment Application SC-P1999029
Zoning By-law Amendment Application SC-Z1999050
Site Plan Control Application SC-S19990113
955159 Ontario Ltd., 11 Grand Marshall Drive
Rouge Employment District
(Ward 18 – Scarborough Malvern)

The Community Council had before it a report (February 24, 2000) from the Director of Community Planning, East District, recommending that:

- (1) staff be authorized to schedule a Public Meeting under the Planning Act to consider this application, targeted for the second quarter of 2000;
- (2) staff be directed to prepare a final recommendation report for the public meeting; and
- (3) notice of the Public Meeting be given in the manner prescribed in the regulations under the Planning Act.

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

(Clause No. 22(f), Report No. 4)

3.15 Preliminary Evaluation Report
Official Plan Amendment Application SC-P20000002
Zoning By-law Amendment Application SC-Z20000005
Site Plan Control Application SC-S20000009
Yaqoob Khan
North-East Corner of Markham Road and Ormerod Street
Malvern Community
(Ward 18 – Scarborough Malvern)

The Community Council had before it a report (March 10, 2000) from the Director of Community Planning, East District, recommending that:

- (1) staff be directed to schedule a Community Information Meeting in consultation with the Ward Councillors;
- (2) staff be authorized to schedule a Public Meeting under the Planning Act to consider these applications; and
- (3) notice for the Community Information Meeting and for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

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

Mr. Steven Bernatt, Bernatt Architect Ltd., representing Yaqoob Khan, appeared before the Community Council in connection with the foregoing report.

(Clause No. 22(g), Report No. 4)

**3.16 Request for Direction
Zoning By-law Amendment Application SC-Z85089
Fairglen Homes Ltd., West Side of John Graham Court
Rouge Community
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a report (March 7, 2000) from the Director of Community Planning, East District, recommending that the Director of Community Planning, East District, be authorized to submit to Council for approval, without further public notice, a zoning bill to permit six single detached lots on the west side of John Graham Court, replacing the Performance Standard “one dwelling unit per lot as shown on the Registered Plan” with the following:

- “(1) One dwelling unit per parcel of land having a minimum frontage of 18 metres on a public street and a minimum lot area of 700 square metres.
- (2) One dwelling unit per parcel of land having a minimum frontage of 12 metres on a public street and a minimum lot area of 950 square metres.”

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

(Clause No. 9, Report No. 4)

**3.17 Removal of a Holding (H) Designation
Zoning By-law Amendment Application SC-Z1998026
Mondeo Developments Limited, 740 Ellesmere Road
Dorset Park Community
(Ward 14 – Scarborough Wexford)**

The Community Council had before it a report (February 14, 2000) from the Director of Community Planning, East District, recommending that Community Council recommend enactment of the proposed amendment to the Dorset Park Community Zoning By-law No. 9508 to lift the Holding (H) designation from the subject lands.

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. 4)

**3.18 Housing Design in the Wishing Well Acres Neighbourhood
(Former Ontario Hydro Corridor)
(Ward 14 – Scarborough Wexford)**

The Community Council had before it a report (February 11, 2000) from the Director of Community Planning, East District, responding to Community Council's request for a report on the status of housing design approvals in the Wishing Well Acres portion of the former Ontario Hydro Corridor, and recommending that this report be received for information.

On a motion by Councillor Tzekas, the Scarborough Community Council requested that City Council communicate to the Ontario Municipal Board its support of the Wishing Well Community Association in its request for a meeting with the Chair of the Ontario Municipal Board to discuss the issue of housing design in the Wishing Well area as it relates to the architectural control condition of subdivision draft approval previously approved by the Ontario Municipal Board.

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

- Mr. Cam Newlands, area residents; and
- Ms. Elizabeth Hill, area resident.

The Community Council also received a communication (March 20, 2000) from Councillor Norm Kelly, advising of his support for ensuring that the urban design guidelines in the Wishing Well area are met, 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.

(Clause No. 18, Report No. 4)

3.19 New Applications Received (All Scarborough Wards)

The Community Council had before it a report (March 8, 2000) from the Director of Community Planning, East District, advising of the new applications received during the six-week period ending March 8, 2000, and recommending that this report be received for information.

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

(Clause No. 22(h), Report No. 4)

3.20 Ontario Municipal Board Hearings (All Scarborough Wards)

The Community Council had before it a report (March 7, 2000) from the Director of Community Planning, East District, advising the status of current appeals before the Ontario Municipal Board, and recommending that this report be received for information.

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

(Clause No. 22(i), Report No. 4)

3.21 Consent Approvals (All Scarborough Wards)

The Community Council had before it a report (March 7, 2000) from the Director of Community Planning, East District, advising of the Consent Decisions granted by the Director of Community Planning, East District, and recommending that this report be received for information.

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

(Clause No. 22(j), Report No. 4)

3.22 Site Plan Control Approvals (All Scarborough Wards)

The Community Council had before it a report (March 7, 2000) from the Director of Community Planning, East District, advising of the Site Plan Control Approvals granted by the Director of Community Planning, East District, and recommending that this report be received for information.

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

(Clause No. 22(k), Report No. 4)

**3.23 Ontario Municipal Board Decision
Juhan Holdings Inc., 5739-5745 Finch Avenue East
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a report (February 24, 2000) from the City Solicitor, advising of the Ontario Municipal Board decision respecting a rezoning and site plan approval sought by Juhan Holdings Inc., and recommending that the City Solicitor be authorized to increase the retainer of Tedesco Engineering from \$7,000.00 to \$14,624.51, thereby increasing by \$5,750.26 the fees originally estimated to be \$15,000.00 for outside consultants retained in respect of the OMB appeals by Juhan Holdings Inc. to establish a Coffee Time outlet at 5739-5745 Finch Avenue East; funds for such increase being available in the Legal Division's budget allocation for outside consultants for OMB hearings.

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

(Clause No. 11, Report No. 4)

**3.24 Events and Festivals held in the Albert Campbell Square; and
East District Festivals and Events held throughout the Year**

The Community Council had before it the following reports:

- (a) (February 28, 2000) from the Commissioner of Economic Development, Culture and Tourism, submitting, as requested by Community Council, a list of all events held in the Albert Campbell Square over the last two years; comments thereon respecting attendance figures and level of success; activities planned for 2000; and recommending that this report be received for information.
- (b) (February 25, 2000) from the Commissioner of Economic Development, Culture and Tourism, advising, as requested by Community Council, of the various festivals and events held throughout the year in the Scarborough community, and recommending that this report be received for information.

Councillor Tzekas moved that the Scarborough Community Council:

- (1) refer the aforementioned reports to the Economic Development and Parks Committee for consideration; and
- (2) recommend that Committee request the Commissioner of Economic Development, Culture and Tourism, to seek funding support, such as utilized for events in the Mel Lastman Square and Nathan Phillips Square, in order to encourage groups to use the Albert Campbell Square, and submit an implementation plan thereon to the Scarborough Community Council.

The Community Council approved the foregoing motion by a unanimous vote of the Members of Community Council present and voting.

(Clause No. 22(l), Report No. 4)

3.25 Low-Level Fireworks Display at the Albert Campbell Square for the Canada Day Celebrations, July 1, 2000

The Community Council had before it a report (February 29, 2000) from the Commissioner of Economic Development, Culture and Tourism, advising that staff, as requested by Community Council, have explored options for a low-level fireworks display at the Albert Campbell Square as part of the celebrations for the Canada Day festivities, and recommending that staff be directed to continue their efforts to locate sponsors to host a Canada Day fireworks display at Milliken Park.

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

(Clause No. 22(m), Report No. 4)

3.26 Prairie Drive Tennis Court – Construction and Operation of a Winter Air-Supported Structure by the Scarborough Bluffs Tennis Club (Ward 13 – Scarborough Bluffs)

The Community Council had before it a report (February 29, 2000) from the Commissioner of Economic Development, Culture and Tourism, recommending that City Council endorse the request of the Scarborough Bluffs Tennis Club for the annual winter installation (October – April) of an air-supported structure over the existing three tennis courts in Prairie Drive Park, subject to the following conditions:

- (a) all costs associated with the installation and operation be assumed by the Scarborough Bluffs Tennis Club;
- (b) the project meets with the approval of the surrounding community;
- (c) the project meets all requirements of the Toronto Urban Development Services Department;
- (d) the Scarborough Bluffs Tennis Club enters into a formal lease agreement with the city, satisfactory to the City Solicitor and Commissioner of Economic Development, Culture and Tourism;

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

- (e) all revenue generated through the sale of memberships shall be used to pay down the debt incurred by the club for the purchase of the air-supported structure and the annual operational costs of the winter tennis operation; once the debt is paid, subsequent revenue is dedicated to further capital improvements such as court resurfacing, bubble replacement, clubhouse; and
- (f) effective with the 2000-2001 winter tennis season, membership fees generated through the existing agreement with the Scarborough Winter Tennis Club, known as the Racquet Sport Development Fund, be used to pay down the debt for the project at Prairie Drive Park as recommended by the Scarborough Tennis Federation.

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

Ms. Meg Fletcher, President of the Scarborough Bluffs Tennis Club, appeared before the Community Council in connection with the foregoing matter.

(Clause No. 12, Report No. 4)

**3.27 Surface Drainage on Lilian Drive
(Ward 14 – Scarborough Wexford)**

The Community Council had before it a report (March 8, 2000) from the Director and Deputy Chief Building Official, responding to Community Council's request that staff report on an appropriate source of funds to complete work relative to surface drainage conditions affecting private properties at Nos. 39, 41, 43 and 45 Lilian Drive, and recommending that Community Council:

- (1) receive this report and take no further action on this matter; or
- (2) recommend that City Council authorize the completion of the work and refer this report to the Policy and Finance Committee for identification of a source of funds.

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

- (i) strike out the staff recommendation embodied in the foregoing report; and
- (ii) direct that an agreement be entered into with the affected homeowners at Nos. 39, 41, 43 and 45 Lilian Drive to share the expenses of completing the remedial work necessary to correct

surface drainage condition affecting these properties; the City's portion of the expenses to be the supply of the necessary building materials.

(Clause No. 19, Report No. 4)

**3.28 Toronto Free Presbyterian Church
Whitefield Christian School, 5808 Finch Avenue East
(Ward 18 – Scarborough Malvern)**

The Community Council had before it a report (March 8, 2000) from the Director and Deputy Chief Building Official, responding to a request by The Rev. Frank McClelland, on behalf of the Toronto Free Presbyterian Church and its Whitefield Christian School, for refund of building permit fees and development charges respecting the building of this school, and recommending that:

- (1) the fees for the building permit collected according to the Building Permit By-law not be refunded; and
- (2) development charges, which were collected as per the Development Charges By-law of the former City of Scarborough, be refunded.

On a motion by Councillor Balkissoon, the Scarborough Community Council deferred consideration of the aforementioned report to its next regular meeting scheduled to be held on May 2, 2000, to permit an opportunity for the Ward Councillors to meet with church representatives and appropriate staff.

(Clause No. 22(n), Report No. 4)

**3.29 Tree Removal on Private Property
North Star Developments (Formerly Reznick Construction)
North Side of Lawrence Avenue, West of Megan Avenue
(Ward 16 – Scarborough Highland Creek)**

The Community Council had before it a report (March 7, 2000) from the City Solicitor, advising of the staff comments respecting recommendations submitted to Community Council's previous meeting by Mr. William A. Dempsey, Centennial Community and Recreation Association, and recommending that this report be received for information.

On a motion by Councillor Moeser, the Scarborough Community Council received the aforementioned report and further that the owner be requested to meet with the Ward Councillors, Mr. William A. Dempsey and appropriate staff to discuss a possible 10 foot woodland natural reserve as a condition to be included in the subdivision agreement.

Mr. William Dempsey, Centennial Community and Recreation Association, appeared before the Community Council and filed a communication (March 22, 2000) containing the following recommendation:

“That a ten-foot width of uncultivated land along the rear boundaries of each of the proposed subdivided residential lots be preserved for the purpose of protecting trees other than those which are hazardous or diseased, and that this objective of a woodland natural preserve be effected by a covenant between the City of Toronto and each of the lot owners.”;

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. 22(o), Report No. 4)

**3.30 Request for an Encroachment Agreement
Construction of Noise Barrier at
1563 Birchmount Road
(Ward 15 – Scarborough City Centre)**

The Community Council had before it a report (March 9, 2000) from the Commissioner of Corporate Services, recommending that:

- (1) the City enter into an encroachment/licence agreement with Birchmount Boarding Kennels Limited to permit the construction of a sound barrier wall which encroaches up to 2.4 metres onto a City-owned storm sewer property, subject to the terms and conditions stipulated in the Commissioner’s report;
- (2) the City Solicitor be authorized and directed to take the appropriate action to complete this transaction on behalf of the City of Toronto; and
- (3) 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 aforementioned report.

(Clause No. 16, Report No. 4)

**3.31 Acceptance of Services
Paradise Homes Kennedy Inc.
North Side of Aylesworth Avenue
East and West of Kennedy Road
(Ward 13 – Scarborough Bluffs)**

The Community Council had before it a report (March 21, 2000) from the City Solicitor, recommending that:

- (1) the services installed for the above development be accepted and the City formally assume the road within this Development;
- (2) the Legal Services Department be authorized to release the performance guarantee; and
- (3) the City Clerk and Treasurer be authorized to sign any release or other documentation necessary 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. 17, Report No. 4)

**3.32 Zoning By-Law Amendment Application SC-Z1998010
Mondeo Developments Limited, 740 Ellesmere Road
Dorset Park Community
(Ward 14 – Scarborough Wexford)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (February 14, 2000) from the Director of Community Planning, East District, recommending that City Council amend the Employment District By-Law No. 24982 (Ellesmere) and the Dorset Park Community Zoning By-law No. 9508 with respect to part of Block 114, Registered Plan 66M-2330, by deleting the lands from Employment District By-law (Ellesmere) and by adding the subject lands to the Dorset Park Community By-law with the following provisions and zoning standards:

- (a) zone the lands Apartment Residential zone “A”;
- (b) setbacks:
 - (i) street yard 9.0 metres;
 - (ii) side yard 12.0 metres;
 - (iii) flankage side yard 12.0 metres;

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

- (iv) rear yard abutting an "ST" zone 25.0 metres;
- (v) rear yard abutting any other zone 7.5 metres;

- (c) the maximum number of dwelling units shall be 400;
- (d) the maximum building height shall be 16 storeys;
- (e) limited retail uses, which shall not include the preparation of food, shall be permitted to a maximum gross floor area of retail 475 square metres. The permitted retail uses are:
 - (i) retail stores;
 - (ii) personal service shops;
- (f) tenant parking space shall be at the rate of 1.2 spaces per unit;
- (g) visitor parking space shall be provided at a rate of 0.2 spaces per unit;
- (h) retail uses shall be permitted only on the ground floor;
- (i) retail uses shall be set back 180 metres from Mondeo Drive;
- (j) the frontage yard of the subject lands shall be deemed to be along Ellesmere Road; and
- (k) the zoning standards are intended to apply collectively to the lands notwithstanding their division into two or more parcels.

On a motion by Councillor Berardinetti, the Scarborough Community Council recommended to City Council the adoption of the aforementioned report, and that the Director of Community Planning, East District, be requested to report directly to City Council at its meeting to be held on April 11, 2000 respecting any stormwater management and drainage issues that may be caused by this project.

The Community Council also had before it the following communication (March 23, 2000) from Mr. Christopher Mellor:

I am sorry for how late my comments are arriving, this is due to vacation schedules, I hope that you can use my thoughts in your meeting today.

I have concerns that a building of 16 stories will adversely affect this neighborhood and ask that the density be at least halved and parking requirements increased.

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

I fear that because we are a new area, where the owners have just or yet to move in has led to a lack of communication with your office. Further our condominium board has yet to mature and is very dependent on the Management Company, which has an obvious conflict of interest.

- 1) Street parking is at a premium and additional 400-800 cars; in addition, commercial in the area will create a ticket hell and parking nightmare. (This is because of lack of parking for second and third cars in the condominium.)
- 2) Left turns at Mondeo and Ellesmere are already long and frustrating and becoming dangerous for the young children.
- 3) Birchmount and Ellesmere traffic backups are getting very bad at rush hour.
- 4) We are aware of the blowing snow problems from last year, which required snow removal from our roofs. What will the wind effect of this building be?
- 5) The garden on Carriera Blvd are already challenged for sun light due closeness to their next door neighbors, will a 16 story building completely block the sun ruining the enjoyment of their garden?

Mr. Lorne Ross, Lorne Ross Planning Services Inc., appeared before the Community Council on behalf of the applicant and in support of the staff recommendations.

(Clause No. 13, Report No. 4)

**3.33 Official Plan Amendment Application SC-P19990019
Zoning By-Law Amendment Application SC-Z19990037
Site Plan Control Application SC-S19990083
Imperial Oil Limited, 1149 Morningside Avenue
Rouge Employment District
(Ward 18 – Scarborough Malvern)**

The Community Council conducted a statutory public meeting, in accordance with Section 17 and Section 34 of The Planning Act; appropriate notice of this meeting having been given in accordance with The Planning Act and the regulations thereunder; and had before it a report (February 8, 2000) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan Amendment:

amend the Rouge Employment Secondary Plan with respect to the property at the south-east corner of Morningside and Sheppard Avenues by redesignating the easterly portion of the ownership from Special District Commercial to Industrial

District Commercial, and adding retail uses and car wash to the list of permitted uses, so the amended existing Policy Number 4, to apply to the entire ownership, reads as follows:

“4. South-East Corner of Sheppard Avenue and Morningside Avenue

The Industrial District Commercial designation shall provide for only automobile service station, retail uses, car wash and day nurseries.”;

(B) Zoning By-law Amendment:

amend the Employment Districts Zoning By-law Number 24982 (Rouge Employment District), as amended, with respect to the lands at the south-east corner of Morningside and Sheppard Avenues, being parts of Lots 3 and 4, Registered Plan 10303, by deleting the existing zoning and permitting the following:

“Permitted Uses: Industrial District Commercial Zone to include only vehicle service stations, vehicle service garages, retail stores, car wash, marketplace signs, and places of worship.”;

Performance Standards:

- (1) gross floor area of all buildings shall not exceed 0.3 times the area of the lot;
- (2) minimum street yard setback 3 metres, except at the radius of the property streetlines where building may be erected to the streetline;
- (3) minimum 10 vehicle stacking spaces shall be provided for car wash;
- (4) parking for other uses shall be provided in accordance with the existing General Parking Regulations for All Zones;
- (5) Clause 7.10, Mechanical or Automatic Car Wash – Vehicle Stacking Spaces, shall not apply;
- (6) Clause 9.2., Landscaping Requirements, shall not apply;

(C) Miscellaneous:

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

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

(D) Site Plan Control:

support the concept for the proposed service station development, as generally indicated on the drawing entitled "Recommended Site Plan (Figure 1), subject to the owner and the City entering into and registering on title, the City's Site Plan Control Agreement incorporating the following provisions:

- (1) all refuse is to be contained within the buildings;
- (2) site lighting is to be constructed such that the angle of illumination does not extend onto the adjacent public streets;
- (3) all mechanical and other equipment located on the roof must be screened or integrated into the profile of the building to the satisfaction of the Director of Community Planning, East District, and any changes to the roofline as denoted on the drawing shall constitute a change to the site plan, which must have prior written approval of the Director of Community Planning, East District;
- (4) the owner is to make satisfactory arrangements with the Works and Emergency Services with respect to the construction of the municipal sidewalk along the Sheppard Avenue frontage of the site; and
- (5) all work required by this approval is to be completed within two years from the date the agreement is registered on title.

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

The Community Council also had before it the following communication (March 17, 2000) from John Taylor, Area Planner, Provincial Planning and Environmental Services Branch, Ministry of Municipal Affairs and Housing:

I am writing in response to the notice of public meeting regarding the above-noted amendment circulated to this Ministry.

We have reviewed the proposed amendment and based upon the information provided, we have no objection to development of the lands for a service station with accessory convenience store and car wash facilities.

If you have any questions, please feel free to contact the undersigned at 585-6058.

Mr. Murray Evans, Evans Planning, the applicant, appeared before the Community Council on behalf of Imperial Oil Limited and in support of the staff recommendations.

(Clause No. 14, Report No. 4)

3.34 Recommendation Report

**Official Plan Amendment Application Sc-P19990011
Zoning By-Law Amendment Applications SC-Z19990019 and
SC-Z19990027 to SC-Z19990031, inclusive, SC-Z1999048 and SC-Z1999049
Draft Plan of Subdivision Applications SC-T19990003 and
SC-T1999006 to SC-T1999010, inclusive, SC-T1999015 and SC-T1999016
Village Securities Ltd., c/o Neamsby Investments Inc.
554056 Ontario Limited
Silvercore Properties Inc.
M & R Holdings
The Neilson Development Corporation
(Mattamy Development Company)
The Staines Development Corporation
(Mattamy Development Company)
1385917 Ontario Limited
Trans-Gate Inc.
Steeles Avenue; Rouge River; CPR Havelock, Belleville
and Connector Lines
Morningside Heights Community (Formerly Tapscott
Employment District) and Upper Rouge Community
(Ward 18 - Scarborough Malvern)**

The Community Council had before it the following:

- (a) (March 20, 2000) from the Director of Community Planning, East District, recommending that Scarborough Community Council defer the Public Meeting on the above noted applications, until the May 2, 2000 meeting of Scarborough Community Council, without further public notice;
 - (b) (March 9, 2000) from Michael Bowman, Solicitor, on behalf of IPSCO Ontario Inc., objecting to the proposed amendments.
- A. Councillor Berardinetti moved that the report (March 10, 2000) of the Director of Community Planning, East District, recommending that Scarborough Community Council defer the Public Meeting on the above-noted applications, until the May 2, 2000 meeting of Scarborough Community Council at 2:00 p.m., without further public notice, be approved and that the Director bring forward the Official Plan Amendment Application by Village Securities Ltd. for consideration at that time.

(Carried)

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

- B. Councillor Cho moved that the Scarborough Community Council request the Director of Community Planning, East District, to convene a Community Information Meeting in April 2000 to be attended by staff from the Works Division, the Transportation Division, Parks and Recreation and Planning, T.R.C.A. staff and the Ward Councillors; notification of such meeting to be given to property owners in the area bounded by Meadowvale Avenue to the east, Steeles Avenue to the north, Tapscott Road to the west and Sheppard Avenue to the south.

On the question of the adoption of Motion B, a vote was taken, as follows:

Yeas: Councillors Altobello, Berardinetti, Cho, Duguid, Moeser, Soknacki –6

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

Decided in the affirmative by a majority of 2.

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

- Mr. Lorne Ross, Lorne Ross Planning Services Inc., representing Village Securities Ltd., requesting that his client's Official Plan Amendment be considered today and not be deferred to the May 2 meeting of Community Council; and
- Mr. Hugh Wilkins, representing Cedar Brae Golf and Country Club, in support of the recommendation to defer.

The Community Council received the following communications in connection with the foregoing matter:

(March 9, 2000) from Mr. Michael Bowman, Solicitor, on behalf of IPSCO Ontario Inc., objecting to the proposed amendments;

(March 22, 2000) from Michael Bowman, Solicitor, on behalf of IPSCO Ontario Inc., in support of the staff recommendation to defer to May 2, 2000;

(March 19, 2000) from Lorne Ross Planning Services Inc. requesting that the Official Plan amendment application by Village Securities Ltd. be considered on March 23rd, and approved;

(March 15, 2000) from Trans-Northern Pipelines Inc. respecting pipeline operational requirements which may affect the planning applications by 554056 Ontario Limited;

(March 15, 2000) from Trans-Northern Pipelines Inc. respecting pipeline operational requirements which may affect the planning applications by Mattamy Homes;

(March 15, 2000) from Trans-Northern Pipelines Inc. respecting pipeline operational requirements which may affect the planning applications by Village Securities Ltd.;

(March 22, 2000) from Angelina Macri, Solicitor, on behalf of Black & McDonald, in support of the staff recommendation to defer to May 2, 2000;

copies of which were provided to all Members of the Community Council and copies thereof are on file in the Office of the City Clerk, Scarborough Civic Centre.

(Clause No. 22(p), Report No. 4)

**3.35 Official Plan Amendment Application SC-P1997009
Zoning By-Law Amendment Application SC-Z1997027
The Omni at the City Centre Inc., Omni South Inc.,
and Metropolitan Condominium Corporation No. 1133
North-East Corners of Brimley Road and Omni Drive
and Brimley Road and Ellesmere Road
City Centre District
(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 (March 6, 2000) from the Director of Community Planning, East District, recommending that City Council:

(A) Official Plan:

amend the City Centre Secondary Plan with respect to the lands at the north-east corners of Brimley Road and Omni Drive, and Brimley Road and Ellesmere Road by deleting the following from Numbered Policy 1:

“Only City Centre Residential Uses shall be permitted to a maximum density of 366 dwelling units per hectare.”;

“Amendments to the Zoning Bylaw to permit increased densities and height of development may require the provision of facilities, services or matters to improve the landscaping, pedestrian walkways, pedestrian grade separations, transportation, and/or community facilities available to City Centre and area residents pursuant to Section 37 of the Planning Act.”;

and replacing it with the following:

- “1.1 Only City Centre Residential Uses shall be permitted to a maximum density of 501 dwelling units per hectare.
- 1.2 Amendments to the Zoning By-law to permit increased density or heights of development may require a financial contribution to the City’s Capital Revolving Fund for Affordable Housing or may require owners of land to enter into agreements with the City to provide for affordable housing units, and may require the provision of facilities, services or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees, pursuant to Section 37 of the Planning Act, R.S.O. 1990.”;

(B) Zoning By-law:

amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, with respect to the lands located at the northeast corner of Brimley Road and Omni Drive, being Part of Block B, Registered Plan M-1410, as follows:

- (1) delete the existing Performance Standard which permits a maximum of 420 dwelling units, and replace it with a new Performance Standard which permits a maximum of 640 dwelling units;
- (2) replace the current parking provision of a minimum of 1.4 parking spaces per dwelling unit with the following:

“Minimum of 1.2 parking spaces per dwelling unit including a minimum of 1 parking space per dwelling unit for residents and a minimum of 0.2 parking spaces per dwelling unit for visitors.”;
- (3) retain all other existing Performance Standards which currently apply to the subject lands;

(C) Matters to be Provided under Section 37 of the Planning Act, R.S.O 1990:

direct Planning staff to report further to Scarborough Community Council on the outcome of Section 37 negotiations, once a contribution has been agreed to by the applicant, prior to introducing the Official Plan and Zoning By-law amendments for enactment by Council; and

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

(D) Miscellaneous:

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

The Community Council also had before it the following:

- (a) (March 8, 2000) from Mr. Hector Ferrazza, expressing concerns regarding the proposed reduction in parking spaces.
 - (b) (March 9, 2000) from five residents opposing the proposal for various reasons.
 - (c) (March 10, 2000) from Mr. Merv Foster, Vice President, Scarborough Town Centre, expressing support for the proposed development.
 - (d) (undated) from the President, Walshire Properties Limited, indicating support for the proposal.
- A. Councillor Duguid moved that Scarborough Community Council recommend to City Council the adoption of the aforementioned report.

(Carried)

- B. Councillor Mahood moved that the motion of Councillor Duguid be amended by adding:

"It is further recommended that City Council refer the issue of the Section 37 policy to the Planning and Transportation Committee for consideration and recommendation to City Council prior to enactment of the Bills for this application."

(Carried)

The Community Council also had before it the communication (March 8, 2000) from Hector Ferrazza:

With reference to the proposed amendment to the Official Plan and Zoning By-law regarding the proposed buildings at Brimley and Ellesmere, I want to express my concerns regarding the parking provisions reductions from 1.4 to 1.2 parking spaces per unit. That means that there will be 128 parking places less than required.

The argument of nearby public transportation facilities is not valid because this housing is oriented to medium-high income persons. These persons will have cars regardless of the vicinity of public means of transportation, in the area there are no places to park cars

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

outside the buildings due to the parking restrictions on the area streets, the Mall facilities cannot be used as parking for the residents.

In order to avoid problems for the actual residents of the area, I request that the reduction of the ratio of parking spaces not be granted to the applicants.

The Community Council also had before it the following communication (March 16, 2000) from Tom Giancos, Planner, Tridel, in reply to Hector Ferrazza:

We are in receipt of your letter dated March 8/2000 addressed to the City Clerk, and wish to formally address your concerns. There will be a total of 768 parking spaces on site to accommodate the proposed 640 residential units. Of these 768 spaces, 640 will be for the use of the residents and 128 will be for the visitors. The proposed reduction is due to the fact that the site is located in close proximity to a growing and easily accessible public transit system, as well as the commercial and institutional uses of the Scarborough Civic Centre.

Please find attached a letter prepared by traffic consultants, Lea Associates, that assess the parking requirements.

We would like to meet with you to discuss our proposal, and address any outstanding comments or concerns that you may have. Please contact our office at 736-2540.

The Community Council also had before it the following communication (March 9, 2000) from five residents:

With reference to the proposal to amend the Official Plan of zoning the lands located at the northeast corner of Brimley Road and Omni Drive, the northwestern residents of 115 Omni Drive strongly oppose the new development for the following reasons:

1. Obstruction of view;
2. Obstruction of sunlight;
3. Congestion of driveway in Omni Drive;
4. Lowers the current market value for our units; and
5. Congestion in the area by the Scarborough Town Centre and the Omni buildings.

The new plan will be too congested for the small area of Omni Drive and Brimley Road. We specially chose the northwest side of the Condo because of the open view and we've purchased the units at a higher price for this purpose. If the plan does come into place, our market price sale of the northwest side of the building would surely drop. As a result of this new idea, please sincerely consider this, as we are tremendously distressed about this new development.

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

The Community Council also had before it the following communication (March 17, 2000) from Tom Giancos, Planner, Tridel, responding to the communication (March 9, 2000) from five residents:

We are in receipt of your letter and would very much like to meet with you to discuss any concerns or questions you may have regarding our development, specifically your issues relating to views and traffic congestion.

Please note that the heights of the proposed buildings are not being changed from those approved by Council in 1988 (when the subject site and the site that your building 115 Omni Drive is located on, were rezoned). The current site layout optimizes northern view corridors from your building, as the 1 storey roof terrace has been placed in the south west portion of our lot, directly adjacent to your building. Also note that Lea Associates had undertaken a Traffic Study for our proposed development and concluded that the surrounding road network could handle our current proposal.

Please contact me at 736-2540 if you wish to meet and discuss our proposal.

The Community Council submits, for the information of Council, the following communication (March 10, 2000) from Merv Foster, Vice President, Scarborough Town Centre:

As operators of the Scarborough Town Centre Shopping Centre, 20 Vic Management Inc. recently completed a \$38 million expansion which brought Famous Players and Indigo Books to the City Centre. In February, we started construction of a 15,000 sq. ft. Jack Astor's restaurant immediately east of the shopping centre. 20 Vic Management Inc. is totally committed to keeping the Scarborough Town Centre the premier shopping destination in the east Toronto area and a hub of activity in the Scarborough City Centre.

Tridel has acquainted us with their proposal to develop 660 apartment units on their lands between Triton Gate and Omni Drive. We are very pleased to lend our support to this development.

Tridel is the first and only developer to construct apartments in the core area of the City Centre with their original Omni South project. Construction of their Forest Mansion project is another positive step for the City Centre. Forest Mansion residents will bring added support for public transit, improved shopping, an expanded labour force, and improved public safety with increased pedestrian traffic on City sidewalks.

20 Vic Management believes that this momentum should be continued with the approval of Tridel's applications to construct 660 units on the Omni North site. In our view, Council should do whatever it can to remove impediments and expedite the early approval and construction of this project.

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

The Community Council also had before it the following communication (undated) from the President, Walshire Properties Limited:

We are in favour of these applications.

The Community Council also had before it the following communication (March 17, 2000) from Ramesh Jagannathan, P. Eng., Senior Transportation Engineer, DS-Lea Associates Ltd.:

This is a follow-up letter to our Traffic Impact Study completed in June 1999 for the abovementioned development proposal (by TRIDEL) in the City of Toronto. The original proposal addressed in our traffic impact study provided a parking space count amounting to 1.4 spaces per condominium unit, including 1.20 spaces for owners and 0.20 spaces for visitors. This provision was then consistent with the current site-specific by-law for the Omni North site.

Based on the report (dated March 6, 2000) prepared by the Planning Staff of the City of Toronto for the Scarborough Community Council, we understand that your current proposal seeks a reduction in minimum parking requirement from 1.4 parking spaces per unit (including visitors) to 1.30 spaces per unit. The Planning Staff report has further proposed that the parking standard for the site be fixed at 1.20 spaces per dwelling unit (including 0.20 spaces for visitor parking).

We concur with and support the proposal in the Planning Staff report to reduce the site parking requirement to 1.20 spaces per dwelling unit (with 0.20 spaces designated for visitor parking), recognizing the proximity of the subject site to the subway system. Former municipalities in the City of Toronto have always recognized the effect on transit on parking requirements for residential developments. As outlined in the Planning Staff report, this reduction in parking requirement is also consistent with the City Centre Official Plan policies which aim at controlling the supply of parking to encourage transit usage.

Please call the undersigned at (416) 490-8828, Ext. 292, if you have any questions on the above.

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

- Mr. Lorne Ross, Lorne Ross Planning Services Inc., representing the applicant;
and
- Mr. Stephen Diamond, Solicitor for the applicant;

both in favour of the staff recommendation, save and except those portions of the recommendation addressing the issue of the Section 37 contribution to the City's Capital Revolving Fund for Affordable Housing; referring to the very significant Section 37 contributions which were made by this applicant when the original project was approved in 1988; contending that this project will provide affordable housing opportunities; and expressing concern that the City's policy respecting contributions to the Capital Revolving Fund for Affordable Housing was adopted by City Council without public consultation or input from the development industry.

(Clause No. 15, Report No. 4)

3.36 Request for Direction
Zoning By-Law Amendment Application SC-Z19990015
546958 Ontario Limited, 4711 Steeles Avenue East
Milliken Employment District
(Ward 18 – Scarborough Malvern)

Councillor Mahood moved that the Community Council meet privately to discuss the matter of Zoning By-law Amendment Application SC-Z19990015 – 4711 Steeles Avenue East, having regard that the subject matter may involve litigation or potential litigation, which was carried.

The Community Council resolved itself to meet in camera to discuss the confidential report (March 3, 2000) from the Director of Community Planning, East District, respecting an appeal by the owner of a Holding Provision (H) applied to the rezoning of this property, having regard that the subject matter may involve litigation or potential litigation.

Councillor Mahood moved that the aforementioned report be forwarded to City Council without recommendation with the direction that the City Solicitor report directly to Council at its meeting on April 11, 2000 with respect to the most appropriate manner to protect the City's interest in this matter.

(Carried)

The Community Council also received a communication (March 21, 2000) from Mr. Bruce McMinn, Barrister and Solicitor, on behalf of his client, Alpha-Star Corporation, respecting this matter, a copy of which was provided to all Members of Community Council at its meeting held on March 23, 2000, and a copy of which is provided to all Members of Council under separate cover.

(Clause No. 20, Report No. 4)

3.37 Naming of a City Property

Councillor Soknacki moved that the Community Council meet privately to discuss the matter of naming of a City Property, having regard that the subject matter may contain personal matters about an identifiable individual.

The Community Council resolved itself to meet in camera to discuss the communication (March 21, 2000) from Councillor Balkissoon containing confidential recommendations respecting this matter; and the confidential report (February 29, 2000) from the Commissioner of Economic Development, Culture and Tourism respecting the naming of a city property, having regard that the subject matter may contain personal matters about an identifiable individual.

Councillor Soknacki moved that the Scarborough Community Council recommend to City Council the adoption of the confidential recommendations embodied in the communication (March 21, 2000) from Councillor Balkissoon.

The motion carried by a unanimous vote of the Members of Community Council present and voting.

(Clause No. 21, Report No. 4)

**3.38 Stormwater Management and Flooding in the
Wishing Well Acres Neighbourhood
(Ward 14 – Scarborough Wexford)**

On a motion by Councillor Tzekas, the Scarborough Community Council requested that staff of the Works and Emergency Services Department meet with the Wishing Well Acres Community Association and the Ward Councillors, before subdivision approval is granted, to discuss and resolve the issue of stormwater management and flooding in the area and submit a report thereon to the Scarborough Community Council.

(Clause No. 22(r), Report No. 4)

**3.39 Official Plan Designations in the Port Union Road Area
(Ward 16 – Scarborough Highland Creek)**

On a motion by Councillor Moeser, the Scarborough Community Council requested the Commissioner of Urban Development Services to review the Official Plan designations which apply to lands fronting on the east side of Port Union Road, south of Lawrence Avenue East, and submit a report thereon to the Scarborough Community Council, as soon as possible, such review to be “City-initiated”.

(Clause No. 22(q), Report No. 4)

Scarborough Community Council Committee Minutes
Thursday, March 23, 2000

The Community Council adjourned its meeting at 6:40 p.m.

Chair.