



Cliffcrest Scarborough Village SW
Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

BE AWARE AND GET INVOLVED

Part 13 of a monthly series

When the area inspector finally received the as-built survey from the builder and verified that elevations for the first floor had been corrected, (as per the approved permit plan) construction was permitted to begin again. However,

when the contractor cut the foundations to the proper height, they caused damage to a neighbour's fence when they shoved the cut concrete in the direction of the fence. The neighbours, who are seniors, were left with the cost of the repairs. As the builder has not installed temporary utilities



on the property for the construction use, even though the elderly couple continually said no, the workers repeatedly asked for the use of hydro and water. Toronto Building acknowledged what had taken place was “unfortunate”, but that these matters are not code related issues and could not take any enforcement action. Toronto Building indicated they would have the area inspector follow up and remind the builder of Good Neighbour guidelines, https://www.toronto.ca/wp-content/uploads/2017/10/98ad-Good_Neighbour_Guide_Digital-shrunk.pdf

Re: damages to the fence - it is regarded as a civil matter and affected parties would need to address this outside of City and building code related issues. This does not fall under the jurisdiction of Toronto Building or under the code. When it was pointed out that the builder was not registered with WSIB and not licensed to operate in Toronto, Toronto Building indicated they could not comment on the licensing requirements, insurance coverage and WSIB, again these are not code requirements and suggested contacting the Ministry of Labour.

Be aware when buying a new home to ensure the builder has WSIB, are licensed and that they carry full Liability Insurance, as any issues may become your responsibility and you may need to pay for the shortcomings or possible liabilities. When buying a new home, ask your agent who the builder was, investigate the builder & consider a home inspection. Protect your investment and do not invest in problems.

We share these stories because we believe an informed community is a strong community and as a resident it is important to BE AWARE & GET INVOLVED when you notice something is not right.

NEIGHBOURLY SUPPORT

COA January 13th: At this CoA hearing there were no properties that fell within our catchment for the first time since the RA incorporated September of 2020. However, our neighbours in Cliffside from Kelsonia Avenue reached out to us for our help. This was provided in the form of guidance. The hearing ended in a deferral where the Appellant was encouraged to dialogue with the neighbours prior to resubmitting their application.

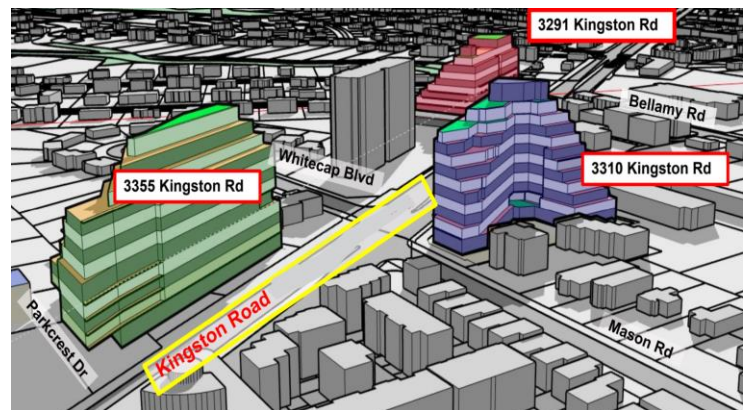
Marina Tadenc, Editor on Location

LOOKING at the BIG PICTURE

Community Consultation for 3310-3314 Kingston Road for an 11-storey, mid-rise residential development consisting of 323 units, two levels of underground parking and private amenity space is scheduled at 6:30 pm on February 10, 2022. This is one of 3 proposed condos currently within 100m of each other. For application details see,

<http://app.toronto.ca/AIC/index.do?folderRsn=IPyqh4UAR%2BXRYRMizawVjQ%3D%3D>

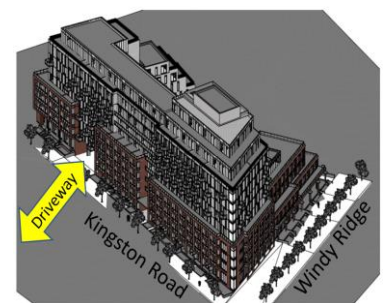
To register, <https://www.toronto.ca/community-people/get-involved/public-consultations/city-planning-consultations/>



Artist impression of three currently proposed condos within 100m of each other.

New plans have been submitted for **3291 Kingston Road Development**.

The primary change moves the driveway for residents and service vehicles to Kingston Road. The building remains 11 stories with now 309 units. The design remains dependent on the rezoning of two properties on 2 & 4 Windy Ridge Drive currently zoned single family residential detached and used as such. The Association continues to dialogue with City Planning and Councillor



Crawford to advocate that the proposed development be right-sized and that they look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively. Write to Councillor Crawford and let him know what your concerns are (councillor_crawford@toronto.ca) Please copy City Planning (Christian.Ventresca@toronto.ca) and the Residents Association (info@csvsw.ca)

THE CSVSWRA 2022 ANNUAL GENERAL MEETING

The annual general meeting (the “AGM”) of voting members of the Cliffcrest Scarborough Village SW Residents Association will be held on February 22, 2022. Watch for a notice of meeting & accompanying materials in your inbox.

GARDEN & LANEWAY SUITES CONSULTATIONS

On January 12th The Planning and Housing Committee approved the Final Staff Report along with proposed Official Plan and Zoning By-law amendments, *Garden Suites – City of Toronto*. Proper, deliberate care needs to be taken to ensure that these suites don't have a net-negative effect on the city. People are shocked when they realize how big these Garden "Suites" can be as-of-right and understand potential NEGATIVE unintended impact. In areas like the GTA where housing demand is high, garden suites offer an investor the opportunity to extract three rental incomes from a single property (main floor, secondary suite in basement, garden suite in backyard). As investor demand increases so does concern for more illegal pop up multiple tenant housing, as well as concern that competition exerts upward pressure on home prices which further restricts the ability of young families to purchase property for owner occupation. In 2021 Barrie was one of the first communities to adopt Garden Suites. Impacts prompted their City Council to make major changes to bylaws. We have an opportunity in Toronto to learn from this. Watch this recording to learn more about what happened in Barrie: https://www.youtube.com/watch?v=pKYX_5m3To

The Garden Suites by-law and policy is not ready for approval. It needs to go back for further consultation and significant changes to address concerns. The RA contacted ALL Scarborough Councillors who still had the authority and opportunity to defer this motion when voting on February 2nd with the following concerns, <https://cliffcrestscarboroughvillagesw.ca/data/documents/Briefing-note-Garden-Suites.pdf> **Previous November 30th RA letter:** <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Garden-Suite-Letter-Nov-30-2021.pdf>

FAQ & ADDITIONAL GUIDANCE & RESOURCES TAB UPDATES

Q - Is a permit always required for removal of trees? What if the tree is not healthy? Yes, a permit is always required to have a diameter of 30 cm or more even if they look unhealthy. Call 311 to confirm if permits have been issued. If they do have permits and you are still concerned you can request to have forestry call you to discuss. Please document any activity on the site and take photos and videos, this will go a long way to successful prosecution if trees have been cut without proper permits. Some other helpful links,

<https://www.toronto.ca/311/knowledgebase/kb/docs/articles/parks,-forestry-and-recreation/urban-forestry/permits-removing-or-injuring-trees-on-private-property-private-tree-by-law.html>

& [INFORMATION-YOU-NEED-TO-KNOW-ABOUT-PRIVATE-TREE-BY-LAW66339.pdf](https://www.toronto.ca/311/knowledgebase/kb/docs/articles/parks,-forestry-and-recreation/urban-forestry/permits-removing-or-injuring-trees-on-private-property-private-tree-by-law.html) (cliffcrestscarboroughvillagesw.ca)

Q - What do I do if I suspect there is a conflict of interest with some city processes? Details and documentation about the concern can be submitted to Integrity Commissioner

<https://www.toronto.ca/city-government/accountability-operations-customer-service/accountability-officers/integrity-commissioner/>. You can inform your Councillor about your concern, and you can also copy the RA for information at info@csvsw.ca.

These details and other questions can be found in our FAQ tab:

<https://www.cliffcrestscarboroughvillagesw.ca/community-support/faq-resources/>

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit: www.cliffcrestscarboroughvillagesw.ca
Call: 647-245-3277 Email: info@csvsw.ca
Join: www.facebook.com/groups/csvsw
Become a member:
<https://cliffcrestscarboroughvillagesw.ca/become-member>

PARKING MINIMUMS FOR NEW DEVELOPMENTS

In our previous newsletter we reported that the City passed a motion to remove minimum parking requirements for new developments with a plan to discourage the reliance on cars. Eliminating minimum parking requirements allows new developments to have far less parking spaces than units. **With most trips requiring a car and insufficient transit infrastructure in place what will this mean for new developments and the surrounding local streets?**

We also learned that on February 26, 2020 Community Council approved a motion for Scarborough North & Scarborough Southwest where the permit parking exclusion zone was removed. What impact will this have when new developments are not required to provide parking for all their residents and residents need a place to park. Does this mean that these residents will be able to obtain permits to park on surrounding neighbourhood streets?

Write to your Councillor with your concerns & copy CSVSWRA at info@CSVSWRA.ca.

TRANSFORM TO



The City of Toronto is undertaking a review of its Official Plan. The Official Plan is the City's most important land use planning policy. Following are details on what is being looked at, check out the presentations by theme:

[Affordable Housing & Intensification;](#)

[Environment & Climate Change;](#)

[Employment & Future of Work](#)

[Neighbourhoods & Complete Communities](#)

or watch the presentation given at the [Public Open House](#)

You can also get background on the City of Toronto website:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review>.

You can read the full [Phase 2 Engagement Summary Report here](#) or watch [Phase 2 Engagement Summary](#)

Membership Corner:

A strong, vibrant and active Residents Association speaks volumes to City Councillors and officials. When major changes to our By-Laws, Official Plan and City framework are proposed, it is more difficult for the City to ignore community solidarity.

Help us build a strong voice! If every member speaks to one neighbour, family member or friend, we could double our numbers. If we all spoke to two people, our numbers would triple...Joining the RA is as simple as visiting our website.

Our greatest strength is the support of our residents!

Help spread the word, share the attached special announcement: <https://cliffcrestscarboroughvillagesw.ca/data/documents/SPECIAL-MEMBERSHIP-DRIVE-MESSAGE.pdf>

Associate Membership is FREE,

<https://cliffcrestscarboroughvillagesw.ca/become-member>

NEXT ISSUE:

Updates on OUR PLAN TO, more conversation on

THE BIG PICTURE & more updates on how

"Together we preserve the unique nature of our Neighbourhoods"