



Cliffcrest Scarborough Village SW Residents Association

on Location

"Together we preserve the unique nature of our neighbourhoods"

UPCOMING UNPRECEDENTED CHANGES COMING TO OUR COMMUNITIES

"Expanding Housing Options in Neighbourhoods", or "EHON", is the City plan to intensify residential development across the City and in our neighbourhoods. On Thursday, April 7th at 7:00 PM, for Scarborough residents a virtual, community information session about the EHON initiative will be held.

Various EHON programs will be presented including garden suites, laneway suites, secondary suites, multiplex housing, various forms of townhouses, and low-rise apartments. As well as information on legislative changes under the Ontario Planning Act.

More details can be found here including details for information sessions in the meetings and events tab. www.toronto.ca/ehon.

The above and other issues will require our voices to be heard!

Attend the information sessions, become informed on changes being proposed to our city.

Share these details and the RA newsletter. Invite your neighbours to join the RA. **Help us build a strong voice!!**

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

HOW BIG CAN GARDEN SUITES BE?

Did you know that on February 2, 2022, the City of Toronto passed legislation that allows two houses on almost all residential lots in the city? This by-law change affects all residential lots in the city - over 500,000 - and allows two houses per lot, with the potential for up to five apartment units on some properties. The second house, **gently coined by city planners**, as a "Garden Suite" can be up to 1,900 square feet, two storeys, with a basement.

The City has been marketing this change as "gentle intensification" which most of us support in principle, but the marketing doesn't match the reality permitted by this flawed by-law. You have **no right of appeal** over any Garden Suite construction, even if it affects your privacy, your trees, or your quality of life.

Follow this link to learn more about Building Better Neighbourhoods, the issues & to send your letter/concerns to the Mayor and City Councillors,

<https://buildingbetterneighbourhoods.ca>



"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has."

- Margaret Mead

LOOKING at the BIG PICTURE

This map, updated March 11, 2022 shows 27 development sites in our surrounding area. Purple markers indicate 14 active proposals; grey markers show conceptual development sites. See link for details,

<https://www.google.com/maps/d/viewer?mid=1-V1dBqXR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>



For the long-term including conceptual developments potential increase could see between 14,433-19,542 residents. All the while, Scarborough Village has been identified as a Neighbourhood Improvement Area and does not have the community services, school or infrastructure capacity to accommodate this proposed rapid growth. This is neither sensitive nor gradual and will impact traffic, parking and safety on Kingston Road and local streets. What percentage / **proportion** of these developments will help with the affordable housing crisis. Most units are studio and 1 bedroom, shouldn't there be a supply of larger units?

The overall quantity of applications being proposed has the potential to destabilize existing neighbourhoods unless looked at holistically.

DEVELOPMENT ADDRESS	# Stores	# of units		# Resident			# Parking Spaces		
		Total Units	Town Homes	Est. Residents	High limit	SCHOOL/Daycare Potential	% Children	Total Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	11	309		520	706	137	19%	284	233
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	266	27%	558	426
2799, 2815 Kingston Rd.	9	182		360	506	147	29%	169	149
2872, 2880, 2882 Kingston Rd.	10	143		244	317	56	18%	145	114
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	262
3655 Kingston Rd.	10	104		177	229			87	115
3150 Eglinton Ave. E	12	132		244	339	82	24%	136	104
3060 Eglinton Ave. e	4 5-storey	76		170	238	86	36%	76	62
320 McCowan Rd.	27 & 31	520		1012	1403	383	27%	537	422
253 Markham Rd.	18 & 19 Towns	691	89	1406	1912	438	23%	635	602
66 & 80 Dale Ave.	7 & 12	285		545	733	209	29%	305	290
3201 Eglinton Ave.	12	132		244	324	82	25%	136	104
3718 - 3730 Kingston Rd.	14	435		680	843	139	16%	383	339
Scarborough Golf Club Rd. at the rail tracks.	Metrolinx Project								
(Proposed on Toronto AIC) TOTAL		4080	107	7434	9874	2341	24%	4061	3301

Note: # of units and residents are calculated using developers' formulas

IS THIS WHAT WE WANT FOR OUR KINGSTON ROAD?

Each time I pass the new condo development on 2799 Kingston Road, I think why put trees directly under the hydro lines?

Photo 1 - The site seems unsuitable with not enough soil base or capacity to allow for full tree growth? Looks like there is not much room for snow



plow piles along the curb and what will the salt do to the struggling saplings?

Attention to larger set back & greater focus on the establishment and greenspace restoration should be a requirement at the planning stage.

Photo 2 - no curb cut at driveway entrance. To get to a retail store in front you would have to go on the street to Kingston Rd. Is this safe? **Photo 3**- The retail store entrance has one giant step. Does this meet the 8" max requirement, much less being accessible?

Photo 4 - There are 6 back facing parking spots, imagine service trucks, resident cars accessing the garage, bikes, and foot traffic sharing this space.

Keep an eye out for how long it takes for the retail space to be leased. Another intended retail space for the condo at 2229 Kingston Road was donated temporarily for a



food bank and now repurposed as a coworking space, **not retail**. Speculation has been that it is too expensive and lacks **customer parking** for retail for a local business to thrive.



The 14 proposals found in the BIG Picture Map have similar massing & setbacks to **this condo located at 2799 Kingston Road & could be used as a real-life model**. The AIC site details indicate that builders are seeking exceptions to the maximum allowance for all proposals. (Rules allow a maximum of 6 storey tall buildings).

Imagine similar buildings repeated ALL along Kingston Road.

The RA will be following up with City Planning to share these observations and ask them to take a close look at what has been built before proceeding with the 14 Developments currently under review.

BE AWARE AND GET INVOLVED

Part 15 of a monthly series

Notice Posted on the permit board from COT MLS for violation in March. A resident made several calls to Toronto Buildings, MOL in addition to another report with regards to a dog that had entered the job site through an open fence on site, due to poorly secured fencing and emerged badly injured. The response was that it was regretful but would have the area inspector touch base with the contractor to advise as to what happened. The site was marginally cleaned at the front yard but the sides and back yard are still rife with debris and dangerous materials strewn through the site.

Frustration continues with a process designed to stonewall residents. We continue to hear the all too familiar response again and again "We can only enforce those issues that deal directly with the Building Code How the contractor does the work, who they hire, are they licensed or not or do they have insurance or WSIB lays solely with the contractor. With respect to the licensing question please feel free to make a complaint to MLS to review and follow up as required." We have learned that if the home is not built properly the liability is on the homeowner. **What needs to change to make this process work better? Where does correction need to occur? Why does the City of Toronto issue permits to companies which are not licensed, have not provided proof of insurance and WSIB coverage. The process puts the community at risk and leaves the risk on the shoulders of residents.**

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

PRESSURE - not just EDUCATION Op-ed

In the RA, we have been too understanding, ever hoping we will be heard as we are making so much sense. Developers get PR groups to help them push their agenda, make contributions to electoral candidates' campaigns and send out incomplete information to the affected communities and their planning departments and then deduct the costs on their taxes. The goal is to optimize financial gain from each project to allow a continuation of similar overbuilds in the next location. We need to build PRESSURE on our electoral candidates at all levels by asking them to state clearly their position on this infill of inappropriate builds if we are to affect change. This would allow local voters to elect officials that care about the character of our neighbourhoods.

We are not alone; other groups have experienced the same including Environment Hamilton has been part of a local movement called Stop Sprawl HamOnt. This collective mobilized people to push for Hamilton to keep its urban boundary firm - and won! It was the City of Hamilton that did a household survey - in response to public pressure for them to do so. Over 90% of the 18,000 Hamiltonians who responded to the survey, voted for a firm urban boundary. There was a campaign from private developers who wanted the boundary expansion - they called it 'Hamilton Needs Housing' and it was a very misleading effort. You can learn more about Stop Sprawl HamOnt here - www.ssho.ca You can learn more about Environment Hamilton's efforts to stop sprawl here:

https://www.environmenthamilton.org/urban_sprawl

One of the biggest "take-aways" from this is regarding organizing for or against an issue is to apply PRESSURE on top of acquiring EDUCATION with respect to community issues. Education alone will not give you all the resources you need, but Pressure along with education will. The developers and elected officials and their staff are educated on the facts.

Contributor: Bette Ross, Member CSVSWRA



Letter from a Concerned Resident

I would appreciate consideration of my thoughts below.

1. Transportation:

As a life-long resident of Scarborough, I am very concerned about the assumption that public transit will be the most appropriate mode of access. By 2030, 1 in 4 people will be over 65. TTC is not the best or healthiest choice for them, regardless of the weather. As one ages there are increasing health issues. Medical appointments become more frequent, sometimes requiring subsequent specialist appointments, testing centres, hospital and pharmacy visits. An autonomous, mentally and physically able person with access to a vehicle can navigate these trips alone. Yes, there is the option of hiring a taxi for the trip there and back which adds to their living expenses. More often a friend, family member or caregiver assumes this role as 'chauffeur' as the Senior requires assistance physically or cognitively. I am also concerned about disabled folks and families with children.

Parking will be a significant departure from the present. Look at the influx of condos being built or proposed along major arteries like Kingston Road. The space between the curb to the façade of the condo is minimal compared to Toronto's established urban centre. There is no recessed or sheltering overhang to protect them from inclement weather or snowbanks created from roadway clearance.

Nor is there operational retail space to access, as it appears the lack of customer parking and possibly a high retail rental fee retards these ventures. Increasingly the streetscapes are becoming wind tunnels created by the elimination of our familiar plaza strips of 2 storeys with accommodating parking lots to abutted walls of 11 or more 'middle storey' condos.

These are not welcoming or 'walkable' routes so often touted by the Toronto planning department at community consultations.

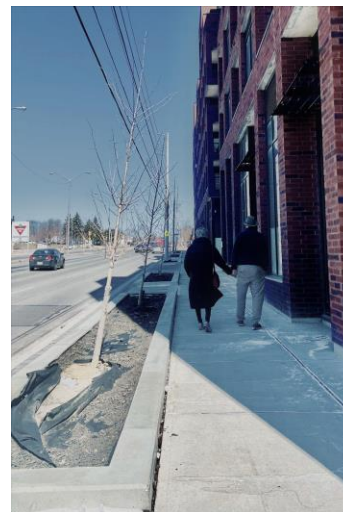
2. Schools and Concerns about Traffic Congestion: Public property needs to be reserved for future schools with residents moving into the community. If Toronto Planning is successful with their residential intensification of 'the missing middle' aka the suburbs, our existing residential single-family properties will become entities of the past. The massing of housing in 11 storey or higher condos will impose significant demands on the school boards to provide accommodation. Their budgets are already constrained. Note the posters currently mounted along proposed condo sites warning of limited local school accommodation. In the interim, the children will most likely be bused to more distant

schools. Perhaps some will be interred in 'communities of portables' adjacent to existing schools.

Children require playgrounds for their mental and physical health, but these facilities are being increasingly restricted. I understand that there is a proposed TDSB school embedded into a condo type building downtown. Are there lands reserved for a playground for that acclaimed project?

Parents of young children tend to drive the children back and forth to school. There are traffic and congestion implications seemingly not considered in the densification growth plan. More importantly is the safety of the children and families who require walkable access to the schools. Sincerely, Concerned Resident

The "Letter from a Concerned Resident" will be a **NEW** section in our newsletter. We welcome you to share your concerns anonymously or with attribution. Please be kind & considerate of opinions.



2799 Kingston Road

The sapling after just one winter...
A couple holding hands...

Attention to larger set back & greater focus on the establishment and greenspace restoration should be a requirement at the planning stage.

DOUBLE A CITY'S POPULATION IN EXISTING FOOTPRINT

Case study for Melbourne Australia. R. Adams City Architect
Ideally, for climate change, mental and physical health, we must stop sprawl; how to do it while creating great cities for people, with amazing park systems? They restrict street scape building height to 4-8 stories to prevent shading and other intrusions onto the adjacent existing residences.

<https://www.youtube.com/watch?v=TcAmzgyuXqM>

WE WANT TO HEAR FROM YOU!

To learn more about the association and membership visit www.cliffcrestscarboroughvillagesw.ca
Call: 647-245-3277 Email: info@csvsw.ca
www.facebook.com/groups/csvsw

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"