



Cliffcrest Scarborough Village SW  
Residents Association

# on Location

*“Together we preserve the unique nature of our neighbourhoods”*

## STAY INFORMED ABOUT RAPID CHANGE BEFORE IT'S TOO LATE!

Hello Folks - As an active RA, our job is to keep our community and membership informed on some of the many changes which are rapidly occurring throughout our city. In this case, the City and Province are pushing for sweeping changes to the planning process, to change zoning, reduce standards and make it easy to build high density housing. On April 7th a virtual community information session “Expanding Housing Options in Neighbourhoods” EHON” was put on for Scarborough residents by the City. More details can be found here. [www.toronto.ca/ehon](http://www.toronto.ca/ehon). This report provides information on the 19 Initiatives.

<https://www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-221937.pdf>

Our RA agrees with other RAs across the city, that neighbourhoods will evolve, but that the changes that are proposed or have already been instituted are raising red flags. There are new threats to Toronto's tree canopy, neighbourhood safety, loss of properties to speculators, loss of neighbourhood character and most importantly loss of a say for immediately impacted residents. Residents have raised genuine concern with the City and with the RA about the over-development that is being proposed for our neighbourhoods. These concerns are not unique to our area and together with other RAs we have a stronger voice.

CSVSWRA will continue to advocate for municipal planning decisions that:

1. Keep infill and condo developments in Southwest Scarborough to scale, so that their impacts are sensitive and gradual to our established neighbourhoods.
2. Do not encroach into and rezone residential lots-in a way that is detrimental to the existing neighbourhoods and environment.
3. Do not over develop sites in a way that increases traffic congestion along Kingston Road and that may negatively impact the safety and flow of vehicular, bicycle and pedestrian traffic on local roads.
4. Ensure a healthy public realm including enough green space and outdoor amenities for residents especially for our children.
5. Prevent the unnecessary displacement of small family-owned businesses and provide them with an affordable means to thrive in our community. An opportunity for residents to Work, Sleep and Play in our community. Build a plan for real affordable Living.

We keep hearing from the City that a strong, vibrant and active Residents Association can make a difference. Share these details and the RA newsletter with your neighbours, family and friends and invite them to join an RA. Help us build a strong voice!!

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

## NEIGHBOURLY SUPPORT

**COA March 11:** Phyllis Avenue Application Refused, a massive overbuild that was stopped by concerned residents.

**COA April 5:** McNab Blvd and Glen Muir Drive Applications approved as was one on Cliffcrest Drive.

**COA May 05:** CSVSWRA assisted with local opposition to the Scarboro Crescent application, which was in the end refused.

**TLAB:** Councillor Crawford Directed the City Solicitor to attend TLAB to support CoA refusal for a home on Allister. Recently another home on Woodland Park won at TLAB after the Councillor assigned similar resources to oppose.

Marina Tadenc, Editor *on Location*

## LOOKING at the BIG PICTURE

In 2019, the City of Toronto refused the application by Artlife Development to build a 10-storey condominium on the site presently occupied by the Dairy Queen, at 2872, 2880 & 2882 Kingston Road and Harewood. The developer appealed the decision to the Ontario Land Tribunal (OLT). Both the City of Toronto and CSVSWRA attained party status for the hearing.

Recently, the City privately negotiated a settlement agreement with Artlife Developments to build a nine-storey condominium on the site. For full details see:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC41.1>

Neither the community nor CSVSWRA were included in the settlement discussions. The settlement ignores Mid-Rise Building Performance Standards, <https://www.toronto.ca/wp-content/uploads/2017/08/960c-Performance-Standards-for-Mid-Rise-Buildings.pdf>, adopted by City Council in 2010. According to these standards, a six-storey building is more suitable given the size of the site. In addition, Growing Up: Planning for Children in New Vertical Communities 2020, <https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf> acknowledges a mismatch between demand for family sized condo units and supply of larger units. The guidelines include:

1. Provide a critical mass of large units primarily located in lower portions of the building;
2. Provide indoor and outdoor amenity spaces to support a variety of age groups and activities;
3. Provide child-specific privately owned publicly accessible spaces (POPS) to expand the network of open spaces within the public realm.

The new building at Kingston and Harewood ignores these guidelines and the City appears to have forgotten lessons learned from the pandemic, when people fled tiny living spaces. Most units will be 1 bedroom (95). There will be 21 two bedrooms, while only 17 are three bedrooms, and forget about providing adequate outdoor amenities for families. The new building lacks any outdoor space on the ground floor to accommodate children. However, as promised by the developer at the public consultation, outdoor space for children to play is located on the roof.

Contributor: Janet May, Director CSVSWRA

## BE AWARE AND GET INVOLVED

*Part 16 of a monthly series*

The site remains stopped with Notice Posted on the permit board from COT MLS for violation since March.

Visit our FAQ Tab to see what questions other residents asked the RA, you may have the same questions. If you do not find what you need, please reach out to us at [info@csvsw.ca](mailto:info@csvsw.ca) so we can, 1. Capture your concerns, 2. Find the response, and 3. Include it in this reference document for other members.

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

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.



## CARING FOR OUR ENVIRONMENT

Climate change, global warming and the contribution to these issues as a result of the mature trees are being discussed all around the world. What are we doing about it?

We need to zone and grow our cities in ways that do not ignore the environment and climate change. The difficulty is that the building code is regulated by the Province while municipalities manage bylaws and building related zoning matters. One way to reverse this issue is to reverse the thought process related to development and planning to produce a different outcome, by prioritizing the public realm and creating better design solutions which don't leave green space and the tree canopy as the last items of consideration.

The environmental contributions of each mature tree on private and public properties need to be considered. Mature tree canopies provide positive benefits to our health and betterment of the City. Green space must be reversed. When mature trees are destroyed, they may be replaced by new sapling trees. They are often planted in environments which are unsuitable or do not have the capacity to allow for full tree growth and that which maximizes the growth opportunity of the trees.

Performance bonds can be an extremely effective self-policing instrument. Could a contractor be obliged to post a performance bond for trees? Would make sense for the City to require a refundable deposit to accompany the permit application to be refunded after the tree survives the specified period to promote the longevity of newly planted trees for both residential/condo construction and also to protect adjacent property owners.

A very strict regimen to ensure that tree establishment and care to ensure the long-term viability of the trees would also benefit the period of time where the green space environment is given ample opportunity for establishment and growth needs. We need to start seeing action to the concerns raised.

## MATURE TREE CANOPY ANALYSIS & REVIEW

Following is a study indicating the importance of our Mature Tree Canopy. <https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Tree-Canopy-Study.pdf>



## ENVIRONMENT & INFRASTRUCTURE COMMITTEE MEETING

Regarding Item IE26.6 Actions to Reaffirm Toronto's Tree Canopy Target Read letter of concerns submitted by RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Actions-to-Reaffirm-Torontos-Tree-Canopy-Target.pdf>

Environment & Infrastructure instructed Forestry to produce a follow-up report on the tree bylaw as well as other items:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.IE26.6>  
The RA will continue to monitor for any new reports/updates.

## HELP EXPAND OUR TREE CANOPY

Call to action, here are two great programs!

1. Community Canopy Program: The City of Toronto has partnered with the Arbor Day Foundation to connect Toronto residents with free trees through an innovative online mapping tool that takes the guesswork out of where to plant the tree on a specific property. Through the Community Canopy Program, which opens in a new window resident, will be able to use the software interface to identify the ideal planting location that will maximize the air, water, energy, and carbon benefits of their tree.

<https://energysavingtrees.arborday.org/?PartnerCode=07836#Home>

2. Tree planting on private property - backyard tree planting program - LEAF. The City of Toronto does not plant trees on private property, but you can contact LEAF (Local Enhancement and Appreciation of Forests). They offer Toronto residents subsidized backyard tree planting. LEAF is a local not-for-profit organization dedicated to the protection and enhancement of Toronto's urban forest offering a number of tree-related programs for Toronto residents. The cost ranges between \$150 and \$200 & includes a site consultation to select an appropriate species, a 5 to 8 ft native tree and the planting service. Native shrubs are also available. There are some minimum space requirements that the backyard must meet. For more information on their programs, please call them or visit their website at [www.yourleaf.org](http://www.yourleaf.org)

Contributor: Bryceson Dodge, Associate Member CSVSWRA



## CREATING GREENER CITIES

Much evidence exists on the importance of urban green spaces and urban trees. How do we translate all this new knowledge to guidelines for the planning and management of our cities? Watch this video on Creating Greener Cities for all. <https://www.youtube.com/watch?v=luQHRzsUshA>

## CANADIAN TREE TOURS

Looking for something to do? Have a look at the Maps section, you'll see the parks in Toronto that have a tree map and trees labeled. <http://www.canadiantreetours.org/maps.html>

## NATIONAL GEOGRAPHICSPECIAL ISSUE: Saving Forests

[May 2022 Issue](#)

## THE EARTH IS WARMING

In this series of five short films, learn why natural warming loops have scientists alarmed—and why we have less time than we think. <https://feedbackloopsclimate.com/>

## INSIDE SCOOP!

Watch for PART 2, CSVSWRA Tree Ribbon Campaign coming soon! See Special Edition Newsletter for summary of PART 1, [https://cliffcrestscarboroughvillagesw.ca/data/documents/16.1\\_SPECIAL\\_Issue-TreeRibbonCampaign\\_February2022.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/16.1_SPECIAL_Issue-TreeRibbonCampaign_February2022.pdf)

## A TRIBUTE TO NATURE

<https://www.youtube.com/watch?app=desktop&v=ndUCNnhH03Q>

## LETTER FROM A CONCERNED RESIDENT



Dear RA:

*I have been a resident of the CSVSW community since I was a child. I was raised in Scarborough Village, and spent countless hours as a child and young person climbing trees, catching tadpoles in small ponds, exploring the Bluffs,*

*swimming in the lake, helping neighbours harvest apples, feeding horses at recess, and enjoying all that a semi-rural childhood has to offer, while also being relatively close to downtown.*

*I moved away as a young adult to the East York area, and when pregnant with my first child in 1986 decided to move back to my neighbourhood to raise my child in this special place close to nature. I currently live in the Cliffcrest Community about a block from the Bluffs. In those days, young middle-income families could actually afford a house in this area, but things are very different now. The Developers/Builders have changed everything.*

*I saw our house, walked into the backyard, looked at all the beautiful mature trees and gardens, and decided to buy it before even entering the building. The building could be altered, but the area, landscape, large yard, and mature trees could not. These were the things that drew our family to this area, and I am sure this is the same for most of the families that call this area home. My adult children can attest to what a wonderful thing it was to grow up in this special area. It helped them develop their love and respect for nature and our fragile environment.*

*In 1994, when the area was still part of the City of Scarborough, we built an addition onto our 1.5 story home that was within zoning and fit in with the character of the neighbourhood. We basically built on our existing driveway, did not tear down the existing structure, did not cut down one tree, or mature shrub, and moved and preserved perennial plantings. Many other young families in our area did the same, again while preserving the trees and Character of the Neighbourhood.*

*In the past 10 years, I have watched as our neighbourhood has become a construction zone dominated by Developers. The noise, pollution, and disrespect for existing residents disrupts the peaceful enjoyment of our homes and has altered the character of our neighbourhood. No longer have young families moved into smaller homes and eventually renovated them. Young families could not purchase these homes as they are outbid by developers, whose actions have continued to drive up prices. These viable well-built homes are being torn down along with the cutting of mature trees, to make way for massive new builds in excess of what zoning permits, and not in keeping with the character of the neighbourhood.*

*I am not against development, but feel that in 2022 any development should preserve permeable land, the mature tree canopy, and builders should be forced to build energy efficient sustainable homes. A permit to demolish a home should only be issued if the home is a safety hazard and not viable. How is creating tons of construction waste, and building massive homes that require large permits, and not in keeping with the character of the neighbourhood. I am not against development, but feel that in 2022 any development should preserve permeable land, the mature tree*

*canopy, and builders should be forced to build energy efficient sustainable homes. A permit to demolish a home should only be issued if the home is a safety hazard and not viable. How is creating tons of construction waste, and building massive homes that require large amounts of energy to heat and cool helping to solve the climate crisis or meet the City's 2040 Net Zero target? How is cutting down countless mature trees helping to mitigate climate*

**Follow this link to finish reading this heartfelt "Letter from a Concerned Resident":**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/1-Letter-from-a-Concerned-Resident-April-2022.pdf>

The "Letter from a Concerned Resident" is an opportunity to share with our membership the thoughts & concerns expressed by other members.

If you would like to submit a letter for sharing, please forward to [info@csvsw.ca](mailto:info@csvsw.ca).

*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.*

### ONTARIO ELECTION DAY is on JUNE 2, 2022

The Provincial Election is coming up! You can mail in your vote between May 4-27. Take action on the issues that matter to you, and learn more about the candidates running in your local riding. Home ([elections.on.ca](http://elections.on.ca))

The Scarborough Southwest All-Candidates Debate is taking place on May 19, and the Scarborough Centre Debate is on May 19. Scarborough Southwest All Candidates Debate Registration, Thu, 19 May 2022 at 7:00 PM | [Eventbrite](https://www.eventbrite.com/e/scarborough-southwest-all-candidates-debate-registration-tickets-31234567890)

SCRO Provincial Parties Discussion of Scarborough Issues Wednesday, May 18, 2022, 6:30 p.m. to 8:30 p.m.  
<https://gem.godaddy.com/p/adeee31?fact=18663-167782827-a141be5f-b1d6-4adc-87d7-dc46392009ed-4c2df661df830ee0895a3618f5ee7db0b9ffc>

**Change will not come if we wait for some other person or some other time. We are the ones we've been waiting for. We are the change that we seek.**

**(Barack Obama)**

### WE WANT TO HEAR FROM YOU!

To learn more about the Association & Membership visit

[www.cliffcrestscarboroughvillage.ca](http://www.cliffcrestscarboroughvillage.ca)

Call: 647-245-3277 Email: [info@csvsw.ca](mailto:info@csvsw.ca)

[www.facebook.com/groups/csvsw](https://www.facebook.com/groups/csvsw)

**NEXT ISSUE:** Watch for our response to the Concerned Resident Letter, Updates on OUR PLAN TO, more conversation on THE BIG PICTURE & more updates on how "Together we preserve the unique nature of our Neighbourhoods"