



on Location

“Together we preserve the unique nature of our neighbourhoods”

LOOKING at the BIG PICTURE

3291 Kingston Road, 2&4 Windy Ridge Drive condo and rezoning proposal (20 209863 ESC 20 OZ): The RA continues to have constructive meetings with various departments, the latest including Councillor Crawford, City Planning, Toronto Water & Engineering, Toronto and Region Conservation Authority, and the Waterfront Secretariat. To protect our green space and natural habitat we need all city departments including the TRCA to take a closer look beyond their **standard practices** for assessing developments in this area as well as **cumulative impact**. Water concerns are just a piece of the puzzle that does not fit for this development; traffic, forestry and more all point to saying no.

253 Markham Rd. & 12, 20 & 30 Dunelm St proposal (16 173545 ESC 36 OZ): This proposal was approved at Scarborough Council June 30, 2022. There are approximately 500 ground floor units and a number of vertical buildings at the perimeter of this wedge-shaped part of Scarborough Village. Yes, we need affordable housing but shouldn't housing be distributed in an equitable manner throughout the city? The 2016 Census Canada Neighbourhood profile indicates Scarborough Village has greater proportional share (67 vs 44) of the Toronto measure of central tendency for high-rises. Additionally, there are 2 other vertical projects in the pipeline in this area that **will add 1,500 units** to this community. The following was presented to City Planners in February.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/02.16.2022-CSVSWRA-253-Markham-Road-12-20-30-Dunelm-St.Presentation-to-City-Planning.pdf>

NEIGHBOURLY SUPPORT

June 23 COA Hearing

On Duncombe, requesting 3 variances **after the fact** not built to permitted plans. Variance 1 (Front Yard Setback) & Variance 3 (Size of Balcony) refused, but slight variance approved. Setback encroachment, and egregious 36ms2 front balcony (9x larger than allowed!)

On Colonial, at the hearing variance for Building Length and Depth was removed by applicant. The whole application was refused by panel. The Chair did not open up the line for one of the RA speakers that was logged in and registered onto Webex. Hearing was deferred from May hearing due to insufficient notice with error in public notice.

On Allister at Phyllis disregarding opposition from neighbours and CSVSWRA, the COA approved this enormous new build. Despite a proposed floor area 25% larger than that permitted under the zoning bylaw. The Committee suggested that CSVSWRA should oppose only egregious variances.

July 19 TLAB Hearing

On Allister the appellant was granted an indefinite postponement in the hearing as they explore alternative solutions with Building to avoid the need for a hearing.

BIG thanks to all that took time to complete the KPMG survey! Following is a summary of concerns submitted by RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/KPMG-COA-review.pdf>

TREE RIBBON CAMPAIGN Part 2 KICK OFF EVENT!

The self guided Tree Ribbon Tour, located at Ravine Drive and Bellehaven Crescent off Kingston Road, is now open to anyone visiting the Doris McCarthy Trail. **Follow this link to learn more about this campaign and options available for this tour:**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/ABOUT-the-Tree-Ribbon-Campaign-Part-2-0612.pdf>



This project aims to connect all residents and visitors to the green spaces in the community. Through the self-guided tour, you will have the opportunity to spend time outdoors while learning about the benefits of trees in tackling climate change and building more sustainable communities.

After many months of preparation for Part 2 of the Tree Ribbon Campaign we were ready to launch the first tour down the Doris McCarthy Trail on June 21st, 2022. Special guests were, Students of R.H. King and Teacher Mr. Vijakla, Councillor

Crawford, & Trustee Kandavel.

June 21st was also National Indigenous Peoples Day! Councillor Crawford

read the Land Acknowledgment to start the event off. Sitting on milk crates under the canopy of some mature trees the students were given a lesson about the importance and benefits of our mature trees. Additional learnings were shared by Christopher Burtch and Marina Tadenc. Councillor Crawford and Trustee Kandavel also spoke to the students about the importance of trees and climate change. The lessons shared are captured for all to read on



back pages of the Tree Identifier Guide

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Tree-Identifier-Guide.pdf>



The group then took a short walk to visit and measure some large majestic nearby trees in the neighbourhood. Students were given saplings of a large Hemlock they visited to take home and plant. They had the opportunity to see what the tiny sapling could grow into one day! The group then proceeded with the first Tree Ribbon Tour down the

trail that ended looking up at the spectacular Scarborough Bluffs, Lake Ontario as a backdrop and lunch!



This was a 2-day event. On the second day, Janet May from the RA visited the students at R.H. King for an in class lesson on advocacy. Climate change is a real concern and we thought it was important to share with these future stewards how to have their voices heard on issues that are of concern to them. For more photos of event see, <https://cliffcrestscarboroughvillagesw.ca/data/documents/KICK-OFF-EVENT-DORIS-MCCARTHY-TOUR.pdf>

Please extend an invitation to friends and neighbours to come explore this tour, and remember to complete the survey!

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

Expanding housing options in neighbourhoods, EHON delayed!

The agenda for the Planning and Housing Committee on July 5, 2022 has been released, and the Multiplex Final Proposals Report, Major Streets Interim Report and Neighbourhood Retail and Services Phase 1 Final Report are now available for viewing.

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/?fbclid=IwAR0B40mMcJPABAZJtTbtCDDx4fhTvDkPZFNoZ3AKGIQTM2dvSLqhsNmFU>

A decision about expanding multiplex housing into existing low density neighbourhoods is delayed until early 2023. Suburban councillors are concerned that changes to the Official Plan to allow triplexes and four-plexes everywhere will change the character of existing neighbourhoods, result in the destruction of healthy mature trees and give property owners the freedom to build four storey houses, where only two storey houses are presently permitted! In addition, City Planning is operating under a theory that bringing more people into low density neighbourhoods will reduce greenhouse gas emissions, because residents can walk or bike to access local amenities. However, Cliffcrest and Scarborough Village are woefully lacking in walkable amenities. Our neighbourhoods have one community centre and, for most residents, a car is needed to purchase groceries. City Planning and City Council need to create and implement policies that will create walkable, vibrant neighbourhoods before gifting developer's carte blanche approvals.

Contributor: Janet May , Director CSVSWRA

Concerns raised by RAs across Toronto have been disregarded!

On February 2, 2022, Toronto City Council adopted the Garden Suites Official Plan Amendment and Zoning by-law Amendment. The amendments were appealed to the Ontario Land Tribunal (OLT) shortly thereafter. The OLT heard a motion by the City to dismiss the appeals on June 2, 2022. On July 4, 2022, the OLT decided that it did not have jurisdiction to hear the appeals, and dismissed RA concerns. The [OLT decision](#) is available for viewing on the EHON website. With this decision, Garden Suites are now permitted across Toronto.

The result of this decision is that all the concerns raised by RAs across Toronto have been disregarded.

Contributor: Yvonne Di Tullio , Director CSVSWRA

What do changes to Growth Funding Tools mean for Scarborough?

Growth funding tools (GFTs) help fund the infrastructure and services required to accommodate growth from new developments and redevelopments. There is a projected 20% increase in population, or about 700,000 more people over the next thirty years.

The Ontario Government enacted through [Bill 197](#) changes to how municipalities generate funding from development, and so the City must update three primary growth-related funding tools: [Development Charges](#); Community Benefits Charge (replacing [Section 37 Benefits](#)); and [Alternative Parkland Dedication Rate](#).

A few take-aways from the info sessions that were held. While the City's desired outcomes for complete communities, growth pays for growth, and revenue neutrality (for the City), charge revenues do not come back to the neighbourhoods where the development happens - there is no means to redirect these funds back to Scarborough.

Another interesting fact, the City of Toronto is facing a parkland decline of 10% by 2040 and relies heavily on ravines for public greenspaces. Parkland provision declines by half when you remove ravines.

For a summary of the City's policy recommendations, please visit:

<https://www.toronto.ca/city-government/budget-finances/city-finance/growth-funding-tools/>.

Contributor: Yvonne Di Tullio , Director CSVSWRA

BE AWARE AND GET INVOLVED

Part 18 of a monthly series

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

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.

Visit our FAQ Tab to see what questions other residents asked the RA, you may have the same questions.

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

"The future depends on what you do today."

Mahatma Gandhi

Membership Corner:

A strong, vibrant and active Residents Association speaks volumes to City Councillors and officials. It is more difficult for the City to ignore community solidarity. Help us build a strong voice!

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! **Associate Membership is FREE!**

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

LETTER FROM A CONCERNED RESIDENT



Dear RA,

Heat Island is a concern! For some background check out the attached article from June 13th's Globe & mail:

<https://www.theglobeandmail.com/canada/article-cities-heatwaves-climate-change/>

Also this check out, in particular the the maps (you can zoom in and focus on particular neighbourhoods)

<http://www.urbananalysis.ca/urban-heat-island-effect>

The bottom line is that the Official Plan for Toronto, and for Kingston Road in particular, threatens our health. KR, with the proposed contiguous 11 storey ++ walls of concrete and glass will create what will essentially be the furnace the Globe article references. AND they want to eliminate a huge canopy of trees at Windy Ridge/Ravine/KR (again, look at the maps). Personal note: About 15 years ago (i.e. before the climate crisis is what it is now), we had a convertible. We drove from our friends' house in south Etobicoke (7 blocks from the lake and a couple km from the Gardiner). When we drove over the Gardiner we were blasted with a wall of heat, which continued as we drove North. That is what will happen to KR with the virtual parabolic heat and light reflector effect of these 11++ walls of glass. It is not just the immediate neighbourhood's issue -- developments that build on and under, and hard-surface, every square foot of the available space, such as what is proposed for 3291 KR and what has already been built down the road, are demonstrably hazardous to the health of the inhabitants, and everyone else.

Some quotes from the article:

<<Land surface temperature data reveal many such divisions within Canada's largest cities. They also suggest that how we plan and build often fails to give due consideration to heat. Through our municipal codes, architecture, zoning laws and construction materials, we continue propagating heat-absorbing cityscapes that will be with us for decades, even centuries. Those choices help determine which neighbourhoods are destined to become uninhabitable, as opposed to merely more uncomfortable.>>

<<The 19th-century American minister and abolitionist Theodore Parker called cities "the fireplaces of civilization, whence light and heat radiated out into the dark."

Land surface temperature data reveal that this is literally true: Cities are hotter than surrounding suburban and rural landscapes owing to a well-understood phenomenon known as the urban heat island effect. Some researchers have found the difference is as much as six degrees.>>

<<Concrete, asphalt and other heat-absorbing materials obviously bear much of the blame. Cities typically also have fewer trees, resulting in less shade and evaporative cooling. More densely populated neighbourhoods typically have more of the former, less of the latter.>>

<<The people who designed and built Vancouver's SROs, and maybe also Toronto's 1980s apartment buildings, can perhaps be excused for failing to foresee 21st-century heat. But it would be a mistake to assume their successors are doing better.

In the midst of last summer's heat dome event, BC Hydro warned that many inhabitants of "glass castles" - the very symbol of residential modernity - could expect soaring electricity bills because of the inefficient, portable air conditioners so many of them had purchased. "Condos made of glass are poor insulators that allow cool air to easily escape and reflect hot air into the building, making it difficult to keep temperatures stable inside," its bulletin noted.>>

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.



STOP 11 of the Tree Tour talks to Heat Island impact also!

More information on tackling Climate Change can be found at various stops along the tour.

For more details:

<https://www.youtube.com/watch?v=nGBIQUumbDI&feature=youtu.be>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/ABOUT-the-Tree-Ribbon-Campaign-Part-2-0612.pdf>

WE WANT TO HEAR FROM YOU!

To learn more about the Association & Membership visit

www.cliffcrestscarboroughvillage.ca

Call: 647-245-3277 Email: info@csvsw.ca

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"