

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS SEPTEMBER 24, 2025

**Scarborough's Quiet Guardians will take you on a journey to explore
The Unique Neighbourhoods of Scarborough Village and Cliffcrest**

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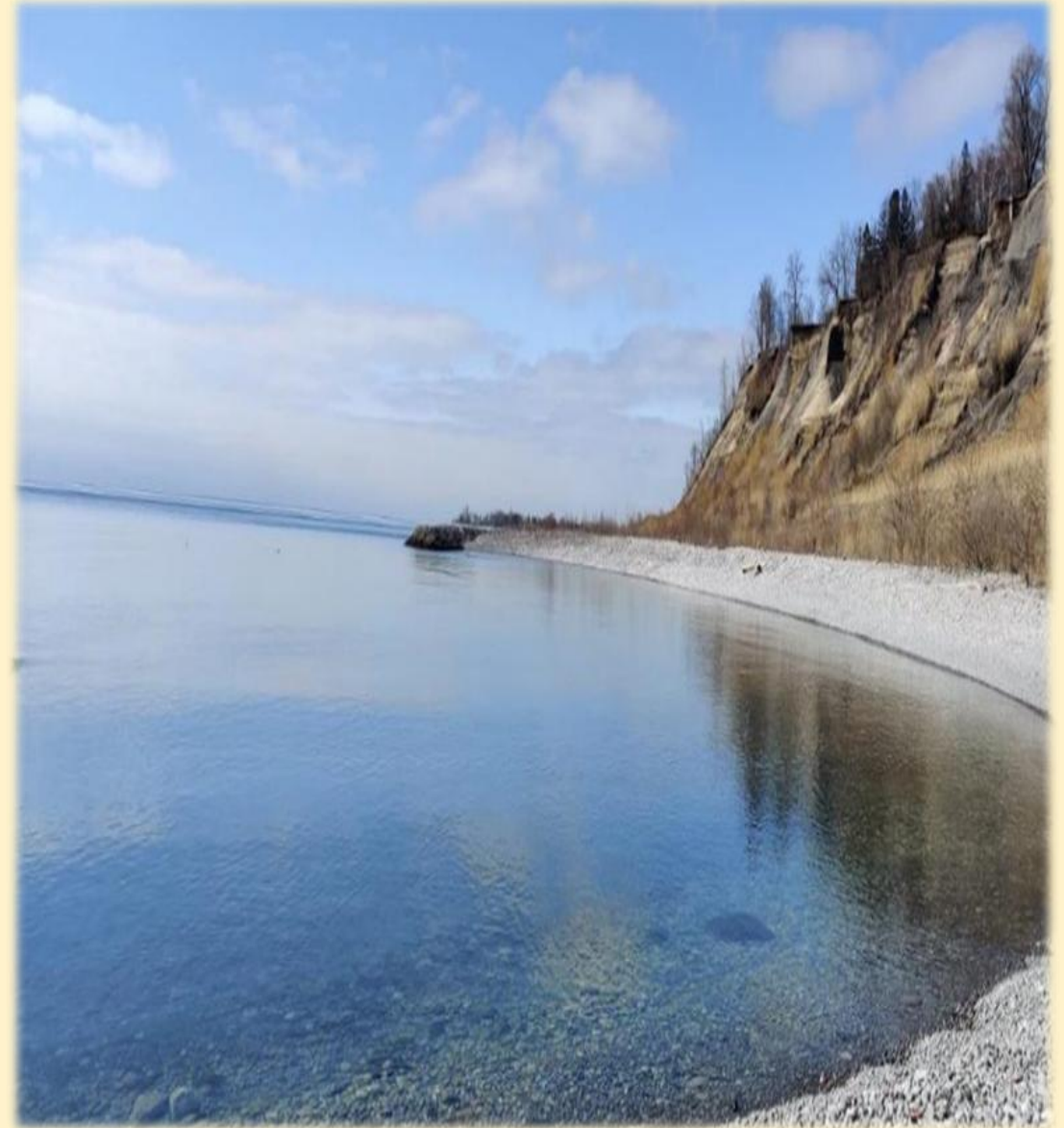




Image of tree at 16 Bellehaven Cres. - Silver Maple

THE STEWARDS OF CLIFFCREST & SCARBOROUGH
VILLAGE INVITE YOU TO EXPLORE OUR
SPECTACULAR URBAN FOREST TODAY,
SEPTEMBER 24, 2025

NATIONAL TREE DAY

An initiative organized by Tree Canada. Canadians are encouraged to celebrate by planting trees, cleaning greenspaces, or participating in various local events across the country to take climate action and support environmental stewardship.

LAND ACKNOWLEDGEMENT FOR SCARBOROUGH

In the spirit of reconciliation and to express gratitude to the First Nations many formal ceremonies start with the reading of the “ Land Acknowledgement”

We recall today the lessons of the First Nation's people that had established settlements along the Scarborough Bluffs around 10,000 years ago and understood that **their own well being was directly connected to the well being of the land.**

We acknowledge that the land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

Pronunciation:

Anishnabeg: (ah-nish-naw-bek)

Haudenosaunee: (hoodt-en-oh-show-nee)

Métis: (may-tee)

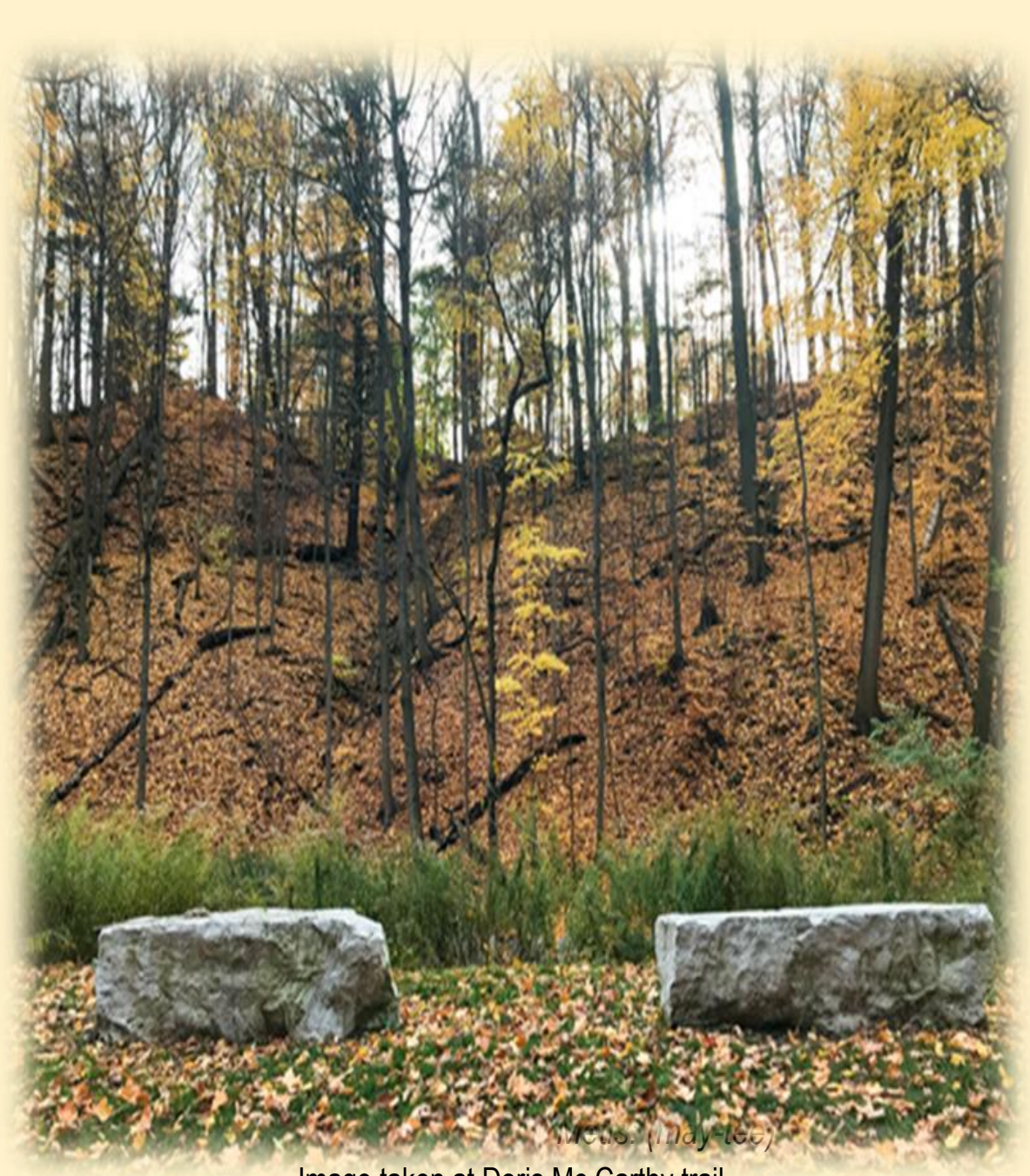


Image taken at Doris Mc Carthy trail

WELCOME TO OUR CLIFFCREST & SCARBOROUGH VILLAGE TOUR!

Today, we will explore the heritage and environmental significance of Cliffcrest and Scarborough Village. We will also share our concerns about the destruction of our local tree canopy and how development is negatively impacting our neighbourhood's ecosystem and the magnificent Scarborough Bluffs. The Cliffcrest Scarborough Village SW Residents Association believes that the adoption of Neighbourhood Guidelines will provide direction to the Committee of Adjustment, TLAB and OLT and mitigate some of these negative impacts.



The Official Plan of the City of Toronto



Development in established Neighbourhoods will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire Neighbourhood.



Image taken at Doris McCarthy Trail

TOUR STOPS

STOP 1: Doris Mc Carthy Trail

STOP 2: A Walk up Bellehaven Drive to Hill Crescent

STOP 3: Continue walking Hill Crescent to Parkcrest Drive

STOP 4: Parkcrest Drive to Annis Road then along Kingston Road to Ravine Drive

STOP 5: Cross Kingston Road to Bellamy Road South

STOP 6: Continue walking Bellamy Road South to Oakridge Drive

STOP 7: From Oakridge Drive head towards Rockwood Drive to Kingston Road

STOP 8: As we head back east towards Doris Mc Carthy Trail, we will pass a local Plaza at Fenwood Heights

STOP 9: (OPTIONAL) Cathedral Bluffs Park

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 1: Doris Mc Carthy Trail

The ancient white Cliffs of Scarborough, known as the Bluffs, run parallel to our neighbourhoods and are destination points enjoyed not only by local residents but for many visitors coming to the city.

There are two access points going to the Scarborough Waterfront Shoreline in the neighbourhoods of Cliffcrest and Scarborough Village that will provide access to the future Waterfront Project,

- **The Doris Mc Carthy Trail**
- **Bluffers Park**



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

A unique physical character of the geographic neighbourhood.

The entrance way to the Doris McCarthy Trail is located on Ravine Drive and follows the Bellamy Ravine Creek that flows into Lake Ontario. Bellamy Ravine Creek is both a natural & engineered drainage channel that moves large quantities of overland flow to the water's edge.

The base of the trail looks up to the remarkable Scarborough Bluffs formed 12 thousand years ago from sedimentary deposits of a former glacial lake. The accumulation of sand & clay deposits are rich with fossil records telling the story of the natural ecology of the Bluffs.

The trail walk down and back is about an hour and the elevation is considered moderately challenging. The trail offers a peaceful walk-through nature surrounded by local wildlife and is an important part of Scarborough's History. At the bottom of the Bellamy Ravine Trail, you will discover a sculpture "Passage" the second in a series of 10 sculptures across Canada.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

The trail now goes in two directions...

To the East the Guildwood Inn

To the West Bluffers Park

This trail currently connects to the Guildwood Inn and is slated for a future connection to Bluffers park and the rest of the Toronto Waterfront.

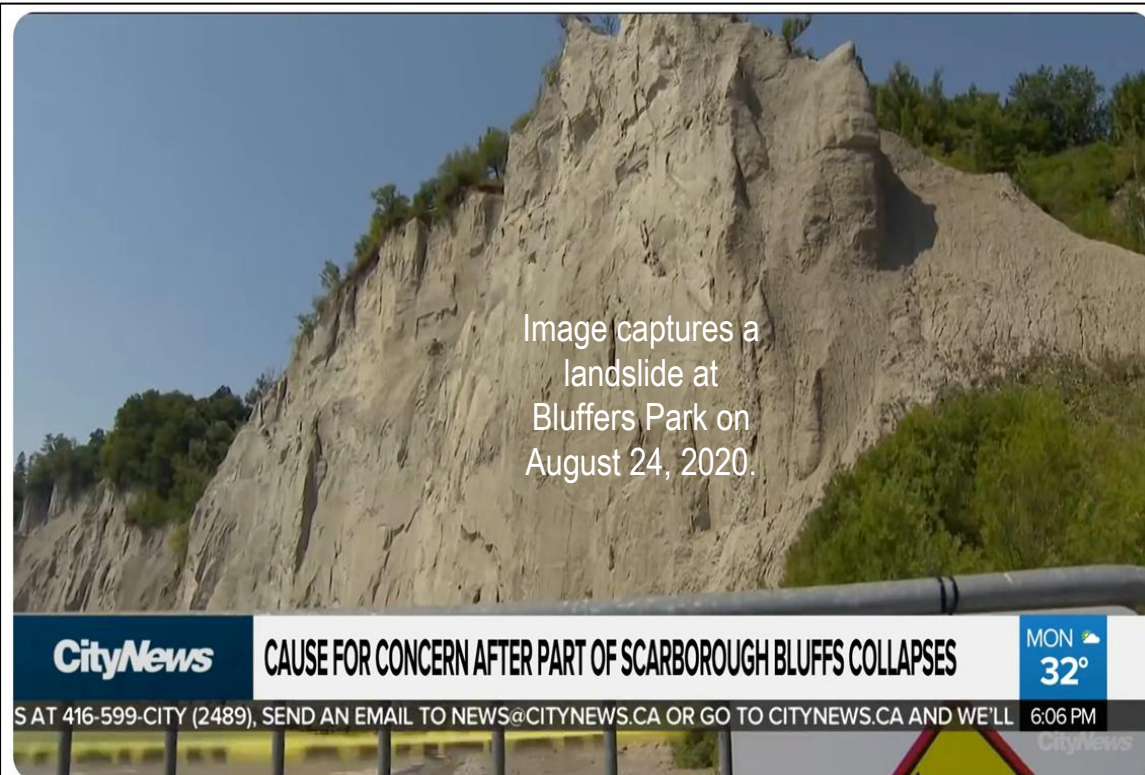


Image captures a landslide at Bluffers Park on August 24, 2020.

Rising up from the shores of lake Ontario as you look from the base of the trail you will see spectacular ancient white cliffs; they are the **special natural heritage feature of Scarborough**.

Erosion control projects to alleviate impact resulted in greening of the cliffs with loss to habitat and ecology of the Bluffs. There has been shoreline restoration at the foot of the bluffs to help prevent wave action erosion, **but the main source of erosion is from groundwater that is significantly increased with loss of preamable surface, loss of mature trees and aging infrastructure.**

Locals are concerned that the once majestic white cliffs that have been and continue to shrink decade after decade due to erosion will one day become tree slopes.

Some spectacular views can be found in this collage of photos, <https://www.torontojourney416.com/scarborough-bluffs/>

Scarborough Bluffs collapse shocks onlookers and concerns experts

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The Doris Mc Carthy trail was shut down from 2012 to 2015 for landslides and storm management. Photos of significant landslides that occurred in March 2023 just east of the Doris McCarthy Trail. Residents reported that the landslide came across the pedestrian path and into the water. Similar reports were noted about Cudia Park at the time. **This will happen more and more as water is diverted and displaced from increased construction above the cliff. As well Climate change is increasing the risk and severity of flooding and stressing stormwater infrastructure.**



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In January of 2021 TRCA staff completed their inspection of the bluff face hole that was reported by a local resident visiting the trail.

The TRCA confirmed they were able to identify evidence of seepage and flowing water in a small gully below the hole. They confirmed the hole appears to be a somewhat unique form of the continuous erosion that occurs along the upper and middle parts of the bluff face as this ever-changing slope moves towards long-term stability.



TRCA confirmed the hole is located (150 m south/west of the end of the Doris McCarthy trail); and will continue to monitor these conditions over time.

However, residents wonder if development approvals of luxury houses, with a lake view and deep basements, in close proximity to the edge of the Bluffs is exacerbating erosion activity.

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Historically, homes along the Scarborough Bluffs are at risk of or have fallen over the edge of the Bluffs. Pressures to the Bluffs include unstable geology, ongoing erosion from wave action, **surface runoff, and groundwater.**

Landslides regularly occur, especially after heavy precipitation, leading to structures being condemned or demolished, while public warnings and protective barriers are in place to manage the hazard. The proliferation of hardscaping & deep, sometimes, iceberg basements need to be given additional scrutiny when approving development in these neighbourhoods.



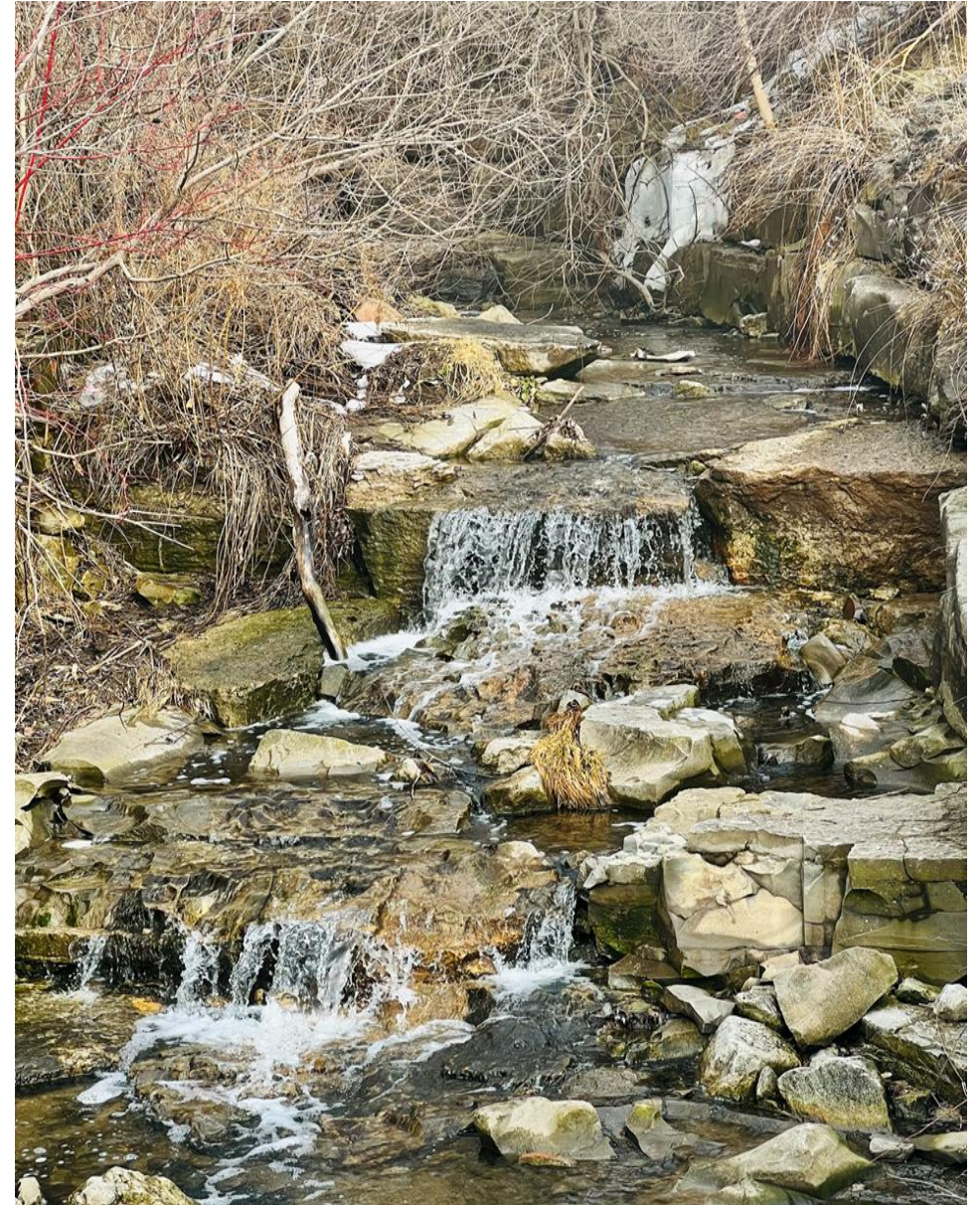
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Two massive 60-foot-wide houses were approved on Meadowcliffe Drive on the edge of the Bluffs, on either side of an existing home. Following the two new builds there was a loss of 60-80 feet of bluff edge property to the home in the middle.

A fact is that water flows to an area of least resistance or lower grade away from the structure to the adjacent lower areas. The large mass of two new builds and possible displacement of the natural underground waterways should be investigated to understand the impact to the home in the middle.

The story was reported in the RA May 2021 newsletter, page 2 ,
https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf

The star of The Hilarious House of Frightenstien was Billy Van and his cottage on Scarborough Bluffs is almost done falling over the edge. More pictures and the story at this link.
<http://hikingthegta.com/.../the-hilarious-house-of-.../>



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Taken 2021



In 1903, A.P Coleman, Head of the Geology Department at University of Toronto, reported on the geological importance of the Bluffs and cautioned against development to mitigate erosion on the unstable cliffs. Large scale development went forward despite the risk and in recent years houses and backyards started to fall over the edge. **Attention needs to be given to protection & conservation.**

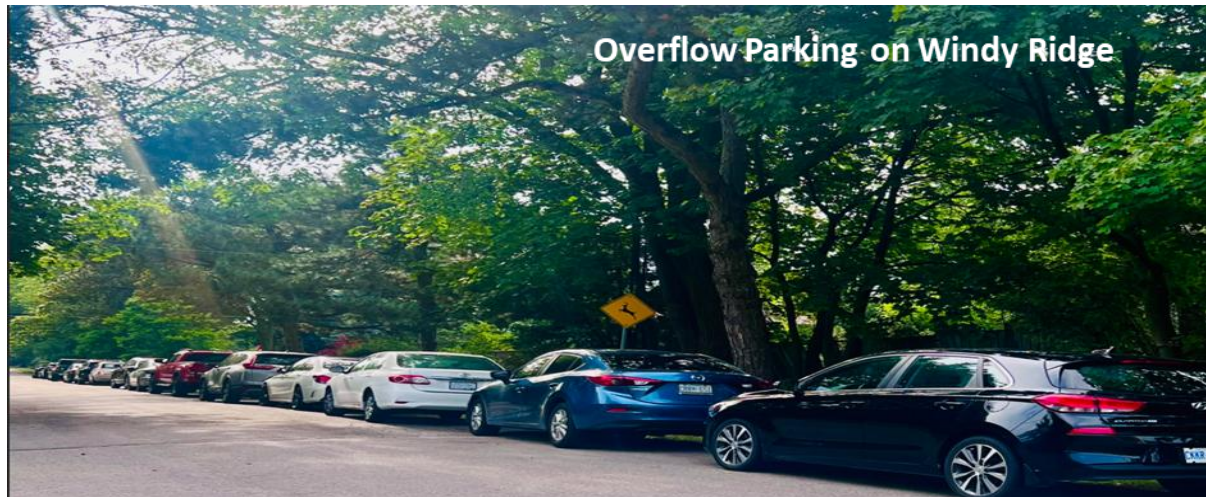
Our future?

It is unknown what the impact to the fragile Bluffs will be



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In addition to the erosion that is exacerbated by the construction of residences along the bluff tops through elimination of preambled surface, and removal of large trees, **the City should be planning for parking and access, which will be even more needed when the TRCA and City complete the Waterfront Project in future.** Parking at Ravine Dr. and Bellehaven Dr. where the TRCA's pedestrian pathway starts frequently spills to Windy Ridge and Hill Crescent. Yet, as large developments along this part of Kingston Road get reviewed and approved there is NO consideration given to these needs and the proximity to the Doris McCarthy Trail and to the impacts to objectives for the Scarborough Waterfront Shoreline.



Doris McCarthy Trail looking up Bellehaven Crescent toward Hill Crescent, overflow traffic & parking is common on Windy Ridge during peak usage times at the trail. Pedestrian traffic at the light generated by the students going to Bliss Carman.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



Traffic backing up on Windy Ridge Drive waiting to get to left turn lane on Ravine Drive

The Environmental Assessment for the Scarborough Waterfront Project specifically acknowledges **the lack of parking at the Doris McCarthy Trail** entrance (s.4.3.2 of its executive summary, s 2.5.2.2. of main body and others). On December 18, 2020 John MacKenzie, CEO of TRCA, advised with Christian Ventresca from City Planning on copy, **“Given the concerns you have expressed regarding the impact on the trail that more density will bring, TRCA has taken note of this concern and will be sure to flag trail access and parking considerations as important issues of consideration with the planning lead at the City.”**

The long standing 'Do Not Block Intersection' sign at the intersection of Windy Ridge, Ravine and Kingston Road indicates it has already been identified by the City as a congestion-prone location. The Association has also emphasized to City Planning that parking for the **LCH development at 2&4 Windy Ridge and the 300+ units** will have impact to available parking for the trail, yet these concerns have never been addressed.

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Parking at Bluffers Park has been a known problem for years with overflows in the nearby community and streets, accompanied by illegal parking and blocking of driveways as well as litter. **Access and lack of parking appear to be the source of frustration for visitors trying to access the park.**

Bluffers Park has a challenging descent with steep road down and then up, which not everyone (elderly, children) can walk/cycle, especially when bringing coolers and chairs.

Most weekends visitors will be met with a large **NO PARKING** sign posted at the entrance roadway. Police are posted at all entry points to control/stop cars trying to gain access to the park.

The Park is already grossly overly congested, with only one access and exit. 311 supervision and police presence has been significantly increased over the last few years due to the large number of visitor demands to access the waterfront. Clearly this is an indicator that accessible outdoor gathering places is something very much needed in our City, and cannot be resolved with rooftop amenities on top of condos.



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The City of Toronto along with Toronto and Region Conservation Authority (TRCA) have plans to revamp about 11 kilometers of the Scarborough waterfront, from Bluffer's Park in the west to East Point Park where the Scarborough Bluffs look up 250 feet over the water's edge.

There must be thoughtful balance on how this access is established so that this special and unique “natural heritage system” is preserved while allowing residents and visitors to continue to enjoy this unique treasure. All alternatives must be explored and impacts of climate change and development and densification above the cliffs and fragile environment surrounding area must be given thorough consideration.

Today there is an opportunity for the SWP project to complete the East and West Revitalization Study together as it should have been done in the first place. The City must consider/improve how people access, move through and experience the waterfront with a balanced conservation of natural features and habitat with sensitive revitalization

We have been ignoring history's warnings and if we do not act in a responsible way with responsible decisions the generations of tomorrow will only have pictures of what was lost to look at in the very near future.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Scarborough-Bluffs-West-Project-Terms-of-Reference.pdf>



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STOP 2: A walk up Bellehaven Drive to Hill Crescent

You will observe many mid-century bungalows are being replaced with newly built luxury homes throughout resulting in irreversible ongoing physical alteration through development and renovation. These do not respect or reinforce prevailing heights, massing, scale or dwelling type of nearby properties.



I had a friend visit me recently who had never visited the area, she said as she looked around for the first time, “*Marina, you live in a park!*” In fact, she was right our neighbourhoods are the lungs of Scarborough.



2021 infill home on BELLEHAVEN CRESCENT, to the right is what was once known as Rose Cottage.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



21. and 22. Examples of Arts and Crafts Movement houses (HP, 2021)

The character of our neighbourhoods are homes that blend harmoniously with nature, with generous front, back and side yards on winding streets with no sidewalks lined with century old trees that make up our neighbourhood forests that is filled with diverse wildlife.



Image of site currently under construction in 2025

By 2025 the City has chipped away at the Official Plan and lifted bylaws and protections without understanding the needs of these unique neighbourhoods. Developers are routinely pushing oversized homes and buildings with deeper basements. Variances are NOT minor as shown in these images.

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Over the last several years, development activity in Ward 20 is destroying trees and paving over permeable lands at **unprecedented** rates. This is changing water flow above and below ground in an area where the water table is uncommonly high and homes are prone to basement flooding, and is threatening the natural environment of these unique neighbourhoods and tourist destinations.

The cumulative impact of infill housing and significant increase in loss of preambles surface, deep basements and removal of mature trees being permitted throughout our entire neighbourhoods is not being considered.

RA Newsletter #9 has YouTube video of trees being cut and letter to Tory

https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf

CSVSWRA many attempts to bring attention to our Urban Forest.

[Tree Impacts SSW - Google Docs](#)



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

ANSI Natural - Heritage - ESA

As well, Climate change is increasing the risk and severity of flooding and stressing stormwater infrastructure. **We have control over what is approved for development.** Cumulative impact of development, loss of permeable surface, loss of mature trees that absurd large quantities of water **need to be considered when approving development above our Bluffs.**

Preservation of Architectural Character Guidelines would give clear direction to City support teams for how to guide growth and what factors to monitor for with respect to both site-specific impacts and the BIGGER picture.

As well, the Scarborough Bluffs and deep ravine systems frame our streets and are lands designated as being ANSI (Areas of Natural and Scientific Interest) under the Provincial Legislation and ESA (Environmentally Significant Areas) under Chapter 3.4. These significant natural heritage features need to be given consideration.



Looking up from the Doris McCarthy trail to back of new home on Bellehaven shown on next page.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



5 Bellehaven before and after...A massive build due to the size of the property much of which could not be built on. This build is not in keeping with the country-like character of the existing neighbourhood. Last image reveals what you see when walking down the Doris McCarthy Trail, cut down trees litter the back of this home still today. Unlike today, previously, homes could not be seen when walking down the trail.



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To accommodate many of the approved deep foundations sump pumps, which require electricity to run constantly, are installed to leach water from surrounding water tables that run rapidly through our neighbourhoods. This process also removes water from surrounding healthy trees. See photos of a site under construction in October where builders hit the water table. (*btw...water table is low in fall and high in spring) According to neighbours water was pumped for 3 days, several concrete trucks later poured cement and closed the area. Notice no trees on this property where before there were many.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



4 Bellehaven before and after... One remaining tree in the front was removed without the permit posted; the neighbours did not have the opportunity to comment.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



6 Bellehaven before and after...



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



16 Bellehaven before & after... Trees aggressively pruned, more were cut in the back. Prior to removals one could not see the house behind that is now visible from the road.

We anticipate the similar trend to have the permits approved for a new large build and more trees lost at this site.

The Silver maple captured on page 2 is also located on this property.

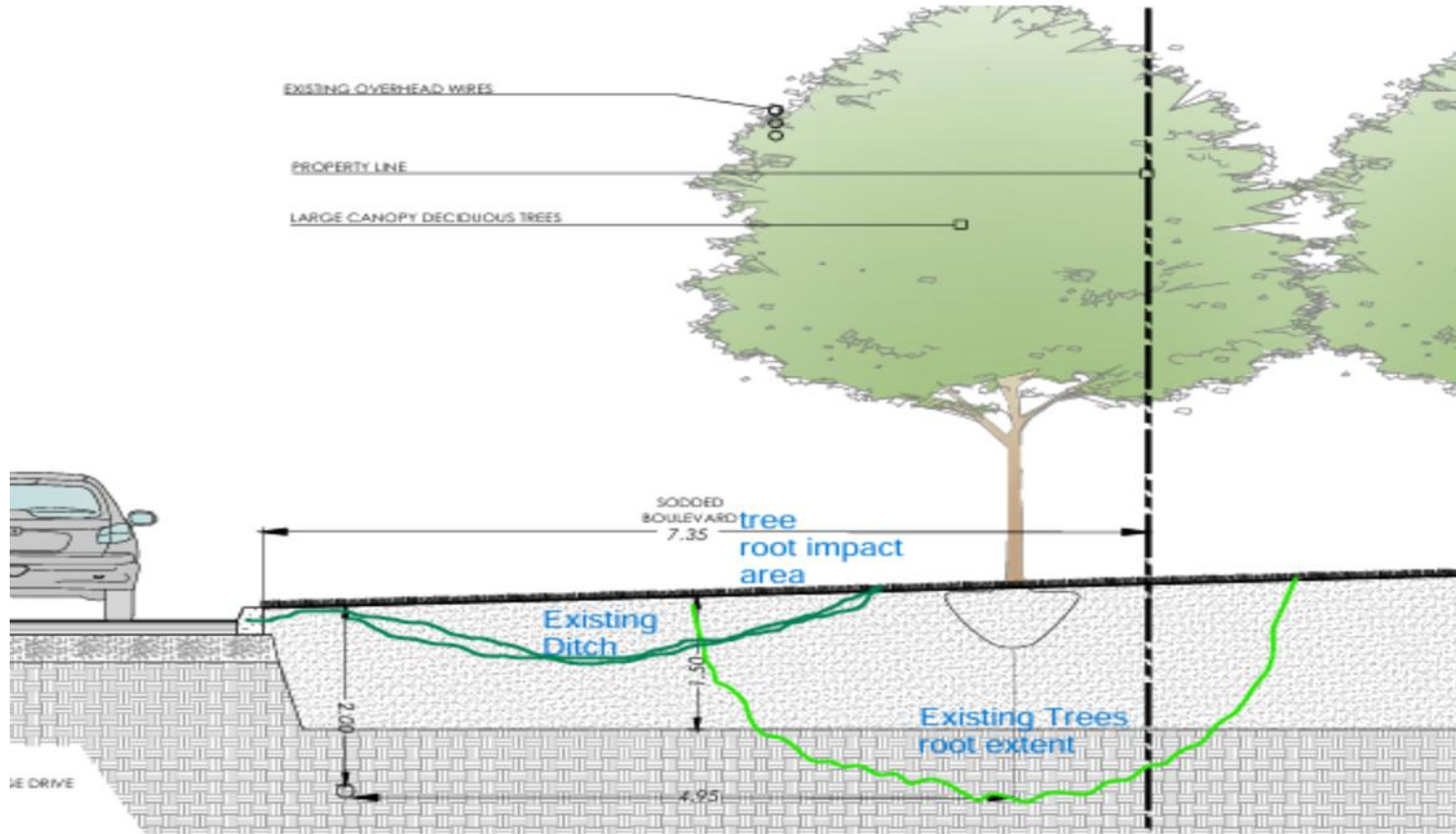


TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

The bucolic character is **enhanced by the absence of sidewalks**. The 1911-1912, Park Hill's design is characteristic of a Garden Suburb. The Homes and streets are aligned with the topography and contours of the Scarborough Bluffs.

Four times over the last 2 years concerns have been raised for NO Sidewalks in our Neighbourhoods.

City Teams work in Silos and do not understand the unique Character of these special neighbourhoods.



1. **Removal existing Ditch on Windy Ridge Drive Condo Development** was discussed with City Engineering Lou Di Gironimo & Jennifer Graham Harkness City Chief Stormwater engineer who both agreed at a meeting with RA that ditches are good for stormwater control and provide soak away for the storm water into the ground. Also. the filling in of the ditch will impact the existing boulevard tree's roots system. Recommendation was made and accepted to retain the ditch thereby saving the trees, eliminate the curb to match the rest of the street, and to avoid wet and icy conditions for pedestrians walking along the roadway.

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2. **The same happened during 27 & 29 Parkcrest Drive Townhouse Development review.** City Teams applied standard checkbox to have curbs and sidewalks installed. During Consultations the residents unanimously agreed with the city planners who were present that the existing ditches, which currently act as bioswales, on Parkcrest south of the entrance driveway should be kept and the proposed sidewalk removed here and in the neighbourhood.
3. **Zero Vision Sidewalks Initiative was scheduled to start this fall on Parkcrest.** Following concerns raised by the RA and residents, at the July City Council meeting, Councillor Kandavel was successful in advocating for removal of the proposed sidewalk installation on Parkcrest as a City project. See item IE23.6 - Cycling Network Plan - 2025 Cycling Infrastructure and Missing Sidewalk Installation - Second Quarter Update at paragraph 18, details [here](#).
4. **Scarborough Village Streets Plan Phase One** is now complete and residents are awaiting next steps. Again, residents have made it clear that there should be no installation of sidewalks and curbs.

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The country like feel of our neighbourhood's character is enhanced by the absence of sidewalks.

In 1999 the City wanted to put curbs along Windy Ridge Drive and Hill Crescent. A petition was signed by residents to stop the curbs. Residents understood that curbs/sidewalks would have been detrimental to our tree lined streets. Roots can sit just below the surface and can reach two to three times the length of the tree branches. We have the past stewards of our neighbourhoods that took the time to understand the impact of constructing curbs to thank for the tree lined streets we still continue to enjoy today.

The spectacular tree canopy and Alley of Silver Maples along Windy Ridge Drive would most certainly have been lost if the construction of the curbs had not been stopped and had moved forward.

Guidelines that give clear direction that sidewalks should NOT be installed would be helpful in ensuring the unique and fragile treelined streets are not lost due to a project residents failed to learn about.



Alley of Silver Maples on Windy Ridge Drive

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STOP 3: Continue walking Hill Crescent to Parkcrest Drive

Annis Road is named after the Annis family arrived in Scarborough Heights in 1793. Not only were they among the **first settlers**, but they were also very probably the first in the entire Township!

Several homes in our neighbourhoods have been identified as heritage properties by the City of Toronto for their historical and architectural significance.

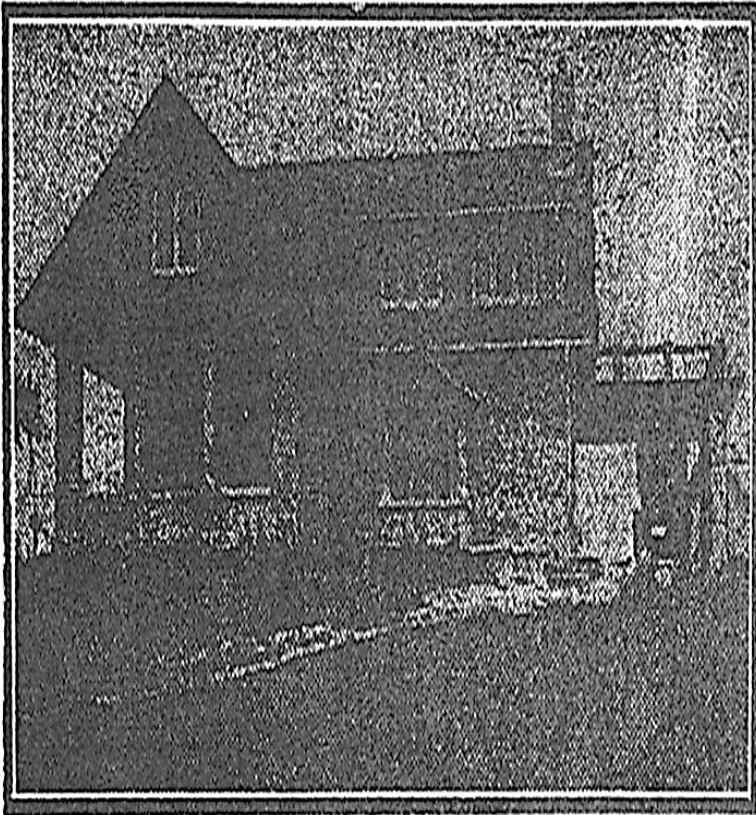
The John Heron House located at 27 Hill Crescent is one of the homes listed on Municipal Heritage Register. This irregularly shaped house is set on a large and densely wooded property overlooking Lake Ontario.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

THE EVENING TELEGRAM, TORONTO, FRIDAY, JULY 2, 1920

Six Years in Building; an Asset to Kingston Road



This house at Stop 34, Kingston road, owned by J. C. Cornell, was built from stones drawn from the beach 300 feet below. He values it at \$25,000

This house is included in City's Heritage Register and still part of our neighbourhoods because of concerned residents urgent call for action.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-19-Parkcrest-Letter-of-support-061421.docx-1.pdf>

The Frederick J. Cornell house, located at 19 Parkcrest Drive is one of the earliest houses built in the Park Hill subdivision reflects characteristic of the principles of the late 19th and early 20th century Garden Suburb movement

First occupied by descendants of the earliest Scarborough settler families, the Cornell's and Glendinning's, from 1970-75, the property was owned by Stephen Lewis, the Canadian politician, ambassador to the United Nations and broadcaster, and Michele Landsberg, best-selling author, journalist and activist, both of whom have been recognized with honors through the Order of Canada.

The charming home with its unique pebbled exterior sourced from the shores of Lake Ontario, harmoniously nestled amongst majestic century old trees, will continue to be an important part of Scarborough History for many more years now that it is officially recognized Heritage with designation.

The six mason fireplaces throughout the home conjure visions of a different time and world from what we live in today. With the world changing so rapidly it is important to keep these important landmarks and reminders of the past intact.

To learn more about the history of this property and history of Scarborough Village, I encourage you to read when you have time details found on this link

<https://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-168266.pdf>

Scroll down to page 7 to read some interesting research.

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We have reported to City Teams for years the **rampant trend** of developers purchasing homes, renting them out to a large number of individuals in a neighborhood zoned single family, for the apparent reason to maximize profits while waiting for approvals to build luxury infill homes.

It seems Toronto history is repeating when back in the 70's during John Sewells days "Block busting" was the trend for breaking down neighbourhoods.

In June of 2021 the following Alert message sent to membership captures some concerns shared by residents in the neighbourhood. Investment Funds don't care about trees, neighbours, communities, or the character of neighbourhoods, they care about profits.
https://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_14_MEMBERSHIP-NEIGHBOURHOOD-ALERT.pdf

In 2021 the RA asked the City to consider Guidelines to HELP PRESERVE the character-defining elements of the properties, including original building details, and mature trees.

A motion for a Pilot Characters of the Neighbourhood Guidelines for Parkcrest was stopped in 2022

when City Planning reported that the Longbranch Neighbourhood Character Guidelines were completed but never adopted and there was **no value in exploring this for Scarborough.**

This was incorrect information that was provided to the Councillor. The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports in the Long Branch area.

Years of follow ups were ignored but change continued forward in our neighbourhoods...

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11 Parkcrest Drive was captured in the historical review of 19 Parkcrest Drive
Long term residents will miss walking by and seeing this charming familiar home.

The first image is saw dust from the shredded trees....

Witness shared a hawk's nest was in one of the boundary trees in the third image.

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Count of C_OF_A_DECISION	Column Labels								
Row Labels	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
Scarborough Centre	47	52	55	44	59	35	46	33	371
Approved	43	51	53	42	58	32	45	33	357
Refused	4	1	2	2	1	3	1		14
Scarborough North	28	33	24	24	25	14	24	9	181
Approved	26	22	24	16	25	13	22	9	157
Refused	2	11		8		1	2		24
Scarborough Southwest	279	284	169	146	203	186	119	85	1,471
Approved	253	252	161	131	190	179	114	81	1,361
Refused	26	32	8	15	13	7	5	4	110
Scarborough-Agincourt	30	33	25	11	21	27	24	14	185
Approved	25	28	22	10	20	24	24	14	167
Refused	5	5	3	1	1	3			18
Scarborough-Guildwood	37	33	27	21	26	31	27	18	220
Approved	34	30	24	16	24	29	27	18	202
Refused	3	3	3	5	2	2			18
Scarborough-Rouge Park	67	73	47	44	53	46	50	24	404
Approved	65	73	47	42	47	44	42	24	384
Refused	2			2	6	2	8		20
Grand Total	488	508	347	290	387	339	290	183	2,832

Investors and investor funds don't care about trees, neighbours, tenants, communities, or the character of neighbourhoods. **They care about profits.**

Not surprising that these players will try to put the biggest home possible on the lots they purchase, and they have learned that the Committee of Adjustment (COA) will almost always give them permission to build more.

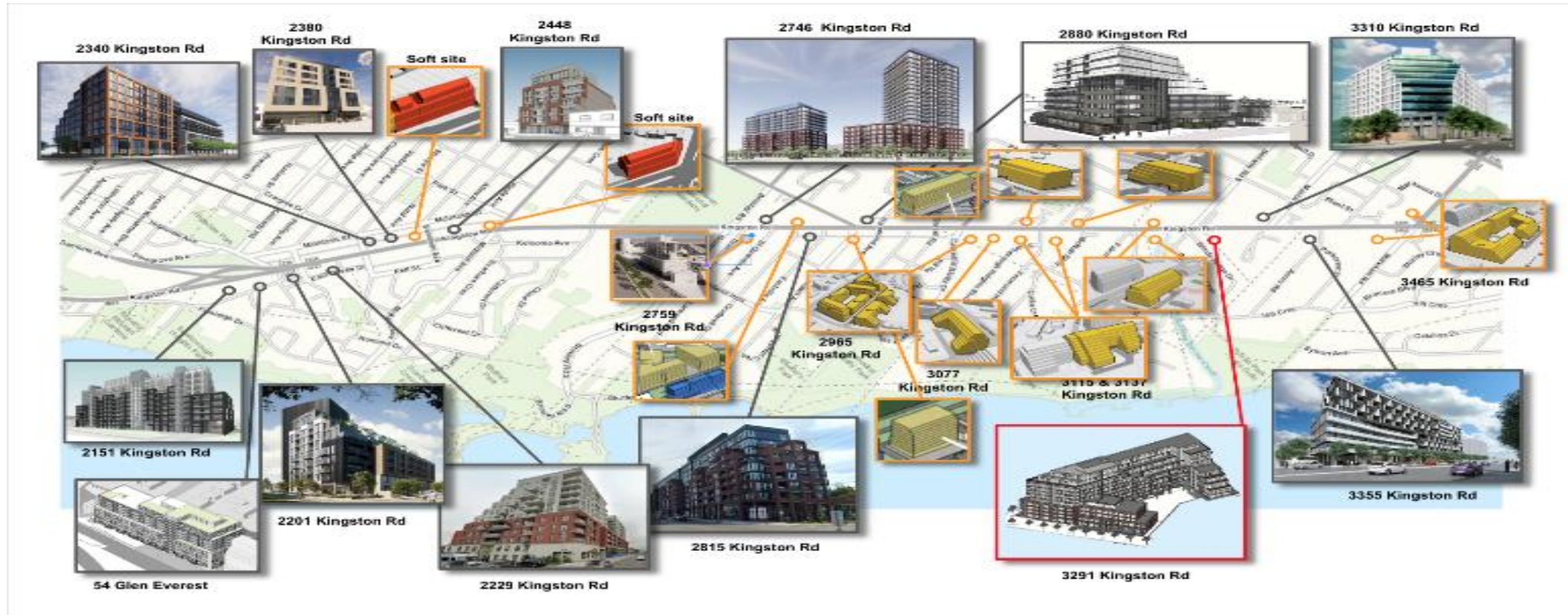
98% of applications reviewed at COA are approved. In addition, stats captured on this chart reveal that **52% of applications that go to COA are in Scarborough SW.**

This data, just a small part of all development, point to a **real and organized targeted take over that is disrupting our neighbourhoods** and continues to get worse. It does not include building permits with no variances, including demolition and infill, vacant homes.

In addition to infill development, more than 14 condo developments are in the pipeline for our catchment.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 4: Walk along Kingston Road to Ravine Drive



3190 Kingston Road, probably the last government built affordable housing project in our catchment. These townhouses were built big enough to accommodate families, with outdoor play space etc. The two low rise buildings at Pine Ridge and Kingston Road are affordable, and have some green space around them. 3291 was suggested to the City for the Mura Program ([Multi-Unit Residential Acquisition](#)) but declined without any real feedback.

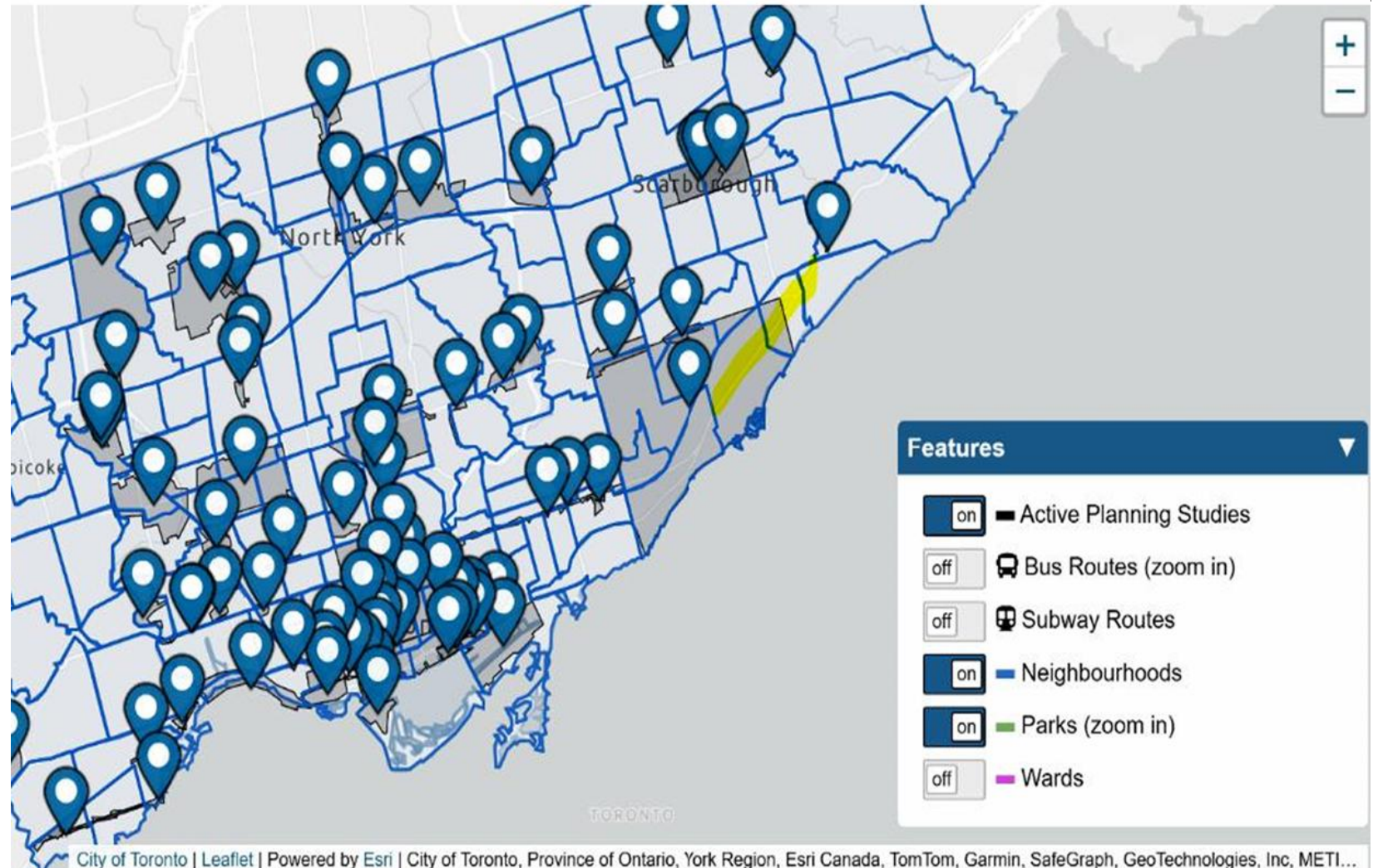
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Despite the fact that there are more than 14 active development proposals that could bring a potential population increase of 19,000+ residents in our catchment, as well as significant infill housing, our many requests for studies have gone un answered. Without these studies developments are reviewed in silos.

Guidelines would promote practices where development preserves the integrity and existing physical character of the established neighbourhoods & natural environment.

It is noted that Guildwood is currently building neighbourhoods guidelines. Residents have inquired about the artificial boundary, gap between Markham road and Scarborough Golf Club Road?

The City Area Studies Map reveals many active studies throughout the city but none for our catchment highlighted in yellow.



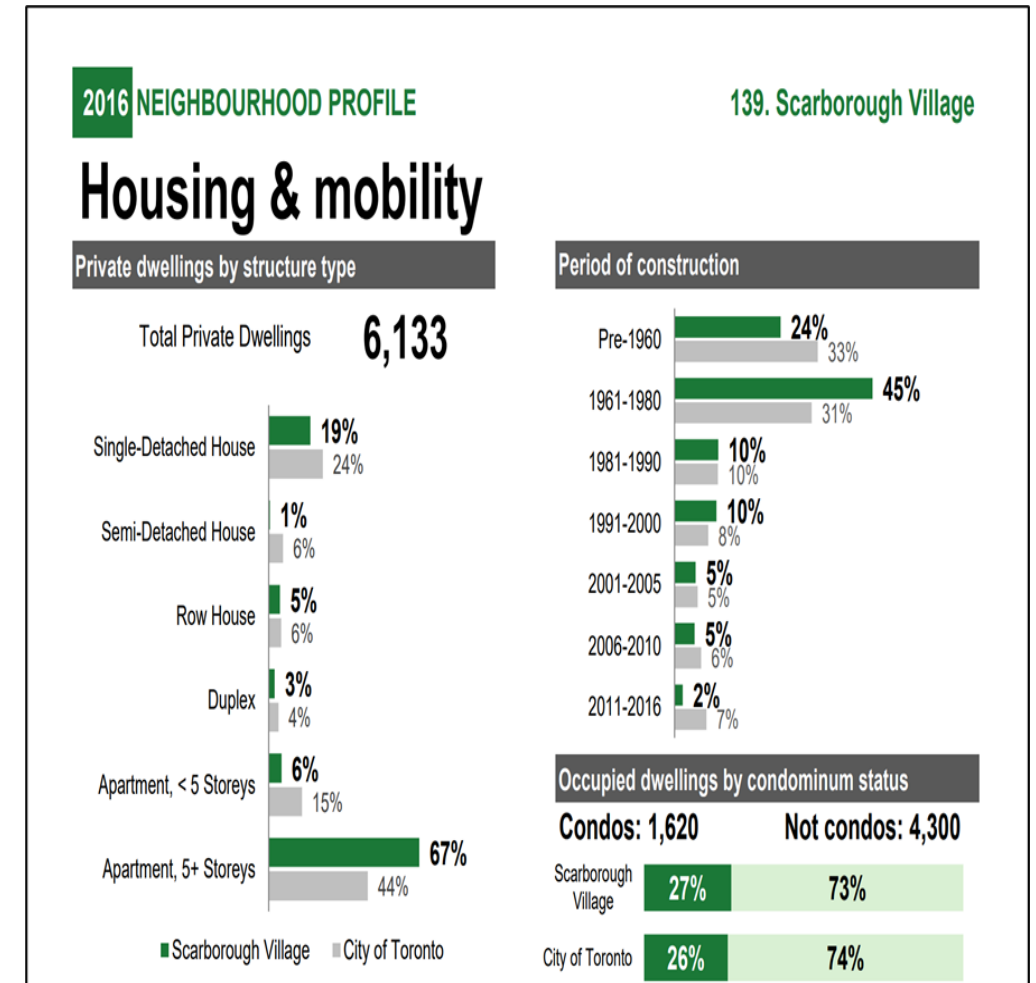
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Without cumulative impact studies there can be no understanding of full impact. When reviewing new developments in silos **consideration is not given to:**

- The number of apartment buildings already present and the many vulnerable people that these serve,
- Scarborough Village is a NIA - Neighbourhood Improvement Area in need of community centers and services.
- There are large distances from any subway station (Warden, Kennedy)
- Protecting our local grocery stores and retail along avenues and our strip malls,
- There should be revitalization of our local businesses on Kingston Road not inside neighbourhoods - no more mushroom and cannabis stores

Castlegate Apartments (and coop across the street) are examples of much needed affordable multi residential housing, where many people do not have cars because they can't afford them, are disabled or elderly....this low car ownership statistic skews statistics because it gets mistaken for no need for parking.

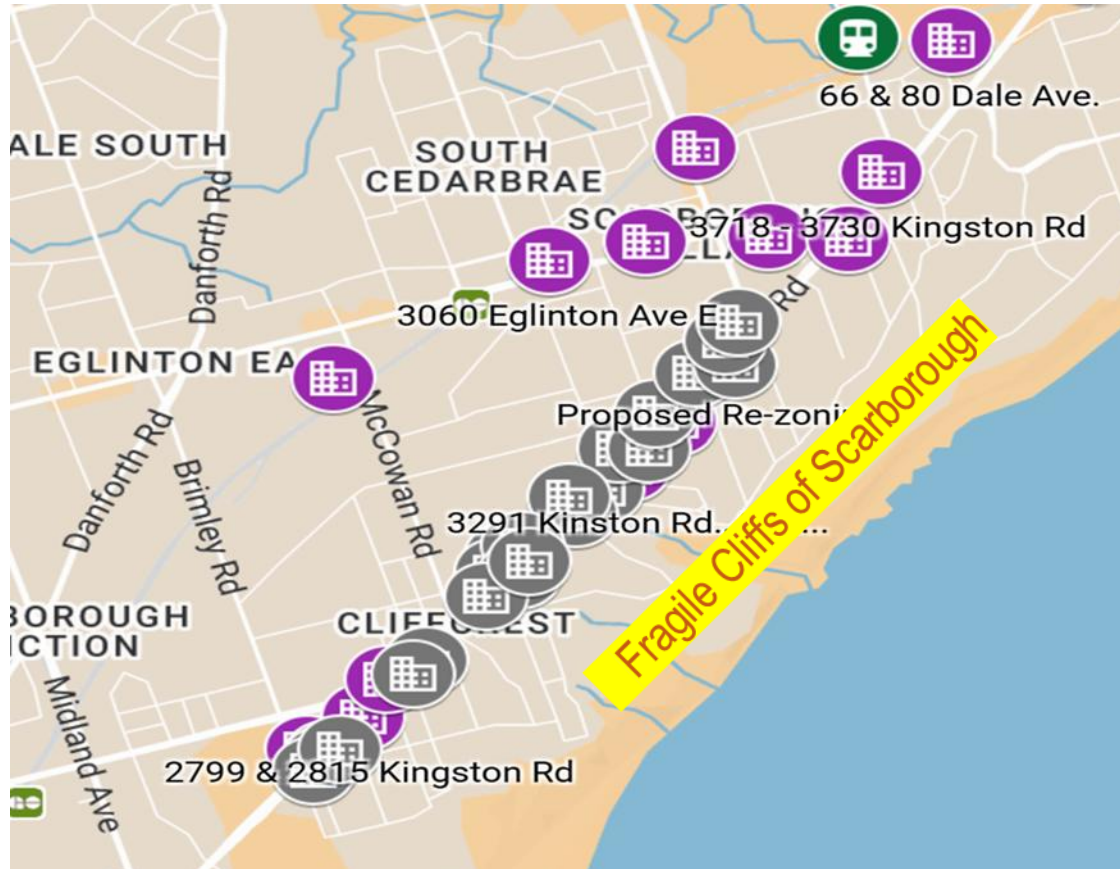
For decades Scarb SW has had a good balance of income mix, e.g., Rosedale of Scarb to TCHC and everything in between, but **we lack services and frequent/well connected transit.**



According to 2016 Census Canada Neighbourhood profile, Scarborough Village has a far greater proportional share (67 vs 44) of the Toronto measure of central tendency for high-rises in this community.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Our neighbourhoods run parallel to Kingston Road and the spectacular Scarborough Bluffs. Residents have watched the erosion of the Bluffs over the years, which in our layman's opinion has been exacerbated by the massive infill and condo developments as well as the removal of hundreds of mature trees. Scientific studies support this opinion. In 2019 the province approved the Scarborough Bluffs East Revitalization Study. **In 2020 massive development that was not considered as part of the assessment began to appear.**



All of this proposed development on Kingston Road was brought forth after the completion of the Environmental Assessment for the SWP, so these developments were not considered in the TRCA studies of the area and their impact on the Bluffs was not considered. The following link captures the **BIG PICTURE** map of development currently being proposed in Cliffcrest Scarborough Village. What impact will be putting a dam of condo's running parallel to the Scarborough Bluffs have?

This is in addition, infill housing and the EHON initiatives being pushed through by the City will very likely—further exacerbate impacts.

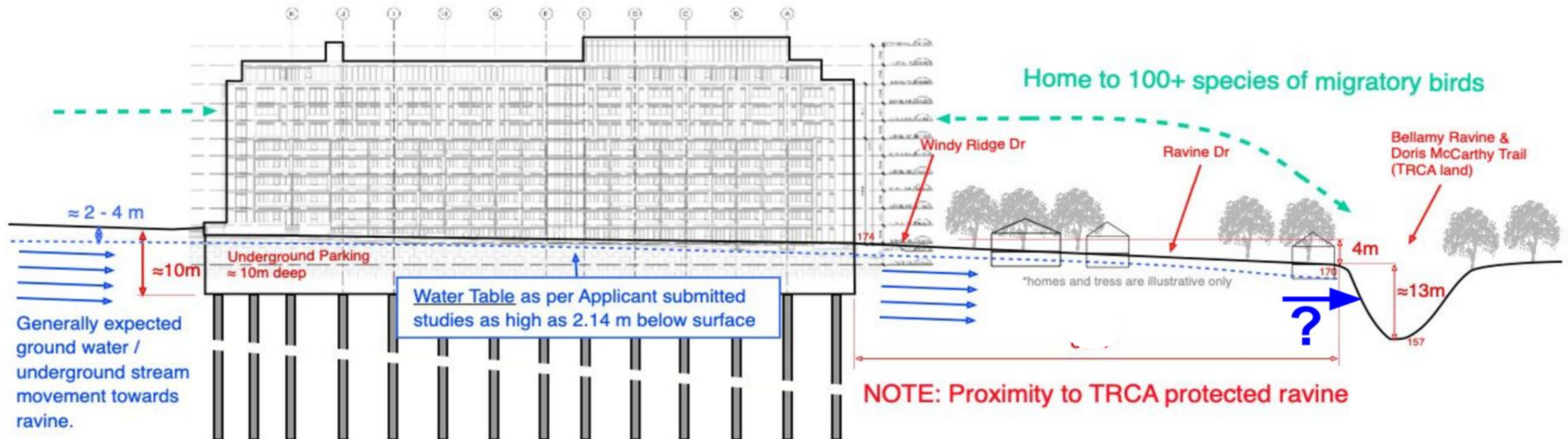
Link to BIG Picture Map created by CSVSWRA:

<https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

The erosion of the Scarborough Bluffs presents one of the most troublesome coastal erosion issues in Ontario, and is an ongoing issue. There has been no evidence presented to support this massive development so close to the Bellamy Ravine and Doris McCarthy trail will not impact this important Natural Heritage System.

Section A-A : Proposed condo to Bellamy Ravine (to scale)



Development 50 meters from the Doris Mc Carthy Trail

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

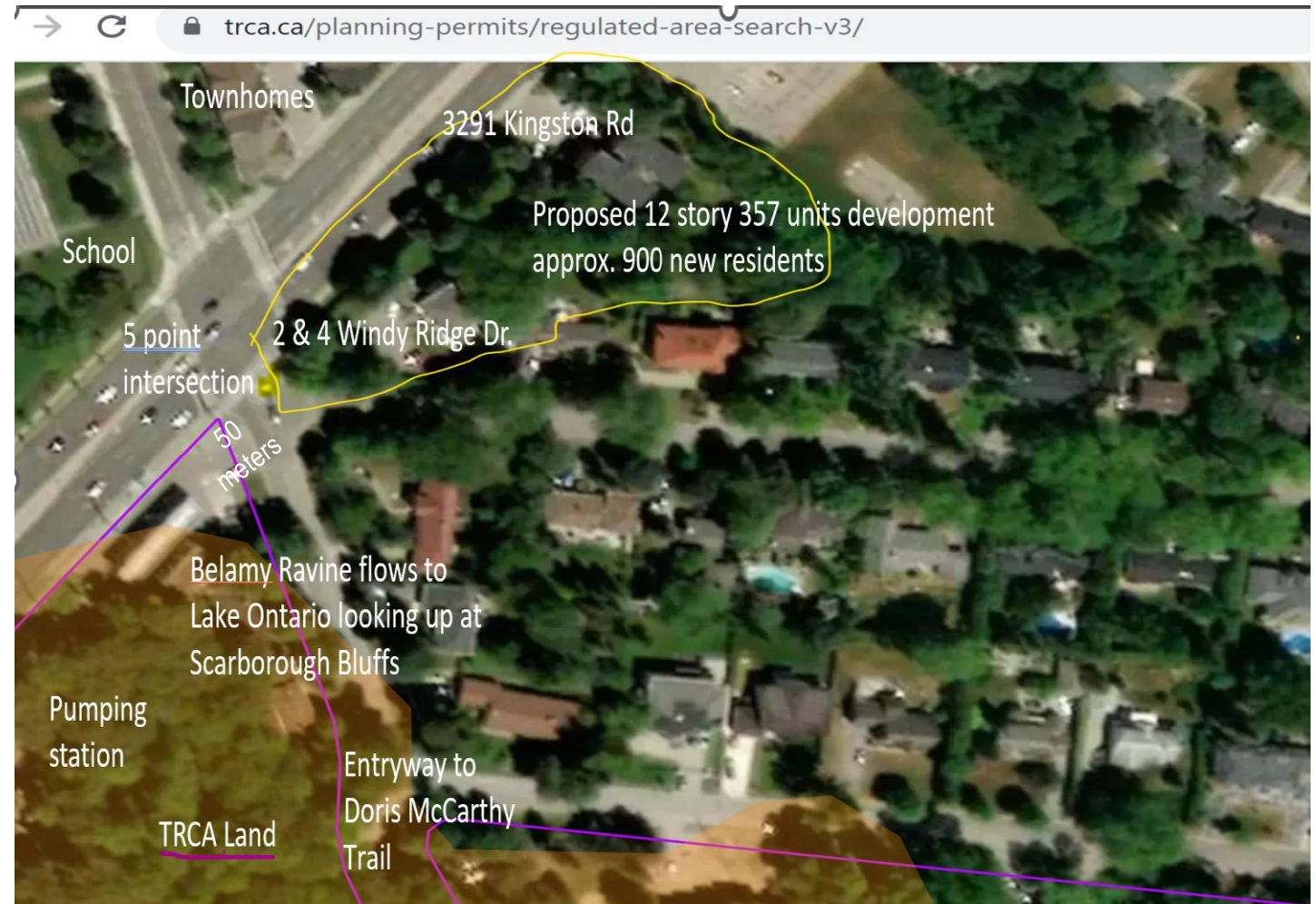
As well, our experience is that the existing studies by the TRCA are not even being considered during the planning process and **developer reports are not questioned** adequately.

Why is the impact and cumulative impact of developments close to the ravines and Bluffs not being considered per existing legislation?

Section 28 allows TRCA to regulate the following activities on all properties within the defined area: Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse or to change or interfere in any way with a wetland.

Given the subject site and TRCA lands are "upstream" by the way the waters flow and the site **sits directly in migratory path** of many species of birds to the lake, yet the TRCA did not engage.

No place else does development come so close to our fragile Bluffs

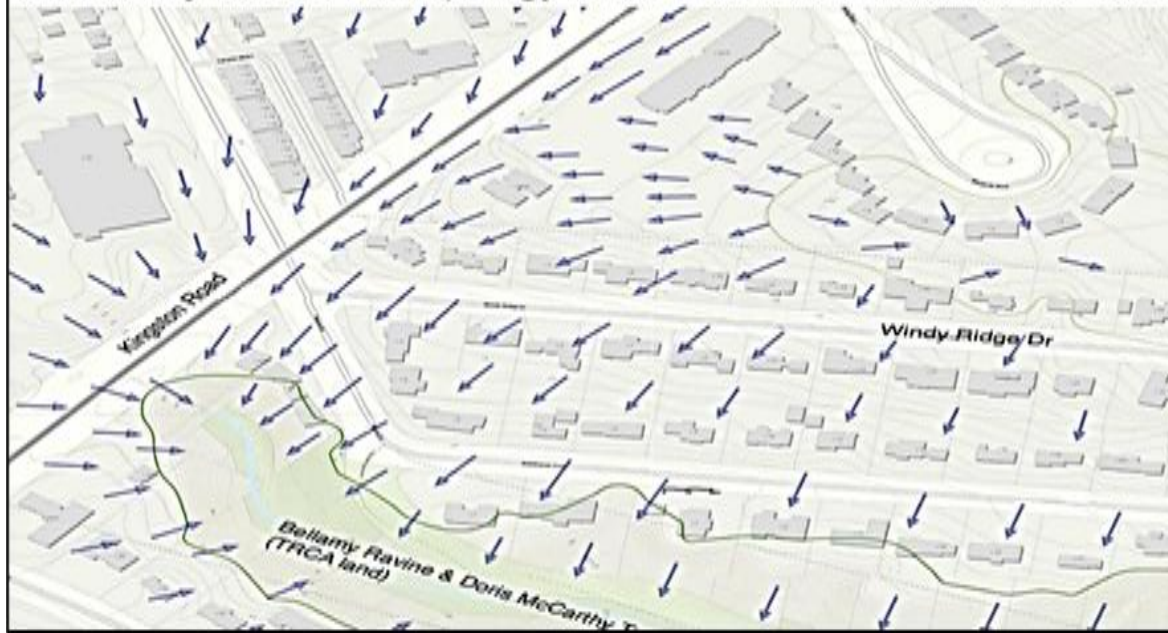


The image of TRCA maps shows in purple TRCA regulated Lands, In yellow the subject site for a 360-unit mid-rise building proposal on Windy Ridge Drive just 50 meters from the Ravine.

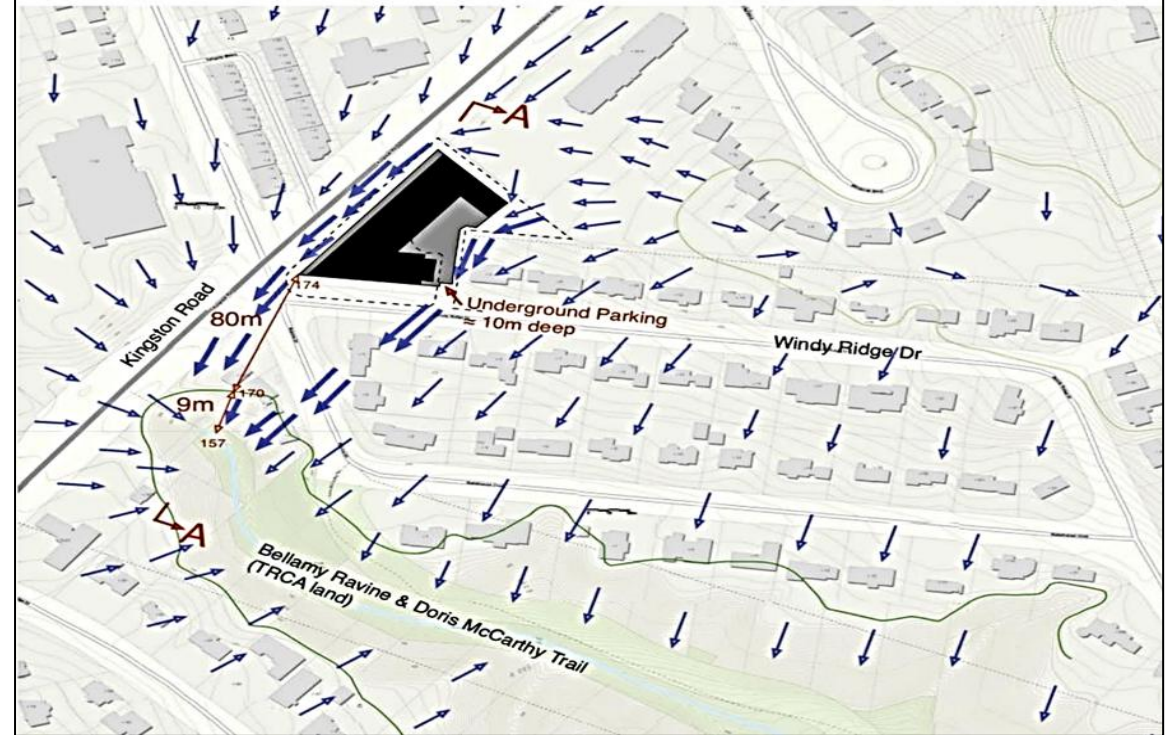
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Guidelines for these neighbourhoods should consider loss of preambles surface and impact it will have to surrounding properties as well as in close and our rapidly eroding Bluffs. There is a strong relationship between over development and negative impact due to poor surface/subgrade water management. Development, when out of proportion, presents multitude of challenges, predominantly to the adjoining properties or to the City of Toronto storm water management system. We are all very aware of the extent of challenges which have arisen due to the frequency and unpredictability of rainfall and climate changes.

TRCA confirms surface and underground water generally flows south and locally follows the topology of the watershed towards the ravine.



How will the rerouting of hundreds of thousands of litres of water affect the neighbouring houses, trees and protected lands?



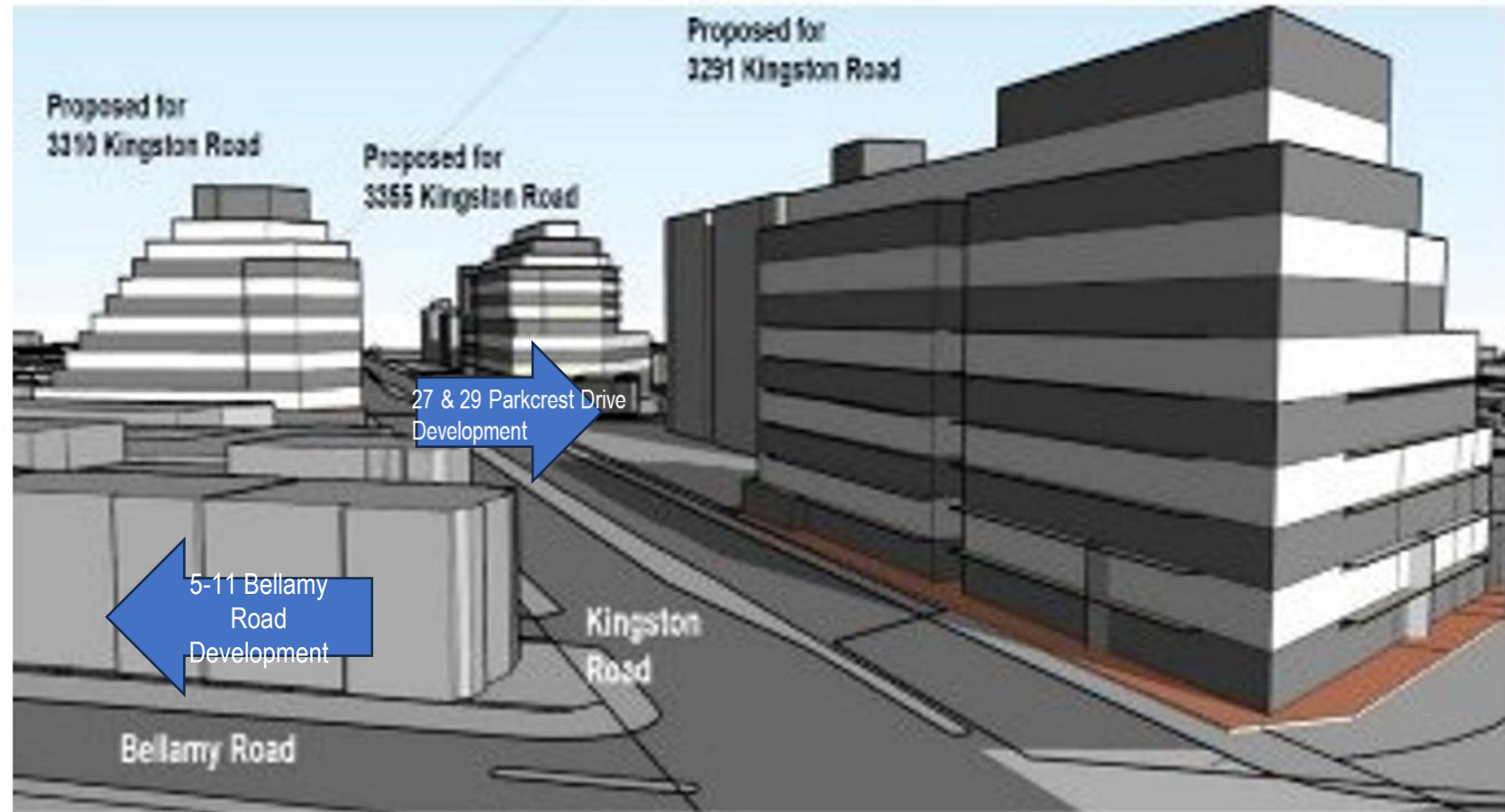
OPA 583 which is languishing with the Province may be useful to include in guidelines to give direction to Committee of Adjustment matters such as Garden Suites and where soft landscaping is eliminated by applicants for parking either in the first floor of garden suites or parking pads. Note City does not treat permeable paving as soft landscaping but the by-law does not state that and planners for applicants opine it is before the TLAB and OLT.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

No place else along Kingston Road does development come so close to the Bluffs than **3291 Kingston Road** Condo development which is just **50 meters** from the Bellamy R Ravine (the stie we visited for our first stop) was reviewed in isolation. There was no consideration of the existing condos and cumulative impact of subsequent applications within 2 blocks of the Ravine.

- **3310 Kingston Road**
- **3355 Kingston Road**
- **27 & 29 Parkcrest Drive**
- **5 - 11 Bellamy Road**

In addition to significant infill housing experienced within the RA Boundaries.



These 5 developments will bring a population increase of thousands of residents within 2 blocks of the complicated 5-point intersection used to access the Doris Mc Carthy Trail. A reminder again of the reality today from visitors trying to access Bluffers Park, this intersection will no doubt peculate with the same issues.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Side by side - 3 condo developments within 2 block (totalling over 800 units)

3310-3314 KINGSTON RD

Application Number: 0219229ESC200Z

Application Status: Open

Milestone Status: Notice of Complete Application Issued

Date Submitted: 2020-11-17

Type: Community planning

ULR: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4831272&pid=52117>

Location summary: Demo site that has been left empty for years.

Note: We do not want this to happen to the next 2 properties.



3355-3365 KINGSTON RD/34 ANNIS RD

Application Number: 20189568ESC200Z

Application Status: Open

Milestone Status: City Council Decision Made

Date Submitted: 2020-09-03

Type: Community planning

ULR: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4807630&pid=699398>

Location summary: Currently a vacant Strip Plaza

Impact: Loss of 1 Residential home, loss of long-time business store front shops



3291 KINGSTON RD/2-4 WINDY RIDGE DR

Application Number: 20209863ESC200Z

Application Status: Open

Milestone Status: Notice of Complete Application Issued

Date Submitted: 2020-10-22

Type: Community planning

ULR: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4831272&pid=52117>

Location summary: Tree covered lot, 2 residential homes and 8 affordable housing units

Impact: Loss of 8 tenant replacement units, loss of 2 residential homes, 80+ mature trees, closest proximity to ravine and Bluffs, directly in known migratory bird path, across the street from school, 6 point intersection



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



2799 Kingston Road & could be used as a real-life model.

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

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?

Residents call this development the Canadian Tire site, known for its narrow sidewalk, wind tunnel, sad trees and empty retail.

**Imagine similar buildings repeated
ALL along Kingston Road.**

The 14 proposals found in the BIG Picture Map have similar massing & setbacks to this condo and could be used as a real-life model. Attention to larger set back & greater focus on the establishment and greenspace restoration should be a requirement at the planning stage.

The AIC site details indicate that builders are seeking exceptions to the maximum allowance for all proposals.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

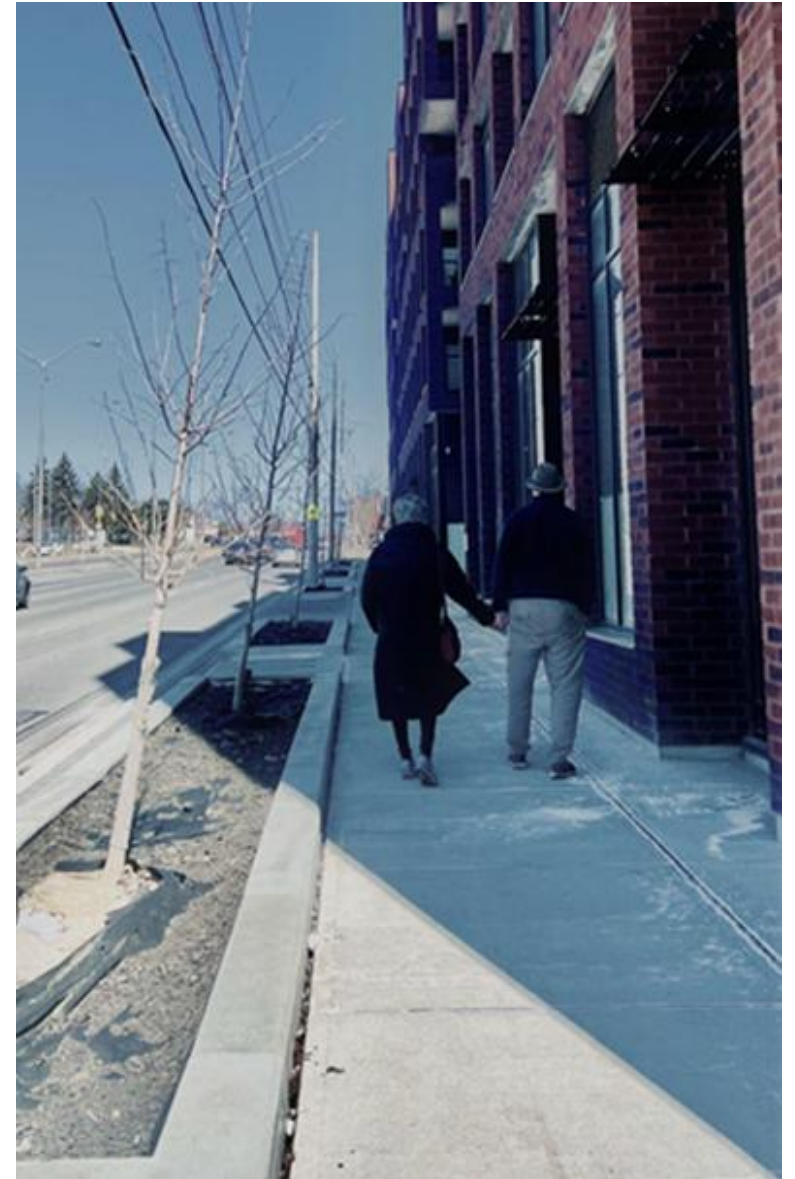


Years later many of the retail space is still to be leased at this site.

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.

See story about this site in March 2022 RA Newsletter,

https://cliffcrestscarboroughvillagesw.ca/data/documents/17_Newsletter_March_2022.pdf



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces			
		Total Units	Town Homes	Est. Residents	High limit	School/Daycare Potential	% Children	Total Parking	Resident Parking	Estimated Street Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	12	309		520	706	137	19%	284	238	18	233
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	271	17	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	266	27%	558	492	-26	426
2799, 2815 Kingston Rd.	9	182		360	506	147	29%	169	132	38	
2872, 2880, 2882 Kingston Rd.	10	143		244	317	56	18%	145	121	6	114
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	243	-35	262
3655 Kingston Rd.	10	104		177	229			87	87		115
3150 Eglinton Ave. E	12	132		244	339	82	24%	136	111	10	104
3060 Eglinton Ave. e	4 5-storey Towns	76		170	238	86	36%	76	76	0	62
320 McCowan Rd.	27 & 31	520		1012	1403	383	27%	537	459	39	422
253 Markham Rd.	18 & 19 + Towns	691	89	1406	1912	438	23%	635	489	76	602
66 & 80 Dale Ave.	7 & 12	285		545	733	209	29%	305	259	16	290
3201 Eglinton Ave.	12	132		244	324	82	25%	136	111	10	104
3730-3718 Kingston Rd.	14	435		680	843	139	16%	383	339	26	339
321 Scarborough Golf Club Rd.	Metrolinx Project										
(Proposed on Toronto AIC) TOTAL		4080	107	7434	9874	2341	24%	4061	3428		3301

The chart shows developments in the pipeline up to 2023; more applications have been added and currently being reviewed. The Kingston Road corridor will see intensified use as development moves forward, more people will look to access parks in the community.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

(Proposed on Toronto AIC) TOTAL	4080	107	7434	9874	2341	24%	4061	3428		3301
Conceptual Development Sites										
3452 - 3490 Kingston Rd.	12	473		938	1300			425		
3463 - 3493 Kingston Rd.	12	561		1114	1542			504		
2779 - 2789 Kingston Rd.	8 to 10	138		274	380			123		
2903 - 2909 Kingston Rd.	8 to 10	117		232	322			106		
2915 - 2921 Kingston Rd.	8 to 10	115		228	316			104		
2733 Kingston Rd.	9	41		82	112			36		
2757 Kingston Rd.	7	34		67	93			30		
2759, 2761, 2763 Kingston Rd.	7	16		32	44			14		
3073 - 3107 Kingston Rd.	8	210		416	577			220		
3115 Kingston Rd.	8	84		167	231			100		
3148 - 3154 Kingston Rd.	8	84		167	231			100		
3220 Kinston Rd.	10	221		438	608			240		
3221 Kinston Rd.	9	193		384	530			200		
3406 Kingston Rd.	8	40		80	110			40		
3110 Kingston Rd.	8	76		152	209			120		
3126-3132 Kingston Rd.	9	123		246	338.25			100		
3452-3468 Kingston Rd.	11	180		360	495			180		
3350 Kingston Rd.	6	27		54	74.25			18		
3311 Kingston Rd.	9	118		236	324.5			100		
3280 Kingston Rd.	12	165		330	453.75			120		
3279 Kingston Rd.	6	39		78	107.25			30		
3137 Kingston Rd.	9	180		360	495			200		
3490 Kingston Rd.	11	113		226	310.75			130		
3474 Kingston Rd.	11	169		338	464.75			180		
(Conceptual Development) TOTAL	3517		6999	9668.5			3420			
(Toronto AIC + Conceptual Redevelopment) TOTALS	7597		14433	19542.5			7481			3301

The top bar captures details from previous page showing development approved by the City, the following shows conceptual developments submitted that could bring a population 19,000 + population increase. Toronto Parks, TRCA, and City Planning must work together to find the balance that will ensure that the Doris McCarthy Trail and Bluffers Park are preserved and that there is safe access to the Waterfront for residents and visitors of Toronto.

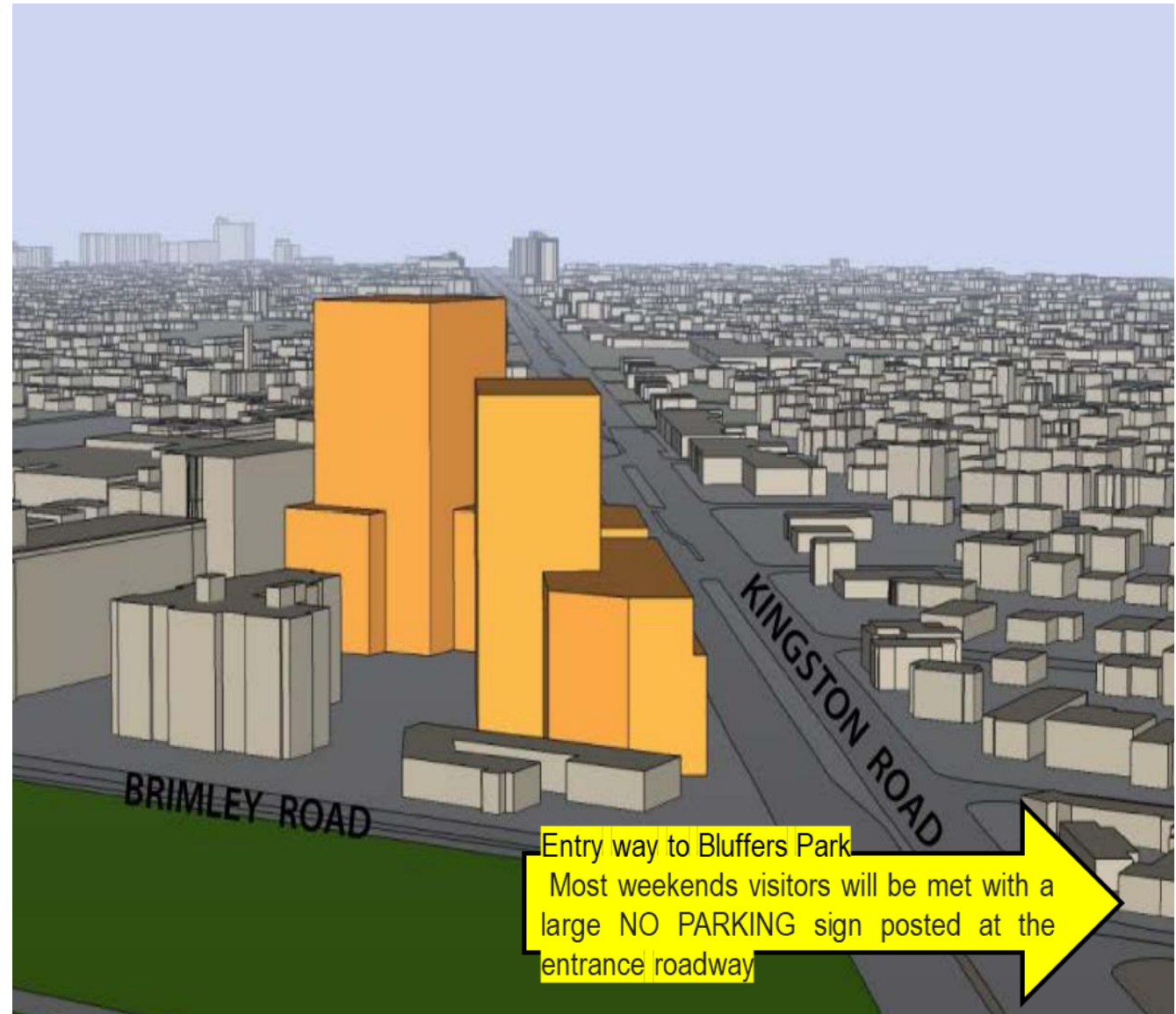
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

At a September 9, 2024 at a meeting with Senior City Policy Planners they thought this **22-floor development** must have been a typo in the details we presented. They were surprised to see that in fact this height had been approved along this part of the Kingston Road corridor, and furthermore at this very congested intersection.

We shared our concerns about incomplete segment studies and traffic assessments, that every development will have residents with their own vehicles radically increasing the vehicle flow. Each will have its own service and visitor vehicles entering and exiting the main artery exacerbating congestion. Pedestrians and cyclists will require more protective measures along Kingston Road with its **60 kph speed limit**.

Yet, once again our request to look at cumulative impact was pushed off by the City with no real explanation.

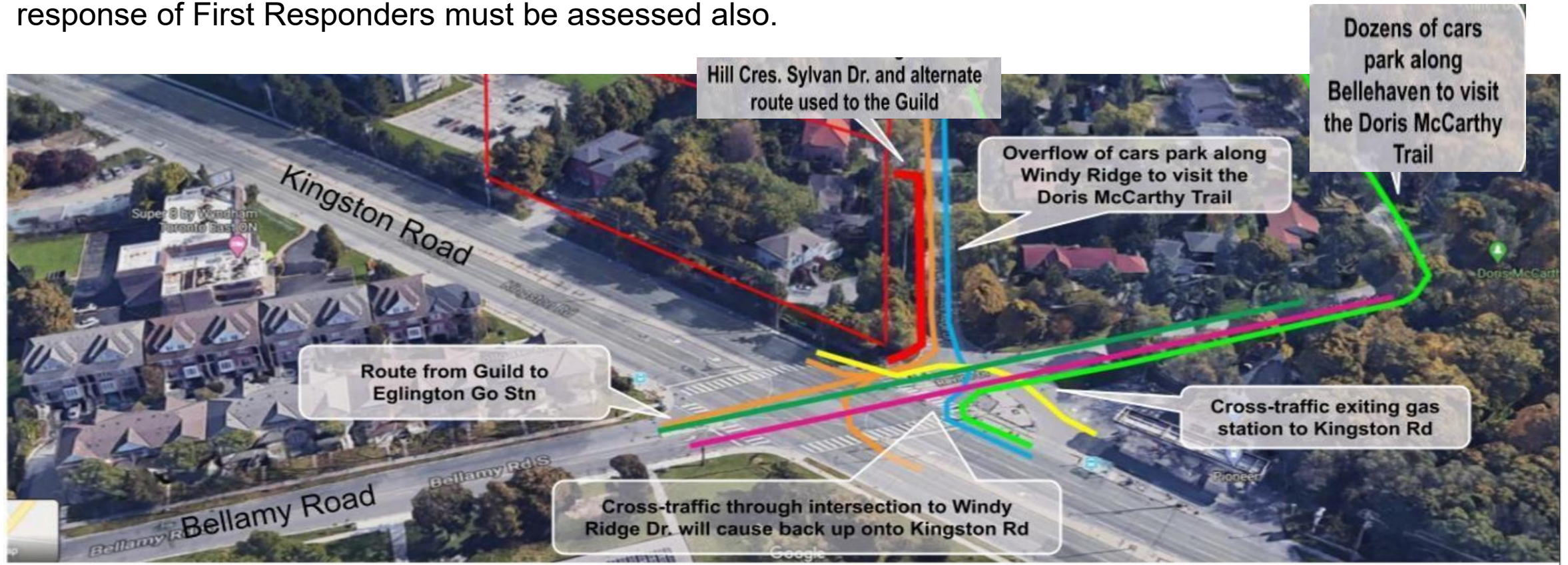
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-RA-letter-re-follow-up-to-September-9th-Planning-Meeting-request-for-Local-Area-Study-follow-up.pdf>



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 5: Cross Kingston Road to Bellamy Road South

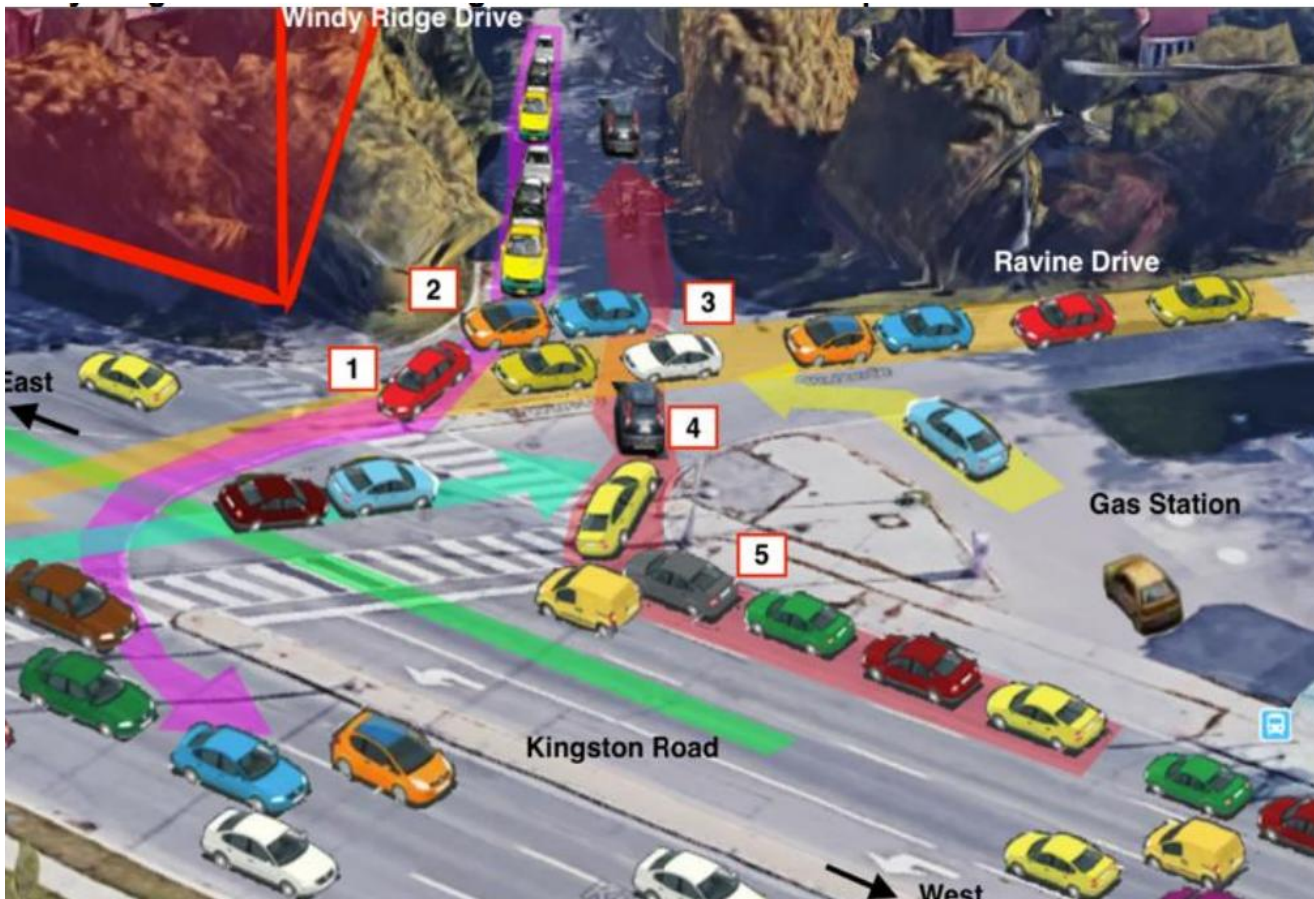
This busy intersection or 'hub' serves many moving people. The school community on the NW corner, Businesses on the SW corner, Townhouse residents on the NE corner, Commuters driving to the Eglinton GO located at the top of Bellamy Road, Visitors to the Doris McCarthy Trail, Cyclists on the Waterfront Trail, all accompanied by those regularly travelling along Kingston Road. Consider the impact of adding approximately 900 new condo residents to the SE corner that **can only travel east** when exiting the development. Impact to response of First Responders must be assessed also.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Safety for students going to and from Bliss Carmen school, plus others who cross the five corners of Kingston Road, Ravine, Bellehaven and Bellamy South. This includes foot traffic, cyclists and vehicles, vehicle of children and parents (also in cars) dropping their children off and the related traffic issues..

A concern is the vehicle access to and from the Pioneer Gas Station, which some motorists use as an illegal shortcut to bypass the existing light on Kingston Road.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



Looking SE, tree canopy today



SE view from Tollgate Townhomes post development

In addition to the loss of **80+ mature trees** located at the SE corner of this intersection; the most recent proposal submitted for review with the City at 5 to 11 Bellamy Road South indicates a **loss of additional 92 mature trees**.

Context Demonstration

Conceptual Block Massing



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

MyTree Benefits



Tree Collection Totals, ()

Serving Size: 93 trees

Estimated i-Tree benefits this year: \$2,293.34

Annual values:

Carbon Dioxide Uptake \$150.29

Carbon Sequestered¹ 1,364.79 kg

CO₂ Equivalent² 5,004.24 kg

Storm Water Mitigation \$1,640.82

Runoff Avoided 504,387.92 L

Rainfall Intercepted 684,979.42 L

Air Pollution Removal \$502.23

Carbon Monoxide 18.47 g

Ozone 23,595.13 g

Nitrogen Dioxide 6,223.82 g

Sulfur Dioxide 1,033.21 g

PM_{2.5} 1,120.52 g

Values are totals to date:

Carbon Dioxide Uptake⁴ \$7,230.95

Carbon Storage⁴ 65,666.4 kg

CO₂ Equivalent^{2, 4} 240,776.81 kg

Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.

The MY TREE report, generated by inputting, **ALL 93 trees** captured in the Arborist report for 5 - 11 Bellamy Road South site, provides a clear summary of the significant value of this tree canopy.

Many of the trees on this site **are century old trees** which are documented and supported with aerial photographic records, they are native, healthy, desirable and environmentally beneficial to the community and proposed development site. Any form of replanting and tree canopy replacement will not be substantially or beneficially for more than a lifetime.

**Just 3 of our “Quiet Guardians”
That have watched over this site for
many years**

410 Silver Maple *Acer saccharinum*

129.5 FG G FG 12 7.8 1

478 Red Oak *Quercus rubra*

97 FG F FG 6.5 6.0 5

414 White Pine *Pinus strobus*

93 F G G 8 6.0 1



Oak Tree located at 7 Bellamy Road South

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Complete destruction of the site is not necessary. Today's existing bylaws provide ample development opportunity within these 3 sites without destruction of all the benefits these century + old trees currently give us. The removal of invasive species and unhealthy trees will provide ample space for development. Supplementary planting will also augment the benefit of this Site to the City.

As well, what impact will changing the current Environment of 3 residential homes, with stormwater drainage through soil and many surrounding trees, have to existing overwhelmed infrastructure.



The City has failed to show residents that the cumulative impact to City systems is sustainable or economically viable and that they are considering the fragile environment throughout our neighbourhoods.

Lost Rivers of Toronto Map The purple one according to the legend indicates 1937, 1942. <http://www.lostrivers.ca/disappearing.html>

This map shows the underground river that weaves right around the proposed site and under Kingston Road.

What other studies are needed? <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH34.1>

One resident reported that there were small ponds between Mason Road and Lochlevan and Stanland in the 1960's. "We used to catch frogs and tadpoles. I guess that was the water surfacing. There is also the wetland in McCowan District park which is likely part of it. They just buried them deeper and built more houses."

The ravines that form the shoreline of the Bluffs are actually part of the Bluffs edge and engulf streams that flow into Lake Ontario. **They are buried, but they are still there.**

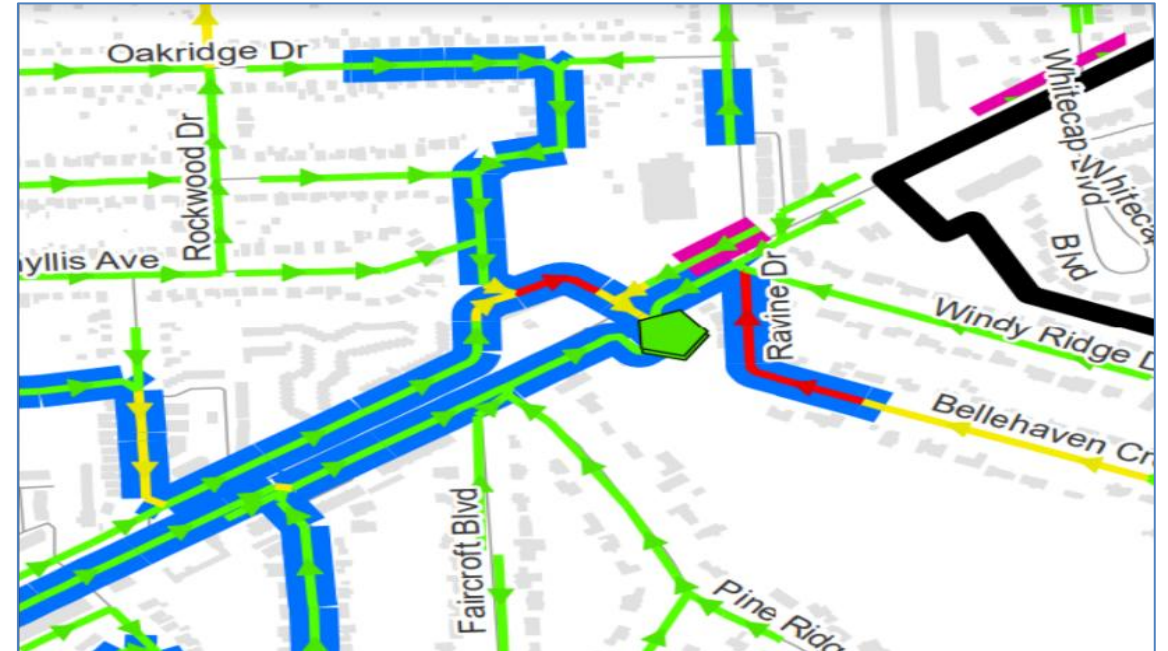
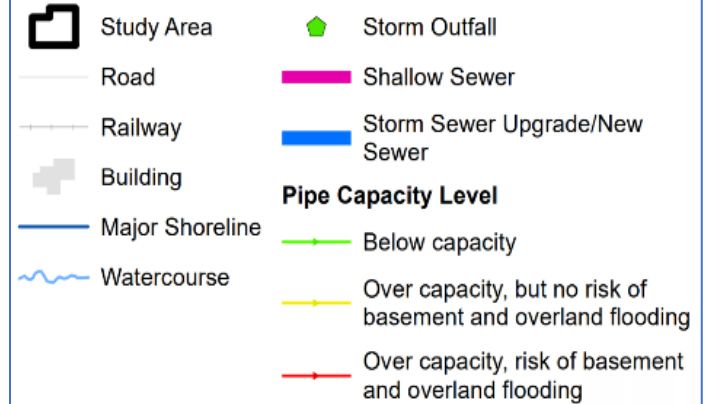
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Basement Flooding Protection Program for our neighbourhoods (Area 52 & 59) is completed. What did we learn? 1. The recommended mitigations are not yet funded by the City. 2. Further detailed engineering work must be completed to confirm project details, which may take a number of years to complete. 3. This detailed engineering work and funding approval would be needed before any construction takes place. 4. The City's studies do not consider new developments. See our follow up with Project Team with no reply to date, <https://cliffcrestscarboroughvillagesw.ca/data/documents/Area-52-and-59-Flooding-Team-Follow-UP.pdf>

Following are screen captures indicating upgrades are needed where we know development is being proposed. Given the increase of INTENSE RAIN EVENTS and that the Area 52 Study is **NOT accounting** for the addition of many **new condo builds** along Kingston Road and potential **EHON infills** in our neighbourhoods, which are removing permeable surfaces, changing our watershed, and putting new pressures on the existing storm sewers infrastructure so close to the Bluffs.

Guidelines would add additional cautions on tree removal and loss of preambled surface for these neighbourhoods running parallel to the bluffs.

Legend



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 6: Continue walking Bellamy Road South to Oakridge Drive

The neighbourhoods of Cliffcrest were built to provide affordable housing for veterans returning from WWII and to address the post war housing crisis.

In a 2018 TLAB hearing related to a consent application for 119 Harewood Avenue, Expert Witness Cecilia Wong, a City of Toronto planner testified: “This particular neighbourhood has a character of wide lots, generous side yard setbacks, landscaped open spaces, so I would say that is the character of the neighbourhood.” The TLAB Chair agreed with Ms. Wong and denied the application.

(The study area was bounded by: McCowan (East), Brimley (West), Kingston/St Clair (South), Oakridge(North).

Today cheaper and larger lots have been taken away from families by speculators, investors and money launderers who OVERBUILD, while enforcement / policing of illegal rooming houses has NOT worked.

Deep ravine systems, buried to allow development, run through and under this area. The large lots and mature trees which characterize our neighbourhoods, absorb storm water and mitigate flooding in an area known for its high-water tables.



There was a significant housing shortage in Canada after the war and one of the enduring wartime legacies was the building of new communities for veterans, their families, and other Canadians.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 7: From Oakridge Drive head towards Rockwood Drive to Kingston Road

Our neighbourhoods will be the most impacted with 40% of streets identified by EHON Major Streets initiative located in Scarborough.

Scarborough South has been **identified by developers as an area ripe for-profit generation**. There is a real and rampant practice of developers purchasing homes (outbidding first time homebuyers from buying what was once an affordable home), renting them out to a large number of individuals in a neighborhood zoned single family, for the apparent reason to maximize profits while waiting for approvals to build unaffordable monster homes. Mixed in with the disruption of the many rooming houses are many unkept empty homes and homes that have remained unfinished for years leaving our neighbourhoods in a state of constant construction.



Character of Oakridge Pre-2016 developments

What is happening today is subdivision by STEALTH



#74 Oakridge now due to OMB over-turning COA decision

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

It is important to understand what is driving the change in our neighbourhood, why there is a **need to provide clear guidelines that will help drive positive change back to these special neighbourhoods**. This speculative activity is driving up housing prices and changing our once affordable family friendly neighbourhoods.

A recent follow up with the team created in March 2024 and responsible for bringing suspected rooming houses to compliance, we learned that more than a year later in Ward 20 Scarborough Southwest there are **zero MTH licences issued in Ward 20**.

Residents SHOULD NOT need to police neighbourhoods to the degree that is being experienced, **more and more residents are saying they have had enough and want to sell and leave. Who will buy this home? An investor.**

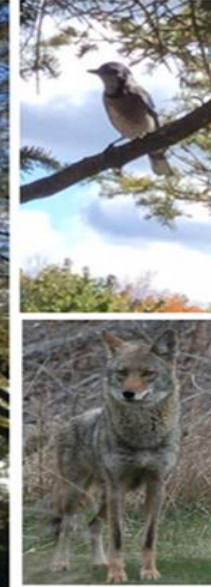
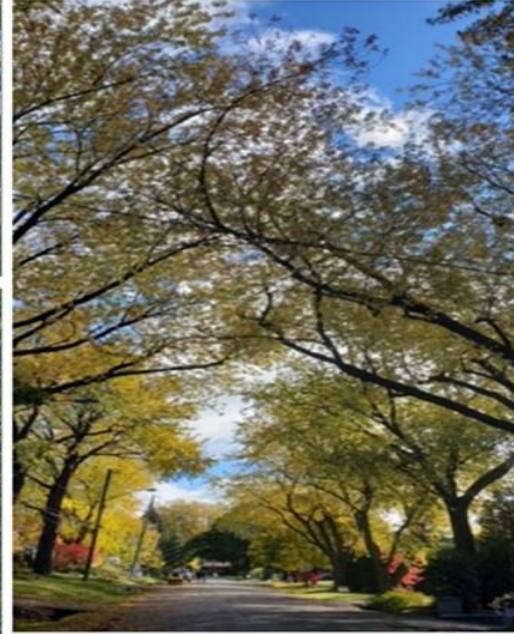
<https://cliffcrestscarboroughvillagesw.ca/data/documents/May-2025-LETTER-OF-A-CONCERNED-RESIDENT-2.pdf>



Residents shared photos of cars parked on the lawn. Blacked out living room window potentially converted to a bedroom. Grass paved over illegally over the weekend or cars parked in backyards. Homes allowed to fall into disrepair, or abandoned, frequent call for garbage, overgrown lawns and rats.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

Snapshot of our neighbourhoods today



Minor variance approvals are changing the physical character of the neighbourhood. The character is: generous, fairly consistent front, side and rear setback, our mature trees are the stars of our streets; the bungalows & Victory homes blend into the background creating a country feel.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

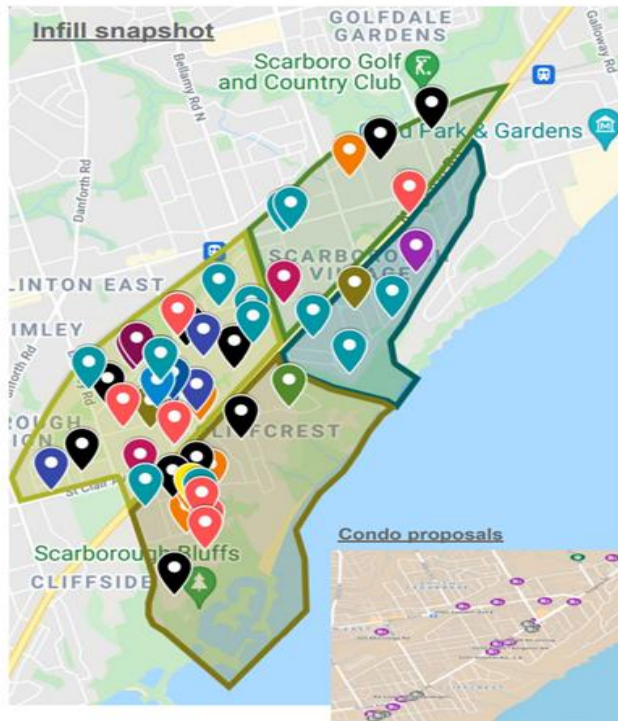
Snapshot of our neighbourhoods today

CSVSWRA Area Quadrants

- Cliffcrest
- Oakridge
- Scarborough Village North
- Scarborough Village South
- Other / No data

COA

- Tentatively Scheduled
- Closed
- Accepted
- TLAB Appeal
- Deferred
- Approved
- Approved with Conditions
- Conditional Consent
- Hearing Scheduled
- In Progress
- Notice Prepared
- OMB Appeal
- Prepare Notice
- Refused



Cliffcrest and Scarborough Village change is happening rapidly, developers are changing the character of our neighbourhoods and threatening our natural environment.

Wartime housing was affordable and renovations, in the past, tended to enhance the basic housing. Today's infill housing is replacing homes that were always considered affordable for first time buyers and young families. Deep basements, that do not require a variance are creating a visual appearance of three story houses; integral garage doors reduce connection to the street scape, an important Jane Jacobs principle.



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 8: As we head back east towards Doris Mc Carthy Trail, we will pass a local Plaza at Fenwood Heights

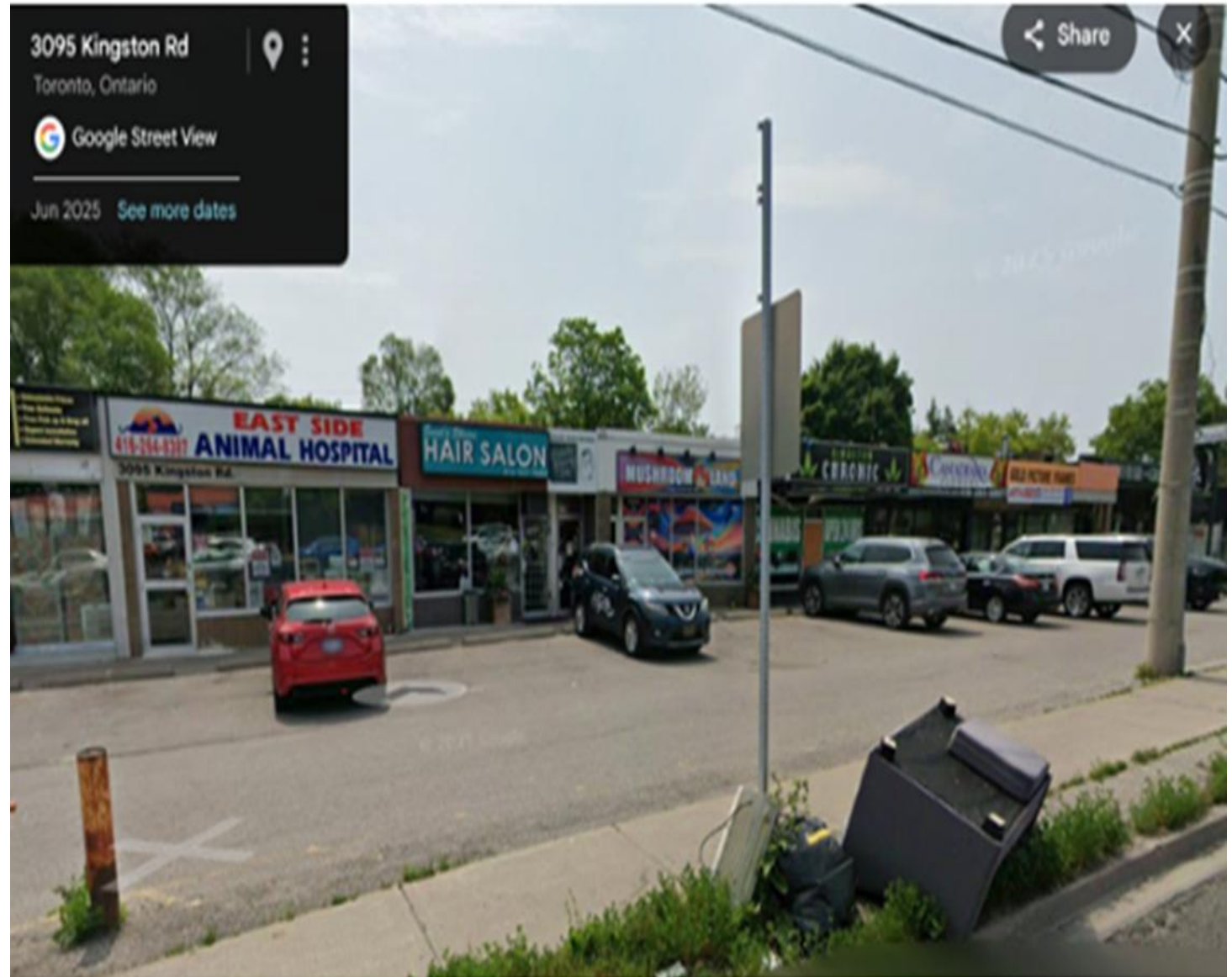
Diversity of retail and services is what allows our communities to thrive. Although we are an NIA, we are very fortunate to have several strip malls along our stretch of Kingston Road - between Midland and Scarborough Golf Club.

This mall at Fenwood Heights is one example of stores and services accessible by foot, bike transit and car.

However, as in other parts of Toronto, these businesses are at continuous risk of closure due to condo developments and economic circumstances.

These commercial areas along Kingston Road and other avenues are in dire need of support and revitalization.

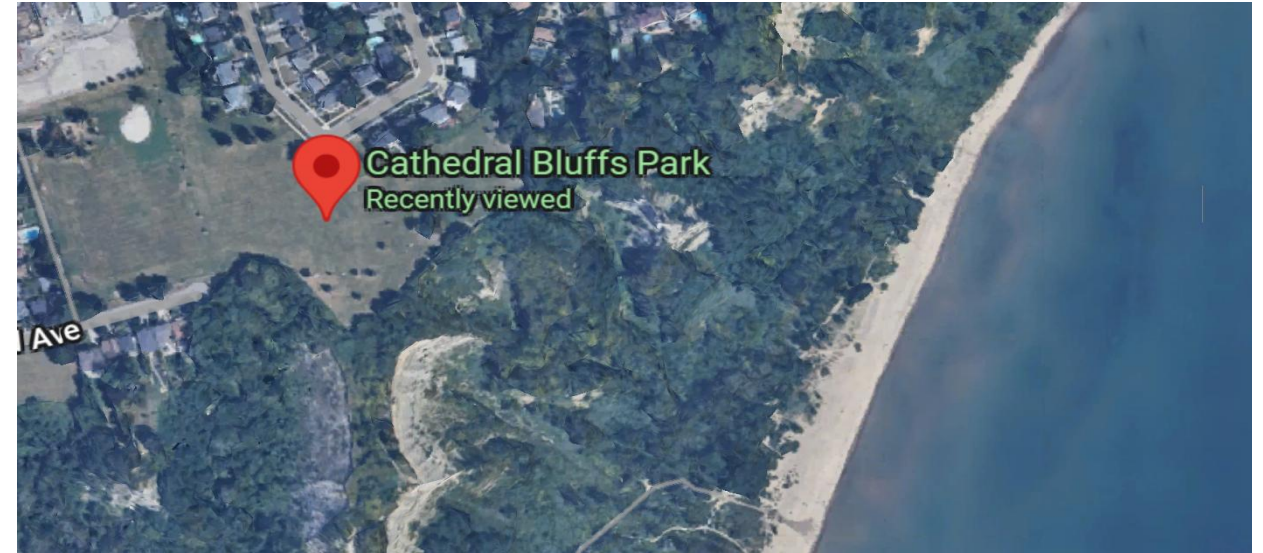
And no more Mushroom and Cannabis stores!



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

STOP 9: Cathedral Bluffs Park

This park, located at the edge of the Bluffs above Bluffers Park, dramatically shows the eroding bluffs. The fence, which once provided a safety area from the edge of the Bluffs is now at the edge. Signs warn visitors to the park that the Bluffs are eroding at a rate of three feet/year and could collapse without warning. Rapid erosion is routinely ignored by development review bodies such as the Committee of Adjustment (COA), the Toronto Local Appeal Body (TLAB) and the Ontario Land Tribunal (OLT).



Recently, **COA approved a consent application for 8 Harewood Avenue**, despite neighbour's concerns about the proximity of the property to the Bluffs and a warning from a retired Scarborough Planner who sits on the Committee.

TLAB approved a consent application at 14 Broadmead, a property at the edge of the Bluffs.

Both of these properties are close to Cathedral Bluffs Park.

View from Cathedral Bluffs really shows the erosion, the beach at Bluffers Park, and illustrate how the shoreline is not straight, but a series of ravines. Scarborough Shoreline Biological and Terrestrial Inventory report, which covers this area, confirms the importance of the residential tree canopy to the wildlife and bird migration. This time of year if you visit you may get lucky and see some raptors migrating.

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

SUMMARY

There is an urgent concern by the community that the character of the neighbourhood is being eroded and needs action immediately.

We look forward to reviewing:

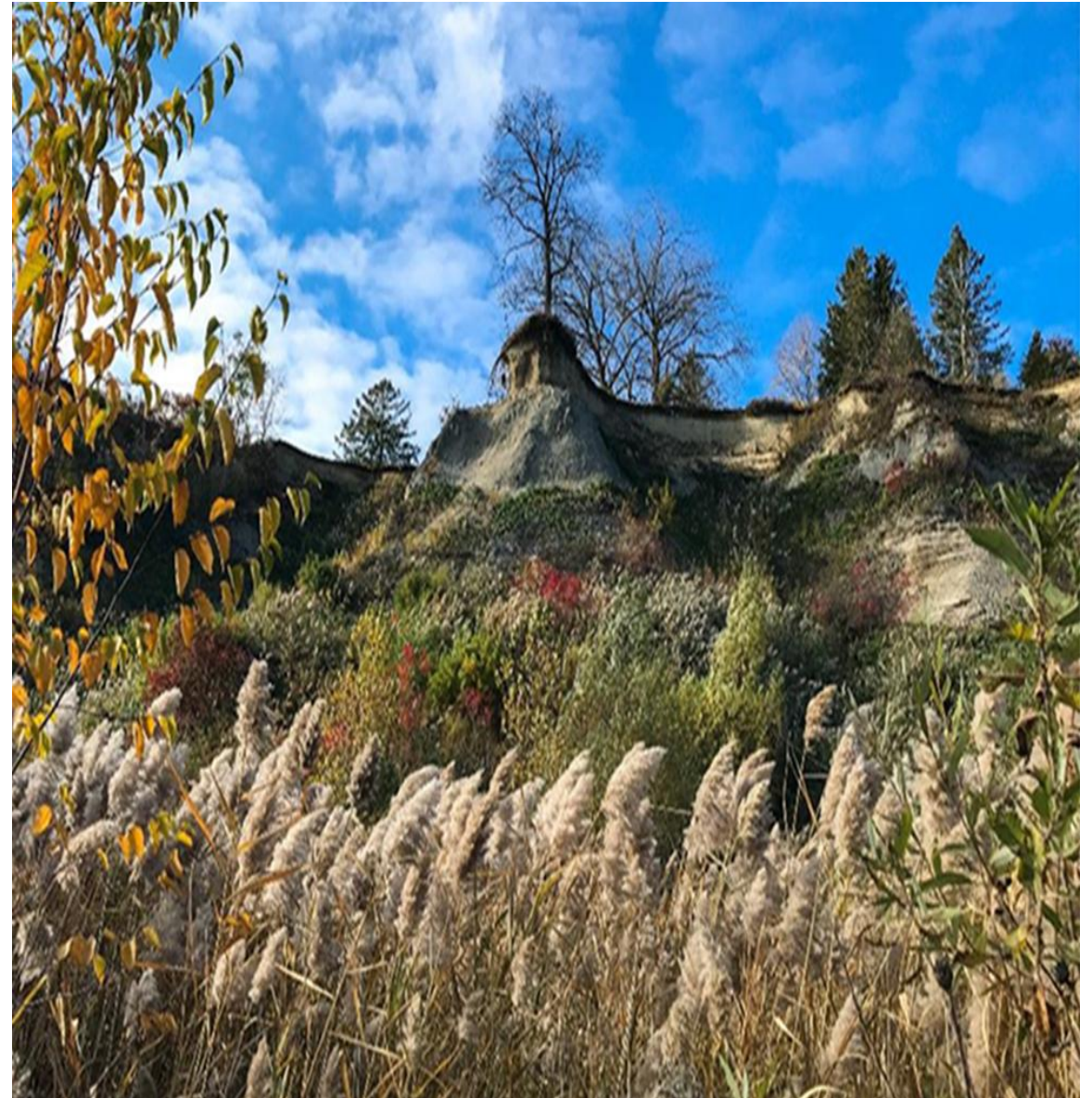
1. The analysis of issues and opportunities;
2. The development of a vision and design priorities
3. The preparation of the guidelines.

This is a photo of a “Cliff Mystery Tree”.

Over the years other trees have clung to the cliffs edge similar to our mystery tree. A tree that you may see today may not be here when you visit the Scarborough Bluffs again, perhaps it will be replaced by another mystery tree clinging to the edge.

The water, that never stops flowing and never stops shaping the ravine and spectacular Bluffs, has raised serious concern with regards to erosion and impact. **The risks associated are important in the Scarborough Waterfront Project review.**

Included in any and all assessments should be the activity taking place at the top of the cliffs, the natural process is exacerbated by the construction of residences along the bluff tops, **elimination of preamble surface, and removal of large trees.** We have control of these factors yet we ignore that they are accelerating the erosion rate.



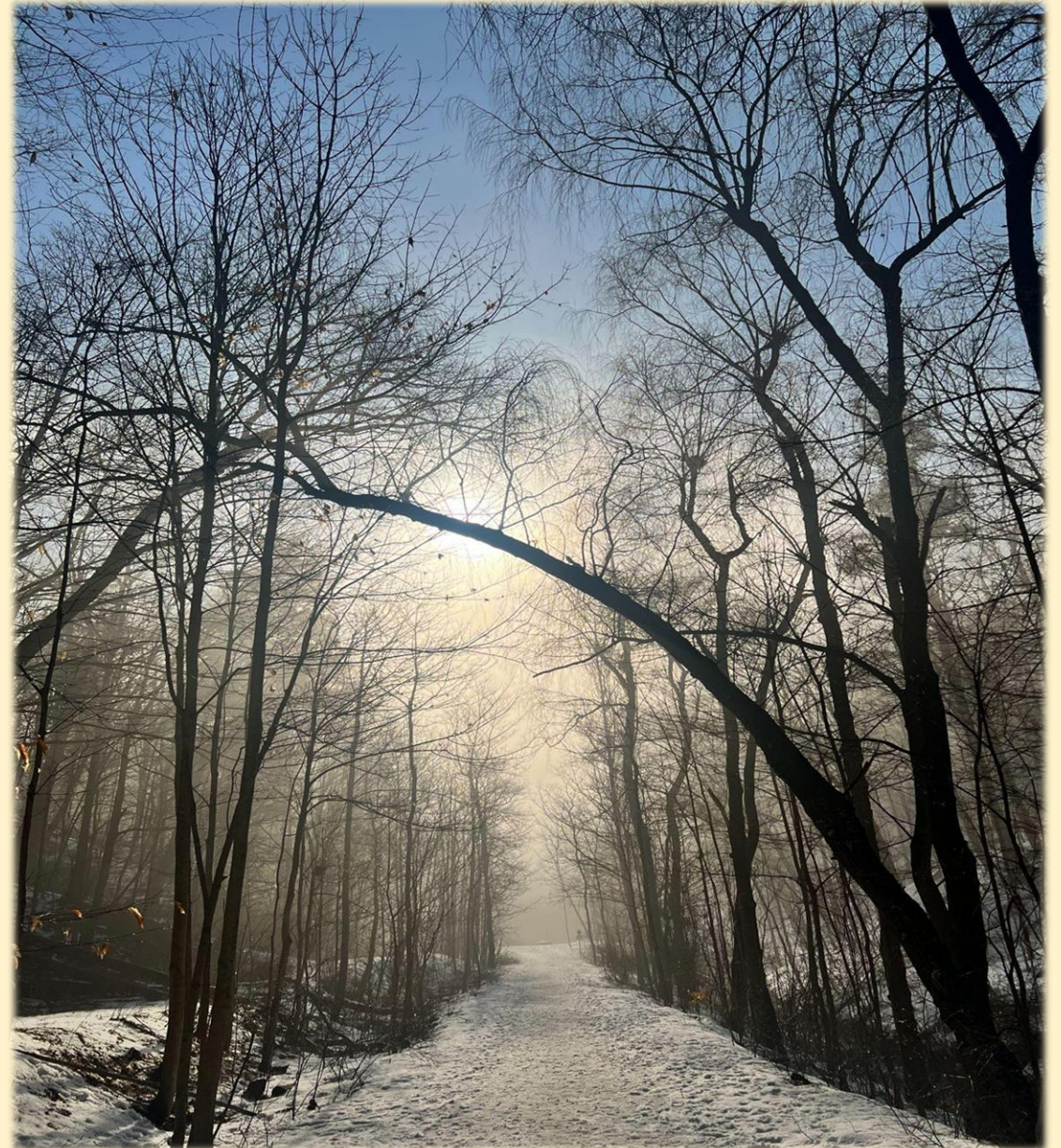
TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

**On behalf of the Cliffcrest Scarborough Village SW
Residents Association**

**Thank you for taking the time to visit our special
neighbourhoods!**

**We look forward to working to help
preserve this special part of the City so that it
can continue to be enjoyed safely and for
many years by future generations.**

<https://cliffcrestscarboroughvillagesw.ca/about-us/>



TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS



Some last words from our future Stewards

<https://cliffcrestscarboroughvillagesw.ca/data/documents/7-Letter-from-a-Concerned-Resident-our-future-Stewards.pdf>

Following is a sampling of the 36 entries...

First off, it is not right to cut down trees and disturb the wildlife, remember animals were here 12,000 years ago, probably longer than the oldest human ever! People are hurting animal habitats, they are cutting down trees, polluting lakes, oceans, waters, and much more harmful stuff to hurt the wildlife... by P.T.

...On stop #7 It says that trees can fight climate change which not a lot of people know. Going on the trail feels like a real-life documentary because you explore the trail and learn off the signs.... It is also a very nice place to go sightseeing and see nature because when I went there, I never wanted to leave. People are trying to build a condo and block the trail so I suggest you go before the condos start coming. by D.O. and C.C.

*...." This building is going to disturb all of the wildlife and it will no longer be the same for me. The other more important issue is that the Bluffs as we know it will be carved away and no longer be anything close to what it is meant to be. **We need your help, so write a letter to the city and we will all try to get the apartment building built somewhere else.** by L.V.*

TOUR OF SCARBOROUGH VILLAGE AND CLIFFCREST NEIGHBOURHOODS

The Doris McCarthy trail offers a wide range of breathtaking vistas and blossoming wildlife. The reason I am writing this article is that some buildings are planned to be built off of Kingston Road overlooking the Scarborough Bluffs. This would destroy the plants and animal's lifestyles and habitat, and would corrupt the peaceful environment surrounding those stunning waters. The Doris McCarthy trail overlooks the Scarborough Bluffs, which has been a significant natural wonder of the city of Toronto. It is one of our proudest and unique features with resources from thousands of years ago...

Thank you, K.K.

*... Okay now I have said all the reason's it is bad for the environment and the land. But I have not said why I am fighting this. Well because I believe when I went on the trail, I saw how incredible it truly is and I realized how important it is to protect this beautiful place. I know those are sentimental but those are my reasons. That is my article and I believe it matters. So, what are you going to do about the condos? Hopefully you are going to help protect this beautiful environment. **by I.Q.***

*... New condos in this area will take away the space and freedom that the animals thrive in. Construction may create more erosion to the bluffs and pollute the creek. Construction could destroy the homes of many animals and take away the migration opportunity for the birds and butterflies. Building condos beside the trail will take away from the natural beauty that the ravine has to offer... **by L.R.***

*If I were to do this and **MAKE MY WISHES COME TRUE**, I would set up a team to not encourage cutting down the trees, as you should know, trees give oxygen. If you didn't know that, now you do, and just cutting it down for no reason is useless, so if you're gonna go do something, have a good reason. **by G.V.***