



Cliffcrest Scarborough Village SW Residents Association

# on Location

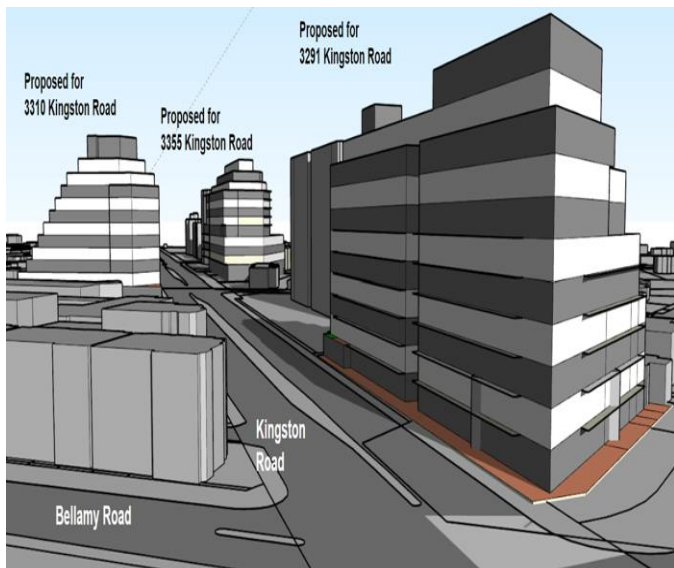
*“Together we preserve the unique nature of our neighbourhoods”*

## LOOKING at the BIG PICTURE

**Where is the planning by City Planning?** Where a Secondary Plan is not in place, as in the case of Cliffcrest and Scarborough Village, applicants are required to do an Avenue Segment Study – a mini planning study – and submit it for review, in order that development not set unwanted precedent or undesirable standards for new development of the Avenue segment. For more than 2 years the Association has advocated that City Planning look at the cumulative impact of three immediate proposals at 3291, 3355 and 3310 Kingston Road collectively. Each applicant for these projects has presented a different Avenue Study, without consideration of the BIG PICTURE and incomplete (to varying degrees).

**None of the Avenue Segment Studies look at the picture of all three of these proposals collectively and none address affordability and the "Missing Middle"**

The appeal to the OLT of the proposed development for 3291 Kingston Road and 2 & 4 Windy Ridge Drive was premature given that the applicant did not provide all studies and did not FULLY assess the impacts of their proposal.



Images are artist impression

## **ATTENTION and ACTION is needed now for 3291 Kingston & Rezoning of 2 & 4 Windy Ridge,**

As we indicated before, the Association is now Party to the OLT proceedings. We must ensure the valid objections raised are reviewed so the right decisions are made for this neighbourhood. We have followed up many times with TRCA on this development as it is just 60 meters from Bellamy Ravine and will have a material impact on parking, traffic and access to the Doris McCarthy trail. But the TRCA has washed their hands of this project.

The Association wants residents to have a voice at the table, to ensure that **Appropriately-sized** development occurs on the site and that the **FULL impact of this development is revealed.**

Marina Tadenc, Editor *on Location*

**What can you do?** Consider contributing to help fund the RA's expenses as a Party in OLT Appeal Process and to be the voice of our community. You may do so by e-transfer to [treasurer@csvsw.ca](mailto:treasurer@csvsw.ca). Any support is greatly appreciated. When sending the e-transfer, please include (i) if you are a member (Associate or Full voting) of the CSVSWRA, and (ii) the subject "Save Windy Ridge". **See CALL TO ACTION message for fundraising,**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Fundraising-ACTION-ALERT-MESSAGE-March-2023.pdf>



## **Community Sign Posting for 27 & 29 Parkcrest Drive**

There is a NEW application on Parkcrest (22 216036 ESC 20 OZ OPA & Rezoning, submitted 12/10/2022). **An Avenue Segment Study should include this development also.** These are five blocks of stacked, back-to-back townhomes with a single level underground parking garage. The proposal includes a total of 145 residential units with 164 underground vehicle parking spaces and 5 surface vehicle parking spaces. The transition and impact on the immediate neighbourhood are important.



## **HOUSING ACTION PLAN**

Watch this CBC Marketplace story on rent affordability in Canada, with a focus on Toronto and Vancouver. It is shocking what people are paying for substandard housing, and without a concerted policy effort, **multiplexes and condos will not solve this problem.**

<https://www.youtube.com/watch?v=838Ps6yw6ac>

To address this situation, Vancouver and BC are investing in co-op housing geared to income with units big enough for families. On the contrary, Toronto/Ontario are encouraging huge condos and Multiplexes to the benefit of developers and speculators, and while tearing down affordable rentals.

**We must voice our concerns: we need complete communities and biodiversity; the growth of cities must address climate change impacts and protect our living conditions; we need truly affordable and equitable access to housing, not an artificial "affordable."**

## PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS TO PERMIT MULTIPLEXES CITY WIDE

The amendments propose to permit multiplexes in all lands designated Neighbourhoods across the city and set out built form criteria in policy and zoning. The proposal to the 2023 Housing Action Plan is to remove exclusionary zoning & to increase housing opportunities in a range of housing forms, including but not limited to multiplexes. We lack confidence that the proposed changes to allow multiplexes everywhere will create affordable housing, protect mature trees, and consider cumulative impact.

**See Letter of concern submitted by the RA:**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-CommentsMultiplex.pdf>

**Key concerns:** Floor Space Index (FSI) Retention is the key factor in controlling and measuring size and density: The City must retain FSI as the sound planning measurement instrument in managing gentle intensification. There is concern for any increase beyond the Provincial Legislation capacity requirement of 3 units per lot. If the OP/Zoning goes beyond this capacity, the City should conduct a complete study of both hard and soft Infrastructure including sewer and drainage capacity. Concerns have been raised about building beyond the limit unless constructed as Purpose Built Rentals also prohibiting Condo and Co-Ownership conversions.

Details have now been posted to the City's website at [toronto.ca/multiplex](https://toronto.ca/multiplex). **Follow this link to see staff presentation hosted on February 23, 2023**

<https://www.toronto.ca/wp-content/uploads/2023/02/8d45-city-planning-multiplex-public-consultation-presentation-feb23.pdf>

More information can be found here,

[City of Toronto Draft Multiplex Official Plan Amendments](#)

[City of Toronto Draft Multiplex Zoning By-Law Amendments](#)

**To submit your comments on these amendments, e-mail them to [ehon@toronto.ca](mailto:ehon@toronto.ca)**

## NEIGHBOURLY SUPPORT

**19 January 2023 COA hearing** had five properties on Dorset Road, Anson Avenue, Guildcrest Drive, Gradwell Drive and Colonial Avenue.

The home on Colonial Avenue was REFUSED. The chair had a conflict so Member Saaed chaired. It was a unanimous refusal in the end. McCauley reiterated the statement in our presentation that the applicants must prove why they cannot comply and desire alone is not good enough. Something we can be sure of is inconsistency. Noted was the consistency in the decision making.

The FSIs for a home on Anson and another home on Colonial were identical, yet Colonial was deemed too large and out of character for the neighbourhood. Unfortunately, while precedent should not come into play there are already too many large houses near the home on Anson, where the home on Colonial doesn't have larger homes outside of bylaws (yet).

**At February 16th COA hearing** we sent a letter of opposition for a property on Thatcher Avenue. The hearing was deferred to the April 6th COA hearing, as the owners were recommended to consult with neighbours and try to reduce their variances. The documentation uploaded for the April 6th hearing appears that no modifications have been made to the application.

**KPMG's Committee of Adjustment Review Final Report** is a potentially positive move toward transparency about decisions; let's hope these recommendations are not ignored. The most germane points are the suggestions relating to written reasons and explanations.

<https://www.toronto.ca/wp-content/uploads/2023/02/946f-KPMG-Toronto-CoA-Review-Final-Report-January-2023.pdf>

The City Planning Staff Report, which lays out an implementation plan for KPMG's recommendations, was on the agenda for the February 28th

Planning and Housing Committee meeting *and was adopted with amendments.*

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.5>

## BE AWARE AND GET INVOLVED

*Part 21 of a monthly series*

For more than 2 years we have been following the progress of one of the builds in our neighbourhoods. They have failed several building inspections, had several orders to comply to plans issued & have been shut down at least 10 times by MOL. Neighbours continue to have concerns.

We have learned there is no requirement for the contractor to be licensed. With regard to insurance, Building Code Act (the "BCA") it does not require the builder on this type of project to be insured. Lastly, WSIB coverage falls under provincial jurisdiction and is governed by the Occupational Health and Safety Act over which Toronto Building has no jurisdiction. Concerns about matters of occupational health and safety, should be directed to the province's Ministry of Labour.

Safety issues that fall outside of the scope of the BCA and the Ontario Building Code (OBC) are, once again, regulated by the Ministry of Labour (and where an inspector observes a construction site safety issue, notice is typically provided to the Ministry). Ultimately the safety of the site and work carried out is the responsibility of the builder. There is no authority to revoke a building permit on grounds that the work being carried out is "substandard". The OBC prescribes a set of minimum requirements which must be complied with, and a building permit must be issued where the proposed construction complies with the Act, the OBC and other applicable law as defined in the OBC. Following the issuance of the permit, it is the inspector's role to ensure that construction proceeds in accordance with the issued permit plans and the OBC.

Residents ask, why is it up to the tax paying residents to police these builders? It's a fact that by-law infractions are blatant by some of the builders in our neighbourhood. Unfortunately, because the City operates in silos, residents feel helpless. Fires occur in the middle of the night or in the early morning hours, mature trees are destroyed without permits, by-law infractions are rampant and generally occur on week-ends when the City cannot investigate. These bad-actor builders have no respect for City by-laws, no respect for neighbouring properties and operate without impunity. In fact, one of these builders has been sanctioned by the Home Construction Regulatory Authority.

To learn more about how a builder recently had his licence to build and sell homes in Ontario revoked, the most severe action the Home Construction Regulatory Authority (HCRA) can take against a licensed builder, see

<https://www.hcraontario.ca/news-and-events/news-releases/revocation-by-home-regulator/>

The Home Construction Regulatory Authority is responsible for regulating and licensing the people and companies who build and sell new homes in Ontario. The HCRA enforces high professional standards for competence and conduct in the homebuilding industry, giving new home buyers confidence in one of the biggest purchases of their lives.

**Make sure you do your homework when buying a new home.**

[Ontario Builder Directory](#) – is the authoritative source of background information about each of Ontario's more than 6,500 new home builders and vendors.

See also story in our Local Bluffs Monitor, "Albion Loses Building Licence"

<https://www.bluffsmonitor.com/wp-content/uploads/flipbook/124/book.html>

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

## THE CSVSWRA 2023 ANNUAL GENERAL MEETING



The annual general meeting (the “AGM”) of voting members of the Cliffcrest Scarborough Village SW Residents Association was held February 22, 2023. The event was a great success. While the meeting was attended by (voting) Members, Directors, and Executive, it goes without saying that the CSVSWRA would not be in existence without the

support of all Members and Associate Members. Your support through the year is what makes our work possible to pursue our common goals. Some highlights from this evening:

1. We have expanded our catchment to include the southern portion Cliffside Neighbourhood and community.
2. We have launched another successful nature awareness campaign with the Tree Ribbon Campaign Part 2.
3. We have another balanced budget.

We thank Councillor Ainslie for attending our AGM and for the productive conversation.

A special thanks to our Guest Speaker Carolyn Taylor who shared some wonderful community initiatives with Street and Mural Art work throughout the City. We are currently exploring how to bring this exciting project to our neighbourhoods. We look forward to hearing from and working with you, our neighbours, and friends in the coming year! Here is a copy of details presented:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/AGM-2023-final.pdf>

## FOLLOWING TORONTO AND REGION WATERFRONT PROJECTS FROM EAST TO WEST

Part 1 discussing projects in the eastern side of the Toronto and Region Area of Concern took place on February 23rd, Don Little (don.little@trca.com) referred to the Conservation Authority Act which is concerned with managing natural hazards of flooding and erosion. He said they were responsible for 233 city projects. Many large-scale projects are currently underway to upgrade infrastructure, control erosion, and reduce elevated nutrient levels. Not only do these undertakings increase the functionality of the waterfront, they also provide habitat for aquatic and terrestrial species, create recreational opportunities, and impart a more aesthetic and enjoyable user experience. Here is a recording of Part-1:

<https://torontorap.ca/2023/02/27/waterfront-projects-east/>

Please submit your questions or comments to: tisha.tan@trca.ca.

You can register for Part-2 on March 23rd using this link

<https://torontorap.ca/news-events> Want to learn more about other City of Toronto Stormwater Management Projects? visit:

<https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/what-the-city-is-doing-stormwater-management-projects/>

## Membership Corner

Our greatest strength is the support of our residents, help double our numbers!

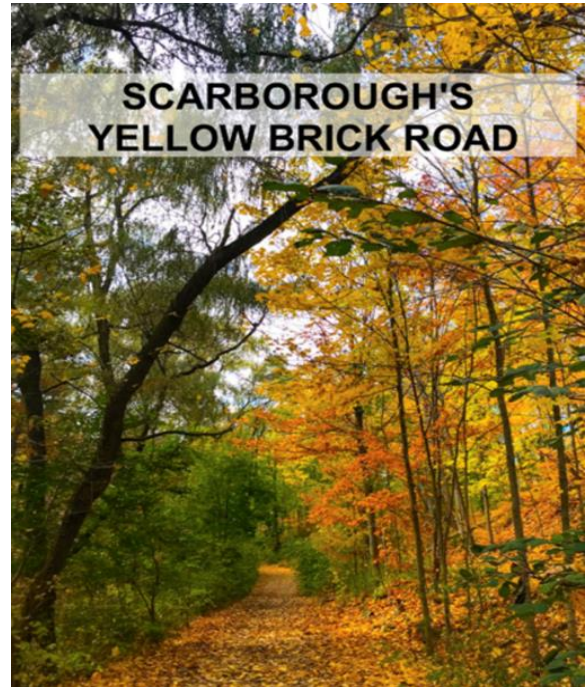
Invite your friends and neighbours to become members & receive our newsletters to keep informed about what is happening in our neighbourhoods.

**Associate membership is free!**

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

## SCARBOROUGH'S YELLOW BRICK ROAD

A memory book was created “**Scarborough's Yellow Brick Road**” to capture the many moving parts that went into completing Part 2 of our Tree Campaign that ran June 2022 to November 2022.



This project was created to bring attention to existing trees in our community and the ever growing importance to their health and benefits to our community. \*Printed copies of the Memory Book are being delivered to all Councillors & will also be distributed to the Toronto Department of Parks, Forestry and Recreation, the Scarborough Historical Society, local schools and (hopefully) the two local libraries.

**The link to the book:**

<https://www.bluffsmonitor.com/wp-content/uploads/flipbook/122/book.html>

**See letter submitted to all Toronto Councillors introducing the content of what would be found in the pages of this special book.**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-Councillors-Feb-2023-Scarborough-Yellow-Brick-Road-CALL-TO-ACTION.pdf>

## Special Edition - Letter from a Concerned Resident

**This month we have 33 special edition letters to share!**



On October 24<sup>th</sup>, 2022 the students from St. Agatha Catholic School visited the Doris McCarthy Trail for a self guided tour created by CSVSWRA. In very close proximity to the top of the trail was a large sign indicating a proposed condo development. The students stopped to

observe the trees and the impact the development could have for this small corner of the world. They were asked to submit their experiences about their school trip, which are captured in the 33 entries submitted by our future Stewards.

**All 33 stories can be found by following this link:**

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

Here is a sample of some student entries...

**A word from our future Stewards**



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.**

... 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.**

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.**

...." 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.**

... 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.**

**Letter from a Concerned Resident**



I am writing in response to an article by Janet Monk and the opinion of John Cochrane, a long time real estate agent of Scarborough SW (Selling Scarborough South West, Vol 40., No2. Feb 2023).

Mr. Cochrane points out that "you just gotta accept change" and that "there is not enough housing", while acknowledging that most condos, especially those along Kingston Road, aren't really geared toward families because recently built developments are too small. According to the Canadian Housing Statistics Program (CHSP), more than 40 percent of condos in Ontario are investment properties (the data was pulled from early 2020, prior to the start of the pandemic). This begs the question, who are we building for? And as for the "change"...long established and now sought after neighbourhoods in Scarborough SW and along KR are not opposed to condos. What our residents do not accept are over-sized buildings that generate profits but give nothing back to the community... no public realm or transition into our neighbourhoods. Reduce the massing, create rentals, increase unit size. Let's remember, "good communities do not build themselves."

Yvonne Di Tullio, Scarborough Village

**We welcome you to share your concerns anonymously or with attribution. If you would like to share your letter of concern in our newsletter, please email [info@csvsw.ca](mailto:info@csvsw.ca). Please be kind & considerate of opinions.**

To see past "Letters of a Concerned Resident" visit: <https://cliffcrestscarboroughvillagesw.ca/news/letters-from-concerned-residents>

**WE WANT TO HEAR FROM YOU!**

To learn more about the RA 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 updates on **LOOKING at the BIG PICTURE**, our follow up to the City Housing Action Plan, a **survey created by the RA to learn what you love about Scarborough &**, more conversation on how "Together we preserve the unique nature of our Neighbourhoods"