



Cliffcrest Scarborough Village SW
Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

LOOKING at the BIG PICTURE

Decisions made by the City today will be responsible for creating the future communities along Kingston Rd. Current development is happening without thought to the impact on our existing communities, and without thought to future potential. **We want better.**

Let's take a trip down Kingston Road starting at Brimley Road to Scarborough Golf Club Road, **try to imagine some of these changes next time you head down this road ...**

The **2761 -2763 Kingston Road** development Community Consultation was on April 25th. The development takes up practically 100% of the site (greenspace solely on the roof), provides minimal parking spaces and gives no consideration for local parking and traffic issues associated with Bluffer's Park. Just across the street is a condo development at **2746 & 2800 Kingston Road** and another development at **2872-2882 Kingston Road**. The proximity of these 3 proposals to the Brimley/Kingston Road intersection and combined impact to seasonal mayhem at Bluffers Park must be looked at.

The **completed** condo development at **2799 Kingston Road** can be used as a **real life example** of what is being built. Imagine similar buildings repeated ALL along Kingston Road. We note that today the retail spaces at this site are still not being used. Concerns with regards to this development were shared in our March 2022 newsletter.

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

The **BIG Picture map**, also found in this newsletter, captures the **27 development sites** in our catchment. Analysis including conceptual developments shows potential increase between 14,433-19,542 residents. The RA will be following up with City Planning and will ask them to take a close look at what has been built before proceeding with the **14 Developments** currently under review.

As you continue your trip along Kingston Road try to count the number of walkable grocery stores you see along the way...

For more than 2 years the association and residents have raised concerns with regards to the cumulative impacts of multiple massive developments, **along 3291, 3355 and 3310 Kingston Road**, on the community and our infrastructure & environment not being considered. Given the proximity of Kingston Road to the Bluffs through Scarborough Village, and one development just 50m from the Bellamy Ravine, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment as well. We have had **no response from the City**.

Further down at **3730 Kingston Road/Scarborough Golf Club Road** the 20 storey proposal for this site makes **many of us wonder whatever happened to the missing middle** that City Planners and others in the industry have been touting since the 1980's? Back then it was known as Main-Streeting - no matter- developments on major arterials like Kingston Rd. were/are supposed to transition into the abutting neighbourhood at 12 storeys or less. This proposal, 20 storeys on a podium (think wedding cake), will simply block out the light for those living in the 3 storey homes directly to the north. Where are the studies that will look at the unsafe

Marina Tadenc, Editor *on Location*

and hazardous conditions they are creating with ingress/egress to the proposed site on the Scarborough Golf Club Rd side?

This is the very same (reimagined) Scarborough Golf Club (sans street parking) that has recently been approved for north/south bike lanes going both ways, on the west side of the street, abutting the proposed development. See links related to this proposal,

<https://www.blogto.com/real-estate-toronto/2023/05/3730-kingston-road-toronto/>
For more information on installation of cycling facilities <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/road-safety-improvements-on-scarborough-golf-club-road/>

City Planning is continually demonstrating their contempt for Scarborough by reviewing and approving all of these Kingston Rd. developments on an ad hoc, instead of on a holistic basis.

Today, the City is rubber stamping the renovation of people and much needed businesses, and introducing developments along Kingston Road that remove the public realm, green spaces and sky views, all the while increasing density without any thought to how people get around. These proposals do not address affordable housing, do not address need for family size living and do not plan for complete streets where we can live, work and play in our neighbourhoods. **We want better.**

HOUSING ACTION PLAN CALL TO ACTION – Multiplexes

How will proposed changes affect your neighbourhood?

The proposed Multiplex Bylaw is being deliberated on presently. By the time you read this newsletter a decision may be made (**next Council discussion and vote is on May 10**).

This is a complicated by-law which is being pushed through at lightning speed without meaningful information to and engagement with Toronto residents, YOU!

What can you do?

See **ACTION ALERT** message:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Action-Alert-Multiplexes-May-2023.pdf>

See **letter from CSVSWRA** asking that the Multiplex bylaw be sent back to staff to be revised before going to City Council.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Multiplex-letter-April-2023.pdf>

For status see Agenda item PG3.16

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.16>



CSVSWRA FOOD DRIVE

As we all know, food banks throughout the GTA are facing record usage without a corresponding increase in donations. As a way to help support our local food bank, the CSVSWRA will be accepting donations of non-perishable food items that can be dropped off at 3 or 7 Windy Ridge Drive throughout the month of May. Donations will be taken to our local food bank (2259

Kingston Rd) at month's end. **Your support is greatly appreciated.**



Several of the Resident groups from across Scarborough have come together to form the Scarborough United Neighbourhoods, (SUN)

SUN is a group of Scarborough residents and community associations dedicated to establishing a dialogue with all levels of government by creating an open, informed, and transparent forum for collective community consultations to create a holistic view on proposed planning and policy action.

This new group will give Scarborough a stronger voice when speaking to the City and others. In addition, SUN is about mutual support and knowledge to member groups when taking on a local challenge.

SUN is a non-partisan group of Scarborough



SUN are proud to be a sponsor with SCRO (Scarborough Community Renewal Organization) Hosting the Mayoral Candidates Debate to be held at UoT, Scarborough Campus on Wednesday, May 24 @ 6PM which CityNews will also be televising the event.

<https://www.eventbrite.ca/e/mayorality-candidates-debate-scarborough-issues-tickets-604058002747>

Mayoral CANDIDATES DEBATE
SCARBOROUGH ISSUES

Q&A | DISCUSSION

24 MAY
DOORS: 6PM
DEBATE: 6:30PM

REGISTER TO ATTEND

WWW.SCRO.CA
WWW.THESBA.COM
PHAGCERT@HAGGERTMEDIA.COM

AT University of Toronto Scarborough

LEAD SPONSORS: SARAVANA & BHAVAN, Netwyn Place

COMMUNITY SPONSORS: PUMPKIN KART, HARDY STEVENSON & ASSOCIATES LIMITED, SCARBOROUGH CIVIC ACTIONS NETWORK (SCAN)

CAST YOUR VOTE FOR MAYOR IN THE NEXT ELECTION

Passing on some facts shared with RA

"Ever since John Tory was elected mayor of Toronto in 2014, voter turnout in municipal elections has been in decline. In 2010, the year Rob Ford was elected mayor, turnout was 50.4 percent. However, in 2018, just 40.9 percent bothered to vote, and in 2022, turnout fell further, to just 29.7 percent." (Spacing Magazine) Although John Tory received 62% of the vote, he received the vote of less than 18% of eligible voters and won by a landslide. That happens when voters don't vote. The math doesn't lie. Polls show that the leading candidates have support of about 16% of voters.

If the turnout remains the same as 2022 and the polls stay like this, our new mayor will be voted in by **less than 5% of Toronto's eligible voters.** This means that more than 95% of eligible voters will have not voted for the winner. Is this the City we want? It doesn't have to be this way. Last time, Voter turnout in the old City of Toronto was higher than in Scarborough. This means that Scarborough shortchanged itself. This means if things don't change, the rest of Toronto will be electing the new mayor.

Voting is a privilege and all eligible voters should feel they have a duty. It is simple to do - it should make you feel good about yourself. Voting preserves our liberty and enhances our loyalty to our communities. It preserves fairness. No one has to sacrifice anything to vote.

Get Ready to Meet Candidates for Mayor on June 1st:
<https://mailchi.mp/2ba4631a2088/mark-your-calendars-debate-10365649?e=b31a4fc7d2>

Care about Scarborough. Care about yourself and your City
Cast a vote for Mayor in the next election.

www.toronto.ca/city-government/elections/by-election/

NEIGHBOURLY SUPPORT

COA March 9th hearing - we had submitted a letter of opposition for a property on **Bellamy Avenue**, as the proposed development had an excessive FSI not in the character of the neighbourhood. Since no neighbours spoke in opposition at the hearing the application was approved by COA. A property on **Balcarras** was deferred as the property is located on TRCA regulated land, but if our RA had not brought this to the attention of the COA it probably would have been approved.

TLAB hearing scheduled for April 20th for a property on **Allister** the City has filed an order to dismiss the applicant's appeal on a number of grounds including, but not limited to that the appellant has failed to meet the evidentiary submission requirements pursuant to TLAB's Rules of Practice & Procedures. The applicant has responded to the City's Motion and is requesting a new hearing date. The matter now rests with the trier of fact.

TLAB hearing on April 28th dismissed an appeal related to a property on **Markham Road** (S of Kingston Road) which the COA has three times previously rejected the variance violations of this build. The opinions and evidence presented by the Appellant with respect to the minor variance did not satisfy the four statutory tests for approval of a minor variance.

We are concerned about the role of the COA should its decisions be easily overturned at the TLAB. Residents and RA had asked Councillor Crawford if the City would support the COA decision to reject the variance by appointing legal representatives for the upcoming TLAB to defend the COA decision. The Councillor did not provide a reason for not providing his support.

CHANGES TO 3RD PARTY APPEAL RIGHTS

The Provincial Government has amended the Planning Act and generally removed rights of third parties to appeal Committee of Adjustment decisions. As of November 28, 2022, only the applicant, the Minister of Municipal Affairs and Housing, specified persons and public bodies (as those terms are defined in the Planning Act), are permitted to appeal decisions of the Committee of Adjustment.

<https://www.toronto.ca/city-government/planning-development/committee-of-adjustment/>

Along with sweeping changes to planning, environmental protection, and democracy, Bill 23 makes it too expensive to appeal decisions. The Ontario Land Tribunal, where planning decisions can be appealed, can now order a losing party to pay the winner's legal costs- **no** guidelines need to be used and **no** justification is required. Previously, the OLT had the power to award costs against the losing party if they behave in a "vexatious, frivolous or unreasonable manner" but they rarely did so. This change will have a chilling effect on communities appealing decisions that affect them, effectively **undermining this democratic process**.

<https://canadians.org/action/ontario-land-tribunal/>

BE AWARE AND GET INVOLVED

Part 22 of a monthly series

After more than 2 years since the start of construction, this house is still under construction. While the house has been progressing and work still occurs, the house has not passed an inspection for any aspect of the house build, in over a year. Residents in the area have been in regular contact with Building Dept officials, MOL and various other regulatory agencies. It is important for residents to remain diligent and informed about the projects and builds happening in the community. While it should not be the responsibility of the community to monitor construction sites, it has become more and more apparent that the City cannot keep up with the issues that exist with builds in our communities.

Staying aware and staying involved allows community members to assist City offices to manage projects and builds, so that we can ensure builders adhere to proper building practices.

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

BRIMLEY ROAD SOUTH MULTI-USE TRAIL PROJECT

TRCA's Scarborough Waterfront Project team will soon be launching an updated project information campaign on the design work being undertaken along the Scarborough Waterfront Project's West Segment (Bluffer's Park to Meadowcliff) shoreline which is to include an online platform, information signage installed at Bluffers Park and an in-person pop up.

An invitation with more event details will be circulated this month.

We were also glad to get confirmation that the Residents of Larwood Boulevard with existing rear access to Brimley South are being kept informed and that the Project Team is working to undertake additional site investigations for these impacted properties and will reconnect with owners to discuss in the near future the expected impacts to property.

In the meantime, project updates continue to be available at the dedicated project website: <http://trca.ca/swp>. Should you have any questions, please contact the project team at ScarboroughWaterfrontProject@trca.ca

NO BLUFF about the BLUFFS!

The TRCA's December 5, 2020 studies adapted from the 1985 studies both speak to the Bluffs as being one of the most troublesome coastal erosion issues, citing concerns related to development, hardened watersheds, vegetation removal, overland flow, storm water run off, etc. Following is a recent photo of one of **two separate significant landslides** that occurred this March just east of the Doris McCarthy Trail. The landslide came across the pedestrian path and into the water.



Residents are concerned that **this will happen more and more** as impermeable surfaces and multi-storey underground parking lots belonging to new developments alter the below ground and above ground charges of water and add more drainage flow to existing limited storm drainage systems. We have asked for Environmental Guidelines/Bylaws for new construction, as well as depth restrictions for new construction in close proximity to the Bluffs. The City is ignoring Section 3.4 of the official plan re Natural Heritage site and buffer zone. Who is looking at the combined impacts of the many large NEW developments proposed for Cliffcrest and Scarborough Village, on our Neighbourhoods and Ravines and Scarborough Bluffs?

Furthermore, Toronto Water study related to areas 52 & 59 improvements consider only what is in place today, which disregards the many large buildings and multi level underground parking lots planned along and south of Kingston Road. **How are the combined impacts considered to ensure that the bluffs and our neighbourhoods remain intact?** How can development move forward without the completed existing sewer system and overland drainage systems assessment?

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/steps-in-the-study-process/>

To learn what studies have been completed see:

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/>

Some Basement Flooding Protection Program Fast Facts

https://www.toronto.ca/wp-content/uploads/2019/12/8cbb-BFPP_Fast-Facts_Updated-2019-Nov.pdf

Dangers & Precautions

TRCA encourages users to take extreme safety precautions in and around the Scarborough Bluffs. It is crucial to be aware of the natural hazards and risks. TRCA strongly recommends users stay on designated trails, respect fences, and follow signage. TRCA monitors slopes and shorelines using various techniques to identify areas of risk; however, landslides and slope failure can occur at any time. If you come across a hazardous erosion site, please report it to TRCA

<https://trca.ca/conservation/erosion-risk-management/report-erosion-hazard/>

TOWN HALL UPDATES

Thank you to the organizers of these events & for the opportunity to engage.

1. Town Hall with the TRCA: On April 27, Councillor Ainslie organized a Scarborough-Guildwood meeting with John McKenzie of the Toronto and Region Conservation Authority. The video recording is posted here: <https://youtu.be/aEjPKeaR1sg>

TRCA is currently in the planning phase of the *Scarborough Bluffs West Environmental Assessment*. They expect public consultation for this study to start in late 2023 or early 2024. Given the number and intensity of large buildings that are currently proposed along and south of Kingston Road where Kingston Road is closest to the ravine and bluffs, why is the TRCA and City of Toronto not expanding the area of concern for the TRCA up to this part of Kingston Road?

The TRCA has studied this area (Scarborough Village and Cliffcrest south of KR) extensively and have the lead in developing the Scarborough Waterfront Project. The entire Bluffs, Bellamy Ravine, and other ravines leading to them are within a natural hazard area (prone to flooding, erosion, and unstable slope). Why are these TRCA issues of this area conducted for the SWP Environmental assessment not being reviewed when considering proposed large development and infill housing within this area and their potential effect on erosion? The TRCA have weighed in on the **Science Centre lands**, and now on **Multiplex housing**. Why are they not weighing in on development near the Bluffs and ravines leading to the shoreline?

<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-168446.pdf>

2. A Planning & Development on April 20th and a Traffic & Pedestrian Operations & Safety on April 27th ward-wide virtual community meetings were hosted by Councillor Crawford.

The RA has requested recordings and will share when available.

3. Ontario Place info session on April 20th, the facilitators were not prepared to provide answers and it was not in their agenda to talk about the "private" part of the redevelopment. There was no one there from Therme or Livent. Why have an information session with limited information provided? They are proceeding along with an EA of the public space, but the "private" portion (Spa and Concert Venue) are exempt from an Environmental Assessment even though it is on public land.. They are proposing to alter the shoreline, landfill the lake, cut down approximately 800 trees, etc. The TRCA had weighed in and had suggestions, but talks are ongoing and again details were sparse.

4. With regards to Danforth-Kingston Complete Street Extension- The City will be hosting public drop in sessions on the topic sometime soon, TBA. Danforth-Kingston Complete Street Extension

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/danforth-kingston-complete-street-extension/>

See the following thoughtful letter from a Concerned Resident indicating some suggestions for future meetings.

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit:

www.cliffcrestscarboroughvillage.ca

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

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"



Letter from a Concerned Resident

From a Ward 20 Resident,

Re: Informative Virtual Town Halls

Most residents are aware of the new Provincial Policy development directives imposed upon municipal planning by-laws. Prior to amalgamation in 1997, we had several City Boroughs that defined and addressed the needs of those 'distinct communities'.

When our Ontario Premier reduced the Toronto Wards to 24, our elected municipal representatives were shouldered to serve a vastly expanded number of constituents and geographic areas.

Our Ward 20 represents 100,000+ residents. Thanks to Covid, I'm thankful that our local councillors offer 'virtual town halls' beyond their face-to-face chats, websites and electronic newsletters. Unfortunately not all residents, particularly low-income or seniors, are aware of them, or have access to electronic devices to be apprised.

It is unfortunate that there is a relatively low number of participants engaged in these 'virtual town halls'. The current, significant issues focus on accelerated development and complete streets which impact each ward resident.

When aware of these 'virtual town halls', I appreciate the presentations of the invited specialists participating. However, I believe the format needs refinement so that there is significant allotted time for more residents to ask in-depth questions, rather than a cursory few-selected individuals by the Chair. The Chat area allows registrants to comment and exchange their **collective voices** while 'a virtual hands up' indicates those who would like to learn more on a specific point. I have observed that these comments are often **not** addressed during the event. Ideally it would be helpful for these questions to be addressed in a timely manner, if not during the town hall, then later by the specific addressee ideally to the registrant by e-mail or phone.

It is essential that each Councillor posts **current documents** and **related recordings of these town halls** on their respective websites or their YouTube site for broader resident information including a simple method of response to our councillors. In this manner, residents ensure that our voices are heard by our representative Scarborough councillors to navigate future city planning at city hall on our behalf.

Despite Toronto having declared a climate emergency in 2019, it appears that Climate Change and its negative impact on our communities is being ignored in current development discussions. Environmental strategies are not being implemented to mitigate the impacts as witnessed in their absence in all Toronto departments.

Our municipal decision makers are working in **isolated silos**. They are not collaborating to ensure a sustainable community with public discussion and appropriate regulations.

Future town halls discussing the implementation of integrated climate planning approaches would be a welcomed topic of discourse.

Sincerely, A Concerned Resident

If you would like to share your letter of concern in our newsletter, please email info@csvsw.ca.

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