



on Location

“Together we preserve the unique nature of our neighbourhoods”

LOOKING at the BIG PICTURE

Update for OLT-22-004294 & OLT-22-004295 – CMC Notice (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive)

CSVSWRA was asked to consider changing the hearing to a written settlement hearing. The Board of Directors felt a written hearing would take the opportunity away from participants to attend the hearing and felt we could not consent given the large number of participants who would effectively be excluded from the process. The OLT reviewed our request and agreed to keep a video settlement hearing.

The Case Management Conference CMC for September 14th has been cancelled and a settlement hearing has been scheduled for October 24th.

On July 19 and 20, City Council adopted confidential instructions to staff from the City Solicitor, without amendments and without debate.

CSVSWRA as a Party was not given an opportunity to meet with the City and to share the community's concerns. The City Council direction on 3291 Kingston Road which has been publicly available since August 3, 2023 may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.14>

There are a number of outstanding studies requested by the City, including a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review; a revised Transportation Impact Study or addendum, and a revised Arborist Report or addendum, Landscape Plan and Tree Protection Plan. You will also find the architectural plans which detail the development to be approved in the Zoning By-law Amendment and the City's conditions to withholding the Ontario Land Tribunal Order in the same link above made available on the same date.



Participants may update their statements 10 days before the hearing and submit them to:

Christopher Molnar,
Senior Planner Ontario Land Tribunal
655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
(437) 231-5387 | christopher.molnar@ontario.ca

October 24 call-in details are as follows: OLT-22-004294 AT: 10:00 AM
ON: Tuesday, October 24, 2023, at: <https://meet.goto.com/943363669>
Access code: 943-363-669

For concerns raised by CSVSWRA with this proposal see November 2022 presentation as well as letter to the City Solicitor asking to be included in these important discussions.

Letter:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/OLT-follow-up-with-Councillor-Crawford-re-3291-KR-November-20-2022.pdf>

Presentation:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Concerns-Presentation-to-City-Legal-OLT-21-11-22-REV.pdf>

Marina Tadenc, Editor *on Location*

ALERT RE MID-RISE PROPOSAL

City Planning is proposing to remove rear building transition requirements

The City of Toronto is updating the Mid-Rise rear transition performance standards in the Zoning Bylaw and Urban Design Guidelines.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

The City of Toronto is proposing to end transitions on mid-rise buildings up to 11 storeys in height. This will increase shadowing on nearby residential and non-residential properties, including schools.

The recent decision to open neighbourhood zones to more intense forms of development has made planning instruments like the 45-degree angular plane and set-backs of utmost importance to achieve a balance between the need for growth and building livable cities.

If the rear angular plane is eliminated the homeowners could end up with a wall 13 storeys straight up with balconies just 7.5m from the 2-storey residential property and back yards. Usually in the 1970s when they built tall apartment buildings there were parking lots or green space on top of underground parking between a tower and the homes next to the property.

**There GOES the sun, doo-doo-doo-doo
There GOES the sun, and I say
It's NOT alright.**



Read Comments submitted to the City by Scarborough United Neighbourhoods (SUN) on the Mid-Rise Building Rear Transition Performance Standards:
<https://cliffcrestscarboroughvillagesw.ca/data/documents/SUN-Comments-on-Mid-Rise-Angular-Plane-Concerns-October-11-2023.pdf>

CBC News Story on Sep 16, 2023, Toronto's wedding cake style mid rises could be a thing of the past. *Cathie MacDonald and Geoff Kettel, co-chairs of the Federation of North Toronto Residents' Associations, say they are concerned by the process the city is undertaking. The current system with angular planes makes a good general framework for dealing with buildings like this," said MacDonald. "We're concerned about a blanket proposal." Kettel says he is concerned by the emphasis on adding more units as a selling point of the change and is worried about seeing box-like buildings lining a street if the rules change. MacDonald says the fact that there is already a draft of new rules suggests there won't be a real consultation and argues more comments about potential outcomes should have been included at this point of the process.*

Public Consultation was held on Sept 20, presentation materials are available on this link,

<https://www.toronto.ca/wp-content/uploads/2023/09/98d0-city-planning-mid-rise-rear-transition-public-consultation-presentation.pdf>

The deadline for comments is October 15, 2023. Please direct your letters to Rong.Yu@toronto.ca and John.Duncan@toronto.ca.

EHON (Expanding Housing Options in Neighbourhoods) MAJOR STREETS STUDY FALL 2023 CONSULTATION EVENTS

With significant change coming to our neighbourhoods, we need to keep planning tools for checks and balances to growth that delivers/maintains complete, resilient (i.e., green), and safe neighbourhoods. City Planning decisions by popular vote are not good decisions. **All of the information provided is available on the [EHON Major Streets Study webpage](#). There will be 4 drop-in Open Houses, or the 2 Webinars.**

Ward 20 does NOT have a Councillor to represent our concerns. **We need YOU to tell the City what you think about these proposed changes so that development lobby groups are not the only voice the City hears, and come out on October 12th if you can!**

To submit your comments on the proposed amendments, or on any of the Major Streets Study information, e-mail them to EHON@toronto.ca or you can also submit them via web survey, [EHON Major Streets Survey \(chkmkt.com\)](#)

Four (4) in-person consultation events are being held as part of the EHON Major Streets study.

October 12, 2023 | 4:30 pm to 7:00 pm | Scarborough Civic Centre, 150 Borough Drive

October 16, 2023, | 5:00 pm to 7:30 pm | City Hall Rotunda

October 17, 2023 | 4:30 pm to 7:00 pm | Etobicoke Civic Centre

October 18, 2023 | 5:00 pm to 7:30 pm | North York Centre Atrium

To register for consultations, see general link to City of Toronto Planning consultations. [Major Streets Study – City of Toronto](#)

Look for the event you want to attend, for one of the 4 in person events you will see that you need to email EHON@toronto.ca to register.

Webinars

The Major Streets team will also be hosting two virtual consultation events. Both events will have the same content with a staff presentation outlining the proposals and time for questions and answers. To register, click the link below & corresponding date,

<https://www.toronto.ca/community-people/get-involved/public-consultations/city-planning-consultations/>

Wednesday, October 25, from 2:30-4:30 pm

Wednesday October 25, from 6:00-8:00 pm

Development Pipeline 2022 Q2 REPORT, facts to note:

Table 2 in the 2022 planning pipeline report shows 200,000 units rezoned and unbuilt and another 409,000 units in applications

<https://www.toronto.ca/wp-content/uploads/2023/02/92b5-CityPlanning-Development-Pipeline-2022-Q2.pdf>

over 600,000 units which is 35 years of supply BEFORE the changes to exclusionary zoning that were just passed.

Table 6 shows the 416 building under 17,000 units a year and this is 45% of all GTA housing. Toronto is doing more than its share and there is no reason to compromise on “good planning” that the city has argued before the OLT/OMB since 2010.

Building more condos will not deliver much needed affordable housing.

TORONTO NOISE BYLAW REVIEW

Many of you will have attended one or more of the City's September Consultation sessions on changes to the Noise Bylaw. See link for more details, <https://www.toronto.ca/community-people/get-involved/public-consultations/noise-bylaw-implementation-review/>. October 15 is the deadline for sending your comments to the City at MLSfeedback@toronto.ca.

NO CIVIC REPRESENTATION for WARD 20 until November 30th!

Scarborough Southwest, Ward 20 seat at City Council is empty as of July 2 6th Scarborough SW is without representation, what happens next?

Ward 20 Office staff have been left in place in the interim; A NEW general Ward 20 email is in place for inquiries (Ward_20@Toronto.ca) and office staff will redirect our inquiries to appropriate departments until a new Councillor is elected in the fall!

Election Day is Thursday, November 30!

There will also be two advance voting days on November 25 and 26. Save the date!

Resident groups try to get Scarborough Southwest voters interested in Ward 20 by-election for Councillor

https://www.toronto.com/news/resident-groups-try-to-get-scarborough-southwest-voters-interested-in-ward-20-by-election-for-councillor/article_8686eb87-1515-5436-a806-dbf559fe9b5e.html?

We ask our members and residents to remain engaged and informed at this delicate time. Civic engagement is critical!

For more information about the by-election as it develops, keep an eye on the Toronto Elections webpage www.toronto.ca/elections, which will be posting updates.

NEIGHBOURLY SUPPORT

We received the upcoming COA hearing Agenda and we noticed that 1-21 Lochleven Drive has filed for a TLAB appeal in our catchment area following a refusal of egregious proposed development by the owner. With the Councillor's resignation and the position being open we asked the Ward 20 Office to assist in gaining City support to represent the City and the community at the future TLAB hearing for this proposed development and are glad to report that City Legal, has been assigned to this file. Given that Planning did not report on this application, an outside planner will need to be sought. Ward 20 Office asked Councillor Ainslie to put forward the motion at the October City Council meeting directing the City Solicitor to seek an outside planner so looks like our community will have the support of the City at TLAB.

BE AWARE AND GET INVOLVED

Part 24 of a monthly series

As this build continues, work is being monitored by the community and neighbours to ensure workers are performing tasks safely and to Ministry Standards. Why does the community have to monitor construction sites, when builders should be responsible for their own affairs? The benefit of learning how to address safety issues allows the community to be aware and also who to call when something occurs. Knowledge and community involvement gives neighbours the tools to address concerns properly and effectively to the proper channels. While still not something the community should have to manage, it is impossible for City or Provincial bodies to monitor all development and matters which affect neighborhoods, on their own. Community has to be involved to speak up for themselves. Community activism is what creates and affects change to serve its residents. Stay active and stay involved.

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 somethings not right!

CHANGES TO ILLEGAL ROOMING HOUSE REGULATIONS

On December 14th, 2022, City Council adopted a new regulatory framework for multi-tenant (rooming) houses, which will permit multi-tenant houses across Toronto.

The new zoning and licensing bylaws will come into effect on March 31st, 2024.

Follow this link to learn more about this new framework, <https://www.toronto.ca/community-people/housing-shelter/multi-tenant-rooming-houses/tenants-of-multi-tenant-houses/>

Some details you will find:

- Making a Service Request to your landlord
- Submitting a Complaint to the City
- Tenant Rights and Responsibilities
- Responsibilities of Multi-Tenant House Owners and Operators
- Under the Requirements for Operating Multi-Tenant Houses owners/operators must:
- Designate an agent who will be contacted in emergencies or with any inquiries about the operation of the multi-tenant house
- post the following information for tenants at the entrance of the multi-tenant house:
- the multi-tenant house licence
- the name and contact details of the owner and agent
- the fire safety plan and
- details of any conditions on which the licence was granted
- allow inspections to ensure compliance with applicable bylaws and legislation
- allow the city to provide notices to tenants
- maintain the multi-tenant house in accordance with all applicable bylaws and legislation
- notify Municipal Licensing & Standards Division of any change in ownership or any change in the contact information of the owner and agent

BCA – SCARBOROUGH ARTS, TRADES & FAMILY FESTIVAL

The Scarborough Arts, Trades and Family Festival was a success. CSVSWRA extends a THANK YOU to the organizers for this fabulous community event.



CSVSWRA volunteers were glad to meet in person some of our current members as well as welcome some new members, welcome!

Membership Corner

Our greatest strength is the support of our residents, help double our numbers and 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://clifcrestscarboroughvillagesw.ca/become-member/>

PAPER BAGS EVERYWHERE!

Birds visit the Bluffs in Toronto on their way north to the boreal forest and on their way south to South America. Monarch butterflies congregate at our shore and fuel up to cross Lake Ontario in order to continue their journey to Mexico. Clifcrest Scarborough Village is located in one of the most important migratory routes.

As development in our area increases, the natural habitat for pollinators and consequently birds are lost. Colliding with the window breaks their beaks and their necks and they often don't survive. **Our neighbourhoods are special and need special attention, why is the City not doing its due diligence?**

"Despite the availability of proven, affordable techniques to reduce bird collisions with buildings and a bird-friendly building design standard, there are no provisions in the Building Code to require they are used," says FLAP Canada. By mandating bird-friendly building construction measures in the Building Code, Ontario could significantly reduce the number of birds that die needlessly each year.

Read this sad story from the Toronto Wildlife Centre: **Paper bags were everywhere. Each one held a small bird struggling to survive.** Untold numbers fatally collided with buildings, ending their migratory journey

<https://www.blogto.com/city/2022/10/hundreds-birds-treatment-paper-bags-flying-windows-toronto/?fbclid=IwAR12YT40dAfoZwjf3FknvRasNIJ2VyosnvWd-2NIGGzOgTEawuEQ3Gtt1A>



BASEMENT FLOODING INVESTIGATION ENVIRONMENTAL ASSESSMENT STUDIES - (BF)

Area 52 & 59

The City has identified and developed a plan to study 67 different areas of Toronto in order to determine the cause of basement and road surface flooding and develop sewer/drainage improvement plans.

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

CSVSWRA continues to follow up on Southwest Scarborough sewer assessment flood mitigation infrastructure upgrade study that is currently underway for our catchment, Area 52 & 59.

We were advised this month that both study areas have a large number of existing sewers that are located in easements on private property or in parks and open spaces. Some of these sewers are under capacity and will need to be upsized. The study team has been undertaking a detailed review of solution alternatives to minimize the need for such upsizing by developing improvements in other parts of the sewer system to keep sewer upgrades to the City's roads, whenever possible. This exercise has unfortunately caused a delay in schedule.

The team confirmed they are working to have the webpage for Study Area 52 and 59 live in the coming weeks. (toronto.ca/bf59 & toronto.ca/bf52) In terms of when we can expect consultation for these two studies, they confirmed they anticipate a public consultation event in January 2024.

We are aware of several large condo developments moving forward in Cliffcrest & Scarborough Village as well as the Multiplex By-law. The risk of flooding will increase as more land is paved and trees are cut down. CSVSWRA wants to know how can these developments move forward without knowing the current limitation to infrastructure?

We asked, "What are the implications of this study on decisions by City Council and Municipal Planning regarding these new development applications, in particular where sewers are under capacity or under sized?"

For the BIG PICTURE of developments currently being proposed in Cliffcrest-Scarborough Village, please click on the following interactive map, <https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcp&ll=43.7350905540572%2C-79.223535&z=13>

Watch for more updates with regards to Study Area 52 and 59 in our next newsletter.

Also, take a moment to read this month's letter from a Concerned Resident also on this page. This resident shares some interesting links on how the City is looking to manage stormwater overflow in other parts of the City along with more concerns raised at possible impacts.

INFO from SWIM DRINK FISH

Swim Drink Fish is a group working towards a mission of creating access to swimmable drinkable, fishable water.

<https://www.swimdrinkfish.ca/about-sdf>

Case - Toronto Sewage Bypass Alerts

<https://www.swimdrinkfish.ca/lake-ontario-waterkeeper/case/toronto-sewage-bypass-alerts>

Community Associations throughout Scarborough and the GTA have these same concerns and continue to organize - not to stop progress - but to make sure it proceeds in an orderly fashion that provides both hard and soft infrastructure. Our collective mission is to ensure that the 'development industry' doesn't run roughshod over our already fragile environment which **can directly impact the quality of our drinking water - especially, here on the edge of the Scarborough Bluffs overlooking Lake Ontario.** Water quality and environmental degradation resulting from a lack of holistic community planning are inextricably linked. Our current provincial government is bent on loosening restrictions that will give free rein to the building development industry, under the guise of providing 'affordable housing - which is not that affordable'.

LETTER FROM A CONCERNED RESIDENT



Please review the links below:

The first link involves a detailed video presentation specific to the newly constructed discharge pipe for the Ashbridge's Bay Sewage Treatment Plant. There was a very important question which was asked during the presentation but sadly, the question was deflected and remained unanswered.

The specific question was whether or not the point of discharge of effluent from the new pipe is far enough out into the lake to prevent our beaches from being closed due to e-coli from CSO's (combined sewer outflows) during heavy rain events. It also raises the question as to whether or not the raw sewage will always meet regulatory requirements for disinfection, before it is actually released and discharged far out into the lake. In addition, if the water was thoroughly treated and disinfected as claimed, then there should be no need to construct a vertical dispersal system consisting of 50 vertical discharge pipes.

This tells me that at some points in time, there will still be direct discharge of untreated raw sewage directly into the lake. I truly believe this entire project is already dated before it is even completed. There is only so much volume that the holding tanks can store, before they are all filled to capacity particularly during heavy rain events.

Each City block in the downtown core which is being transformed with the construction of multiple condo towers will house the equivalent population of communities such as Wasaga Beach. It is like building small cities, within our existing city but, without first having the vital and critical infrastructure in place to support them.

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

<https://www.youtube.com/watch?v=MyqnojIwMP0>

<https://www.toronto.ca/wp-content/uploads/2017/08/9764-ICMC-Steering-Meeting-8-Presentation-Updated.pdf>

There will soon come a time, when our lake can no longer sustain all the toxic chemicals and other sewage our City dumps into it.

Attention is needed now.

A Concerned resident

The "Letter from a Concerned Resident" is an opportunity to share with our membership the thoughts & concerns expressed by other members. If you would like submit a letter for sharing please forward to info@csvsw.ca.

To see past "Letters of a Concerned Resident "visit:

<https://cliffcrestscarboroughvillagesw.ca/news/letters-from-concerned-residents>

Catch up on past newsletter by visit,

<https://cliffcrestscarboroughvillagesw.ca/news/>

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 request for Area Planning Study, 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"