



Cliffcrest Scarborough Village SW Residents Association

# on Location

“Together we preserve the unique nature of our neighbourhoods”

## CONGRATULATIONS TO OUR SCARBOROUGH SW, Ward 20 COUNCILLOR PARTHI KANDAVEL

From July 25th to November 30th Scarborough had no voice in Ward 20. On November 30th Parthi Kandavel was voted to be our Ward 20 Councillor! CSVSWRA had the opportunity to work with Parthi when he was a Trustee and we now look forward to collaborating alongside him as our Councillor to advocate for positive change to our neighbourhoods.

**Congratulations Councillor Kandavel!**

### Results – 58 of 58 Polls Received

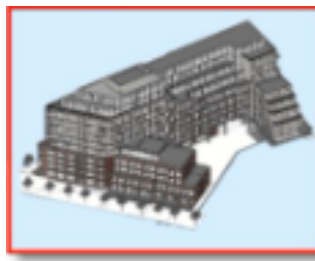
Candidate	Votes	% Votes	
Parthi Kandavel	4,641	27.38	<div style="width: 27.38%;"></div>
Kevin Rupasinghe	3,854	22.74	<div style="width: 22.74%;"></div>
Anna Sidiropoulos	2,275	13.42	<div style="width: 13.42%;"></div>
Malika Ghous	1,565	9.23	<div style="width: 9.23%;"></div>
Suman Roy	1,289	7.60	<div style="width: 7.60%;"></div>

## LOOKING at the BIG PICTURE - UPDATES

Regarding the Windy Ridge Condo for OLT-22-004294 & OLT-22-004295 – (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive):

### IS THE PROCESS WORKING?

With Party status, CSVSWRA requested several times to meet with the City in order to share the community's concerns about the need for more comprehensive studies on the appropriateness of this development as well as impacts, for inclusion in the Direction Report.



The RA's request was **NEVER RESPONDED TO**.

CSVSWRA submitted a formal letter to City Legal Team to ask why the RA's attempts to engage with the City were ignored. **We do not understand the culture of the City that does not value the neighbourhood's voice.**

Notice received for 2746 & 2800 Kingston Road, Reference Number: 22 140193 ESC 20 SA (corner of Brimley & Kingston Road)

This concerns an appeal to the province to increase the maximum total gross floor area from 33,000 square metres to 35,000 square metres to permit additional dwelling units

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Notice-of-CMC-OLT-23-001303.OLT-23-001277-re-2746-and-2800-Kingston-Rd.pdf>

Marina Tadenc, Editor on Location

## THE CSVSWRA 2024 ANNUAL GENERAL MEETING



The annual general meeting (the “AGM”) of voting members of the Cliffcrest Scarborough Village SW Residents Association will be held on February 22, 2024.

Watch for a notice of meeting & accompanying materials in your inbox. **Special Guests** will be both Councillor Ainslie and Councillor Kandavel. Community officer, Blaise Kurucz - badge #9165, has also agreed to speak to us about auto theft. What the police have done, are doing and how we can help as a community. **There is still time to renew your paid membership if you've not yet done so!**

## BASEMENT FLOODING INVESTIGATION STUDIES

Area 52 & 59 Flooding Studies are currently underway for our neighbourhoods. We don't understand how City Planning can move forward with significant development without fully understanding/knowing what the existing limitations are.

Details captured for **completed Area 33 study reflect that \$339M will be needed to fix the infrastructure in this area alone.**

<https://www.toronto.ca/wp-content/uploads/2021/05/9027-ExecA33EAAAddendum20210510.pdf>

We asked the Study Team to confirm that the City is looking at the full/big picture and is looking at current infrastructure + new condo developments + infill housing including EHON initiatives, and to confirm that the City's different Teams (sanitary, stormwater, planning), TRCA, are not working in silos. In addition, we believe that more is needed; we need experts that understand the impacts of climate change and who can produce unbiased reports that assess where and what is warranted, in particular the full impact of multiple developments in close proximity along the Bluffs. The City confirmed they are working towards the public consultation for these two areas and anticipate a launch this April.

## CUMULATIVE IMPACT OF MULTIPLE DEVELOPMENTS

Facts point to the growing importance of closely assessing impacts and with a view of the BIG PICTURE- that is to say, the cumulative impacts of multiple proposed developments and sufficiency of current infrastructure and need to look beyond what is currently being checked by the City. Aquifers are very close to the surface yet this unique geography is NEVER considered in development approvals.

For 3 years our request for “Environmental Character of the Neighbourhood Guidelines” and a “Secondary Plan” have been deflected. We submitted the following letter asking for the following:

- The Secondary Plan to identify potential issues along Kingston Road running parallel to the Bluffs.
- Objective studies so we can understand the full impact and can make informed decisions.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Response-Letter-re-Toronto-Water-Follow-Up-February-5-2024.pdf>

**NO place else in the city does development come so close to our Bluffs!**

## PROTECTING OUR NEIGHBOURHOODS

We will keep asking Councillors to speak up at the Planning and Housing (PH) Committee meetings about the importance of protecting neighbourhoods. More specifically:

- PH8.6 protecting and enhancing the tree canopy while supporting infill housing - we need the City to monitor and protect for tree impacts resulting from laneway suites, garden suites, multiplex dwellings, etc.
- PH8.4 Mid-rise buildings rear transition standards - the proposed guidelines omit any consideration of an objective to ensure an appropriate relationship with the adjacent residential neighbourhood. The result - big 11 storey boxes in our neighbourhoods without the setbacks needed to ensure access to sunlight
- PH8.3 we need the bylaws that do the work for building and maintaining a livable city - measures of density (FSI) and lot coverage have been effective and are fundamental
- PH8.2 the night economy - we need a workable balance between increased opportunity for live entertainment and neighbourliness.

Nov 30th PH Committee recording,

<https://www.youtube.com/watch?v=B02dqDcOau8>

## EXPANDING HOUSING & OTHER UPDATES

There are a lot of changes proposed and being approved in our City: Night Economy, EHON Major Streets Study, removal of rear angular planes, new guidelines to protect tree canopy, and much more. A few updates from consultations the CSVSWRA attended follow.

### On December 2nd FONTRA Planning Forum at Metro Hall

This in-person event was attended by representatives from over 50 RAs from across the city and more than 20 City Planning staff, including Gregg Lintern - a few weeks before he retired. The agenda included an overview by City staff of their planning initiatives – including Enhanced Housing Opportunities in Neighbourhoods (EHON), and City responses to address Provincial constraints that reduced City regulatory powers over development and revenues.

The **Chief Planner** acknowledged that the market is difficult to control and that for every 10 units approved, 6 are built (the rest are flipped). And if all the 460K applications in the cue were to come to fruition the City would be well above its housing target (this year at 130% of target).

We heard a disconnect between the City's vision and their action. The stated vision and words used were all the right ones - complete communities, balance of housing and infrastructure needs, resilient treed cities, etc. But the presentation details made by EHON staff showed something very different being pushed through, not the vision they described. Apparently, the strategy for City Planning is to focus on what good can be done and not go "down the rabbit hole of bad". **But good planning involves the consideration of all possible impacts.**

**As of Dec. 2, 2023: 166 laneway suites completed, about 200 Garden Suite applications received and 6 completed, and about 80 applications for multiplexes received and another about 80 to convert existing buildings to multiplex.**

**EHON Major Streets** extended their deadline for survey and all consultations to December 14, 2023. An additional webinar was held on December 6, 2023, and we are still trying to get the recording. The next steps are for staff to analyse the results in Jan and Feb 2024. EHON Major Streets going to the Planning and Housing Committee in June/July. If supported, it will go to Council for debate and vote in summer 2024. CSVSWRA continues to press for transparency, encouraging that the report to Councillors include an analysis of how concerns (especially those by the many RAs) are being addressed and those that are not, so that Councillors are more fully informed to make their decision.

Stay informed: [Major Streets Study – City of Toronto](#) .

## Noise Bylaw updates adopted by the City on February 7, 2024.

Staff will report back on additional options for reducing decibel levels for motorcycles and motor vehicles to the Economic and Community Development Committee on February 20. To learn more see:

[Toronto City Council listens to public and adopts Noise Bylaw updates – City of Toronto](#)

## City of Toronto Night Economy

Regulations are changing in 2025, and noise could be an issue for suburbanites as clubs move outward from the city centre. For more information see: Toronto is changing the rules on the city's nightlife in a bid to boost business after dark | CBC News and City's Night Economy to get a boost as Toronto City Council approves new ways to generate growth – City of Toronto

## KPMG REVIEW

Two of CSVSWRA Directors ventured downtown to attend City of Toronto's Update to stakeholders about KPMG review to represent our RA. The event was well represented by some RA's and associations.

**Current stats:** There are 3,000 to 4,500 COA applications per year in Toronto, the majority are residential and have 4 or less variances. Application time is around 8 weeks currently.

KPMG review, 15 recommendations were delivered in January 2023.

Priority and timelines identified by City staff are the following:

- 1) Addressing the technological challenges of the virtual public hearing process.
- 2) Implement quarterly member meetings for panelist training and professional development. Two thirds of 35 panel members from 2023 were new and needed training. Inaugural and ongoing training.
- 3) Regularly engage with applicants and members of the public outside of the public hearing process.
- 4) Improve existing and develop new public facing communications and resources to enhance participation.
- 5) Develop and promote an effective participation guide to empower applicants and members of the public
- 6) Conduct a comprehensive review of the COA's service delivery model.
- 7) Develop and communicate a clear purpose statement to align stakeholders around a shared understanding of the COA.
- 8) Consider refreshing application requirements for minor variance and consent applications. Tree protection requirements also to be reviewed for applications
- 9) Consider eliminating substantive revisions to applications following the distribution of the public notice. Also looking at commenting guidelines for City depts.
- 10) Establish KPIs

**Going forward, meetings with industry and community associations are planned each year.**

## THE DELTA HOTEL AS A SHELTER

The use of The Delta Hotel as a Shelter is having a negative on the 400 unhoused who live in that confined area as well as impacting negatively on the businesses and economics of all of Scarborough.

The following article was written when the community began experiencing issues. Residents say it's much worse now for those living in the Delta and the surrounding community, but it seems the City wants to extend for another 5 years!

<https://torontosun.com/opinion/columnists/levy-sunray-group-making-nearly-14-million-from-homeless-covid-hotel-in-scarborough>

**CSVSWRA sent the following letter of support to our neighbours at Agincourt Village Community Association**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-Toronto-Mayor-and-Councillors-re-Delta-Hotel-Concerns.pdf>

## AFFORDABLE HOUSING

Building more condos and the EHON initiatives will not deliver much needed affordable housing. We are extremely concerned that recent EHON initiatives may be inadvertently contributing to higher home prices and are actually forcing first time home buyers out of our City. Recent zoning amendments which increase property densities have made our neighborhood even more attractive to institutional investors.

Report from Canadian Human Rights Commission speaks to the **“financialization of housing”** (*the growing dominance of financial actors in the housing sector, which is transforming the primary function of housing from a place to live into a financial asset and tool for investor profits*)

**Financialization or commodification of housing is what the EHON initiatives represent, they are NOT solutions to affordable housing. (treating housing as a commodity and not a need)**

[https://publications.gc.ca/site/archivee-archived.html?url=https://publications.gc.ca/collections/collection\\_2023/ccdp-chrc/HR34-7-2022-eng.pdf](https://publications.gc.ca/site/archivee-archived.html?url=https://publications.gc.ca/collections/collection_2023/ccdp-chrc/HR34-7-2022-eng.pdf)

The facts are that allowing more density on existing lots, increases the value of these lots. This increase in land values makes current neighbourhood ground floor housing more attractive to investors and not 'end user families'. The reality is then these very same 'end user families', who can no longer afford ground floor housing are now forced to compete with others who chose to rent. This increase in the rental pool demand serves only to increase prices in the rental markets, as opposed to solving the 'affordable housing' crisis. We need investment but there needs to be balance, there should be bylaws that limit properties investors can own.

**Residents have shared many real-life examples.** On just one street in Cliffcrest 8 homes recently sold and have been purchased by a select few investment groups. These investment groups continue to outbid potential first-time home buyers. The trend has been that these homes will become pop up rooming houses for international students or remain vacant, until they can be developed into something that will not be affordable housing.

We need to pause, step back and look at the risks and opportunities. **This is the link to the main EHON page, when you drill down it will bring you to the initiatives.**

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

## SOMETHING OUR CITY SHOULD CONSIDER

Hamilton council passes a bylaw to end renovictions, helping to address housing affordability

[Hamilton council passes a bylaw to end renovictions, helping to address housing affordability \(theconversation.com\)](https://www.conversation.com/news/hamilton-council-passes-a-bylaw-to-end-renovictions-helping-to-address-housing-affordability)



**SUN hosted 2 In Person Forum(s) with Councillor Kandavel.** Here's a link for the 1st of 2 Forums with Social Services Leaders.

<https://www.youtube.com/watch?v=lmFW0Q6cxFQ>

Link to 2nd of 2 Forums with Scarborough SW Community Leaders

<https://www.youtube.com/watch?v=NsnIF01xjXg>

Please post & share with friends, neighbours and local businesses

## NEIGHBOURLY SUPPORT

**Our Planning & Development Committee submitted a Letter of Objection for the November 15th, 2023 meeting of the Scarborough Committee of Adjustments.**

- **Adjustments for 2746 Kingston Rd**

The basis of our objection was that the subject property (a proposed apartment building) had recently been through a thorough review and consultative, approval process with City Planning; therefore, to come back so quickly to request variances to both increase Gross Floor Area and to reduce parking did not respect the process and was disingenuous for an area that is under-served for public transportation. The C.O.A.'s decision was ultimately to refuse their requests. The applicant has since appealed C.O.A.'s refusal to the O.L.T. (Ontario Land Tribunal).

**Our Planning & Development Committee submitted 2 Letters of Objection for: the following meetings of the Scarborough Committee of Adjustments.**

- (151 Gradwell Dr.) on December 7th, 2023
- (131 Dorset Rd) on January 24th, 2024

Both of these properties are, in our opinion, proposed new home overbuilds that had not provided sufficient reasoning as to why they couldn't comply with the existing bylaw. Scarborough's Committee of Adjustments, despite our Letters of Objection, approved the requested variances for both of these proposed new homes.

**More recently, our Planning & Development Committee has submitted a Letter of Objection for the upcoming February 14th, 2024 meeting of the Scarborough Committee of Adjustments regarding**

- **27 Shirley Cres.**

The basis was that the proposed Garden Suite application has not provided sufficient reasoning as to why they are need to penetrate the 45-degree plane in the proposed construction of this ancillary building. We await this hearing.

It is our contention that while 'development and change' are desirable, so is some degree of 'certainty' for the existing neighbourhood. Therefore, applicant's requesting variances should be required to provide reasons as to why they cannot comply.

## BE AWARE AND GET INVOLVED

Part 26 of a monthly series

For almost 3 years we have been reporting on the challenges of this one build in our neighbourhoods. When we started this series, the intent was to bring readers through the various steps involved and provide learning by reporting events that occurred at various stages as well as sharing the various resources that are available for support. **We had no way of knowing that this build would go on. for more than 3 years!**

It is unfortunate to have to report that this is just one example and many of the challenges experienced with infill development throughout our neighbourhoods. There are unscrupulous builders at work in Cliffcrest/Scarborough Village. They do not comply with building permits, ignore by-laws such as tree protection, improper fencing, Provincial labour laws, several suspicious fires at properties owned by investors Tree removal without permits, often on week-ends, when inspectors are not available. **Bylaws do not provide protections.**

This home, now almost built, is for sale as is. **“Buyers beware”** do your homework, find out who the builder is.

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.

## SCARBOROUGH BLUFFS WEST REVITALIZATION STUDY

Learn more about the project and review project materials at [toronto.ca/ScarboroughBluffsWest](https://toronto.ca/ScarboroughBluffsWest), you can register for will be able to complete an interactive map you can register for an information session for February 15, 2024. as an opportunity to complete an interactive map and survey before February 28, 2024.



### See CSVSWRA letter to Bill Blair on the Preservation of the Bluffs.

Since the existing TRCA Environmental Assessment (EA) of the East Portion of the waterfront/Bluffs was completed prior to many proposed developments, and that they are now proceeding with an EA west of Bluffs Park, we thought it was the ideal opportunity to have included the areas at risk as part of the newly launched review.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Bill-Blair-follow-up-re-Scarborough-Bluffs-01152024.pdf>

## SCARBOROUGH NEEDS BETTER TRANSIT Support

One of the big needs for Scarborough at this year's budget was support to replace the deceased SRT with Dedicated Bus Lanes which will speed up transit between Scarborough Town Centre & Kennedy Station and significantly reduce traffic congestion.

Mayor Chow has announced the Scarborough Busway is now fully funded in her proposed budget. We can also give a huge thank you to Councillor Parthi Kandavel for advocating for this critical funding.

If you've had any experiences or an opinion of Metrolinx regarding the Eglinton Crosstown, GO Services etc., see the below METROLINX survey.

[https://mailchi.mp/metrolinx.com/we-want-to-hear-from-you?e=611abf0c2f&fbclid=IwAR2OZrtvC5rMNEtVAQ\\_K7z\\_6xFu9Z8o2V\\_T-eVpxER-kQ-pPwRqIW\\_sFSB38](https://mailchi.mp/metrolinx.com/we-want-to-hear-from-you?e=611abf0c2f&fbclid=IwAR2OZrtvC5rMNEtVAQ_K7z_6xFu9Z8o2V_T-eVpxER-kQ-pPwRqIW_sFSB38)

## CITY BUDGET TALKS

Budget discussions are underway and residents have reached out to us with concerns. Some folks agree that we can not afford to cut services, but also that the City needs to take a close look at how money is being spent as well as review how funds are raised to cover spending. Is there a better way than dipping into the pockets of homeowners?

Be sure to read the RA letter included in the Delta Hotel story found on page 2 of this newsletter. **This is one example of how the City could do better** to redistribute the shelter burdens across the city and allocate resources where they are needed.

This month's submission in our "Letter from a Concerned Resident" you can read what one member sent to the mayor.

### You too can write to our mayor to let her know your concerns.

Olivia Chow's email is [mayor\\_chow@toronto.ca](mailto:mayor_chow@toronto.ca) Find your councillor's email by clicking on their name site

<https://www.toronto.ca/city-government/council/members-of-council/>

## 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)

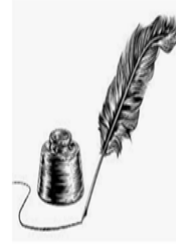
[www.facebook.com/groups/csvsw](https://www.facebook.com/groups/csvsw)

## LETTER FROM A CONCERNED RESIDENT

Hello friends,

I have heard from so many people who are alarmed by Olivia Chow's plans for a massive tax increase. A couple of councillors have already said they will vote against the tax increase, so we need to pressure the rest to do the same. That's why I have put together the below letter.

You can use this letter and make whatever personal changes to it you wish, but just make sure you send it out!



### SUBJECT LINE: Council must vote against outrageous tax increase!

Hello Mayor Chow and City Council,

I am writing as one of many taxpayers who is opposed to the current plans for a massive tax increase of 9.5%, on top of 7% last year for a total of 17% in the last 2 years which is unacceptable. I join with others in calling on council to do the right thing and vote against this increase. Instead, we want to see council direct staff to manage spending more responsibly.

Toronto residents are facing an affordability crisis. Food prices have surged. Rents and mortgage rates are sky high. All expenses have gone up. We can't afford this tax increase.

This tax increase just rubs salt in the wound and will leave people worse off – especially seniors on fixed incomes. This tax increase will also be passed on to renters in the form of rent increases.

As a taxpayer, voter and resident of Toronto, I expect City Hall to responsibly manage my money. Yet spending has ballooned in recent years.

In a recent newspaper column, Anthony Furey wrote that: "The City of Toronto's operating budget has almost doubled in the past decade. It went from \$9.6 billion in 2014 to the current \$17 billion. Last year it was \$16 billion, but Chow has added \$1 billion right out of the gate."

These are alarming facts!

Councillor Jaye Robinson has already responded to emails from constituents saying she will be voting against the property tax increase. Here's what she said: "Before raising taxes, I agree that City Council must do our part to streamline service delivery, re-evaluate pending priorities, and find efficiencies at City Hall."

This is the right approach! I would like all members of council to take the same approach, and vote against this tax increase.

Toronto residents are unhappy. And, come next election, we will remember those who supported this harmful tax increase! Please do the right thing!

Sincerely,

Concerned Resident

Dear members,

If you would like to share your letter of concern in our newsletter, please email [info@csvsw.ca](mailto:info@csvsw.ca).



## 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,**

[Become a Member - Cliffcrest Scarborough Village SW Residents Association](#)