



on Location

"Together we preserve the unique nature of our neighbourhoods"

IN THIS ISSUE...

City Hall Watch, catch up on most recent City updates; there are two major initiatives going to Planning & Housing Committee (PHC) on June 12, 2025.

- Avenues Policy Review (OPA 778)
- Bylaw to Permit Six-Plexes across the City as of right
- Find out why residents think Multi Tenant Bylaw is not working
- Message to ALL Councillors

At Queens Park - how will provincial decisions impact our City;

On LOCATION - local updates for Cliffcrest Scarborough Village

- Read all about it, AT LAST Motion passed for our very own Neighbourhood Guidelines!

Change is happening at a fast pace in Scarborough SW; our newsletter tries to share some of this information. If there is anything you would like us to include, please reach out to info@csvsw.ca



CITY HALL WATCH ...

AUTOMATIC APPROVAL FOR SIX-PLEXES for ALL TORONTO

In 2023 we raised concerns when the City rapidly pushed through changes to zoning approvals across the City to amend City of Toronto Official Plan and zoning bylaws by City Council that now allows Four-plexes and Garden Suites up to 2 storeys to be built with automatic approval in previously single-family home areas city-wide.

Without fully understanding the impact of such recent significant changes the City of Toronto Planning staff would now like to see an amendment to now build six-plexes on all lots city-wide, also with automatic approval.

What is a six-plex? A six-plex uses the same built form as a fourplex but with an additional floor. The Planners are also proposing to change the bylaws to define apartment as 7 or more units. In this way they can bypass building code requirements related to fire safety and internalizing garbage bins will no longer apply to Six-plexes. SHAMEFUL.

The draft [Official Plan Amendment](#) and [Zoning by-law Amendment](#) to enable city-wide as-of-right zoning permissions for residential buildings with up to six units are now available for viewing.

These amendments will be considered by Planning and Housing Committee on June 12th 2025. We encourage people to write to our Councillors, PHC@toronto.ca, HAP@toronto.ca, and EHON@toronto.ca. Further information can be found at <https://www.toronto.ca/multiplex>

Based on the City's consultations on **monitoring program**, people where these buildings have been built are upset, but Planning Teams fail to share data about site visits, what was built and whether it is problematic or appropriate along with concerns and complaints received. The City is just plowing through.

Mayor Chow celebrates when "Ontario Rewards Toronto with \$67.2 Million Through the Building Faster Fund". **There are many Ontario municipalities who have said NO to the \$\$\$ in order to preserve their cities.** We have yet to see what the real cost of pushing forward to meet

unrealistic targets to get these funds will be. How much will we have to spend to fix the problems the City creates by overlooking red flags.

In ALL the consultations actual residents across all of Toronto brought up real problems with the implementation of Garden Suites and concerns about multiplexes and how these multiplexes will raise property values, bring in more speculators, create parking, garbage and noise issues in quiet family neighbourhoods not to mention more illegal rooming houses that the City is unable to bring to compliance. There is no plan on how infrastructure will support this growth.

As well, the fact that the project team has confirmed over and over again that none of the EHON initiatives will contribute to affordable housing continues to be ignored.

Who are we building for? See, <https://betterdwelling.com/canadian-companies-that-own-at-least-100-homes-have-surged-with-cheap-money/> and

[\\$2-million-a-unit Toronto multiplex plan irks neighbourhood](#)

AVENUES PHASE 2

City Council has approved the Avenues Policy and is moving into Phase 2 of implementation. The City has identified NEW Avenues based on connection between existing Avenues, proximity transit (current and planned) employment areas, and post-secondary institutions. The **removal of the Avenue Segment Review** will be replaced with a set of universal policies applicable to all Avenues and is very concerning, one size does not fit all.

More than 155 attendees joined the May 28, 2025 zoom call where the [Work Plan](#) for the program was presented, the webinar recording can be viewed here:

<https://toronto.webex.com/toronto/jdr.php?RCID=4aea4f6129cd6f902408fef47a10bccd>

Key takeaways: 1. no real changes being made to proposal 2. they are starting on avenues by geographic zones in grouping of 2 to 4 wards and each stage will take approximately 9 months. 3. Our Ward gets hit in 2026.

Here's what's now permitted under the new policy:

Mid-rise buildings (up to 14 storeys) are automatically allowed on Avenues

High-rise buildings (40-60+ storeys) may be built within 500 - 800 meters of a subway station

Development can extend into backyards and side streets to allow for deeper, larger building lots.

No requirement to complete an Avenue Study which are essential to ensure Infrastructure—like Hydro, Roads, Transit, Schools, Parks, Social Services and Stormwater Systems—can support Increased Density.

In Phase 2, for development to proceed, the land must be rezoned to Commercial Residential (CR) or Residential Apartment (RA).

Currently, the vast majority of these areas do not permit mid-rise or high-rise buildings as a right. This means that six-storey buildings can already be built on these streets without the need for public consultation or Committee of adjustments approval.

Several streets have now been officially designated as Avenues. For a map of major streets click here: [Map of Major Streets](#)

What does this mean for Scarborough?

Our fragile area is targeted especially along Kingston Road where most of these 12 storeys (minimum as we know they will go to COA and ask for more!) developments will be happening. In parallel the City's track record continues to raise serious concerns for providing infrastructure to support the significant growth. No push for more transit, parks, community centres etc. Some limiting factors like Secondary Plans will need to be considered. Our neighbourhoods will not have these protections, despite significant development in our neighbourhoods our reasonable request and many follow ups over the last 5 years was ignored.

These amendments will be considered by Planning and Housing Committee on June 12th 2025. We encourage people to write to our Councillors, PHC@toronto.ca, HAP@toronto.ca, and EHON@toronto.ca. Further information can be found at <https://www.toronto.ca/multiplex> If you don't get your letter in by the deadline, consultations will continue over the summer so you could still send a letter to let City know your views.

CONCERNS ABOUT A BY-LAW THAT IS NOT WORKING

Effective March 31, 2024, all **multi-tenant (rooming) house** operators require a licence. When we asked the team created and responsible for bringing suspected rooming houses to compliance, we learned, that more than a year later, in Ward 20 Scarborough Southwest there are **zero properties that have a MTH licence**. Residents are very concerned that the City has created a team that is unable to bring to compliance the many and growing number of rooming houses that have disrupted our neighbourhoods for years.

Scarborough South has been identified by developers as an area ripe for-profit generation. There is a real and rampant practice of developers purchasing homes (outbidding first time homebuyers from buying what was once an affordable home), renting them out to a large number of individuals in a neighborhood zoned single family, for the apparent reason to maximize profits while waiting for approvals to build unaffordable monster homes. **We have been reporting to City Teams for many years with no action.** See previous communication,

https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_-_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf

Mixed in with the disruption of the many rooming houses are many unkept empty homes and homes that have remained unfinished for years leaving our neighbourhoods in a state of constant construction.

More and more residents are saying they have had enough and want to sell and leave. Who will buy this home? An investor.

Investors and investor funds don't care about trees, neighbours, tenants, communities, or the character of neighbourhoods. **They care about profits.** Not surprising that these players will try to put the biggest home possible on the lots they purchase, and they have learned that the Committee of Adjustment (COA) will almost always give them permission to build more. **Some math to support this trend is real:**

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

The following stats reveal that **52% of applications that go to COA are in Scarborough SW**. This data, just a small part of all development, point to a **real and organized targeted take over that is disrupting our neighbourhoods** and continues to get worse. It does not include building permits with no variances, including demolition and infill, vacant homes. **As MTHs continue to prosper it appears they are moving East into Guildwood, West Hill, and the Rouge**. What will happen when the now zoned single family home is converted to a multiplex? 6x the units, 6x the profits, 6 times

EHON project teams have confirmed over and over again at various consultations that their initiatives will not provide affordable housing, so who will it help? The EHON initiatives being pushed by the City are making the zoned single-family home more lucrative to developers, commodifying housing, they will help to create a city of have and have nots.

With 40% of streets identified for the Major Streets initiative located in Scarborough, OUR neighbourhoods will be the most impacted. There is a **predatory element in our neighbourhoods** that has a significant negative impact on the welfare of all of us. Increased fire hazards due to arson and MTH not in compliance with the fire code, unkempt lawns, noise, garbage, rats and a drowning death in a non-compliant backyard pool are just a by-product of the real problem.

When creating policy and bylaws there must be an understanding of the situation, challenges and obstacles as well as what action is needed for effective resolution.

Recently frustrated residents included the RA in an email chain to City Official, raising concerns about a **by-law that is not working**. Have a look at our "Letter of a Concerned Resident" section on page 7, this month to see some of what residents are and continue to be concerned about.

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

The RA will continue to follow up with the City with hopes to have new updates to share.

MESSAGE to ALL COUNCILLORS

EHON initiatives - garden suites, four-plexes as of right everywhere, six storey multi-residential buildings on arterial roads, the Night Economy, etc. have the potential to negatively impact neighbourhoods because of insufficient separation from family homes, inadequate amenities and infrastructure and a lack of enforcement by the City in some well-established residential neighbourhoods.

CSVSWRA believes it is prudent to evaluate the impacts of the plethora of planning changes before adopting more changes that do not appear to increase affordable housing and appear to be developer driven. Is pointing residents to 311, a team that is already overwhelmed, really the best plan? Where are the studies that look at the BIG Picture?

City Teams make the recommendations but you are approving these changes.

Before you vote YES, pause.

Ask for the data, ask for the studies,

insist on information so that you can make an informed decision.

It is our understanding that once the overall policies are established, further changes could/will continue and it is clear that the City does not consider the full picture. The plan sets the stage for more changes in the future along "Avenues" which might redesignate and rezone neighbourhood residential properties along Avenues to allow for more height and density, potentially including mid-rise buildings and identify new mixed-use sites opening neighbourhood up to other initiatives like the Night Economy.

Once rezoned, these changes will be as of right. This is important because of the scale and proximity of these new buildings and uses to existing homes, and the light/shadow, noise, traffic and safety impacts.

Before you vote YES, you have the power to pause and ask for ALL information needed so you can make an informed decision.

STRONG MAYOR POWERS

Here's an interesting article for our Councillors to consider when concentrating powers and that there needs to be accountability for decisions made. Perhaps then impact of decisions that are pushed through will be considered CityNews Toronto: 'Crazy idea': Ontario councillors push back as strong mayor powers reach small towns.

<https://toronto.citynews.ca/2025/06/01/ontario-councillors-push-back-strong-mayor-powers/>

UPDATE - PARKING STANDARDS REVISED

Notice of Passing - The visitor parking requirement for apartment buildings with 60 or fewer dwelling units on lots designated as neighbourhoods and abutting a major street, as shown on Official Plan Map 3, is reduced to one visitor parking space.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.3>

Letter of concern submitted by RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-2025.PH18.3-Recommended-Parking-Requirements-for-New-Development-Accessible-Bicycle-Visitors-Jan-2025.pdf>



Meanwhile, at Queens Park ...

FORD'S CONTROVERSIAL BILL 5

Last month, the Ford government introduced a 67-page bill intended to accelerate permitting for mineral and infrastructure projects. If passed, Omnibus Bill 5 would dispense with the Endangered Species Act, gut Environmental protections and threaten the rights of Indigenous people. Rather than "Protect Ontario", this short-sighted Bill will protect companies that want to pillage our magnificent province for economic gain.

See letter of concern submitted by the RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Bill5comments.pdf>

Doug Ford's controversial Bill 5: Here's what you need to know

<https://www.cbc.ca/news/canada/toronto/bill-5-protect-ontario-by-unleashing-our-economy-act-guide-1.7542478>



Bill 5, named the Protect Ontario by Unleashing our Economy Act, received 71 votes for and 44 against on June 4, 2025.



On LOCATION - local updates for Cliffcrest Scarborough Village...

AT LAST! NEIGHBOURHOOD GUIDELINES COMING TO OUR NEIGHBOURHOOD!

The RA has been asking for Neighbourhood Guidelines for more than 5 years and in response to our most recent letter of Concern, AT LAST, a motion was passed!

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-REQUEST-FOR-GUIDELINES.pdf>

We appreciate Councillor Kandavel in understanding the importance of developing the Neighbourhood Guidelines Study for Scarborough Village SW and Cliffcrest Community! We also look forward to future collaboration with Councillor Ainslie and our Guild neighbours who are also developing Neighbourhood Guidelines.

The environmentally fragile area of Scarborough Bluffs and deep ravine systems, including the historically and environmentally significant Gates Gully/Doris McCarthy Trail, frame our streets in Cliffcrest and Scarborough Village SW. Our hope is that the Characters of the Neighbourhood Guidelines would provide clear direction to City Planning, Engineering and the Scarborough Committee of Adjustment (that routinely approves "minor" variance applications that result in oversized homes and buildings) to determine growth parameters that will protect the fragile environment and character of our neighbourhoods.

These neighbourhoods reflect a historically significant time in Toronto, with features of architectural, historical, and archaeological interest - some of the earliest houses built in the start of the 1900s. Homes and streets south of Kingston Road are aligned with the topography and contours of the Scarborough Bluffs. The bucolic character is enhanced by the absence of sidewalks with a mix of early 20th-century houses exhibiting period styles of the Craftsman Bungalow, the Arts and Crafts movement and Georgian Revival. Later post-war bungalows and more recent 21st century houses have been added, but the consistency of scale, setbacks and landscape creates a cohesive neighbourhood environment. Included are homes with heritage designation

<https://www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-168296.pdf>

North of Kingston Road Victory homes, or wartime houses, were built to provide housing for veterans returning from WWII. These small houses were purposefully built on large lots - governments wanted to encourage families to grow vegetables to provide food for themselves. In 1998, Canada Post issued a stamp which featured a modest, affordable "Veteran's House", to capture their historical significance.

The Scarborough Bluffs and Gates Gully/Doris McCarthy Trail are lands designated as being ANSI (Areas of Natural and Scientific Interest) under the Provincial Legislation and ESA (Environmentally Significant Areas) under Chapter 3.4. **No place else in the city does development come so close to our Bluffs.** Recent development proposals and approvals, including approval of a 12-storey condominium at 3291 Kingston Road directly adjacent to Gates Gully/Doris McCarthy Trail, have demonstrated a lack of adherence to the Official Plan and provincial environmental legislation. The high-water table, underground streams, preservation of trees, Bluffs erosion, at risk species, wildlife habitat, migratory birds etc. need to be considered in planning and development.

Unfortunately, over the last several years, development activity in Ward 20 is destroying trees and paving over permeable lands at unprecedented rates, and in many cases doing so without permits and with impunity. This

is changing water flow above and below ground in an area where the water table is uncommonly high and homes are prone to basement flooding, and is threatening the natural environment of these unique neighbourhoods and tourist destinations.

We look forward to working with City Teams to bring this important initiative to life.

MM29.25 [Agenda Item History - 2025.MM29.25](#) amending MM24.13 - [Agenda Item History - 2024.MM24.13](#) Preservation of Architectural Character in Guildwood Community - to Extend the Scope of the Architectural Character Study to Cliffcrest Scarborough Village

The next 2 updates capture initiatives that were launched in our neighbourhoods recently that overlap. The *Missing Sidewalk Installation Program* on Parkcrest and Hill and *Scarborough Village Street Plan initiatives*. Perhaps our new guidelines will help with bringing the right and informed changes in our neighbourhoods.

SCARBOROUGH VILLAGE STREETS PLAN

Scarborough Village area was nominated for a neighbourhood Streets Plan. According to the Project Team, issues raised by residents include excessive speeding, aggressive driving, excessive volume, the need for improvements to walking and cycling routes, frequent vehicle collisions or near-misses and school areas with traffic volume and road safety issues.

See project web page for more details,

<http://toronto.ca/ScarboroughVillageStreets>

More information on the program cycle and outcome can be found on this webpage: <https://www.toronto.ca/services-payments/streets-parking-transportation/traffic-management/neighbourhood-streets-plans/>

Project area: The Scarborough Village Streets Plan focuses on the neighbourhood between Bellamy Road South (west), Markham Road (east), the CN Railway (north), and an area just south of Kingston Road, including Bellehaven Crescent and Hill Crescent south).

Read letter 1 in our “Letter of Concerned Resident” section found on page 6 to learn what one concerned resident had to share about this initiative.

[May-2025-LETTER-OF-A-CONCERNED-RESIDENT-1.pdf](#)

TRANSPORTATION SERVICES MISSING SIDEWALK PROGRAM

We recently became aware that Parkcrest Drive is scheduled for water main replacement, road reconstruction as well as proposed new sidewalk installation. The sidewalk will be constructed on only one side of the street through the [Missing Sidewalk Installation Program](#).

See letter of concern sent to Councillor Kandavel asking for an opportunity to engage before the design is completed,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/March-2025-CSVSWRA-Letter-re-TS-Missing-Sidewalk-Installation-Program-1.pdf>

It would be interesting to learn if the completed Basement Flooding Protection Program data for Area 52 & 59 is also being used for our neighbourhoods. When we asked this team how the studies were being used, they responded “City Planning is aware of our studies.”

What we did learn from the team was:

1. The recommended mitigations are not yet funded by the City.
2. Further detailed engineering work must be completed to confirm project details, which may take a number of years to complete.
3. This detailed engineering work and funding approval would be needed before any construction takes place.
4. The City’s studies do not consider new developments

Here is our follow up with Basement Flooding Team,

[Area-52-and-59-Flooding-Team-Follow-UP.pdf](#)

SCARBOROUGH WATERFRONT PROJECT WEST

The Project team has received **Ministry of Environment Conservation and Parks (MECP)** approval to proceed with a **Voluntary Agreement** to continue through the Environmental Assessment process, which requires execution from both TRCA and the City as co-proponents on the Project.

CSVSWRA has a director who participates on the Scarborough West Project (SWP) and we were not made aware, neither through this SWP project, any other consultation about this change and asked for clarification on why the rush and what the motion would actually do?

We have followed up to understand what these changes mean and will share when we have updates.

MM29.18 - Scarborough Bluffs West Project: Environmental Assessment Agreement motion was deferred in April and passed in May.

[Agenda Item History - 2025.DM30.1](#)

See RA letter,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/TRCA-motion.pdf>

LONG TERM WASTE MANAGEMENT STRATEGY

Share your feedback at the public consultation event and/or by completing the online survey – open now until June 29!

Have your say:

- [Online survey](#): Open until Sunday, June 29, at 11:59 p.m.
- [Public event](#): Tuesday, June 10, from 6 to 8 p.m., Council Chambers, City Hall, 100 Queen St. West, Toronto (in person and live streamed)

When the EHON six plexes replace the single residential home, it will mean +++ garbage, what will happen when the contractor can't keep up with garbage collection?

NEIGHBOURLY SUPPORT- COA & TLAB updates

In March 2 letters of concern were submitted from our RA.

On Martindale Road application to permit an illegal front deck built on the front of the home.

On Phyllis Avenue application to permit a garden suite with very small side yard setbacks.

Both approved by COA panel.

In May we worked with our community to get two applications deferred one on **Glen Muir** and the other on **Anson** so that the applicants can work with the community and Community Planning.

COA REVIEW SUMMARY

At the May 6th 2025 Committee of Adjustment (COA) Review, CSVSWRA Directors in attendance brought up a few recent battles where COA approvals appeared to be an overreach. Approval of 90% supports the David and Goliath stories at COA.

Some discussion on how Staff continue to overlook rules not followed and need to improve their enforcement. Some examples shared:

- Full completion of applications before acceptance of the COA
- Applicants not complying with bylaws and tree declarations.
- That proper notification signage must be posted by the applicant for the community, it needs to be legible from the street

If the RA and residents have concerns but are not able to attend a hearing, letters of concern are submitted for the application, why does the panel not acknowledge the concerns at the hearing? The RA shared that it has noticed numerous times that the applicant has not discharged their 'Burden of Proof' by addressing 'why they cannot comply with the current bylaw?' It is a long-standing belief, a principle subscribed to by Committees of Adjustment that if there is an additional burden borne by the existing neighbourhood and an alternative solution, approval should not be granted.

Previously when asked why most municipalities in Ontario have a definition of minor variance and we don't, Toronto's argument was that there are no unified bylaws across the City. This argument no longer holds water because the bylaws are now unified. So, what is the hold up?

These reviews are to take place annually, although we don't expect much to change. Slides are also available on the Committee of Adjustment website [here](#).

[CoA Annual In-Person Engagement Meeting Presentation](#)

PARKING LOT AT WARDEN STATION, not for long...

The City issued the following Victoria Park Station Parking Lot **Permanent Closure notice** directing Warden Station as an alternate.

For more information: <https://bit.ly/4j4cX8a>

but it will not be for long....

Here is what is planned for the parking lot at Warden Station...

The application proposes 2 mixed-use buildings and 4 residential buildings ranging from 13 to 36 storeys. The proposed development is as follows: 19 and 22 storey mixed-use buildings fronting on Warden Avenue, 33 and 36 storey buildings in the middle of the site and 2, 13-storey buildings at the rear of the site. The application proposes 1,519 residential units with a mix of unit types resulting in a residential gross floor area of 120,010 square metres. The application also proposes 993 square metres of retail/commercial uses and an overall floor space index of 4.6 times. **A total of 996 vehicular and 1,521 bicycle parking spaces!** The proposal will also provide a new 2,486 square metre public park at the rear, a new U-shaped public street, pedestrian connections, and privately-owned publicly accessible open spaces. **Why is City Planning not considering where commuters wanting to use the subway park?**

TWINS

One early morning in May baby fawns were born in my backyard!

For many years the deer frequently drop in for a visit in our backyard and I'm left in awe when I get a glimpse of these gentle beautiful creatures. When my husband and I spotted the Doe in our backyard this time we noticed right away that she was expecting. That evening, I went to sleep hoping she would still be sitting under the large evergreen tree in the morning. In the morning was a gift that I will always remember.... from a distance my husband and I spotted the twins, two newborn fawns, they were just taking their wobbly first steps. Truly wondrous and memorable. Later in the afternoon I was worried when I saw the mom without the fawns... but I soon learned that all was well. Read the following Shades of Hope post to find out why.

Shades of Hope Post – New Arrivals

As our urban spaces continue to expand, it is not unusual to come across wildlife babies that seem to be in need of our help. Fawns are born in May and inspire a deep sense of awe in people that come across them. Most of the time, it is best to back away and just be blessed by the special experience.

Mom "parks" her fawn in what she considers a safe spot. The baby does not have a scent, so prey will not come across it easily. Mom does have a scent so she only checks in to nurse her baby until it is strong enough to run beside her

Mom stayed under our tree for a few days with the twins tucked away in some secret hiding spot and then moved on. I hope they stay safe and hope they come to visit my backyard again one day. We live in a truly special part of the city and we are so fortunate to experience these special things right in our backyards.

Some more info, from *Gardening Tips and Tricks* site, on protecting our special 4-legged residents that travel & live in our neighbourhoods:



Doe leave fawns hidden in tall grass while foraging, returning every 4-6 hours to nurse. Fawns instinctively freeze when approached—they're not abandoned, just following survival strategy. Tall grass provides perfect camouflage for spotted coats.

Peak fawning season (May-July) coincides with mowing season, creating deadly encounters. Fawns can't outrun mowers and won't flee their hiding spots.

Walk tall grass areas before mowing during fawn season. If you find a fawn, back away quietly—mom is likely nearby. Delay mowing until late summer when fawns can run. Their survival depends on our awareness.

Feedback from a community member about this part of the City:

Some hard truth, the place the doe chose to have her family is right across the street from the proposed LCH development on Kingston Road at Ravine Drive backing onto Windy Ridge Drive.

This is a single-family neighbourhood the City has permitted to be rezoned for an expensive luxury condo right at the top of the Doris McCarthy Trail. We have tried so hard to convince the City and LCH that this is not the place for an 11-story condo, to no avail. Our special part of Toronto is at extreme risk and, of the city officials, only our councillor seems to care. Thank you, Parthi, keep pushing for our community!

Here are just some info that can be easily found on the Community Support Tab on the RA website about this luxury condo:

Recording of Presentation to City Planning:

<https://www.youtube.com/watch?v=Pu8QCOxToIw>

Letter to City Planning summarizing outstanding concerns: [Letter-to-City-Planning-re-3291-Kingston-Rd-and-OLT-appeal.pdf](#)

Archeological follow up letter:

[CSVSWRA-Archeological-Follow-up-letter-re-3291-Kingston-Rd-March-18-2024.pdf](#)

The RA even created a tour about this special area:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-to-TRCA-re-Yellow-Brick-Road-project-and-development-impacts-May-28-2023.pdf>

Cumulative impact concerns raised:

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

COMMUNITY WATCH PROGRAM

We are looking for Volunteers to help start COMMUNITY WATCH program in our area. If you are interested, please email info@csvsw.ca



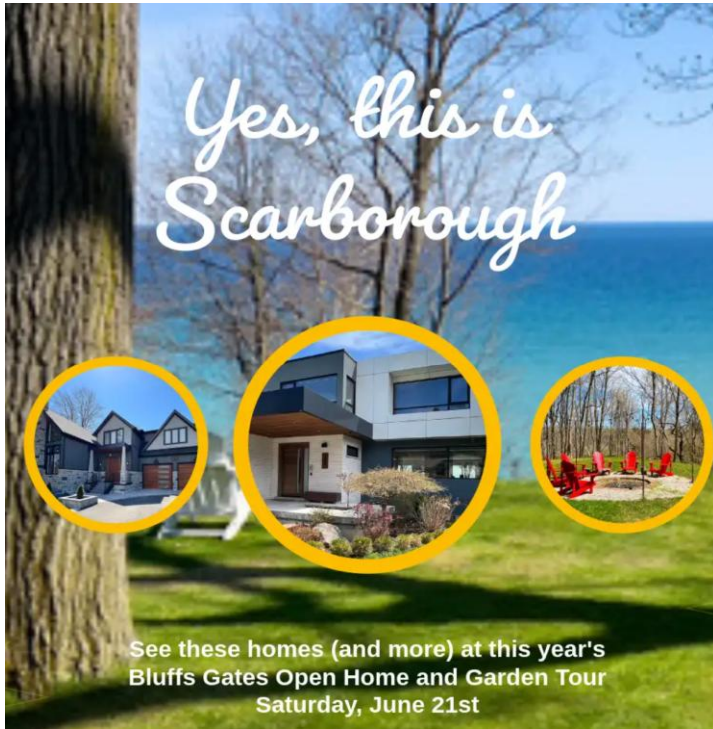
- [What is Neighbourhood Watch?](#)
- [How to Establish NW in Your Area](#)
- [What is Vertical Neighbourhood Watch?](#)
- [How to Establish Vertical NW in your Building](#)

BLUFFS GATES OPEN HOME & GARDEN TOUR

Peek Inside Scarborough's Most Beautiful Homes on
This Year's Home & Garden Tour

Satisfy your curiosity—and support a great cause

Have you ever driven past a home and wondered what it looked like inside? That sense of curiosity is exactly what draws so many to the annual Bluffs Gates Open Home and Garden Tour, now celebrating its 11th year.



"People are always surprised by how much they get to see," says Gord Moore, chair of the organizing committee. "In many home tours, you only see the gardens. In this one, you typically see all the gardens—and inside the homes."

This year's tour takes place on Saturday, June 21, and Moore expects plenty of familiar faces.

"We have groups of friends who buy tickets year after year—it's become a real annual get-together for them," he says.

The tour is anchored in the scenic Scarborough Bluffs neighbourhood, with most homes located south of Kingston Road, between Midland Avenue and the Rouge River. First-time visitors are often surprised by the area's charm: expansive parks, mature trees, oversized lots—and, of course, stunning lake views. It's one of Toronto's best-kept secrets.



The seven homes featured this year range in style from traditional to contemporary and even include a float home docked at Bluffer's Park Marina. Outside, swimming pools, intricate gardens, and cozy conversation areas invite guests to linger.

Best of all, proceeds from the tour go toward vital equipment and upgrades at The Scarborough Hospital.

Tickets are \$50 and available online: bit.ly/3Zc6Ugg

LETTER OF A CONCERNED RESIDENT

You are welcome to submit your "Letter of a Concerned Resident" anonymously or with attribution, please email info@cssvw.ca. Please be kind and considerate of opinions.

This month we have 2 Letters to share. The 1st letter includes comments about Comments on Scarborough Village Streets Plan The 2nd shares concerns that point to a multi-tenant (rooming) house by law that is not working

"LETTER OF A CONCERNED RESIDENT" #1



Email with the following comments on Scarborough Village Streets Plan were sent to Project Team and Councillor Kandavel.

I am a long-time resident of the area, living on Hill Crescent. I walk the area frequently, use my bicycle for recreational riding, and own a car. The Waterfront Biking Trail passes directly in front of my house. (4E and 4W). I am a senior, which supposedly puts me in the "vulnerable" group. I feel that I am qualified to comment on road traffic issues in the study area south of Kingston Road and my observations will be confined to that area. The areas north of Kingston Road may have an entirely separate traffic situation.

Problems with the Process:

In discussions with some of my immediate neighbors, it has become evident that the entire Streets Plan process suffers from a systematic bias.

1) *Most residents simply discarded the Streets Plan notice, believing that it would not directly affect them.*

2) *Only anti-car zealots or people who may be affected by traffic issues make their view known. The vast majority of residents believe that our roads are safe and are happy with the status quo. But there is no attempt to capture this input in the data gathering methodology.*

3) *Before any postulated changes are implemented, residents want to be directly given a chance to decide if they want them. At a minimum, a mail-in ballot should be sent to each household to ascertain the true feelings of the majority of residents. The ballots should be plainly labelled on the envelope so that they are not discarded.*

Transform TO Climate Change Action Plan commits to converting 75% of trips under five kilometres to walking, cycling or transit

The above is a direct quote from the information panels of the planners. This is obviously an underlying belief driving the entire program. It is not at all safety related. This noble goal might be attainable for some inner-city areas, but how does this make any sense at all for our area? With our transit? With our distances? With our weather? With our hills? With our proportion of senior residents?

I believe that this process suffers from a further serious deficiency...

Follow this link to see the remainder of this thoughtful and thorough letter submitted by one of our neighbours and concerned resident,

[May-2025-LETTER-OF-A-CONCERNED-RESIDENT-1.pdf](https://www.scarborough.ca/files/2025/05/May-2025-LETTER-OF-A-CONCERNED-RESIDENT-1.pdf)

"LETTER OF A CONCERNED RESIDENT" #2



Email sent to Christopher Ellis Manager, Multi-Tenant Houses Rental Standards Services, Municipal Licensing & Standards, with Mayor Chow and all Toronto Councillors + other City Teams on copy following an email chain where several residents were raising concerns about disruptive "suspected" MTH in our neighbourhoods.

Chris,

From what I understand as of March 31, 2024, all multi-tenant (rooming) house operators require a licence and that your team is responsible for bringing them to compliance so that the City can have regulatory oversight to protect the safety of tenants and respond to neighbourhood concerns.

At the October 17, 2024 Community Town Hall at the Scarborough Village Community Centre, you confirmed that there had been zero MTH application received for Ward 20 and that from March 2024 to March 2025 your staff would be working with unlicensed MTH operators to bring them into the licensing framework.

If you recall, this was well attended Community Town Hall and that the 'Presentation' was targeted at MTH operators with an overview of the new regulatory framework, but there were no MTH operators in attendance wanting to learn how to bring their rentals to compliance. Instead, the room was filled with very concerned residents who shared heartbreaking and distressing stories of the exploitation of tenants and intimidation of neighbours along with the challenges of the monitoring, enforcement and complaint processes that has been failing them for years. Chris you were there, please share with your colleagues what you heard first hand.

You walked away from this meeting with a list of more than 90 suspected rooming houses. Today, you confirm again, that Ward 20 Scarborough Southwest there are zero properties that have a MTH licence. These numbers point to a bylaw that is not working. Your team has been established since March 2024 to bring MTH into compliance, I am curious to learn and can you please share what the recommendations your team have identified so far for Scarborough SW?

I don't believe I read a reply to the following question that was asked previously by other residents...

Follow this link to see the remainder of letter and concerns raised, <https://cliffcrestscarboroughvillagesw.ca/data/documents/May-2025-LETTER-OF-A-CONCERNED-RESIDENT-2.pdf>

NEXT ISSUE:

Watch for updates on Looking at the Big Picture, Rooming House Task Force Meeting Update, Next steps for NEIGHBOURHOOD GUIDELINES COMING TO OUR NEIGHBOURHOOD! + more conversations on how,

"Together we preserve the unique nature of our neighbourhoods"

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit:

<https://cliffcrestscarboroughvillagesw.ca>

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

Join our FACEBOOK Page www.facebook.com/groups/csvsw

Save the Date for CSVSWRA 2025 COMMUNITY EVENT!



CLIFFCREST SCARBOROUGH VILLAGE SOUTHWEST
RESIDENTS ASSOCIATION

COMMUNITY SUMMER EVENT!!

You are invited to
JOIN US for some Summer FUN!!

Come meet some of your neighbours, fellow members
and the CSVSWRA Team!

**\$5 BUCK - Food & drinks! – all
proceeds will go directly towards
fundraising for your
Association!!**
**RAFFLE and 50/50 DRAW – we
will have great prizes – all
donated by community members
and local businesses!**

215 OAKRIDGE DRIVE

**SUNDAY
JULY 20
11AM – 3PM**

Save the Date for PINK BRUNCH

Save the Date

PINK BRUNCH

Celebrate **National Indigenous Peoples Day** in pink with brunch, entertainment, and fundraising for our **Service Leadership Programs**, featuring a silent auction and 50/50 draw.

Date: Saturday, June 21, 2025
Time: 12:00 pm - 2:00 pm. Doors open at 11:30 am.
Location: Centennial College Events Centre (Winter Room),
937 Progress Ave, Scarborough, ON M1G 3T8

Price: \$75 each or \$700 for a table of 10
RSVP to: scarboroughkiwanisclub@gmail.com or
<https://tinyurl.com/pink-brunch>



Feminine hygiene products for our **"Aiming to Solve Period Poverty"** campaign can be donated at the event. All products will be collected and distributed by **Scarborough Centre for Healthy Communities**



To learn more about us, visit:



www.scarboroughkiwanisclub.ca



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