



Cliffcrest Scarborough Village SW Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

BE AWARE AND GET INVOLVED

This story continues from last month issue...

In this month's update for this building, construction is halted still & has not continued on this home. Stop Work Order and Order to Comply to the drawings was issued, following notification to City by local residents to look into suspected infractions at this site.

Residents are concerned that the builder may try to get a "after build" variance as mentioned in a previous article.

We heard that many neighbours are frustrated watching their streets transform from open natural settings to severed, treeless lots with maximized street-walls of rowhouse-like multiple infills changing the character of the street. We welcome development that is fitting with the character of the neighbourhood, but what do you do when it is not?

When a development is proposed, you as a resident can participate in the process. Our strength is your participation in the process and comes from support of a well-informed community. The Association's main role with respect to the Committee of Adjustment review process is to support the participation of individual residents by providing useful tools and resources. Follow this link to learn more about "Navigating the Committee of Adjustment Process"



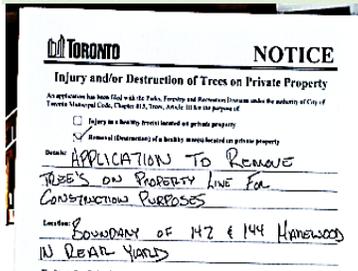
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-CofA-Guide-Mar-2021.pdf>

It is important to BE AWARE of the process and GET INVOLVED when something is not right.

Thank you, Alan Burt, one of our CSVSWRA Directors, for creating this valuable document.

NEIGHBOURLY SUPPORT AT COA

Residents and the Association participated in March 11th hearings:



Deferral of application on Harewood with proposed GFA (gross floor area) much higher than permitted by the by-law; the Applicant was directed to go back and talk to neighbours;

Association letter was also sent to Urban Forestry with regards to removal of healthy trees on this property.

https://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_5_CSVSWRA-letter-re-142-Harewood-Trees-08032021.pdf

LOOKING at the BIG PICTURE

Annis Condo Letter

The Cliffcrest Scarborough Village Residents Association submitted a letter indicating concerns about potential overdevelopment of the Kingston Road and Annis Road site and the need for closer scrutiny by City Planning [CSVSWRA letter re Annis Rd Condo 07032021.pdf](#) (cliffcrestscarboroughvillagesw.ca)

To get more details about the proposal site click on the building using the interactive map, looking at the big picture: <https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

Windy Ridge Condo – City Planning Meeting

A group representing the Association met with City Planning on March 19th to present the community's concerns, building on a 36-page document prepared by the Association that is being circulated to various City Departments.

Follow this link for a recording of the presentation www.youtube.com/watch?v=Pu8QCOxTolw



At a Community Round Table Event on March 27th, we were pleased to hear Councillor Crawford's opposition to the proposal in its current form including the intrusion into residential neighborhoods with proposed rezoning. The Association looks forward to continued participation in the process as it progresses.

Cliffcrest Scarborough Village SW Residents Association
Be Informed, Be Heard, Become a Member
Add Your Voice to Protect the Community
JOIN US!
www.cliffcrestscarboroughvillagesw.ca
info@csvsw.ca
647 245 3277
"Together we preserve the unique nature of our neighbourhoods."

LOOK
what is popping up
on our lawns this
spring!
Email
info@csvsw.ca
if you would like a
sign for your lawn

Residents and the Association had more successes at COA March 30th hearings:

- On Oakridge Drive an Applicant was asked to adjust their application to make the front face of the house smaller and lower.
- On this same street another application received a condition that the garage add-on not be used as a second suite or have any services to it - something residents are worried about.
- On Cree Avenue, participation influenced a Deferral where the COA panel recommended that the builder come forward to speak to the neighbourhood and negotiate possible revisions.
- On Harewood, application deferred due to inaccurate information in the public notice
- On McCowan, application deferred due to insufficient notice in posting the public sign

Watch this YouTube stream to see how the Association & Residents together organized to speak on behalf of the neighbourhood.

[Committee of Adjustment, Public Hearing, Scarborough, March 31 2021 \(AM\) - YouTube](#)

Part 2

[Committee of Adjustment, Public Hearing, Scarborough, March 31 2021 \(PM Part 2\) - YouTube](#)

BIG THANKS to these Residents who give up their free time to do this for our neighbourhoods! "Together we preserve the unique nature of our neighbourhoods"

GARDEN SUITES IN TORONTO

CORRA and FONTRA are asking you to consider the following questions for a moment before you move on to the actual **survey below** regarding Garden Suites.

1. If you do own your own home, would you like to build a garden suite in your back yard either for family members to live in or to rent out for extra income? 2. Would you be affected if your neighbours-built garden suites in their back yards? 3. What should be the max height and square footage be? 4. How would an additional one- or two-storey building in your back yard or adjacent to your property affect enjoyment of your own home? 5. Should short-term rentals (i.e. Airbnb) of garden suites be permitted? 6. What parking provision should there be for garden suites? 7. How would the construction of these new homes affect the tree cover, green space, & water drainage? 8. Should there be a max number permitted in neighbourhood, consider City's infrastructure such as sewer, water, parks, and schools? 9. What impact might these garden suites have on property taxes and home values where you live?

https://s.cotsurvey.chkmkt.com/?e=223303&h=7F3D637734B12E1&l=en&fbclid=IwAR0cCX8Tsqom4YX11jy90jhl_TWx_VtrIMxRXowiDIZ69ASMHCkGUiloyfk

WE WANT TO HEAR FROM YOU

To learn more about the Association and membership visit www.cliffcrestscarboroughvillagesw.ca

Call: 647-245-3277

Email: info@csvsw.ca

www.facebook.com/groups/csvsw

INFORMATION YOU NEED TO KNOW ABOUT PRIVATE TREE BYLAW & TREE PROTECTION

Did you know an arborist report is required for all development applications? It provides a tree inventory and tree protection plan required for the site. Also, a Permit is required from Urban Forestry prior to starting work that can injure or requires removal of a tree protected under the bylaw; Trees with a diameter of 30 cm or more on private property and within ravine protected areas must be protected by a tree protection zone; The tree protection zone must be erected to the satisfaction of Urban Forestry before ANY construction commences, including site excavation.



The tree protection zone is NOT a storage area for debris, building materials and equipment; The tree protection zone must remain on the site and be maintained in good repair until Urban Forestry authorizes its' removal; A tree protection sign that meets the requirements of Urban Forestry must be posted on all sides of the tree protection zone; The property owner must confirm that no migratory birds are nesting on the site prior to undertaking disturbance of the land.

See Arborist Report for Development Applications: <https://www.toronto.ca/data/parks/pdf/trees/arborist-report-for-development-applications.pdf>

Tree Protection Policy and Specifications for Construction Near Trees:

<https://www.toronto.ca/data/parks/pdf/trees/tree-protection-specs.pdf>

For violations, call 311 or contact the Scarborough Forestry at 416 396-5131 follow this link to page 18

https://www.toronto.ca/wp-content/uploads/2017/12/94f3-parks_forestry_recreation.pdf

Thank you, Janet May, one of our CSVSWRA Directors for gathering these important details.

COMMUNITY CANOPY PROGRAM

Help grow our tree canopy, follow link for FREE tree:

www.toronto.ca/business-economy/partnerships-sponsorships-donations/partner-2/parks-environment/urban-forestry-grants-and-incentives

Next issue: Part 6 – BE AWARE & GET INVOLVED, Invitation to a Treasure Hunt in our neighbourhoods & more updates on how

"Together we preserve the unique nature of our Neighbourhoods"