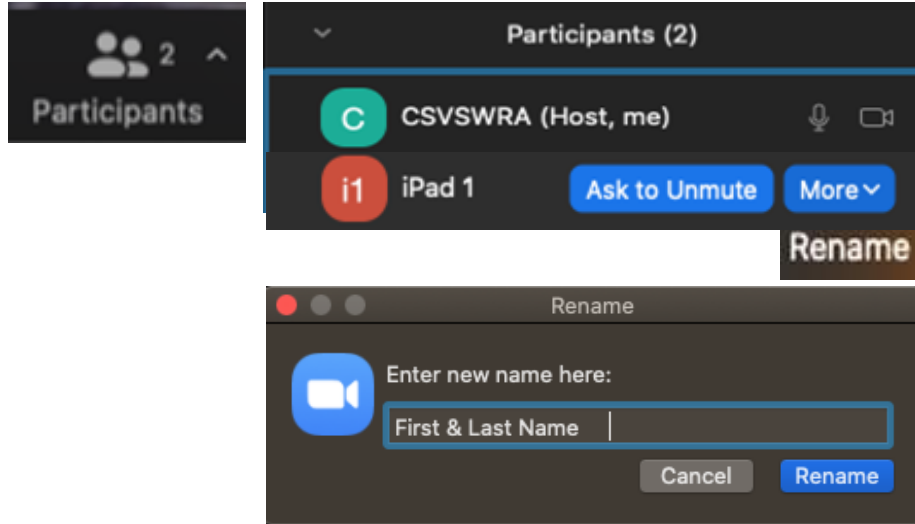


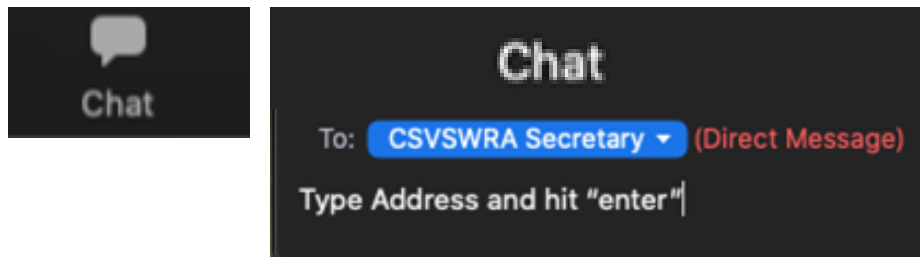
CSVSWRA 2026 Annual General Meeting Registration

To register, on admission please:

1. Rename your display name to your First and Last Name



2. Send a Chat **Direct Message** to **CSVSWRA Secretary** confirming your address



Helpful info

1. If your household has more than one voting Member, please ensure that you each connect on a different device so that you each will be able to vote.
2. Attendees are not required to have their video on while in the meeting.
3. All attendees will have their devices muted upon entry into the meeting. The meeting host will be managing this feature.
4. If you have a question during any of the discussion periods, the meeting Host and Co-Host will be monitoring the "Chat." Members are encouraged to use that feature for questions and/or concerns and wait for a response.
5. If you wish to speak, you may use the "Raise Hand" feature. Depending on your device, "Raise Hand" is located under "More" or "Reactions" in the Zoom taskbar. Please remember to lower your hand after being addressed.
6. All voting will be done through the Zoom platform "Polls." It is very user-friendly as well as confidential as it reports the results in aggregate, and not on how each person voted.



NOTE: This meeting is being recorded for Corporate Record Keeping Purposes

**The meeting is about to start.
Please answer the Test Poll
that will appear on your screen
to confirm your ability to register a vote.**

If you have problems, use chat to message the host.

February 26, 2026 6:30 PM

Welcome

1. Call to Order
2. Land Acknowledgement
3. Confirm Quorum
4. Zoom Etiquette

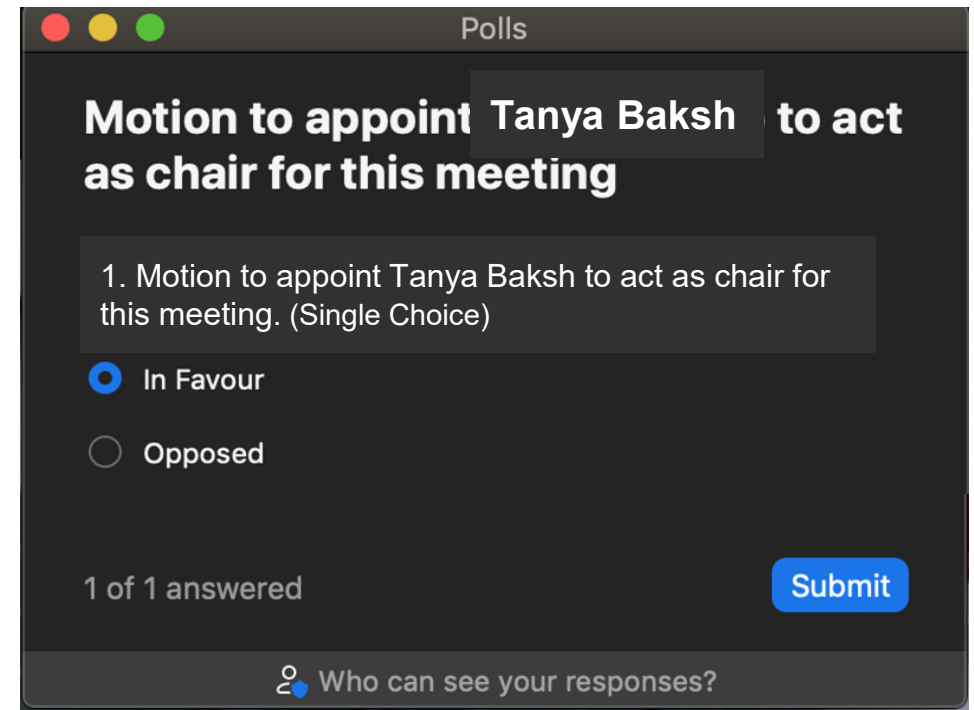


Cliffcrest Scarborough Village SW Residents Association

How to Vote and Appointment of Chair

Matters to be voted upon will be conducted via anonymous survey

1. After an introduction, explanation, and seconded Motion, a Voting Poll will appear on your screen
2. To vote, select “In Favour” or “Opposed”
3. Click Submit
4. Anonymous results will be shared at the close of the poll



<ul style="list-style-type: none">❑ Introduction❑ Message from the Board	6:30 – 7:00
<ul style="list-style-type: none">❑ Motions and Special Business<ul style="list-style-type: none">❑ Approval of February 22, 2025 AGM Minutes❑ Non-appointment of public accountant❑ Approval of Financial Statements❑ Election of Directors	7:00 – 7:15
<ul style="list-style-type: none">❑ A word from Councillor Kandavel❑ Questions	7:15 – 7:30 7:15 – 7:45

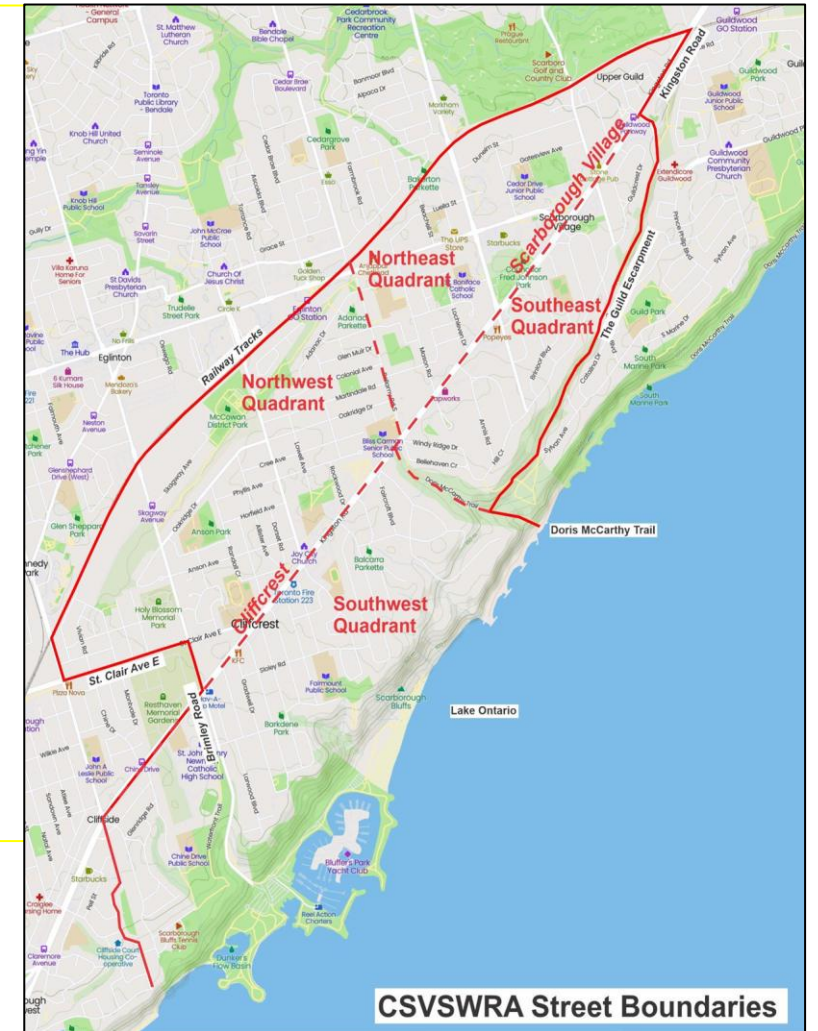
2026 CSVSWRA Annual General Meeting



Welcome to our 2026 AGM!

Almost 6 years old!

- ❑ The Association was incorporated in September 2020.
- ❑ The organization is made up of volunteers including 6 Directors.
- ❑ The Map shows the RA catchment where we continue to build networks within each of these four quadrants, south of the railway tracks, east of midland, west of Scarborough Golf Road and down to the lake.
- ❑ Our mission statement is:
 “Together we preserve the unique nature of our neighbourhoods”
- ❑ **Our Objective:** To represent the voices in the neighbourhood, to raise awareness and advocate for inclusion and due process in the decisions that impact our community.



CSVSWRA Street Boundaries

Organizational Structure

Board of Directors



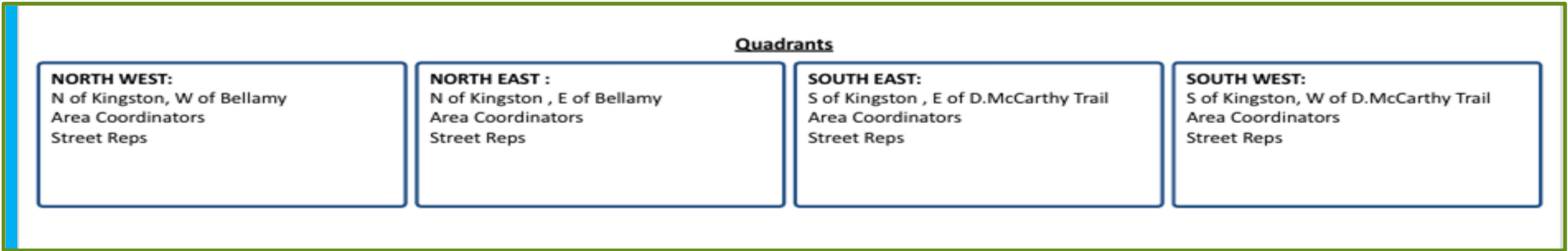
Executive



Committees



Quadrants



* For more information visit <https://www.cliffcrestscarboroughvillagesw.ca/about-us/our-board/>

The slides that follow will give you a summary of:

- ❑ **RA's Community Projects and initiatives**
- ❑ **What has been happening since our last AGM**
 - ❑ Studies, Tours & Campaigns
 - ❑ Joining forces
 - ❑ Municipal initiatives - past and present

Any questions can be directed to info@csvsw.ca.



Our Journey-

What has been happening since our last AGM

10

We had a great turn out from all parts of our community at the 2025 Summer Event!

It was a pleasure to spend time enjoying the CSVSWRA Team, residents and all our **Special Guests**. Councillor Kandavel, Kim Statham (Director, Urban Forestry for the City of Toronto), MPP Doly Begum, Police Constable Kevin Taylor, Police Constable Rod Steffler. The day was gorgeous and everything went without a hitch!!

Thank you to our business supporters also - ASAP Printing, Canadiana Flowers, Grapefully Yours, Dr. Landscape Inc., Central Tree Care, and PAW Construction! Their support is greatly appreciated! **We are looking forward to another great event next year with even more business engagement!**



2025 was a year of collaboration, partnerships, and collective action!

The strong foundation the RA has been building since our Incorporation in 2020 is why we were ready to mobilize and join forces with resident associations across the city.

Without full understanding of the impacts of as-of-right fourplexes and up to 2-store Garden Suites in single-family home areas the City of Toronto Planning staff pursued as-of-right permissions to raise that to six plexes and propose as-of-right retail in neighbourhoods on local streets.

Concerned Torontonians and community groups came together to “ring the bells” and to wrench attention back to what is really important.



To amplify our voices and affect positive change, CSVSWRA joined forces with resident associations in the east end and across the city.

Together, we were successful in limiting Six Plexes and Retail in neighbourhoods to ensure that more thought and planning take place..

An open letter and petition on behalf of approximately 52 Associations including us was submitted to Council.

We appreciate our local councillors (Kandavel and Ainslie) and those from other parts of the city (Holyday), who have lent support to these efforts.

Empowerment & Advocacy

The City has been moving at lightning pace to rezone large portions of our neighbourhoods **without properly consulting with residents**, insufficient time for local input and with **no data** to show impacts of the changes as they move to the next Ward or phase.

Good city-building balances three elements:

1. Appropriate built form
2. Verified infrastructure capacity and
3. Meaningful community integration

As of 2025, many EHON initiatives are in place and there here have been many consultations that the RA has been a part of over the last year (e.g., Safe Streets, Kingston Road, Bellamy S townhouse application, Growing Spaces for Trees, EHON, COA Review, etc.).

Concerned community groups across the City agree, that when one size fits all is applied, disregarding , scale, transition, and infrastructure, it undermines confidence in the planning system. It undermines confidence in our elected officials.

This common concern has united city wide coalition of concerned residents and residents' associations,

**'one size fits all' fits
no-one**



Empowerment & Advocacy

The **Coalition of Toronto Resident Associations (COTRA)** is a city-wide coalition of concerned residents and residents' associations, formed specifically in response to the City's proposed Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail & Services (NRS) study.



The CSVSWRA is a part of **COTRA**.
The CSVSWRA is also part of **SUN**.



As well, the RA works closely with “ **Scarborough United Neighbourhoods**” **SUN**, the umbrella group formed in 2023 to bring together a wide network of Scarborough resident association and community leaders dedicated to establishing a dialogue with all levels of government.

SUN has been playing an important role for Scarborough passing information directly to the RA that then is able to pass it on to our membership, opportunities to participate/share in any surveys, meetings, deputations etc.

In addition we are in regular contact with other local RAs, (FoNTRA), (FoSTRA) & (CORRA) on important planning policy matters.” Together we share information and bring a wide network of skills making us more effective in influencing City Initiatives that impact us all. Throughout last year we sent many important “Community Alert Messages” to residents and members.

Thank you to all that are responding to these CALLS TO ACTION!

Working with City Teams to try to bring good things to our Neighbourhoods.

AT LAST approved, the RA is now engaged with City Teams in developing the **Character of Neighbourhood Guidelines Study** for Scarborough Village SW and Cliffcrest Community!

The Project was launched on September 24, 2025, when we hosted the City Project Team along with Jason Thorne, Toronto's Chief Planner, on a tour of our special and unique neighbourhoods. The tour was meant to last 2 hours but it lasted more than 3 hours.

Tour stops - <https://cliffcrestscarboroughvillagesw.ca/data/documents/2025-Cliffcrest-Scarborough-Tour-FINAL.pdf>

Sneak peek - <https://cliffcrestscarboroughvillagesw.ca/data/documents/Scarborough-Quiet-Guardians-SNEAK-PEEK.pdf>

With so many plans and applications currently in motion for our neighbourhoods with no sign of slowing down **CLEAR guidelines** will provide direction and be proactive to provide direction to the Committee of Adjustment, TLAB and OLT and to help preserve the Character of this historical, & environmentally fragile and unique area in our City.

The RA is engaged with Urban Forestry and Councilor Kandavel to explore a **Tree Enforcement Pilot for** Cliffcrest and Scarborough Village for better enforcement for our Mature Tree Canopy that would also be underlined in the Guidelines we are building with the City for our Neighbourhoods.



Scarborough SW is going to become much more populated over the next decades.

The RA remains engaged calling for more transit and community services, upgrades in infrastructure, and appropriate development in our neighbourhoods

Through Councillor Kandavel the RA will be meeting with Senior Policy Teams to understand why our request for **Policy Area Study** that would help understand the full impact of the many initiatives and changes being proposed in our neighbourhoods continues to be deflected. Our neighbourhoods will be the most impacted with 40% of streets identified by EHON Major Streets initiative located in Scarborough.

Multi Tenant Housing (rooming houses) Task Force was formed at the requests of the RA, we have had several meeting with City Teams and are now organizing for town hall has been scheduled by Councillor Kandavel for March 5, 2026.. The RA remains concerned that the City of Toronto does not have the capacity or authority to properly regulate rooming houses.

Just some of the changes underway:

- EHON Laneway Suites, Garden Suites, 4-plexes as of right (adopted),
- EHON Bylaw to Permit Six-Plexes as of right, (stopped in our ward)
- EHON Retail (stopped)
- Major Streets Study Road Classification (Phase 2 under review)
- Removal of minimum parking requirements (approved)
- Night Economy (approved)
- Multi-tenant Housing /Rooming Houses (approved)
- Safer Kingston Road Project (bike lanes) Approved)
- Scarborough Village Safe Streets Project (under review)
- Zero Vision Sidewalks Initiative (ongoing)
- Growing Space for Trees
- BRIMLEY ROAD MULTI USE TRAIL GROUNDBREAKING
- TORONTO WATERFRONT TERMS OF REFERENCE
- Character of Neighbourhood Guidelines Study
- Tree Bylaw Review
- Zoning for Major Transit Station Areas
- Mid-Rise rear transition performance standards (passed)
- Noise Bylaw updates (under review)
- +++

The RA continues to support residents at the Committee of Adjustments.

Many approvals at COA for proposed developments in our catchment in the last year and developers continue to push beyond the already generous zoning guidelines for multiplexes and garden suites. The impact on our neighbourhood with these changes has not be fully realized as these bylaws are so new.

The following stats reveal 51% on average 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

We want to make Toronto's neighbourhoods affordable and livable and free of illegal rooming houses and unscrupulous investors

Summary of Committee of Adjustment (CoA) Decisions - 2017 to 2025

Ward	Year									Grand Total
	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Scarborough Centre	47	52	55	44	59	35	46	33	56	427
Approved	43	51	53	42	58	32	45	33	55	412
Refused	4	1	2	2	1	3	1		1	15
Scarborough North	28	33	24	24	25	14	24	9	22	203
Approved	26	22	24	16	25	13	22	9	21	178
Refused	2	11		8		1	2		1	25
Scarborough Southwest	279	284	169	146	203	186	119	85	134	1605
Approved	253	252	161	131	190	179	114	81	127	1488
Refused	26	32	8	15	13	7	5	4	7	117
Scarborough-Agincourt	30	33	25	11	21	27	24	14	29	214
Approved	25	28	22	10	20	24	24	14	29	196
Refused	5	5	3	1	1	3				18
Scarborough-Guildwood	37	33	27	21	26	31	27	18	33	253
Approved	34	30	24	16	24	29	27	18	30	232
Refused	3	3	3	5	2	2			3	21
Scarborough-Rouge Park	67	73	47	44	53	46	50	24	42	446
Approved	65	73	47	42	47	44	42	24	34	418
Refused	2			2	6	2	8		8	28
Grand Total	488	508	347	290	387	339	290	183	316	3148

Percent Refusal Decisions in Scarborough CoA Hearings

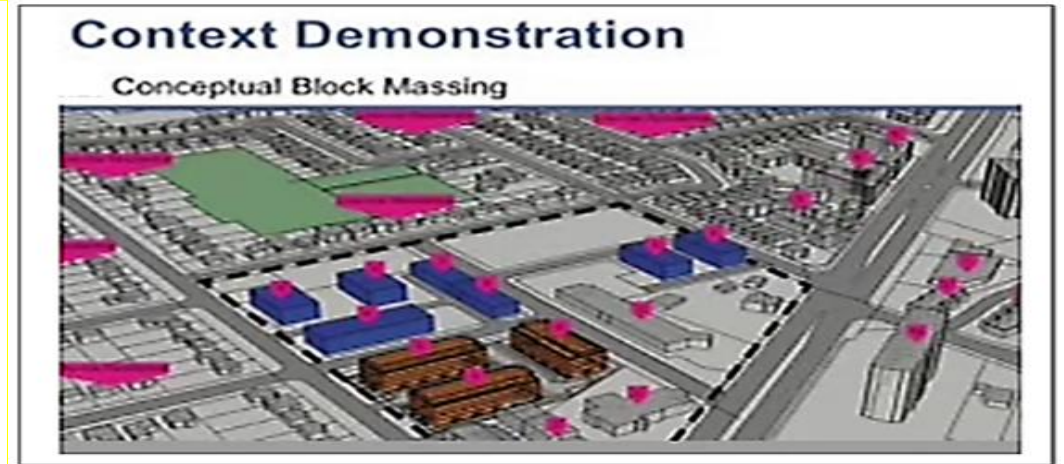
	2017	2018	2019	2020	2021	2022	2023	2024	2025
Scarborough Centre	8.5	1.9	3.6	4.5	1.7	8.6	2.2	0.0	1.8
Scarborough North	7.1	33.3	0.0	33.3	0.0	7.1	8.3	0.0	4.5
Scarborough Southwest	9.3	11.3	4.7	10.3	6.4	3.8	4.2	4.7	5.2
Scarborough-Agincourt	16.7	15.2	12.0	9.1	4.8	11.1	0.0	0.0	0.0
Scarborough-Guildwood	8.1	9.1	11.1	23.8	7.7	6.5	0.0	0.0	9.1
Scarborough-Rouge Park	3.0	0.0	0.0	4.5	11.3	4.3	16.0	0.0	19.0

What has been happening since our last AGM

Our neighbourhoods are dynamic and we are not against change or development and look forward to engaging with all stakeholders to bring informed decisions to our neighbourhoods.

More than 130 residents showed up at the Public Consultation on October 15 for **5 to 11 Bellamy Road South development application**, consisting of 3 blocks of 4-story back-to-back stacked condominium buildings shown in conceptual image to the right, to deliver CLEAR message to City Staff and Applicant that they did not agree with the design or rezoning and are expecting change before the next meeting.

As well, just north of this proposed development at the Eglinton GO the City is looking to increase density near transit known as **Major Transit Station Areas (MTSAs)**



The condominium application at **3291 Kingston Road and 2 & 4 Windy Ridge Dr.** is now in the Site Plan Agreement (SPA) application stage. The RA continues to review documents, and communicate with Councillor, City staff, and LCH Developments on the balance of issues still of concerns related to engineering, fire services, stormwater management, tree protections, and the construction plan.

A 24 storey residential building being proposed and being recommended by Scarborough Planners for **3718-3730 Kingston Rd.** despite city guidelines recommending no more than 12 storey developments (mid-rise) on our stretch of Kingston. Watch for updates on this site expected to go to Council next month. See blog www.engagetoronto.ca for more details on this proposal.

Our Neighbourhoods are an URBAN FOREST... we call ourselves the lungs of Toronto!



The RA continues to advocate against the loss of our tree canopy & for complete communities that mitigate and prepare for climate change, as well as for complete studies to understand the cumulative impact of developments to our environment & ecosystem and spectacular Bluffs!

The RA hosted a **Scarborough Bluffs Tour** for Meg St John, Toronto Waterfront Secretariat, Maogosha Pyjor Toronto Senior Public Consultation Coordinator, Councillor Kandav and City Staff to show them what is special and why it needs to be protected.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/SCARBOROUGH-Waterfront-Tour.pdf>

There must be thoughtful balance on how this access is established so that this special and unique “natural heritage system” is preserved while allowing residents and visitors to continue to enjoy this unique treasure. All alternatives must be explored and impacts of climate change and development and densification above the cliffs and fragile Bluffs.

Looking forward... watch for updates on...

- Tree Bylaw Review going to Council **March 25, 2026**
- Character of Neighbourhood Guidelines Study next working group meeting **March 2, 2026**
- SUN Councillor Forum, through SUN working with other Scarborough RA to unite our Scarborough Councillors on **March 2, 2025**
- Multi Tenant House Town Hall on **March 5, 2026**
- 3718-3730 Kingston Rd. going to Council **April 30, 2025**
- Second Community Meeting for 5 – 11 Bellamy Road South development application **coming soon**
- Neighbourhood Watch Program **coming soon**
- Major Streets Study Road Classification **coming soon**



If you want to catch up on these initiatives and more our “**Community Support**” tab hosts the many letters and presentations created to help share information

<https://cliffcrestscarboroughvillagegesw.ca/community-support/>

along with our newsletters, <https://cliffcrestscarboroughvillagegesw.ca/news/>

Our Journey-

What has been happening since our last AGM



We are here to support local residents, but we can not take your place.

We need the impacted and concerned residents to be involved.

We invite you to consider joining one of our committees, becoming a street reps and share the details we shared with you tonight with your neighbours and inviting others to become members.

Get your lawn signs and bookmarks!



We believe an informed community is a strong community.

Small but mighty, we hope the RA continues to learn and grow.



- 1. Vote to Adopt Minutes of 2025 AGM**
- 2. Vote to Adopt Resolution Re: Non-appointment of Public Accountant**
- 3. Vote to Approve 2024-2025 CSVSWRA Financial Statements**
- 4. Vote to Elect Directors**

Proposed Special Resolution:

Be it resolved that the Cliffcrest Scarborough Village SW Residents Association (the “**Corporation**”) not appoint a ‘public accountant’, as defined in the *Canada Not-for-profit Corporations Act*, nor be required to prepare audited financial statements, in respect of the fiscal period of the Corporation ending August 31, 2026.

Extract from Financial Statements for fiscal 2025:

Income

Membership dues \$2,300

Total Income \$2,300

Net Income: 717.72

Total Liabilities & Equity: \$5,465.63

Expenditures

Bank Service Charges \$61.50

Business Licenses and Permits \$12.00

Insurance \$691.20

Office Supplies \$0

Telephone Expense \$365.40

Web/Internet \$452.18

Total Expenses: \$1,582.28

Proposed Resolution:

Be it resolved that the minutes of the 2025 annual meeting of members of the Cliffcrest Scarborough Village SW Residents Association attached as Exhibit 1 to this year's notice of meeting is hereby approved and that the Secretary of the Association be authorized to sign the minutes to evidence the members approval.

Proposed Director slate approved by the Board and related proposed term for each individual (see * or **):

Tanya Baksh Alan Burt* Marina Tadenc* Peter**

Thachuk**

*Term: from completion of this AGM until the date of the next CSVSWRA annual meeting of members

**Term: from completion of this AGM until the date of the 2nd to follow CSVSWRA annual meeting of members

Note: Tony Lombardi is a director of the CSVSWRA who is not up for re-election this AGM – his remaining term is from the completion of this AGM until the date of the next CSVSWRA annual meeting of members.

Proposed Resolution:

Be it resolved that the election of the slate of directors set out above be approved for the respective terms, being: (i) for each of Alan Burt and Marina Tadenc, for a term that will expire on the date of the next AGM; and (ii) for Tanya Baksh and Peter Thachuk, for a term that will expire on the date of the second AGM following this AGM.



**Councillor Paul Ainslie
Scarborough-Guildwood**

**Councillor Parthi Kandavel
Scarborough South West**





**There will be 2 upcoming Election in the near future!
Stay current with information on
who ALL the candidates are,
who can vote,
how to vote and
where to vote, go to
www.elections.on.ca**

YOUR VOICE MATTERS!

Consider signing petition created by a concerned resident,

Protect Tenants and Communities:

Close Loopholes Allowing Unsafe Illegal Multi-Tenant Homes

I am asking our community to speak up. Illegal multi-tenant homes continue to operate in our neighbourhood, often bypassing safety requirements and enforcement oversight. This isn't about opposing housing — it's about ensuring housing is safe and properly regulated.

Please consider signing here and pass it on,

<https://www.change.org/Stop-Illegal-Multi-Tenant-Homes>

More info regarding the issue, <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-PHC-re-MTH-Implementation-Update-December-2-2025.pdf>

See “LETTER OF A CONCERNED RESIDENT” #2 in CSVSWRA newsletter,

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

May Newsletter ink here,

https://cliffcrestscarboroughvillagesw.ca/data/documents/35_NEWLETTER_-March_May_Final.pdf



Thank you for attending our
2026
CSVSWRA Annual General Meeting



