



November 3, 2023

**RE: CSVSWRA request for Policy Area Planning Study and Interim Control By Law (ICBL)**

**Dear Mayor Chow, Councillor Ainslie, & Office of Ward 20,**

The **SCALE** of development being proposed along **Kingston Road between Brimley and Scarborough Golf Club Road**, (*i.e. estimated 2000+ population growth from 3 Condos and 160 Town Homes in just 2 blocks between Bellamy and Parkcrest*), needs a **Policy Area Planning Study** to address the cumulative impact for these environmentally fragile neighbourhoods and our spectacular Bluffs. SECONDARY, SITE AND AREA SPECIFIC POLICIES provide guidelines to make better and informed decisions.

The email history below captures many attempts by CSVSWRA to engage with City Teams and Councillor Crawford from 2021 to 2023. CSVSWRA's reasonable and valid request have been ignored. Without a **Secondary Plan**, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future.

**It remains unclear why Councillor Crawford never went forward with our Projects Proposed** in particular the Secondary Plan and Environmental Neighbourhood Character Guidelines. More, importantly what **CSVSWRA wants to know is what can be done at this time?**

The BIG Picture Map created by the RA reveals how significant development under review along Kingston Road is <https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>

**Developers continue to move forward with applications at an unprecedented fast pace and the Community is being left behind.**

The most recent application under review at this time is in addition & not included in the details of the BIG Picture Map: **Community Consultation for 27 & 29 Parkcrest Drive on Wednesday November 8th** .

<https://cliffcrestscarboroughvillagesw.ca/data/documents/27-29-Parkcrest-Drive-Community-Consultation-Meeting-Nov-8-2023-6-730-pm.pdf>

These are five blocks of stacked, back-to-back townhomes with a single level underground parking garage. The proposal includes a total of 145 residential units with 164 underground vehicle parking spaces and 5 surface vehicle parking spaces. The transition and impact on the immediate neighbourhood are important and need to be reviewed. It could be said that this is not a townhome development but a small condo development.

**Why is a Community Consultation for this development happening without a Councillor for Ward 20?**

On October 5<sup>th</sup>, data was provided by CSVSWRA to Councillor Crawford in the emails captured below calling for immediate action and a Pilot Project for **Environmental Neighbourhood Character Guidelines** for Parkcrest Drive to be introduced. A motion was to go to Council in January 2022 but City Planning provided **incorrect information** to the Councillor. This **stopped a motion for a Pilot Project for Parkcrest Drive**. CSVSWRA asked and has followed up many times but have yet to be provided with details and/or explanations.

**We need your support now, we need to know who can champion a motion for ICBL Interim Control By Law (ICBL) until a Policy Area Planning Study can be put in place?**

Respectfully,  
Marina Tadenc  
VP Cliffcrest Scarborough Village SW RA

**Attached below:**

- 1. Summary to support details in paragraph 1 example**
  - Full details can be found in the BIG Picture map referened in paragraph 4, simply click on each of the icons
- 2. Email history mentioned in paragraph 2, simply click on each of the icons**

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**Summary to support data in paragraph 1**

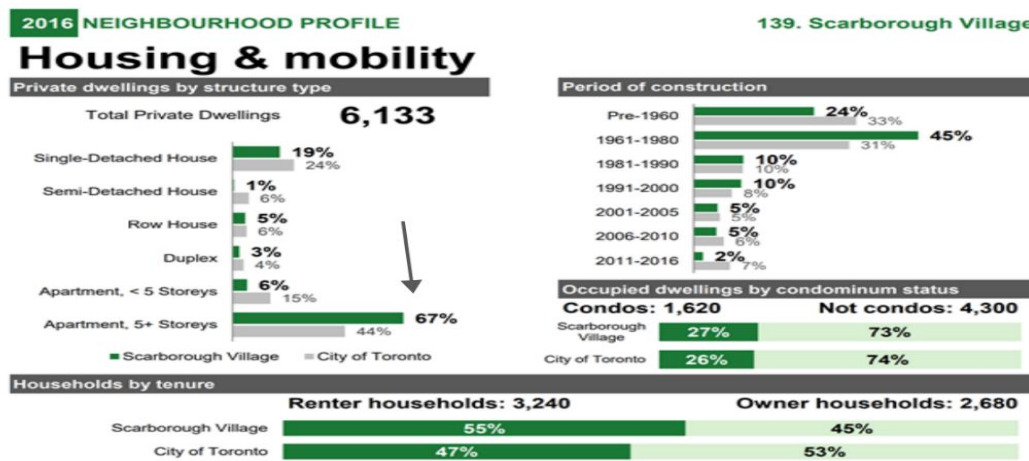
**3355 & 3357 Kingston Rd.**, Storeys: 12, Total Units: 309,  
Estimated # Residents: 590 – 800  
Town Homes: 18, Parking:318, Bicycle Parking: 228  
**3310, 3312, 3314 Kingston Rd**, Storeys: 11, Total Units: 248  
Estimated # Residents: 427 - 571  
Parking: 243 + 49, Bicycle Parking: 262  
**3291 Kinston Rd., 2 & 4 Windy Ridge Dr.** Storeys: 12 Total  
Units: 349, Estimated # Residents: 610- 847 Parking: 229, Bicycle  
Parking: 267  
**= 2218 population/924 units/ 839 parking spaces**

To the left, Image of notice posted for **145 townhomes on Parkcrest** proposed to replace 2 residential homes



*\*Full details for proposed developments can be found in the “BIG Picture map” referenced in paragraph 4, simply click on each of the icons*

Furthermore, we are adding to a neighbourhood that according to 2016 Census Canada Neighbourhood profile, Scarborough Village has a far greater proportional share (67 vs 44) of the Toronto measure of central tendency **for high-rises** in this community.



**EMAIL HISTORY**  
**FOLLOWING IS HISTORY OF FOLLOW UP EMAILS**  
**FROM OCTOBER 2021 TO MARCH 28, 2023**

From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Tue, Mar 28, 2023 at 10:12 AM

Subject: Follow up to CSVSWRA Project Proposal

To: Gary Crawford <[Gary.Crawford@toronto.ca](mailto:Gary.Crawford@toronto.ca)>

Cc: Councillor Crawford <[councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)>, Monique Lisi <[monique.lisi@toronto.ca](mailto:monique.lisi@toronto.ca)>, info <[info@csvsw.ca](mailto:info@csvsw.ca)>

Good morning,

With reference to below March 21, 2023 update and comments on\* **"Secondary Plan and Environmental Guidelines"**:

- I agree that CSVSWRA has asked about Secondary Plan and Environmental Guidelines, it has been discussed but I **do not agree** that our concerns & questions have ever been addressed.
- With regards to City planning providing a written response so that their position is clearly outlined, we have been waiting for more than 2 years to engage and look forward to at last receiving these details.

Below is a synopsis in **blue** with regards to CSVSWRA request for **"Secondary Plan"** and for **"Environmental Neighbourhood Character Guidelines"**. These projects would have called for studies that look at the **combined impact** of development coming to our neighbourhoods.

**Councillor Crawford**, It remains unclear why these projects never went forward, and more importantly what **CSVSWRA wants to know is what can be done at this time to address the cumulative impact concerns raised?**

How will combined impact that development will bring to our neighbourhoods be reviewed so that **full impact is revealed and informed decisions** are made?

I look forward to your reply.

Sincerely,

**Marina Tadenc**

VP Cliffcrest Scarborough Village SW RA

**Synopsis:**

According to my records, **CSVSWRA presented 5 Projects to Councillor Crawford May of 2021**, including a request to consider **"Secondary Plan"** and request for **"Environmental Neighbourhood Character Guidelines"**.

The BIG Picture map created by CSVSWRA shows 14 active proposals in CSVSWRA boundaries. Analysis indicates the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

According to the Official Plan (5.2.1):

*Secondary Plans establish local development policies to guide growth and change in a defined area of the City. The Plans will not be prepared for stable areas of the City, where major physical change is not expected or desired. Secondary Plans guide the creation of new neighbourhoods and employment areas while ensuring adequate public infrastructure and environmental protection. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.*

Without a **Secondary Plan**, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future. CSVSWRA was told we should engage in conversations with City Teams with regards to Secondary Plan. So, we waited, we followed up, and we waited. After more than 2 years of follow ups we were told that **City Teams advised** that normally a Secondary Plan is a mechanism that opens up more development and intensification especially along main corridors such as Kingston Road. **Without a doubt intensification is here, isn't it?**

We learned that when a Secondary Plan is not in place, as in the case of Cliffcrest and Scarborough Village, applicants are required to do an Avenue Segment Study – a mini planning study – and submit it for review, in order that development not set unwanted precedent or undesirable standards for new development of the Avenue segment. **For more than 2 years the Association has advocated that City Planning look at the cumulative impact of three immediate proposals at 3291, 3355 and 3310 Kingston Road collectively.**

Each applicant for these projects has presented a different Avenue Study, without consideration of the BIG PICTURE and incomplete (to varying degrees). **None of the Avenue Segment Studies look at the picture of all three of these proposals collectively and none address affordability and the "Missing Middle" (up to 6 stories in which units would accommodate families)**

**Where are the quality studies that capture the full impact of development?**

**CSVSWRA submitted a motion for Interim Control By-Law (ICBL)** for consideration. This would allow for time for appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods. We are told, "From a planning perspective, all studies are complete so there are not even grounds for one."

CSVSWRA also asked for "**Environmental Neighbourhood Character Guidelines**" for all of Cliffcrest & Scarborough Village SW advocating that this **environmentally fragile area** needs to be given additional **clear guidelines and consideration** before infill development applications are approved. These projects were opportunities for the City and Community to collaborate together and ensure the best possible outcome for our neighbourhoods.

The October 6, 2021 email has data provided by CSVSWRA to Councillor Crawford calling for immediate action and a Pilot Project for **Environmental Neighbourhood Character Guidelines** for Parkcrest Drive to be introduced. A motion was to go to Council in January 2022 but City Planning provided **incorrect information** to the Councillor. This **stopped a motion for a Pilot Project for Parkcrest Drive**. CSVSWRA asked and has followed up many times to understand why this was stopped but have yet to be provided with details and explanation. (The following NEW application on **Parkcrest Drive** submitted 12/10/2022 should now also added to any segment study, 22 216036 ESC 20 OZ OPA & Rezoning submitted 12/10/2022. )

Discussion during the July 7th Water Review meeting, successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **outstanding action item** that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

Records indicate that CSVSWRA have followed up on concerns for studies and cumulative impact on:

- April 5, 2021
- May 27, 2021
- June 14, 2021
- August 3, 2021
- October 1, 2021
- October 6 2021, follow up included in email chain below
- October 20, 2021, follow up included in email chain below
- January 19 2022, follow up included in email chain below
- February 24 2022, follow up included in email chain below
- April 18, 2022
- May 9, 2022
- July 7, 2022 - Toronto Water meeting
- July 14, 2022
- July 28, 2022
- (August 24, 2022 to October 24, 2022 black out due to election)
- November 30 2022, follow up included in email chain below
- March 9th, 2023, follow up included in email chain below
- March 16, 2023, follow up included in email chain below

(\*Note: For simplicity I have only included details related to Secondary Plan & “Environmental Neighbourhood Character Guidelines” in this follow up. I will follow up other items separately)

**Click on link to see backup referenced in details:**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Projects-Letter-Councillor-Crawford-061421.pdf>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Our-Journey-Projects-Presentation-052721.pdf>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-Councillors-Feb-2023-Scarborough-Yellow-Brick-Road-CALL-TO-ACTION.pdf>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-follow-up-letter-to-Toronto-Water-re-development-impacts-August-8-2023.pdf>

Tue, Mar 21, 3:35 PM (5 days ago)

**Monique Lisi**

to me

Hi Marina,

When e-mailing the Councillor directly, it is always best to copy the general Councillor account. Gary did share your e-mail with me and although I do not have all of the information, I can provide some updates:

· Secondary Plan and Environmental Guidelines – **I know that these topics have been discussed with City staff both individually and addressed in meetings with the RA. I have asked City planning to provide a written response to ensure that their position is clearly outlined in writing.**

Thanks Marina,

Monique

----- Forwarded message -----

From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Thu, Mar 16, 2023 at 8:57 AM

Subject: Follow up to last weeks meeting - time sensitive

To: Gary Crawford <[Gary.Crawford@toronto.ca](mailto:Gary.Crawford@toronto.ca)>

Good morning Councillor Crawford,

Hope your day is off to a good start.

I am hoping that you have some updates to my follow up message below? In particular:

**2. The details you requested re Environment Guideline Project" and also "Secondary Plan" are captured below. We still do not understand why these projects never went forward, can something still be done?** These projects would have called for studies that look at the combined impact of development coming to our neighbourhoods. This is a concern to many of our neighbourhood residents, what can I tell them?

I look forward to your reply asap as these items are time sensitive.

Sincerely,

Marina Tadenc

VP Cliffcrest Scarborough Village SW RA



From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Thu, Mar 9, 2023 at 9:49 AM

Subject: Fwd: Follow up to CSVSWRA Projects Presentation dated May 2021

To: Gary Crawford <[Gary.Crawford@toronto.ca](mailto:Gary.Crawford@toronto.ca)>

Good morning Councillor Crawford,

**Thank you for taking time to visit, it really was great to have been able to hand deliver our memory book "Scarborough's Yellow Brick Road" to you in person!**

**2. Details you requested for Pilot "Environment Guideline Project" :**

Below is the email chain with regards to the **Pilot "Environment Guideline Project" that you asked me to resend**. The details for the Secondary Plan follow up happen to be included as well as original attachments in these follow ups. Instead of reviewing development site by site both these projects would have put the rules and guidelines ahead of development with full impact studies supporting the development. **I still do not understand why these projects never went forward? Please have a look and I welcome hearing your thoughts.**

Let me know if I have missed something or have any questions and I look forward to hearing back from you.

Sincerely,

Marina

VP Cliffcrest Scarborough Village SW RA

----- Forwarded message -----

From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Wed, Nov 30, 2022 at 1:40 PM

Subject: Follow up CSVSWRA Projects Presentation dated May 2021

To: Councillor Crawford <[councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)>, Monique Lisi <[monique.lisi@toronto.ca](mailto:monique.lisi@toronto.ca)>

Good afternoon,

I am resharing details presented in May of 2021 with regards to the projects the Residents Association had hoped to explore with you and the City. I have followed up regularly on the Pilot Characters of the Neighbourhood Project for Parkcrest and the Segment Study Discussion and am now asking for a firm commitment.

My notes indicate that a motion to look at Pilot Characters of the Neighbourhood Guidelines for Parkcrest was to be prepared in January 2022 but was stopped when City Planning reported that the Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council and there was no value in exploring this for Scarborough. This was incorrect information that was provided to the Councillor. We shared and provided the following information in blue that indicates otherwise?

The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports in the Long Branch area. Here is the notice of adoption of the Long Branch Neighbourhood Character Guidelines. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15> Of note, these have not held up growth in our Neighbourhood at all with Long Branch growing in population by 13.3% in the past 5 years. Far above the city wide average. It is merely directing growth where it should be occurring according to the Growth Plan.

A motion for ICBL (interim control by-law) was also submitted for consideration. This would allow for the appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.

The Segment Study Project was an opportunity to look at cumulative impacts of the large scale developments being proposed. We created the BIG Picture map to show the scale of development coming and the need for such a review. We have been waiting to start first with conversations with City Planning and you to better understand impact & options for our neighbourhoods.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIzBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

This week we were notified of a 145 unit townhouse proposal at 27 & 29 Parkcrest and we are currently involved with the OLT appeal for 3291 Kingston Road.

### **Developers continue to move forward with applications and the Community is being left behind...**

The City of Toronto is not making decisions within the 6-month time frame and therefore decisions become an appealable issue to the Ontario Land Tribunal. It is concerning that City Staff can not meet the timelines to review these applications. The system **wrongfully** removes the planning decision from the City, the close up zoom lens that allows scrutiny by a familiar and local level that allows the real life impact to be heard by the community.

Discussion during the July 7th Water Review meeting successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **action item** that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

A motion for ICBL (interim control by-law) for both Condo Developments and Infill homes is needed so that studies can be completed and informed decisions made with regards to environment and infrastructure can be made.

Kindly provide an update that I can share with the team.

Sincerely,

Marina Tadenc

VP Cliffcrest Scarborough Village SW RA

From: **Monique Lisi** <[Monique.Lisi@toronto.ca](mailto:Monique.Lisi@toronto.ca)>

Date: Thu, Feb 24, 2022 at 3:18 PM



Subject: RE: Neighbourhood Character Guidelines  
To: Marina Tadenc <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Thanks for this Marina.

I also found greater detail following our conversation.

Thanks for hosting a great AGM the other night, and thank you for the thank you ;) to the Councillor.

**From:** Marina Tadenc [mailto:[mtadenc@gmail.com](mailto:mtadenc@gmail.com)]  
**Sent:** February 24, 2022 12:47 PM  
**To:** Monique Lisi <[Monique.Lisi@toronto.ca](mailto:Monique.Lisi@toronto.ca)>  
**Subject:** Neighbourhood Character Guidelines

Hi Monique,

I am following up on our conversation of last week regarding the motion to start Pilot for Characters of the Neighbourhoods.

I understood that City Planning indicated that the The Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council.

We followed up with our Longbranch contacts to understand the challenges and were surprised that they advised the opposite.

The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports.

This is the notice of adoption of the Long Branch Neighbourhood Character Guidelines for reference.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15>

Who in planning indicated that this was not adapted?

What can I advise the team with regards to moving forward on our Pilot project?

Let me know,

Marina

**From:** Marina Tadenc <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>  
**Date:** Wed, Jan 19, 2022 at 5:51 PM  
**Subject:** Fwd: CSVSWRA Dir & Exec Fwd: Follow up to CSVSWRA Projects Presentation  
**To:** Councillor Crawford <[councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)>, Monique Lisi <[monique.lisi@toronto.ca](mailto:monique.lisi@toronto.ca)>

Good afternoon,

The Team was very excited when I shared details about the Pilot Project moving forward for the Characters of the Neighbourhood Guidelines.

Attached is the CSVSWRA Projects Presentation for your reference. Please let us know if there is anything we can do to assist as this moves forward.

With regards to the Segment Study Project, we value your good advice that we should start first with conversations with City Planning and your team to better understand impact & options for our neighbourhoods and look forward to your direction for this project also.

Looking forward to working together in 2022!

Sincerely,

Marina Tadenc

**Monique Lisi** <[Monique.Lisi@toronto.ca](mailto:Monique.Lisi@toronto.ca)>

Tue, Jan 18, 2022, 10:34 AM

to me

Thanks Marina!

I owe you a call and an e-mail.

It is Budget Launch and season and the meetings have been back to back.

Quick update on all of the below:

William is working on coordinating the meetings for C of A follow-up.

If you have the dates for the upcoming meetings it will help to schedule a rep from Toronto Water or would you like it to be a separate meeting all together for the RA?

**Characters of the Neighbourhood** – ideally would like to get something to next Community Council to direct staff to work with the community. I haven't had an update meeting yet with Gary and staff but we are working on it.

I can call you later on this afternoon to discuss all of the above.

Sorry about the rapid response; however, I did not want to miss responding.

Thanks,

Monique

From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Wed, Oct 20, 2021 at 10:05 AM

Subject: Fwd: Follow up to CSVSWRA Projects Presentation

To: Councillor Crawford <[councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)>

Cc: TONY Lombardi <[drlandscape@hotmail.com](mailto:drlandscape@hotmail.com)>, Janet May <[janetmay1127@gmail.com](mailto:janetmay1127@gmail.com)>, Emily Smit <[smit.emily@gmail.com](mailto:smit.emily@gmail.com)>, Marybeth McTeague <[Marybeth.McTeague@toronto.ca](mailto:Marybeth.McTeague@toronto.ca)>, Archives <[scarborougharchives@rogers.com](mailto:scarborougharchives@rogers.com)>, Lorne Atkinson Atkinson <[lorne.atkinson@sympatico.ca](mailto:lorne.atkinson@sympatico.ca)>, Thomas Granofsky <[thomas.granofsky@gmail.com](mailto:thomas.granofsky@gmail.com)>, Monique Lisi <[monique.lisi@toronto.ca](mailto:monique.lisi@toronto.ca)>, Dan Tadenc <[dtadenc@gmail.com](mailto:dtadenc@gmail.com)>

Good morning Councillor Crawford,

With reference to my email from last week, we are sharing some additional details and look forward to your direction on how to move forward on next steps for these two important projects.

Change in our neighbourhoods is rapid, not taking place slowly over time as required by the OP.

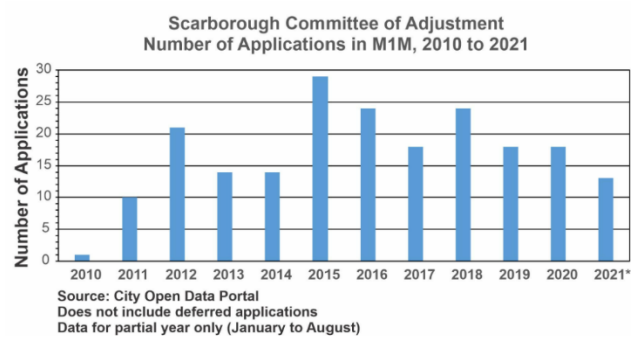
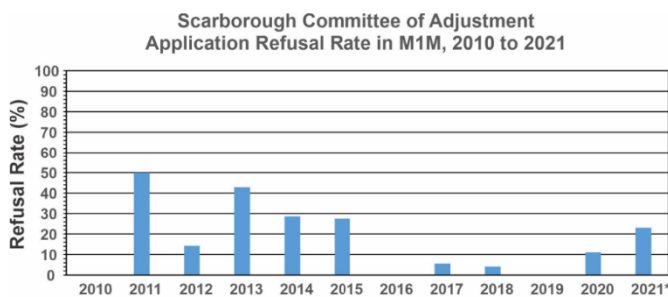
The following details point to rapid change that is taking place in Toronto today:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-house-review/>

Despite what is allowed as of right now, some developers want more. In approximately 1988, the City of Scarborough recognized the need and passed a bylaw that put controls on development in Scarborough. Since Scarborough was amalgamated into Toronto, it appears the residents voice & their concerns are repeatedly ignored, trees are cut and variances to existing bylaws allowed regularly to the benefit of developers.

The following graph captures **only M1M Refusal Rate** at COA and Number of Applications, this does not capture deferred applications & developments approved without variances by Community Planning.



Although 2021 is still incomplete, this graph tells the story of what is happening in our neighbourhoods. There is a slight rise in refusals from 2020 just when the Association began to participate. The Association has participated regularly at each session since our Incorporation. For this month's COA session, 37 Hill Crescent is being submitted for a second time, the Association and neighbours gathered 137 signatures in opposition of the build. As we indicated in our project review with you in May, to continue at this pace is not sustainable. **Why are residents regularly defending the Official Plan and Zoning Bylaws?** Similar to the Long Branch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The projects we propose will help provide clear standards and direction, without this no one actually needs to address the concern.

With regards to the Segment Studies, it is alarming what is being proposed for our neighbourhoods. Our BIG PICTURE map has had more than 5400 views, residents are concerned.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

**When can we begin discussions for these two projects?**

I am glad to provide any details you need from us to move this forward.

Sincerely,

Marina Tadenc

CSVSWRA

**Attached for your reference is:**

- Original presentation "Our Journey & Projects Presentation"
- Follow up letter with agreed action items, "Projects Letter"
- Cliffcrest Scarborough Village SW Residents Association August/September Newsletter
- M1M Refusal Rate and Number of Applications Graph

----- Forwarded message -----

From: **Marina Tadenc** <[mtadenc@gmail.com](mailto:mtadenc@gmail.com)>

Date: Wed, Oct 6, 2021 at 4:24 PM

Subject: Follow up to CSVSWRA Projects Presentation

To: Councillor Crawford <[councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)>

Cc: Archives <[scarborougharchives@rogers.com](mailto:scarborougharchives@rogers.com)>, Dan Tadenc <[dtadenc@gmail.com](mailto:dtadenc@gmail.com)>, Janet May <[janetmay1127@gmail.com](mailto:janetmay1127@gmail.com)>, Lorne Atkinson Atkinson <[lorne.atkinson@sympatico.ca](mailto:lorne.atkinson@sympatico.ca)>, Marybeth McTeague <[Marybeth.McTeague@toronto.ca](mailto:Marybeth.McTeague@toronto.ca)>, Monique Lisi <[monique.lisi@toronto.ca](mailto:monique.lisi@toronto.ca)>, TONY Lombardi <[drlandscape@hotmail.com](mailto:drlandscape@hotmail.com)>, Thomas Granofsky <[thomas.granofsky@gmail.com](mailto:thomas.granofsky@gmail.com)>

Dear Councillor Crawford,

The Team has asked me to follow up with regards to the projects presented to you and pending next steps. In particular I would like to bring to the top of the conversation 2 items.

1. Characters of the Neighbourhood Guidelines
2. Secondary Plan

Regarding **Character of the Neighbourhood Guidelines**, currently there is an urgent concern for Parkcrest Drive that requires attention before it is too late. With the recent sale of homes on 11, 16, 19, and now 18 currently up for sale there is a concern of potential development that could irrevocably change the character of this special neighbourhood. We would like to discuss a **pilot** "Character of the Neighbourhood Guidelines". With the recent review of 19 Parkcrest Drive as a Heritage Property there is significant information readily available about this area that has some of the oldest homes in the area that could be used for the pilot. <https://www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-168296.pdf>

Regarding the **Secondary Plan**, the Association continues to follow up with City Planning and to advocate that they look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively.

Each applicant for these projects has presented an Avenue Study that is incomplete (to varying degrees). None of the Avenue Studies look at the picture of all three of these proposals collectively and none address the "Missing Middle". Given the impact of all three proposals and that they continue to move forward this requires immediate attention before it is too late.

### **When can we begin discussions for these two projects?**

Following is a summary of previous discussions and some notes for your quick reference:

#### **1. CHARACTER OF THE NEIGHBOURHOOD GUIDELINES**

**Objective:** Character Guidelines would give Planning and the Committee of Adjustment clear criteria to evaluate development applications. When City teams are provided clear direction, the process becomes proactive instead of reactive. The guidelines would promote practices where development preserves the integrity and existing physical character of the established neighbourhoods & natural environment. Standards and requirements need to change to be more GREEN.

**Action item from May meeting:** Councillor Crawford recommends starting with conversations to define areas and parameters for character of the neighbourhoods with various city support teams including Forestry Team, By-Law Team, City Planning & TRCA

Similar to the Longbranch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The preparation of Long Branch Character Guidelines has followed a three-step process: 1. The analysis of issues and opportunities; 2. The development of a vision and design priorities 3. The preparation of the guidelines.

Monique advised to start thinking about what to include in details for "Characters of the Neighbourhood Guideline" and what issues will the "Guidelines" support. Monique is looking into providing a "roadmap" & "template". This project will also need to determine where it fits in the Official Plan. Grandfathering of trees as well as ICBL (interim control by-law) are other items to consider. Given the urgent concern for this area when can we begin discussions for this project?

#### **2. SECONDARY PLAN**

**Objectives:** Ensure smart condominium, apartment and business development in Cliffcrest and Scarborough Village that will complement the current characters of the many residential neighbourhoods. This includes lower density-sized buildings with 4-6 stories, and affordable business and retail space. Ensure development does not proceed prior to the completion of an Avenue Study to ensure no adverse impacts to established neighbourhoods and environment.

**Action item from May meeting:** Prior to CSVSWRA submitting a formal secondary plan request, Councillor Crawford recommends a meeting with City Planning, including Paul Zuliani & Christian Ventresca before the end of June 2021 to gather information and then proceed with informed next steps.

In addition to the Project Team members in this email I have included Rick Schoefield from Scarborough Historical Society & Marybeth McTeague from Heritage Planning who worked on the Heritage Designation for 19 Parkcrest Drive. I have also included Lorne Atkinson and Thomas Granofsky, both

residents living on Parkcrest Drive and who also submitted letters of support for the Heritage designation of 19 Parkcrest Drive.

I would like to point out that our most recent newsletter includes details about 19 Parkcrest in 3 articles; Announcing the exciting news about 19 Parkcrest being listed as a Heritage Property; As a stop included in our Treasure Map for the Association Tree Ribbon Campaign: & as a property of concern in our MTH letter to all Scarborough Councillors and Mayor Tory.

Councillor Crawford, I look forward to your direction on how to move forward on next steps for these two important projects.

Sincerely,

Marina Tadenc

CSVSWRA

**Attached for your reference is:**

- Original presentation "Our Journey & Projects Presentation"
- Follow up letter with agreed action items, "Projects Letter"
- Cliffcrest Scarborough Village SW Residents Association August/September Newsletter

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