

# THE UNIQUE NEIGHBORHOODS OF CLIFFCREST & SCARBOROUGH VILLAGE

## SCARBOROUGH BLUFFS TOUR AUGUST 13, 2025

- ❑ Tour Stops
- ❑ Looking back at our unique neighbourhoods
- ❑ Access and safety

**Prepared by:** Cliffcrest Scarbrough Village SW Residents Association

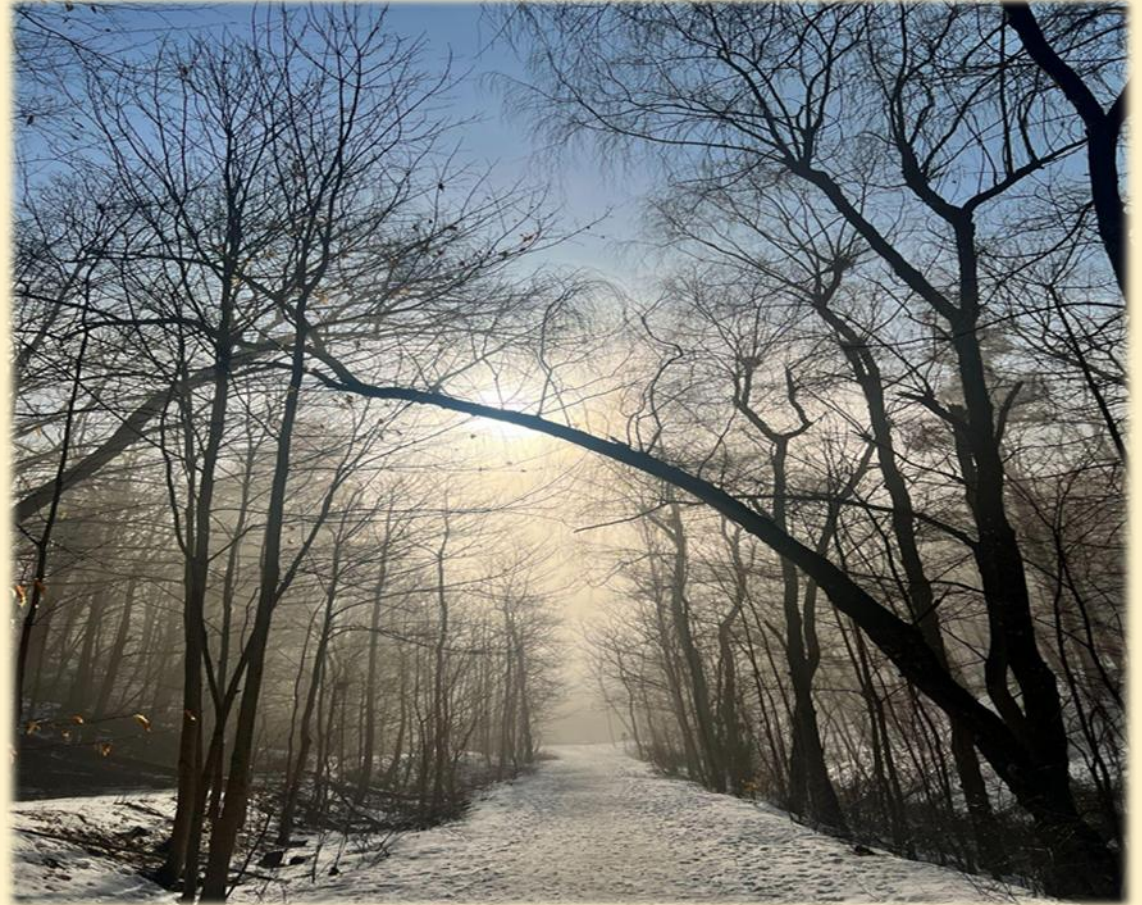
**Prepared for:** Meg St John, Waterfront Secretariat  
City of Toronto, Maogosha Pyjor Senior Public Consultation Coordinator City of Toronto, Councillor Kandavel



# SCARBOROUGH BLUFFS TOUR

The tour was created to introduce our special guests to our unique neighbourhoods

- STOP 1 - Doris Mc Carthy Trail
- STOP 2 - 2 & 4 Windy Ridge Drive
- STOP 3 - Fools Paradise
- STOP 4 - Cudia Park
- STOP 5 - Sunnypoint Parkette
- STOP 6 - Bluffers Park





# SCARBOROUGH BLUFFS TOUR

## STOP 1 - DORIS MC CARTHY TRAIL:

The entrance way to the Doris McCarthy Trail is located on Ravine Drive and follows the Bellamy Ravine Creek that flows into Lake Ontario. The base of the trail looks up to the remarkable Scarborough Bluffs formed thousands of years ago from the accumulation of sand & clay deposits rich with fossil records telling the story of the natural ecology of the Bluffs. Bellamy Ravine Creek is both a natural & engineered drainage channel that moves large quantities of overland flow to the water's edge. The trail walk and back is estimated to take 2 hours and the elevation is considered moderately challenging. The trail offers a peaceful walk through nature surrounded by local wildlife and is an important part of Scarborough's History. At the bottom of the Bellamy Ravine Trail you will discover a sculpture "Passage" the second in a series of sculptures across Canada.





## SCARBOROUGH BLUFFS TOUR

This is a photo of a “**Cliff Mystery Tree**”.

Over the years other trees have clung to the cliffs edge similar to our mystery tree. A tree that you may see today may not be here when you visit the trail again, perhaps it will be replaced by another mystery tree clinging to the edge.

The water, that never stops flowing and never stops shaping the ravine and spectacular Bluffs, has raised serious concern with regards to erosion and impact. The risks associated are important in the Scarborough Waterfront Project review.

Included in assessments should be the activity taking place at the top of the cliffs, the natural process is exacerbated by the construction of residences along the bluff tops, elimination of preambles surface, and removal of large trees. We have control of these factors yet we ignore that they are accelerating the erosion rate.





# SCARBOROUGH BLUFFS TOUR



The Doris Mc Carthy trail was shut down from 2012 to 2015 for landslides and storm management. Photos of significant landslides that occurred in March 2023 just east of the Doris McCarthy Trail. Residents reported that the landslide came across the pedestrian path and into the water. Similar reports were noted about Cudia Park at the time. This will **happen more and more as water is diverted and displaced from increased construction above the cliff as well as impacts of climate change.**



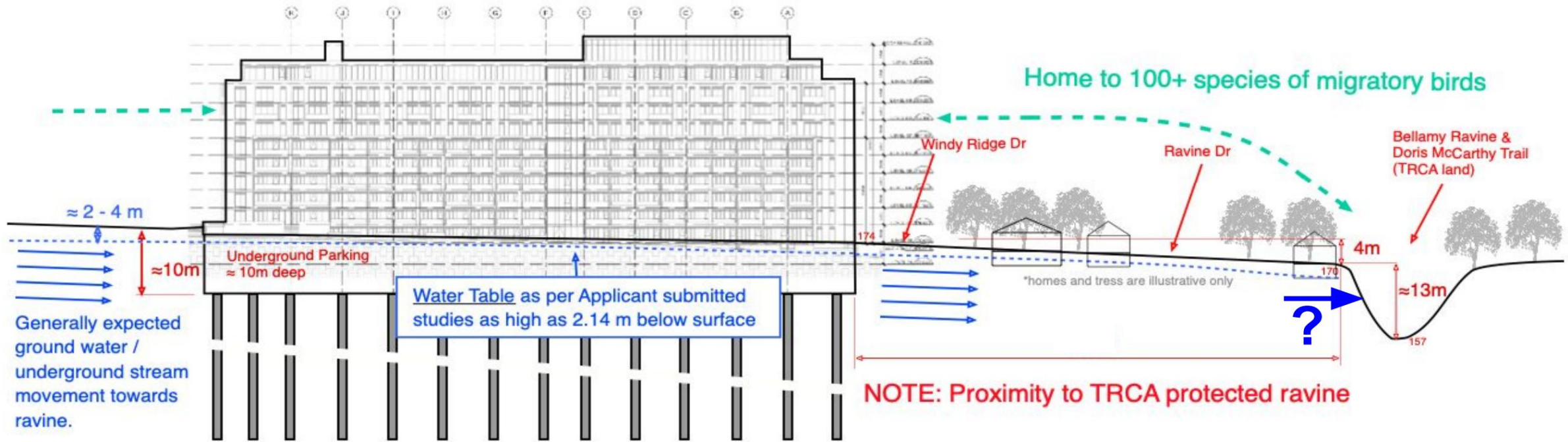


# SCARBOROUGH BLUFFS TOUR

## STOP 2 - 2 & 4 Windy Ridge Drive:

The erosion of the Scarborough Bluffs presents one of the most troublesome coastal erosion issues in Ontario, and is an ongoing issue. There has been no evidence presented to support this massive development so close to the Bellamy Ravine and Doris McCarthy trail will not impact this important Natural Heritage System.

### Section A-A : Proposed condo to Bellamy Ravine (to scale)



Development 50 meters from the Doris Mc Carthy Trail

## STOP 3 - FOOLS PARIDISE:

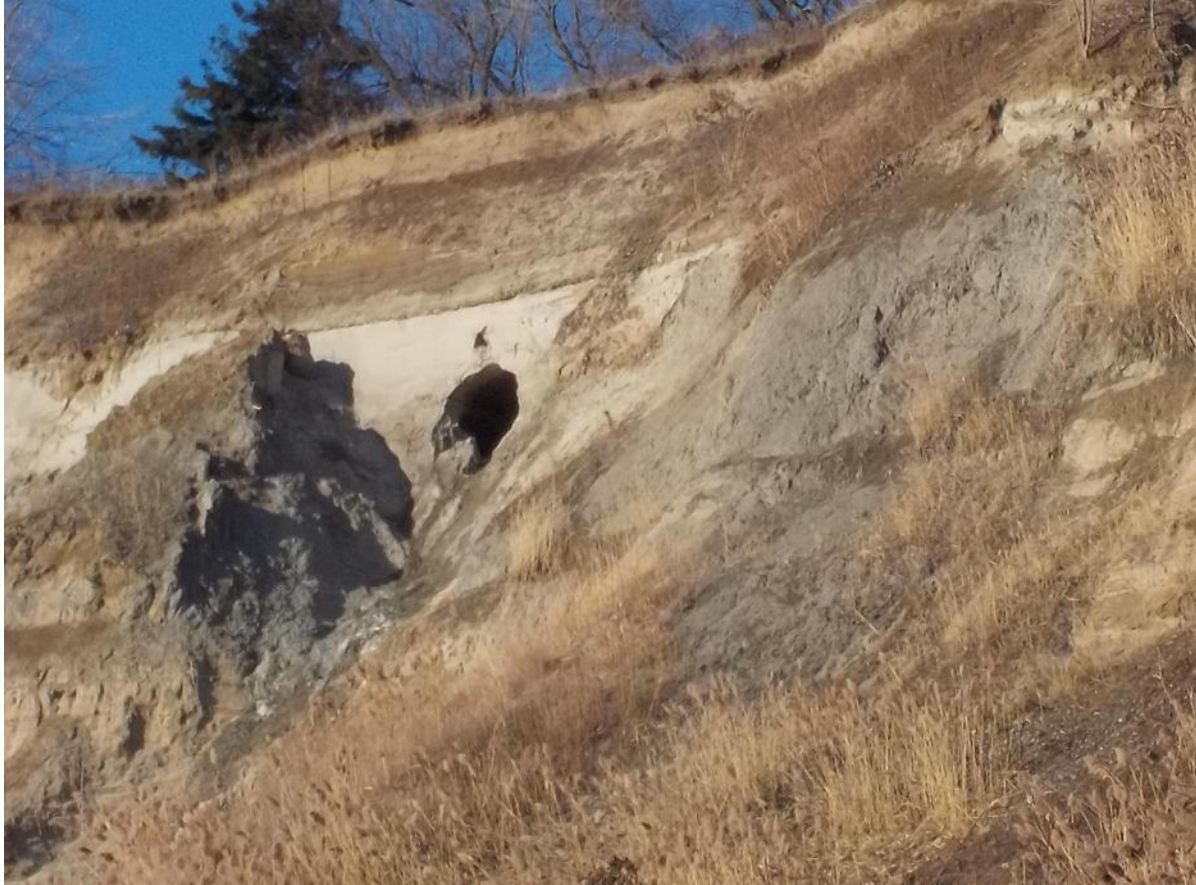
Fool's Paradise, located at 1 Meadowcliffe Drive, was the home and studio of Doris McCarthy who was best known for her landscape painting. She donated part of her property to the Toronto and Region Conservation Authority in 1986. Bellamy Ravine Trail was officially named Doris McCarthy Trail in 2000 in her honour. It was her wish for her home, that overlooks Lake Ontario along Toronto's Scarborough Bluffs, be used by future artists so they also could be inspired by this special location. When she passed in 2010 the Ontario Heritage Trust began to manage the Doris McCarthy Artist-in-Residence Centre where artists can come to stay and create from one to three months.

Inspired by the landscape views and picturesque setting of the property she purchased it for \$1,250 in 1940, and had a small cottage constructed on the site. McCarthy's mother thought the purchase was extravagant, referring to it as "that fool's paradise of yours." The name stuck in McCarthy's mind and the property soon became known as Fool's Paradise.





## SCARBOROUGH BLUFFS TOUR



TRCA confirmed the hole is located *(150 m south/west of the end of the Doris McCarthy trail)*; and will continue to monitor these conditions over time. New builds in close proximity taking place above the cliff should be investigated to understand possible impact and relation.

In January of 2021 TRCA staff completed their inspection of the bluff face hole, **just below Fools Paradise**, that was reported by a local resident visiting the trail. The TRCA reported they were able to identify evidence of seepage and flowing water in a small gully below the hole. They confirmed the hole appears to be a somewhat unique form of the continuous erosion that occurs along the upper and middle parts of the bluff face as this ever-changing slope moves towards long-term stability.





## SCARBOROUGH BLUFFS TOUR

Residents reported that at a site where homes on Meadoccliffe Drive backed onto the bluffs edge, 2 massive 60-foot-wide homes were approved to be built on either side of an existing home. A fact is that water flows to an area of least resistance or lower grade away from the structure to the adjacent lower areas. Following the two new builds there was a loss of 60-80 feet of bluff edge property to the home in the middle. The large mass of two new builds and possible displacement of the natural underground waterways should be investigated to understand the impact to home in the middle.

To accommodate many of the approved deep foundations sump pumps, which require electricity to run constantly, are installed to leach water from surrounding water tables that run rapidly through our neighbourhoods. This process also removes water from surrounding healthy trees. An alternative would be to tank the water, but this would be costly to developers. Perhaps a better option would be not approving deep foundations? See photos of a site under construction in October where builders hit the water table. (\*btw...water table is low in fall and high in spring) According to neighbours' water was pumped for 3 days, several concrete trucks later poured cement and closed the area. Notice no trees on this property where before there were many. The story was reported in the RA May 2021 newsletter, page 2 ,



[https://cliffcrestscarboroughvillagesw.ca/data/documents/9\\_Newsletter\\_May\\_2021.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf)



# SCARBOROUGH BLUFFS TOUR

## STOP 4 - CUDIA PARK:

Cudia Park, located at 70 Meadowcliffe Drive, is at the point where the current Lake Ontario Shoreline meets the historic Lake Iroquois shorelines. Cathedral Bluffs Park can be seen to the West.

Cudia Park was acquired by the Toronto and Region Conservation Authority (TRCA) in so that there could be a continuous strip of Parkland along the Scarborough Bluffs. The park was named for the Cudia family who were long-time residents of the area.



## STOP 5 – SUNNYPPOINT PARKETTE

Sunnypoint Parkette is located at 58 Sunnypoint Crescent. A house on the southwestern edge of the park was at risk of collapsing due to erosion and was eventually acquired by the city and added to the park. The parkette is known for its views and connection to the larger Bluffs system.



# SCARBOROUGH BLUFFS TOUR

## STOP 6 - BLUFFERS PARK:

Bluffers Park is located down Brimley Road at the base of the Scarborough Bluffs and today has picnic areas, walking trails, boat launch, marina's and sandy beaches.

The park is mostly man-made through a large lake filling project that involved creating a series of armourstone headlands, beaches, and revetments for erosion control that took place between 1960s to 1975. The park was developed in two phases by Region Conservation Authority and City of Toronto as part of the waterfront plan.

The only natural shore is at the Needles on the west side of Bluffers park. Certain areas along top of Bluffs are at high risk of failure.





# SCARBOROUGH BLUFFS TOUR

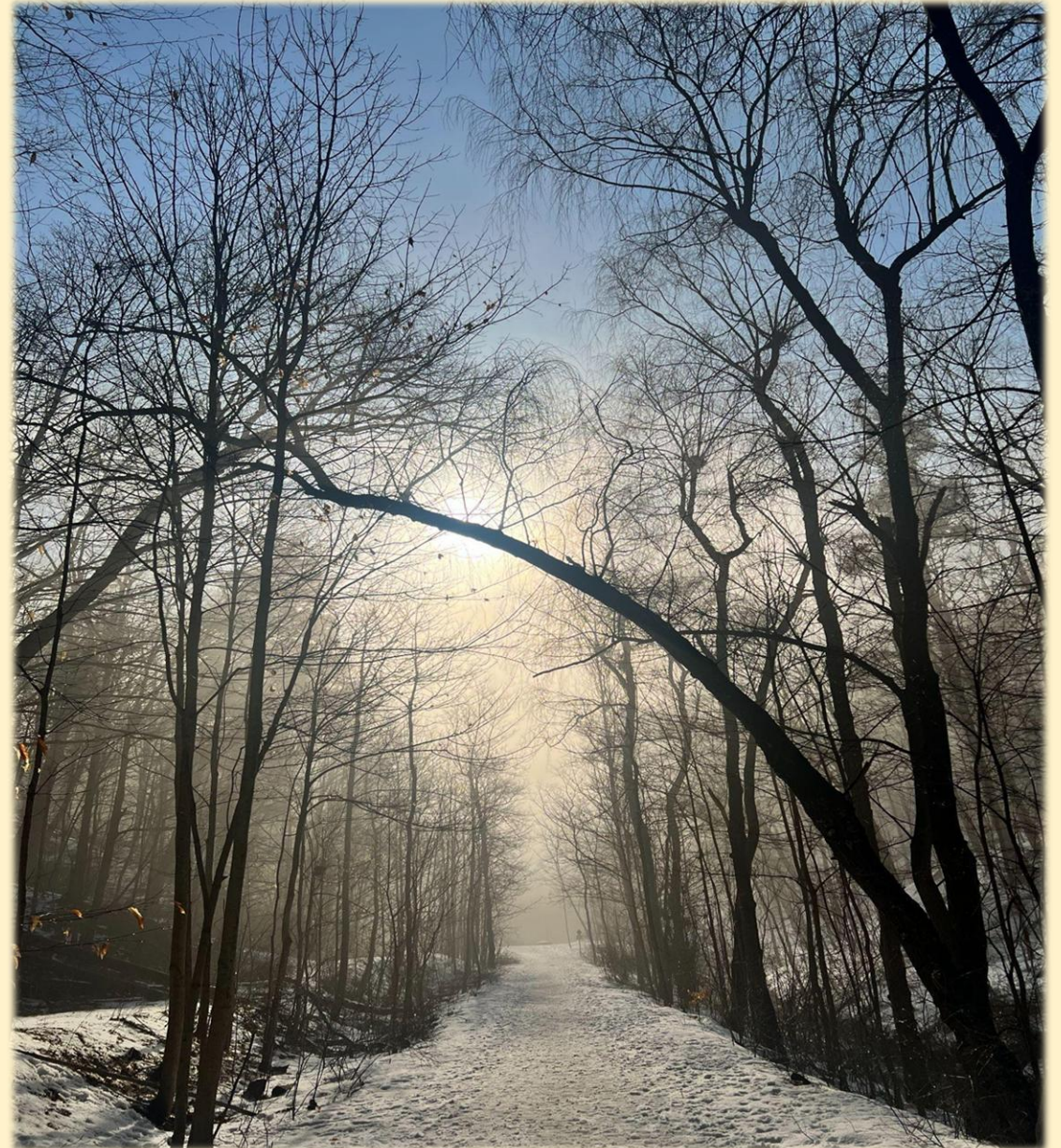
**On behalf of the Cliffcrest Scarborough Village SW  
Residents Association.**

**Thank you for taking the time to visit our special  
neighbourhoods!**

**The next slides have some history about our unique  
neighbourhoods and some additional information,  
but we have so much more to share!**

**We hope we can work together to help  
preserve this special part of the City so that it  
can continue to be enjoyed safely and for  
many years by future generations.**

<https://cliffcrestscarboroughvillagesw.ca/about-us/>





# OUR UNIQUE NEIGHBORHOODS

Looking back at changes to this area over the last 200 years that had remained mostly undisturbed for thousands of years.





# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

Archaeological evidence indicates that sand and clay deposits going back to earth's last ice age formed the spectacular Scarborough Bluffs we now look up to today! It was the original Lake Iroquois shoreline and what is believed to be an early route followed by prehistoric animals.

First Nation's people established settlements along the Scarborough Bluffs around 10,000 years ago, making it one of the oldest inhabited sites in Toronto.

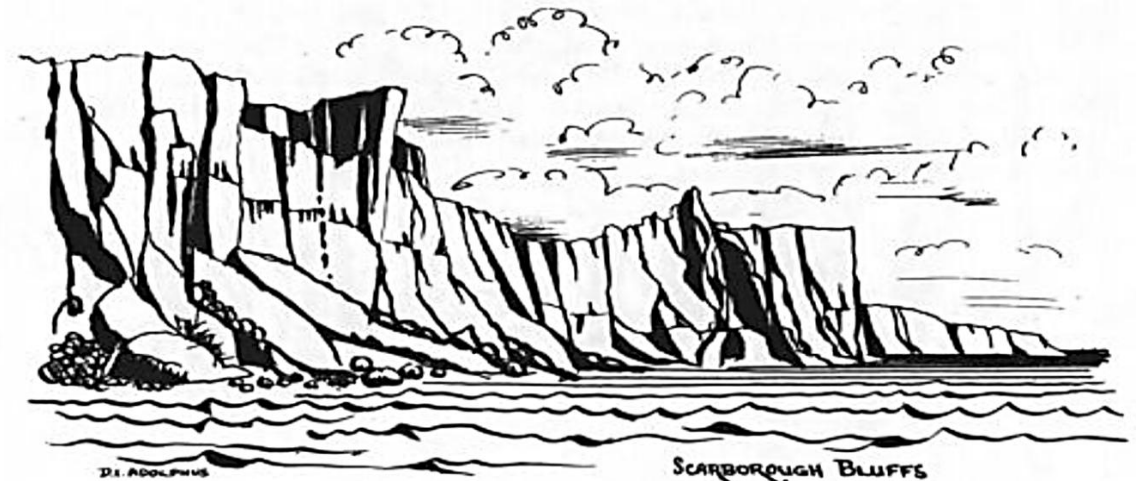
The name Scarborough, in Toronto, was given by Elizabeth Simcoe, who noted the resemblance of the Toronto bluffs to the cliffs North Yorkshire, England. Her diary records her arrival on August 4th, 1793 at the site selected by Lieutenant Governor Simcoe for a new town in Upper Canada on the shores of Toronto Bay, she writes, "The shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough."

Over the last few hundred years this land has experienced significant change under French and British regimes.

## CHAPTER III

### THE PIONEERS

On August 4th, 1793, a few days after her arrival at the site selected by Lieutenant Governor Simcoe for a new town in Upper Canada on the shores of Toronto Bay, his wife recorded in her diary how in a surveyor's boat, "we came within sight of what is named in the Map the high lands of Toronto — the shore is extremely bold and has the appearance of Chalk Cliffs . . . . . they appeared so well that we talked of building a Summer Residence there and calling it Scarborough."



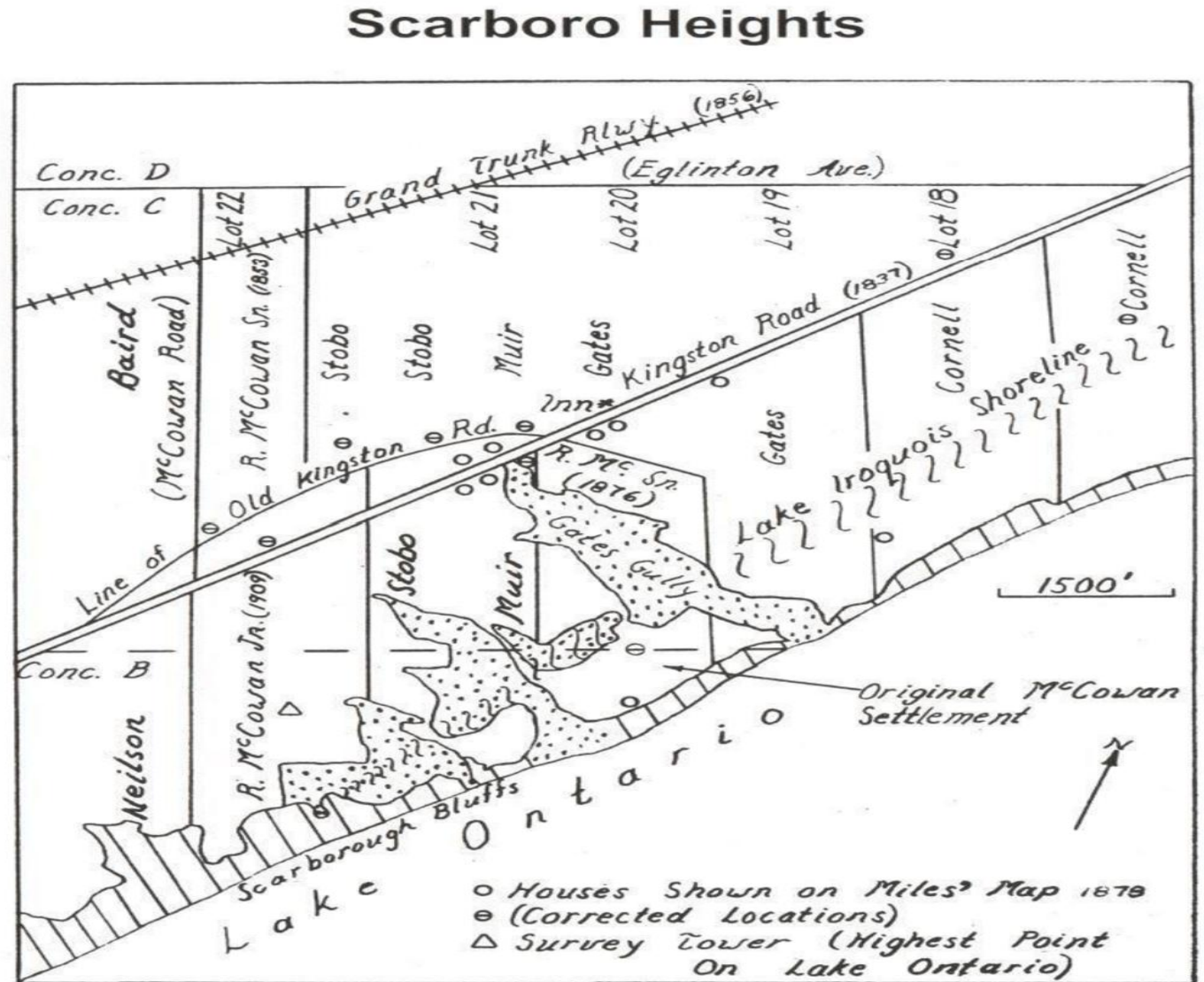
*Source: The History of Scarborough edited by Robert R. Bonis*



# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

The old survey map shows the first settlements of farms and where a look out tower once stood; these neighbourhoods are the highest point in the City and so were the ideal location as high point by Lake Ontario. Gate's Scarboro' Inn was built and located at the top of what is known today as Bellamy Ravine. The ravine was a very significant and well-known passage to the lake in the 18th and 19th centuries. Not only did it provide a great lookout from the top of the Bluffs it was also easy for boat landings and to carry a cargo wagon up the incline.

The steep ravine with its powerful waterflow and many springs was once ideal for a water powered sawmill. Rumors that the McCowan brothers had sawmill in the mid-late 1830s near the top of the Bellamy Ravine, today know as the Doris McCarthy Trail. Imagine the many trees cleared for these first settlement of farms. **These were the early days and first changes impacting this area that had remained mostly undisturbed for thousands of years.**





## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

In 1903, A.P Coleman, Head of the Geology Department at University of Toronto, reported on the geological importance of the Bluffs. He cautioned against development to mitigate erosion on the unstable cliffs.

*Images compare Scarborough Bluffs in 1947 prior to urbanization, and in 1962. by Unknown. (9)*



Large scale development went forward despite the risk and, in recent years, houses and backyards started to fall over the edge as predicted. Erosion control projects to alleviate the impact resulted in the 'greening' of the cliffs with loss to habitat and ecology of the Bluffs.



## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS



**The unique neighbourhoods of Cliffcrest and Scarborough Village** are located on the edge of Lake Ontario. Midland Ave to the west, Scarborough Golf Club Road to the east, south of the the Canadian National Railway, to Lake Ontario and along the spectacular Scarborough Bluffs, that Elizabeth Simcoe first sailed toward and looked up at 1793.

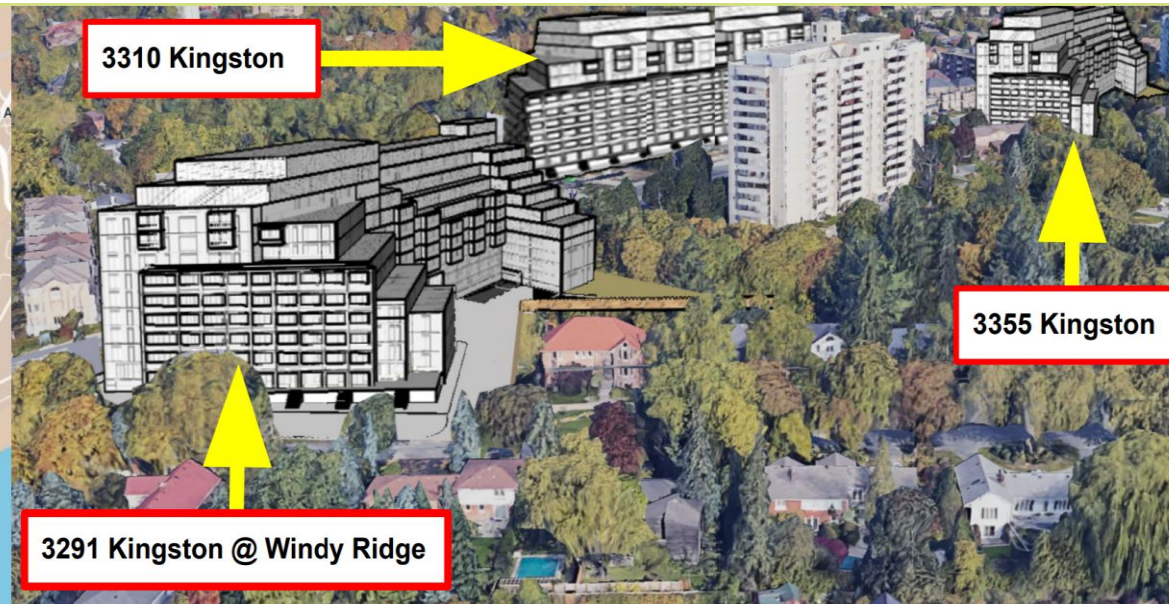
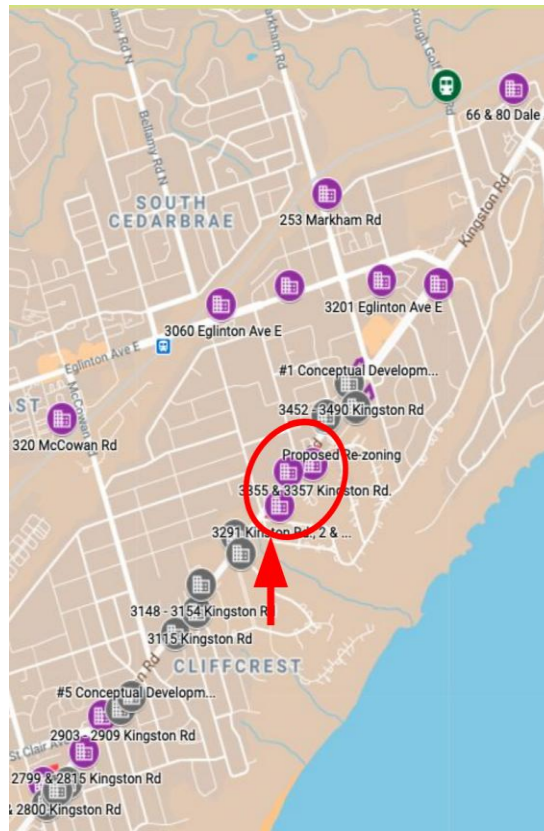
As stated previously, these neighbourhoods reflect a historically significant time in the history of Toronto and currently have some of the earliest houses built in a series of planned communities that run parallel to the Scarborough Bluffs.

**No place else in the city does development come so close to our Bluffs, despite caution against development to mitigate erosion on the unstable cliffs over the years development moved forward and continues to move forward.** Lessons learned continue to be ignored. Due diligence is needed to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village today before there will only be photos left to remember what we once had.



# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

Our neighbourhoods run parallel to the spectacular Scarborough Bluffs and residents have watched the erosion of the Bluffs over the years, which in our layman's opinion has been exacerbated by the massive infill and condo developments as well as the removal of hundreds of mature trees. Scientific studies support this opinion. In **2019** the province approved the Scarborough Bluffs East Revitalization Study. In **2020**, after the completion of the **Environmental Assessment for the SWP significant development on Kingston Road was brought forth**, these developments were not considered in TRCA studies of the area and their impact on the Bluffs.



**Artist impression of potential for three proposed condos within 100m of each other.**

**20+ major development applications along Kingston road within our Cliffcrest Scarborough Village neighbourhoods alone**

The link below captures the **BIG PICTURE** map of development currently being proposed in Cliffcrest Scarborough Village. What impact will be putting a dam of condo's running parallel to the Scarborough Bluffs have? In addition, infill housing and the EHON initiatives being pushed through by the City will very likely—further exacerbate impacts.

<https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=13>



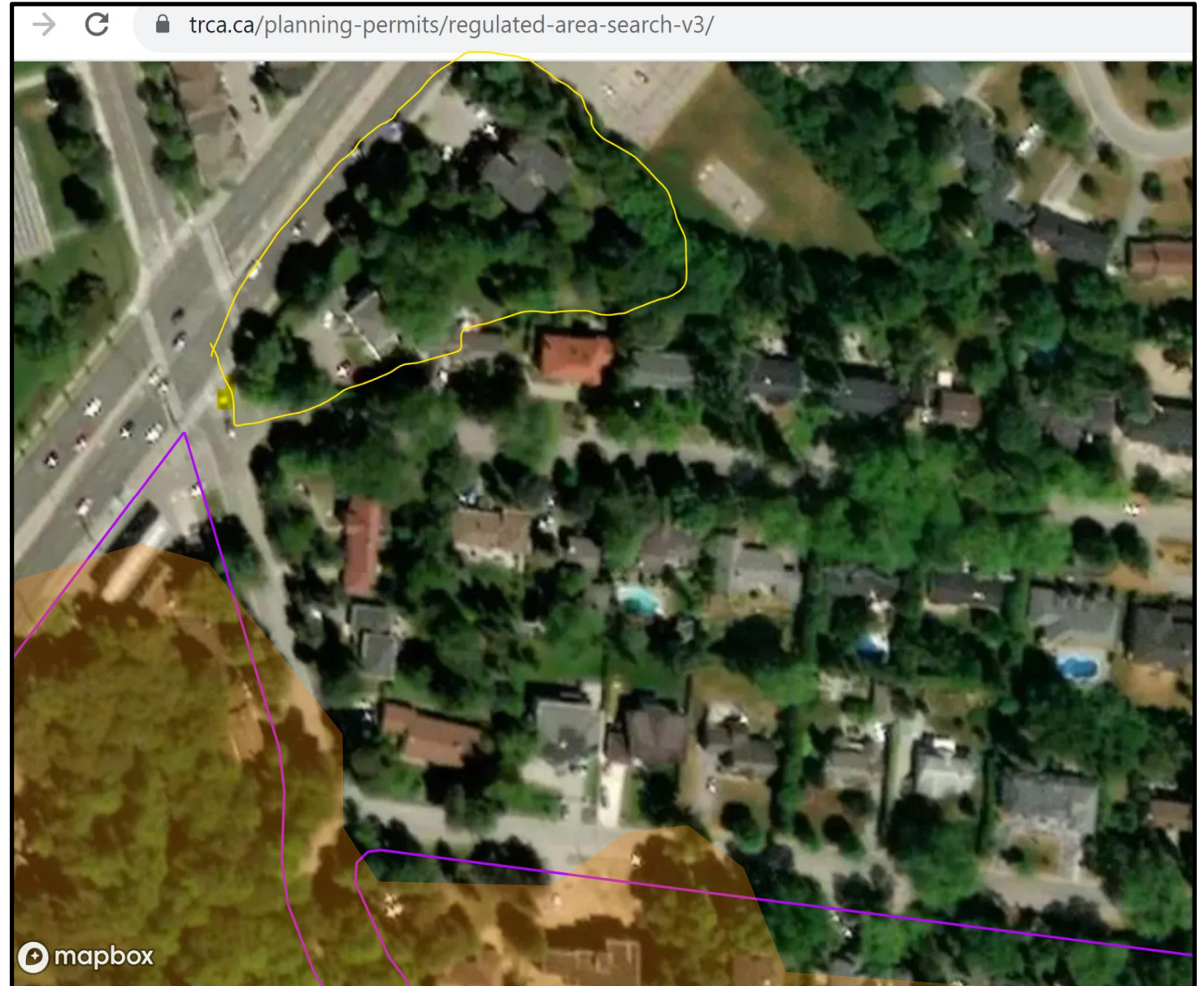
# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

The image of TRCA maps shows in purple TRCA regulated Lands, In yellow the subject site for a 360-unit mid-rise building proposal on Windy Ridge Drive just 50 meters from the Ravine.

Our experience is that the existing studies by the TRCA are not even being considered during the planning process. **Why is the impact and cumulative impact of developments close to the ravines and Bluffs not being considered per existing legislation?**

Section 28 allows TRCA to regulate the following activities on all properties within the defined area: Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse or to change or interfere in any way with a wetland.

Given the subject site and TRCA lands are "upstream" by the way the waters flow and the site **sits directly in migratory path** of many species of birds to the lake, yet the TRCA did not engage.





# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS

TRCA confirms surface and underground water generally flows south and locally follows the topology of the watershed towards the ravine.



How will the rerouting of hundreds of thousands of litres of water affect the neighbouring houses, trees and protected lands?



**Hydrogeological Report – discrepancy** The Sept 8, 2020 Hydrogeological Report for this proposal identified contamination present in the Groundwater and need for Treatment before draining weeping tiles into the storm sewers. LCH letter dated Nov 8, 2023 stated they will be treating the ground water entering the storm sewers. The May 6, 2024 Hydrogeological Report revises the Sept 8, 2020 Hydrogeological report findings and states "*the ground water quality determined by laboratory analyses revealed no exceedances*" and contradicting the Sept 8, 2020 report findings. Plus, LCH reissued letter stating no Storm water treatment?



## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS



21. and 22. Examples of Arts and Crafts Movement houses (HP, 2021)



Before & after example, one of many , infill developments

By 2025 the City has chipped away at the Official Plan and lifted bylaws and protections without understanding the needs of these unique environmentally fragile neighbourhoods. Developers are routinely pushing oversized homes and buildings with deeper basements. Variances are NOT minor as shown in these images. **The cumulative impact of infill housing and significant increase in loss of preambled surface, deep basements and removal of mature trees being permitted throughout our entire neighbourhoods is not being considered.** The character of our neighbourhoods are homes that blend harmoniously with nature, with generous front, back and side yards on winding streets with no sidewalks lined with century old trees that make up our neighbourhood forests filled with diverse wildlife, is being lost. **These neighbourhoods are an extension to the Bluffs.**



## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - OUR UNIQUE NEIGHBOURHOODS



It is not a stretch to say that the Ravine is actually an extension of the bluffs themselves because it goes all the way down to the lake and has very steep sides. This means , that no other major road comes so close to the bluffs, and the impact of that should be understood and mitigated.

Ravines are carved by water flow. The fact that the ravine exists means that there is a very high volume of water not that far below ground level and it is not static. Further it is always there- the creek flows year round and the water is coming from somewhere. Impeding it, as the proposed developments will surely do, is s a recipe for disaster.

As well, Climate change is increasing the risk and severity of flooding and stressing stormwater infrastructure. **We have control over what is approved for development.** Cumulative impact of development, loss of permeable surface, loss of mature trees that absurd large quantities of water need to be considered when approving development above our Bluffs.



# ACCESS AND SAFETY

There are two access points going to the Scarborough Waterfront Shoreline in the neighbourhoods of Cliffcrest and Scarborough Village:

- ❖ The Doris Mc Carthy Trail
- ❖ Bluffers Park



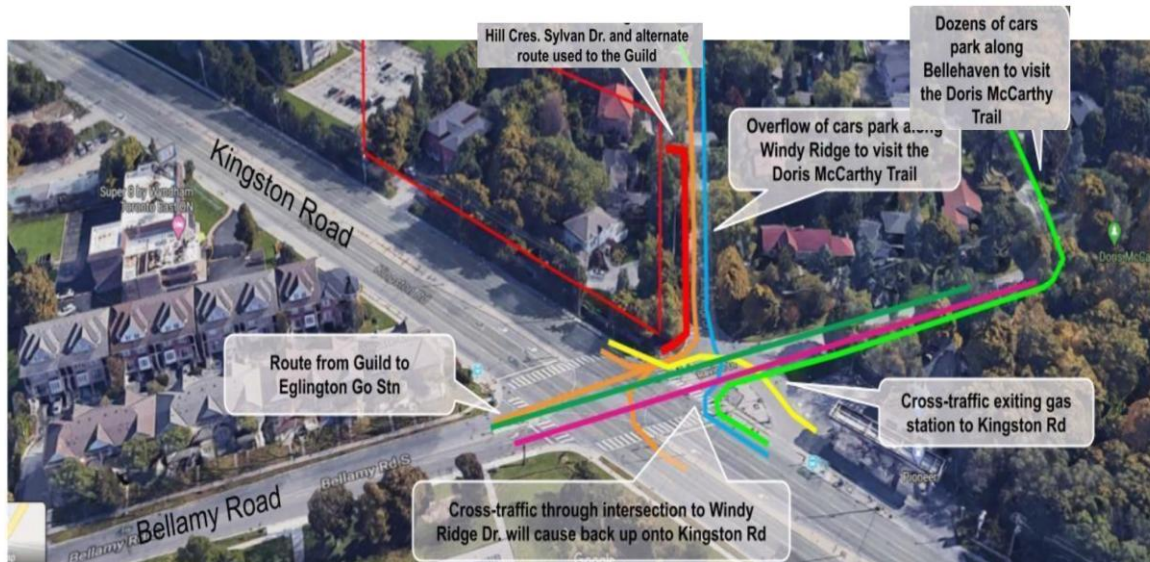


# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - ACCESS AND SAFETY

## THE DORIS MC CARTHY TRAIL:

Parking at Ravine Dr. and Bellehaven Dr. where the TRCA's pedestrian pathway starts frequently spills to Windy Ridge and Hill Street. The need for parking will only increase as the TRCA and City moves forward with plans for the future Waterfront Trail Project.

Yet, no consideration was given to adding thousands of new residents and their guests in such close proximity to the Doris McCarthy Trail and the impact to objectives for the Scarborough Waterfront Shoreline.



**Doris McCarthy Trail looking up Bellehaven Crescent toward Hill Crescent, overflow traffic & parking is common on Windy Ridge during peak usage times at the trail. Pedestrian traffic at the light generated by the students going to Bliss Carman.**



## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - ACCESS AND SAFETY



Traffic backing up on Windy Ridge Drive waiting to get to left turn lane on Ravine Drive

The Environmental Assessment for the Scarborough Waterfront Project specifically acknowledges **the lack of parking at the Doris McCarthy Trail** entrance (s.4.3.2 of its executive summary, s 2.5.2.2. of main body and others).

On December 18, 2020 John MacKenzie, CEO of TRCA, advised with Christian Ventresca from City Planning on copy, **“Given the concerns you have expressed regarding the impact on the trail that more density will bring, TRCA has taken note of this concern and will be sure to flag trail access and parking considerations as important issues of consideration with the planning lead at the City.”**

The Association has also emphasized to City Planning that parking for development and increased density in the area will have impact to available parking for the trail, yet these concerns have never been addressed



# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - ACCESS AND SAFETY

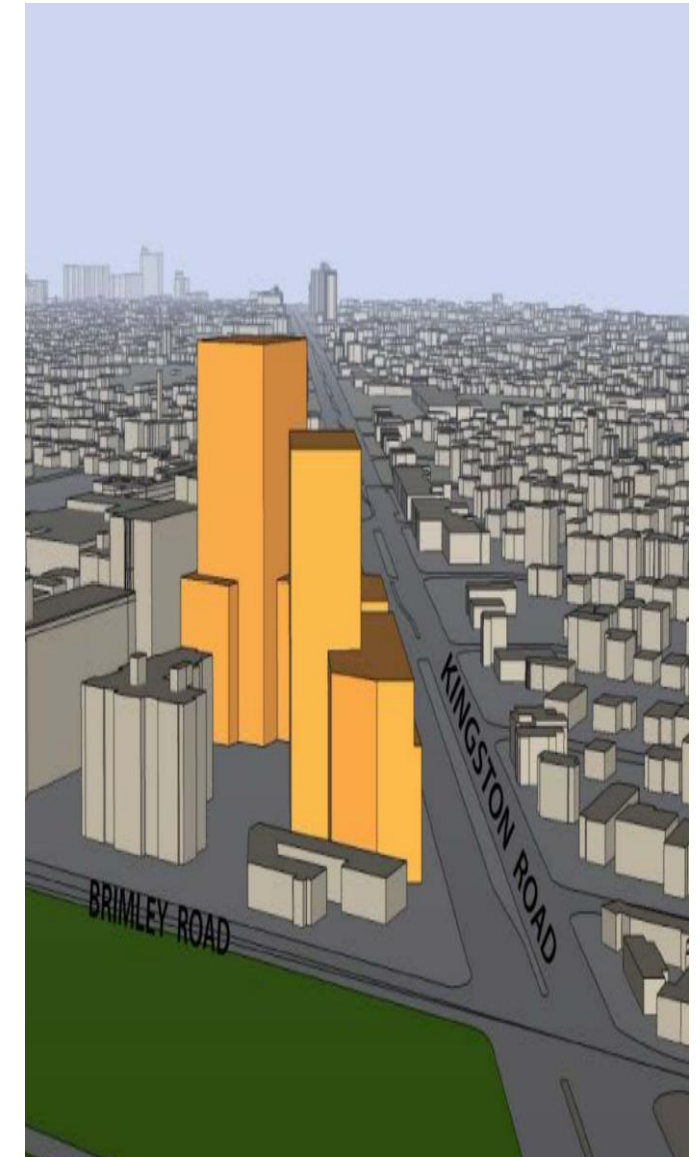
## BLUFFERS PARK:

The Park is already grossly overly congested, with only one access and exit. 311 supervision and police presence increased due large number of visitor demands to access the waterfront.

Parking for the Scarborough Bluffs is a known problem each year with overflows in the nearby community and streets, accompanied by illegal parking and blocking of driveways as well as litter. Access and lack of parking appears to be the source of foot traffic down the hill and also the source of frustration for visitors trying to access the park .

Bluffers Park has a challenging descent with steep narrow road down that is shared by both cars and walkers. Most weekends visitors will be met with a sign posted at the entrance roadway indicating no parking is available and Police are posted at all entry points to control/stop cars trying to gain access to the park.

This intersection will become much more complicated when the City approved development for 22 and 11 floor condo development on the north east corner.





# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - ACCESS AND SAFETY

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces			
		Total Units	Town Homes	Est. Residents	High limit	School/Daycare Potential	% Children	Total Parking	Resident Parking	Estimated Street Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	12	309		520	706	137	19%	284	238	18	233
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	271	17	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	266	27%	558	492	-26	426
2799, 2815 Kingston Rd.	9	182		360	506	147	29%	169	132	38	
2872, 2880, 2882 Kingston Rd.	10	143		244	317	56	18%	145	121	6	114
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	243	-35	262
3655 Kingston Rd.	10	104		177	229			87	87		115
3150 Eglinton Ave. E	12	132		244	339	82	24%	136	111	10	104
3060 Eglinton Ave. e	4 5-storey Towns	76		170	238	86	36%	76	76	0	62
320 McCowan Rd.	27 & 31	520		1012	1403	383	27%	537	459	39	422
253 Markham Rd.	18 & 19 + Towns	691	89	1406	1912	438	23%	635	489	76	602
66 & 80 Dale Ave.	7 & 12	285		545	733	209	29%	305	259	16	290
3201 Eglinton Ave.	12	132		244	324	82	25%	136	111	10	104
3730-3718 Kingston Rd.	14	435		680	843	139	16%	383	339	26	339
321 Scarborough Golf Club Rd.	Metrolinx Project										
(Proposed on Toronto AIC) TOTAL		4080	107	7434	9874	2341	24%	4061	3428		3301

The chart shows developments in the pipeline up to 2023; more applications have been added and currently being reviewed. The Kingston Road corridor will see intensified use as development moves forward, more people will look to access parks in the community. Toronto Parks, TRCA, and City Planning must work together to find the balance that will ensure that the Doris McCarthy Trail and Bluffers Park are preserved and that there is safe access to the the Waterfront for residents and visitors of Toronto.



## THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE - ACCESS AND SAFETY

The City of Toronto along with Toronto and Region Conservation Authority (TRCA) have plans to revamp about 11 kilometers of the Scarborough waterfront, from Bluffer's Park in the west to East Point Park where the Scarborough Bluffs look up 250 feet over the water's edge.

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 surrounding area must be given thorough consideration.

**There is an opportunity today for the SWP project to complete the East and West Revitalization Study together as it should have been done in the first place.**

We have been ignoring history's warnings and if we do not act in a responsible way with responsible decisions the generations of tomorrow will only have pictures of what was lost to look at in the very near future.





# THE NEIGHBOURHOODS OF CLIFFCREST SCARBOROUGH VILLAGE



*Jane Fairburn, Along the Shore, page 101 –  
the little girl looks on wistfully behind  
“Few acknowledged what was lost in this  
transition. It was easier just to forget”*

How can we use our community's past to build a better community future? What planning mistakes did we make before? To what successes can we turn for guidance?