

# **253 Markham Road, 12, 20, 30 Dunelm St. Development Proposal 21 250217 ESC 24 SA**



Presented to: Jeffrey Sinclair & Renrick Ashby  
Wed Feb 16, 2022

Cliffcrest Scarborough Village SW Residents Association



The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit association representing the residents of these neighbourhoods.

CSVSWRA is not against development. However, the speed and intensity of proposed new developments has alarmed residents of Scarborough SW and calls for consideration of the BIG PICTURE.

Our mission statement,

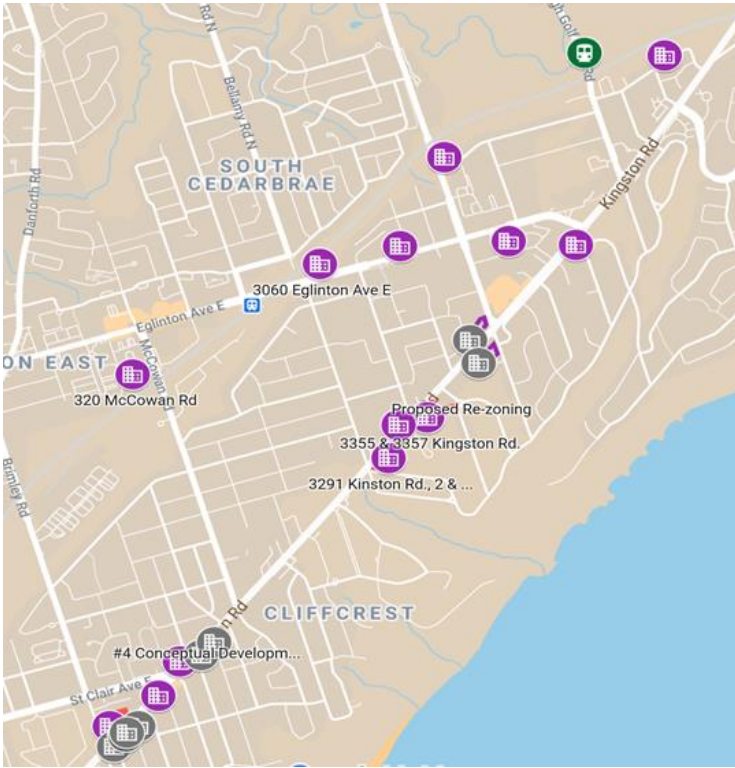
**“Together we preserve the unique nature of our neighbourhoods.”**

# Agenda

- Introductions**
- The BIG Picture**
- Summary of Site History and Sources of Community Concern**
- Specific concerns:**
  - Development Size and Massing
  - Site Access and Traffic Impact
  - Parking
  - Infrastructure and Green Space
  - How will Section 37 or new Growth Funding Tools Funds be applied?
- Next steps**



# The BIG Picture:



- ❑ We have researched what is coming to our neighbourhoods and discovered there is a tremendous amount of development in the pipeline
- ❑ Map shows 27 development sites in our surrounding area.
- ❑ Purple markers indicate active proposals grey markers show conceptual development sites
- ❑ Built “Big Picture” document showing impact of proposed condos,  
<https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=14>
- ❑ The BIG Picture document has had more than 7400 views and is eye opening to what is being proposed for our neighbourhoods
- ❑ Consideration needs to be given to **combined** impact of these builds



# Site History and Sources of Community Concern

- 253 Markham Rd. & 12, 20 & 30 Dunelm St. is a 'Build Toronto' legacy site in Scarborough Village. Scarborough Village is designated as a 'Neighbourhood Improvement Area'.
- The subject site is at the most westerly part of the former Phase 4 - Scarborough Transportation Corridor (S.T.C) Land Use Study extending approximately 3.5 km through the communities of Scarborough Village and Guildwood to Morningside, abutting and just to the south of the rail line.
- The stated purpose of The S.T.C Study was to determine appropriate land use designations for these former corridor lands.



# Site History and Sources of Community Concern

- The community, mindful that Scarborough Village is in the second lowest quintile of parkland in Toronto, **expressed their desire, through their S.T.C. working group to retain these lands as open green space.**
- City Council on June 13, 2013, confirmed that the existing O.P. designations and Zoning By-law regulations for the Phase 4 (S.T.C) Land Use Study were appropriate.
- 253 Markham Rd., 12, 20 and 30 Dunelm St. plus 66-80 Dale Ave. were subsequently transferred over to 'Build Toronto' to determine development potential for these sites.
- Despite community concerns this site plus another open green space site at 66-80 Dale Ave. (also part of this S.T.C. study) were deemed appropriate for higher density development.
- Corridor lands in Guildwood (also part of this same S.T.C. Study) were either left as open green space, or designated for low rise residential, despite Guildwood being in the highest quintile for green space.



# Site History and Sources of Community Concern

- The Development Proposal 16 173545 ESC 36 OZ in the initial (October 12, 2016) Community Consultation, for 253 Markham Rd. & 12, 20 & 30 Dunelm St. proposed 431 new residential dwelling units comprised of one 9 storey building, and one 11 storey building, eleven 4 storey stacked townhouse blocks and a new city park.
- In the face of neighbourhood objections at this initial Community Consultation of October 12, 2016, representatives from 'Build Toronto' led the community to believe that the site would be sold with an understanding that density (or built form) would not be increased even marginally.

**TORONTO** Community Consultation Meeting

*The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.*

**Planning application for: 253 MARKHAM ROAD & 12, 20 & 30 DUNELM STREET**

The City is holding a Community Consultation meeting where you can learn more about this application ask questions and share your comments. Details are as follows:

**Date:** Wednesday October 12, 2016  
**Time:** 7:00 p.m. – 9:00 p.m.  
**Place:** CedarBrook Community Centre (Craft Room) - 91 Eastpark Boulevard

**Proposal**

This application proposes to amend the Official Plan and the relevant Zoning By-laws in order to permit the redevelopment of the subject lands with 431 new residential dwelling units comprised of one 9-storey building and one 11-storey building, eleven 4-storey, stacked townhouse blocks and a new city park.

You can view a copy of the Preliminary Report providing background information at:  
<http://www.toronto.ca/legdocs/mmis/2016/sc/bgrd/backgroundfile-95349.pdf>

To speak to the planner directly, contact Jeffery Sinclair, at 416-396-7685 or [j Sinclair@toronto.ca](mailto:j Sinclair@toronto.ca). You may mail your comments to the planner at Scarborough District, 150 Borough Drive Floor 4 ON, M1P 4N7.

You may also contact Councillor Gary Crawford, Ward 36, at (416) 392-4052.

**Notice to correspondents:**  
Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact Jeffery Sinclair, at 416-396-7685, [j Sinclair@toronto.ca](mailto:j Sinclair@toronto.ca) with your request. The City of Toronto is committed to taking the necessary steps to insure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.



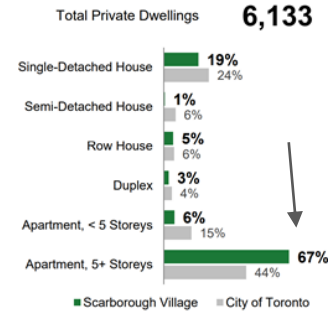
# Site History and Sources of Community Concern

- The most recent Community Consultation was a Zoom presentation on April 22, 2021
- The most recent application is a substantial increase from the initial application presented on October 16, 2016 (**780 units vs. 431 units**) and is now comprised of an 8 storey, a 15 storey, a 19 storey and a 20 storey building plus two blocks of stacked townhouses serviced by a private road.
- 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.

## 2016 NEIGHBOURHOOD PROFILE

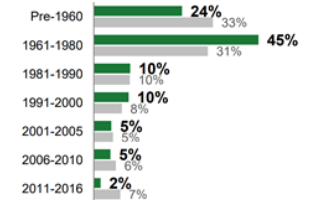
### Housing & mobility

#### Private dwellings by structure type

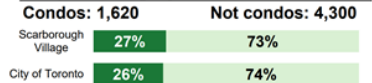


## 139. Scarborough Village

#### Period of construction



#### Occupied dwellings by condominium status



#### Households by tenure

Renter households: 3,240

Owner households: 2,680



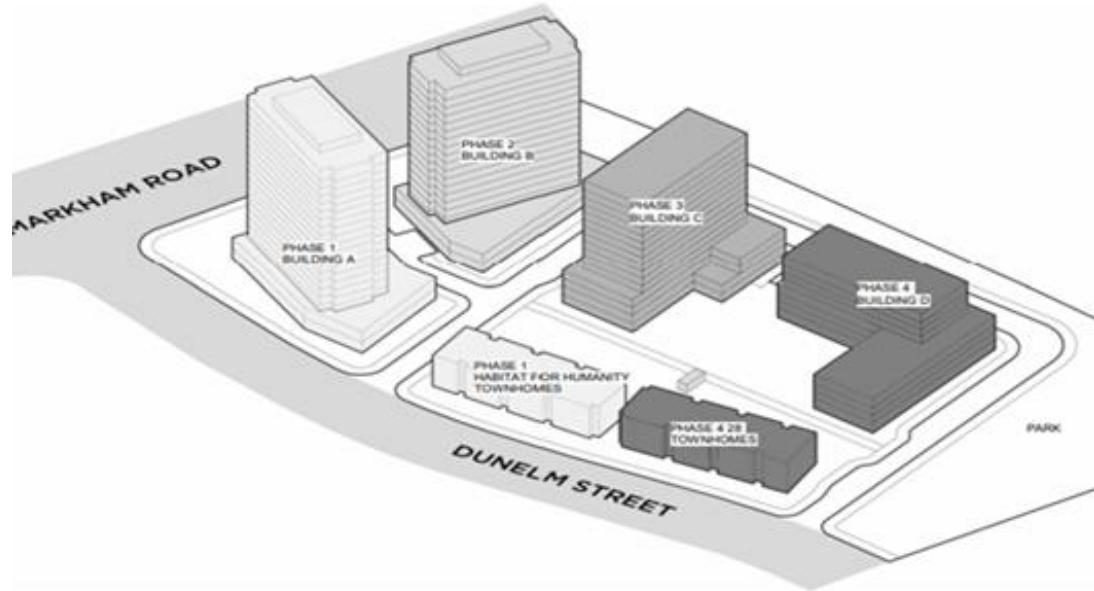
<https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa139.pdf>



# Concerns with Proposed Development

The main concerns with this proposed development

- Size and massing
- Site Access and Traffic Impact
- Parking
- Infrastructure
- Green Space



# Size & Massing:

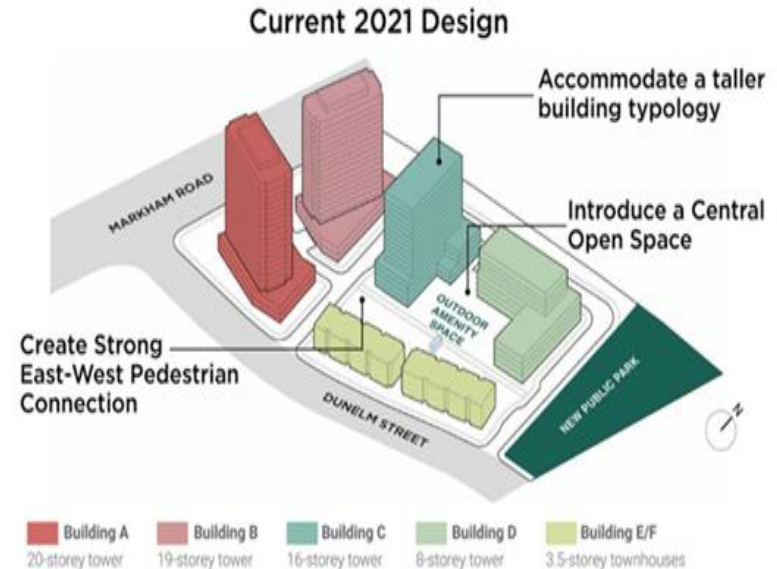
- Potential population growth according to BIG Picture Map analysis chart.
- Including the subject site there are now approximately 1500 units being proposed for this area of Scarborough Village in a neighbourhood of approximately 500 ground floor units (detached, semi-detached, row housing) plus a number of high rises at the edges (along Markham Road., Kingston Road and Eglinton E.).

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident		# Parking Spaces	
		Total Units	Town Homes	Est. Residents	High limit	Total Parking	Bicycles
253 Markham Rd.	18 & 19 + Towns	691	89	1406	1912	635	602
66 & 80 Dale Ave.	7 & 12	285		545	733	305	290
3730-3718 Kingston Rd.	14	435		680	843	383	339
321 Scarborough Golf Club Rd.	<b>Metrolinx Project</b>						
(Proposed on Toronto AIC) <b>TOTAL</b>		<b>1411</b>	<b>89</b>	<b>2631</b>	<b>3488</b>	<b>1323</b>	<b>1231</b>



# Size & Massing:

- This community feels further under siege by the threat of the intended Metrolinx grade separation (tunnel) at Scarborough Golf Club Rd. and the rail line. This 3-4 year 'dirty-build' (tunneling is always dirty), in conjunction with the other 3 developments (including the subject), have the potential to destabilize this neighbourhood for at least the rest of this decade, if done even partially concurrently.



**Diagram shows a proposed 20 story, 19 story, 16 story, 8 story & 3-5 story townhomes.**



# Site Access and Traffic Impact

- The Markham Rd. flyover abutting the subject site precludes adding ingress/egress roads to access the site. Unfortunately, this creates an **unsafe** condition because this directs all traffic to access the site from Dunelm St.
- Additionally, the Markham Rd. centre median does not allow for southbound traffic to enter or leave Dunelm St.
- All other eastbound and southbound and returning traffic will flow across Dunelm to either Cedar Dr., Gatesview Ave. or Scarborough Golf Club Rd.
- This funneling of traffic creates higher vehicular volumes through this neighbourhood including Gateview Ave., the street that houses the only elementary school in the neighbourhood.
- Cedar Drive Junior Public School is the only community school that doesn't necessitate the crossing of at least one major arterial road.



# Site Access and Traffic Impact & Parking

- The proposal appears to provide only 30 visitor parking spaces for the whole development.
- Currently, there is a continual overflow parking issue, abutting the subject site, on the northside of Dunelm St.
- We understand that there has been a change to minimum parking requirements for new developments. With most trips requiring a car within this neighbourhood (schools, commutes, shopping) there is concern about what this will mean for new developments and the surrounding local streets.
- This proposal provides for the inclusion of a private road. It is important to this community that private roads must be wide enough to allow the necessary, larger emergency (fire, ambulance) and routine maintenance vehicles room to effectively and efficiently turn around.



# Infrastructure and Green Space

- There appears to be a lack of culturally aware indoor and outdoor recreational space and childcare facilities in the proposal.
- The reality is that this proposal, if realized, reduces the totality of available, unorganized green space in a 'Parkland Acquisition Priority' community.
- An August 12th 2021 letter to Paul Zuliani from MHBC, indicates that, “the revised proposal will increase community service demands”. The letter further implies that this may be addressed through Section 37 contributions. How does planning propose to address this specific issue?



# Infrastructure and Green Space (cont'd)

- There is community concern for the potential of underground tributary disturbance and surface water flow that may result from both the depth of the proposed foundation and the amount of hard surface site paving.
- The above comment is as a result of what is understood to be an ongoing issue at a newer townhouse development in the immediate vicinity on these very same corridor lands that has resulted in some units requiring their sump pumps to be continually running.
- In keeping with our ever increasing awareness of climate change, there is community concern for the loss of the tree canopy. Losing our tree canopy is disastrous because it is this very same greenery which converts carbon dioxide into oxygen so that we may all continue to breathe.



# Additional Comments:

What plans are in place to implement effective solutions without the existing community bearing the impacts of these changes?

- o Would you share your vision on how a working group would fit into next steps.
- o Are you able to share some key timelines for this project? e.g., has the City's Technical Report been completed? If not when? timeline for review and approval? We are looking for opportunities to engage in this important project for our community.
- o **How will Section 37 funds or** new Growth Funding Tools, be used locally? <https://www.toronto.ca/city-government/budget-finances/city-finance/growth-funding-tools/>
- o This community understands neighbourhoods are dynamic and we are not against change or development and look forward to engaging with all stakeholders.



# CSVSWRA five asks for all developments

CSVSWRA will continue to strenuously advocate for municipal planning decisions that:

1. Keep developments in Southwest Scarborough to scale, so that their impacts are sensitive and gradual to our established neighbourhoods.
2. Do not encroach into and rezone residential streets in a way that is detrimental to the existing neighbourhoods.
3. Do not over develop sites in a way that adds to existing traffic congestion along Kingston Road, and that may negatively impact the safety and flow of vehicular, bicycle and pedestrian traffic on local roads.
4. Ensure enough green space for residents and outdoor amenities for our children.
5. Prevent the unnecessary displacement of small family-owned businesses and provide them with an affordable means to thrive in our community. An opportunity for newcomers to Work, Sleep and Play in our community. Affordable Living.

We urge City Planners and Scarborough Community Council to support smart development, so that

**“Together we preserve the unique nature of our neighbourhoods.”**



# Next Steps

Respectfully requesting that a Working Group be struck with a mandate that includes:

- Site Visit
- Section 37 Funds or Growth Funding Tools
- Park Space





*Cliffcrest Scarborough Village SW  
Residents Association*

Thank you for meeting with us,  
We look forward to working together.

Visit: [www.cliffcrestscarboroughvillagesw.ca](http://www.cliffcrestscarboroughvillagesw.ca)

Call: 647-245-3277

Email: [info@csvsw.ca](mailto:info@csvsw.ca)

[www.facebook.com.group/csvsw](https://www.facebook.com/group/csvsw)

Winning 1st prize photo from our  
Inaugural Nature Photo Contest

To see all photos entries visit

<https://cliffcrestscarboroughvillagesw.ca/current-events-projects>

Per our mission statement,

**“Together we preserve the unique nature of our neighbourhoods”**



# Notes

## **Comments shared by City Planning:**

*The application is for a 780 unit residential redevelopment comprised of 20, 19, 15 and 8 storey buildings and two blocks of stacked townhouses. The applicant proposes access to the site via the provision of a 'C' shaped private street. The proposal incorporates the provision of an approximately 1 acre park intended to be conveyed to the City at the easterly end of the development fronting Dunelm*

### **re size of development**

*Planning staff evaluate whether any development is of an appropriate 'size' (density and scale) based on a range of factors including provincial policy and official plan policy directions as well as a range of applicable guideline documents and City Council directions (i.e. Mid-rise guidelines, low rise apartment guidelines and tall building guidelines). It is important to note that all relevant policies are considered, however, in particular when looking at size we consider existing and planned context to inform our judgement.*

*Some of relevant policies are contained in Chapter 2 - Healthy Neighbourhoods policies, Chapter 3 Built Form and Public Realm and the Apartment Neighbourhoods and Neighbourhoods policies in Chapter 4.*

*<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapters-1-5/>*



# Notes

## ***Comments shared by City Planning re access to site, traffic impact and parking***

*The access to the site is proposed via a C-shaped approximately 16.5 metre road widening to 18.5 metres along the east west running leg of the road as well as the north south running leg, the applicant has submitted a traffic impact study as well as a parking rate reduction justification which is under review by Transportation Services who will provide comments on those materials. You should be aware that Council adopted directions relating to parking standards across the entire City last month. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.3>*

## ***Comments shared by City Planning re Geen space***

*The applicants submissions indicates they intend to provide a public Park approximately 1.1 acres in size, as well as an oversupply of required outdoor private amenity space at grade and above grade.*

