



Cliffcrest Scarborough Village SW
Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

BE AWARE AND GET INVOLVED

This story continues from last month's issue...

On July 25th, a Stop Work Order and Order to Comply was posted on the permit board on site in response to inquiries made by local residents. Toronto Building indicated they have no direct control of the on-going work at this site or any construction sites. They are required to inspect the work at various stages when notice is given and use their enforcement powers when necessary. It is also the expectation that the builder constructs in accordance with the approved plans. If there are any deviations or non-compliance the developer will need to submit revised drawings for their review and acceptance. Deviations and non-conformance, if they do come up, with the issued permit plans are discovered when the required inspection stages are requested. Toronto Building confirmed they will continue to monitor and will address complaints and deviations and non-conformance as they arise. Why is it necessary for residents to continually police these sites



and where is the accountability? It appears that, unless residents raise concerns, work could progress without checks along the way. This is why it is important to **BE AWARE & GET INVOLVED!**

NEIGHBOURLY SUPPORT

July 22nd COA updates

The Association worked with neighbours of Neilson Avenue to help prepare them for their opposition. The neighbours worked with designers for the home at the hearing to remove balconies that would impact neighbour privacy in their backyard and they agreed to use permeable pavers for part of the property development. A home on Whitecap Blvd. (located next to Mary Centre) was deferred to Aug. 25 along with many others due to technical difficulties in the hearing.

August 25th COA updates

The Association worked with neighbours to help prepare them for their opposition of 5 homes. The proposed developments included a land severance and proposal to build 2 excessive homes on McCowan Rd, two egregious homes on Phyllis Avenue, a large home on Harewood Avenue that was deferred from earlier this year and the deferred home on Whitecap Blvd from the July hearing. Only the home on Whitecap was denied, all other developments were approved by the COA.

TLAB updates

No new updates about the TLAB decision for Brooklawn nor any updates regarding a rescheduled hearing for Sunnypoint. The home on McCowan, the second TLAB day was September 10th. The Association has worked closely with immediate neighbour on the home on Martindale on the opposition and we now await the decision on the appeal.

LOOKING at the BIG PICTURE

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.



View looking east from Bellamy and Kingston Road - Artist impression

We understand that some development may happen on each of these three sites, but we are counting on City Planning and City Council to consider what development will enhance and reinforce a successful community. This is an obligation to the constituency. Each applicant for the above 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, the Association is looking forward to further discussions with Councillor Crawford, and key stakeholders including City Planning. We have asked for and are looking forward to information sessions to discuss a segment study, among other future projects for consideration. Here are some updates for some of the proposals:

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CITY WIDE FRAMEWORK FOR MULTI TENANT HOUSES

On September 30th City Council will be meeting to take a second look at a CITY-WIDE FRAMEWORK FOR MULTI TENANT HOUSES (MTH). The Association submitted the following letter to all Scarborough Councillors intended to highlight some serious concerns that our membership and residents of our neighbourhoods have brought forward. https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_-_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf

Without a framework that has proper controls and remedies in place, these significant and abrupt policy changes have the potential for unforeseen and unintended impacts on residents and entire neighbourhoods.

Write to your Councillor before October 1st asking for controls to the existing challenges before adding the potential extension of zoning for MTH in Scarborough.

19 PARKCREST DRIVE HERITAGE DESIGNATION!

It is exciting to report the inclusion (listing) of 19 Parkcrest Drive on the City's Heritage Register! Plus, a supplementary report recommending Part IV individual designation.

The Association has been in touch with Councillor Crawford's office, Heritage Planning, and Scarborough Historical Society, all teams working together to put this important designation in place.

[Agenda Item History - 2021.PB25.2 \(toronto.ca\)](https://www.toronto.ca/agenda-item-history-2021-pb25-2)

The Association submitted a letter of support and spoke in support of recommendations regarding the property at Toronto Preservation Board meeting on June 16, 2021.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-19-Parkcrest-Letter-of-support-061421.docx-1.pdf>

This item was considered by Scarborough City Council on June 25th and was adopted with amendments. On July 14 City Council adopted this item with amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.SC25.8>

To learn some really interesting information about Scarborough history and this property scroll down to page 7 on this link.

www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-168296.pdf



*A stop at 19 Parkcrest Drive is included as part of the TREASURE MAP!

TREASURE MAP

We invite you to come on a treasure hunt!



Discover the treasures and stories of Cliffcrest Scarborough Village SW

Take a fun **self-guided tour** to discover the treasures found in these neighbourhoods, with stories, learnings and art along the way. There is even a challenge to find the oldest tree in our neighbourhoods! For more details follow this link, there are 4 options available for the self-guided tour, [Treasure Map \(Cliffcrest Scarborough village.ca\)](https://www.cliffcrestscarboroughvillagesw.ca/treasure-map)

WE WANT TO HEAR FROM YOU!

To learn more about the association and membership

visit www.cliffcrestscarboroughvillagesw.ca

Call: 647-245-3277 Email: info@csvsw.ca

<https://www.facebook.com/groups/csvsw>

1. **With regards to 3291 Kingston Road Condo Application**, a Community Consultation meeting originally scheduled for Thursday September 16, 2021 has been rescheduled to Tuesday October 5, 2021 from 6:00 pm – 7:30 pm.

Follow this link for details to **pre register** for Community Consultation: <https://cliffcrestscarboroughvillagesw.ca/data/documents/OCT-5-VCCM-Notice-3921-Kingston-Road-2-and-4-Windy-Ridge-Final2412.pdf>

Or call: +1-416-915-6530 and use Access code: 2451 234 4805.

To learn details outlining concerns about this proposal presented to City Planning on March 18th 2021 view attached video <https://www.youtube.com/watch?v=Pu8QCOxTolw2>.

We encourage you to attend and to share meeting details with people and neighbours you know. Attendance in numbers at the Community Consultation will be a great support to show opposition.

2. **With regards to 3355 Kingston Road Condo Application**, a 3rd Community Consultation was held September 9, 2021. The Association and residents participated to share concerns and learn about the changes made for this proposal by the developer. <https://cliffcrestscarboroughvillagesw.ca/data/documents/Community-Information-Meeting-3-for-3355-Kingston-Kingston-and-Parkcrest.pdf>
3. **With regards to 2872, 2880 & 2882 KINGSTON ROAD CONDO APPLICATION APPEALED TO ONTARIO LAND TRIBUNAL (OLT)**. The City did state in refusing the zoning application that they would involve City legal if the developer appealed to the OLT (formerly LPAT). The Association has reached out to offer our support to the City's refusal.

Membership Corner



Our greatest strength is the support of our residents, accept our invitation and add your voice to the decisions being made in our neighbourhoods! Share details with a neighbour & help us double our numbers! Associate Membership is free. <https://cliffcrestscarboroughvillagesw.ca/become-member/>

COMMUNITY FORUM - GATHERING IMPACT DATA

You have a chance to let your feelings about development be known on a community-produced map. The City - via the Committee of Adjustments (COA) - continues to allow residential construction variances and property severances despite civil opposition by those living in the immediate areas.

The aim of this mapping project is to informally attend to these justice issues by giving residents of the Cliffcrest Scarborough Village neighbourhood an opportunity to 1) exercise their worldviews, knowledge, and histories; 2) participate in a transparent and public forum; and 3) present the personally-experienced impacts of decisions made by the COA. It is our hope that the data generated in this map will facilitate open conversations about developments.

Visit this website for instructions on how to add to this map: <https://www.nichegeographer.com/post/cliffcrest-countermap>

Your input will be collected and reviewed and when there is enough data for analysis we will share the details in a future article.

Contributor: Emily Smit, CSVSW RA member

NEXT ISSUE: Part 10 - BE AWARE & GET INVOLVED find out what happens next at this site! True Story! More conversation on THE BIG PICTURE & more updates on how **"Together we preserve the unique nature of our Neighbourhoods"**