



Cliffcrest Scarborough Village SW Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

SAVE THE DATE FOR THIS GREAT COMMUNITY EVENT!

This FREE, fantastic, fun, family friendly event is an opportunity to come and discover some of the local businesses and artisans in our area! The event takes place at the Community Centre (in the gym and parking lot) at 93 Birchmount Road.



10:00am-2:00pm SEPTEMBER 10 2022



The RA will be there too, come look for our booth and say hello! Organizers are looking for a few able bodies -

and/or - students who need volunteer hours for the day of the event. If interested, please email volunteers@sbca.ca

TREE RIBBON CAMPAIGN

First stop welcome sign:

<https://www.youtube.com/watch?v=0n948giwlfQ>

Come and discover the treasures and stories of Cliffcrest Scarborough



Village! The self guided tour is now open to anyone visiting the Doris McCarthy Trail. The Tree Ribbon Campaign, which was funded in part by Live Green Toronto, aims to connect residents and visitors to the green spaces in the community. You will have the opportunity to spend time outdoors while learning about the benefits of trees in tackling climate change and building sustainable communities.

Please extend an invitation to friends and neighbours to come explore this tour, and

remember to complete the survey! Follow this link to learn more about this campaign and options available for this tour:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/ABOUT-the-Tree-Ribbon-Campaign-Part-2-0612.pdf>

PUBLIC ENGAGEMENT REVIEW

The City is reviewing its public engagement activities. Please provide your feedback on the City of Toronto's public engagement activities to support inclusive and meaningful public engagement. Survey closes at 5 p.m., August 31, 2022.

<https://s.cotsurvey.chkmt.com/?e=276149&d=e&h=9C80EFE3B05D9EB&l=en>

LOOKING at the BIG PICTURE

To protect our green space and natural habitat we need all city departments including the TRCA to take a closer look beyond their **standard practices** for assessing development applications, by considering impacts on the watershed, ravines, bluffs, etc., and the **cumulative impacts of proposed developments.**

Taken 2021



See **BIG Picture map** updated March 2022 with what is being proposed in our Neighbourhoods.

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

Applications currently submitted to the City (purple icons) indicate a population increase of between 7434-9874 residents. For the long-term including conceptual developments (grey icons) the potential population increase could be between 14,433-19,542. Drill into each icon to get more details including, units, parking and more.

What will our future neighborhoods look like? What will the impact be to our neighbourhood's and fragile surrounding environment if development currently planned moves forward?

Our future?



On July 7th the RA met with City Teams, TRCA and Councillor Crawford asking for additional studies to assess the impact of proposed developments beyond City standards. Councillor Crawford met with the RA again on July 28th to better understand our concerns. A summary of these concerns was then submitted in the following formal letter from RA. https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf

The letter asks for consultation of an expert that deals with Foundation Geotechnical Design - Hydro G to assess impacts. Councillor Crawford will be following up with City Teams and TRCA to have further discussion. Unfortunately, City Planning also advised the RA that this application will be appealed to the OLT by the applicant. The RA has a number of outstanding action items that we will continue to pursue.

FRAMEWORK FOR MULTI TENANT HOUSES

Watch this interview with former Toronto Councillor and Mayor John Sewell: https://www.youtube.com/watch?v=j_IKYTxNukE

We have been witnessing impacts of amalgamation and one size fits all approach and the need for better understanding of what is needed. The *Bringing Change to City Hall* reference to "moving in whinos" is very tactical and rings familiar with the pop-up Multi-Tenant Housing (MTH) concerns the RA has raised. **See letter of concern submitted by RA:** https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_-_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf

The October 4, 2021 MTH City Council discussion resulted in a referral of decision and for City staff to study the issues further. Have they understood the residents' concerns? We understand the need for affordable housing and we applaud our Scarborough Councillors who supported a more effective plan preventing a potentially problematic implementation. Mayor Tory indicated a lot of further community consultations; **WE ARE WAITING** for these opportunities to engage.

NEIGHBOURLY SUPPORT

August 18th COA Hearing - In the case of a home on Oakridge Road, the COA process failed on a number of fronts: a developer submitted revisions after the submission deadline had passed and only after they reviewed the RA's opposition information; the RA and residents were not given time to review the updated information before the hearing; the developer also claimed that they had 22 neighbours in support including the abutting homes, which was inaccurate and the COA ignored the facts that the wall height was still higher than permitted. We will see if this gets caught in permitting and comes back to COA. Previously the zoning examiner originally missed the Floor Area variance until the RA pointed out the omission and a new public notice was issued.

BE AWARE AND GET INVOLVED

Part 18 of a monthly series,

To catch up on this series see

<https://cliffcrestscarboroughvillagesw.ca/data/documents/BE-AWARE-GET-INVOLVED-SERIES-CATCH-UP-final.pdf>

Since March of 2022, this site has remained stopped with Notice Posted on the permit board from COT MLS for violations. However, sporadic work occurred through odd scheduled times on weekends and on Holidays, to avoid the scrutiny of the City. Neighbours were surprised to see the work progressing as the height of the foundation walls issue had not yet been resolved and contacted City Building. The area inspector was called to attend the site and review what has been constructed to date and compare this to the approved permit plans. Aug 8, 2022, this builder attempted to pass their structural and framing inspection, but failed to do so.

The work at this house has been under review over the course of many months with continual safety and permit related issues raised. It has been checked and confirmed that this operator is NOT covered through WSIB. Toronto Buildings advised these concerns fall to the contractor/owner as it is their responsibility to address. Apparently, these items are investigated through the Ministry of Labour, and required to be in place before permits are issued. If this is the case, why were they issued a permit? That remains unanswered. There are means by which permits can be issued, and these loopholes remain unchecked. Why are they permitted to continue operating? That remains unanswered also. The community has been watching and observing and reporting to Toronto Buildings who advised that with respect to the code issues the area inspector will follow up with them to assure that what is constructed is in compliance with the code and the issued permit plans. With respect to the safety concerns and issues that have been brought up, again neighbours were told they have

been brought to the contractor's attention and it is their responsibility to address them.

We share these stories because we believe an informed community is a strong community. As a resident, it is important to **BE AWARE & GET INVOLVED** when you notice something is not right.

BRIMLEY ROAD MULTI- USE TRAIL AT BLUFFERS PARK

The Brimley Multi-Use Trail Project has been contemplated for over a decade and here is a look at what is being planned:

https://getinvolvedtrca.ca/brimley/design/?fbclid=IwAR1I5cG1dmq4EQmnlk_GaoaC1eGvSLXEQJHbFB6oraVeVxkX6EsHTseAXH6c



<http://getinvolvedtrca.ca/brimley/wp-content/uploads/2021/12/Bluffers-Park-11-29-2021.png>

Watch project review presentation: <https://vimeo.com/652636784>

The Project affects many folks differently. Following is a petition created by residents with properties that abut Brimley Road S sharing concerns with this project:

www.change.org/savescarboroughdriveways

BLUFFER'S PARK SITE IMPROVEMENT PROJECT

This project includes upgrades to the existing washroom and maintenance building and a new outdoor plaza, with amenities and landscaping. The design for these spaces will be determined with the help of community engagement.

Here is another link with **survey** and more information

https://www.toronto.ca/city-government/planning-development/construction-new-facilities/improvements-expansion-redevelopment/bluffers-park-east-washroom-building-improvements/?fbclid=IwAR0eWwwjyXkdzXh9XAwPA-LM5kpLu2KA-EUuYZuOXmUWpXl3wpV_8_i20g

OUR NEIGHBOURHOODS ARE CHANGING!

The purpose and effect of Official Plan Amendment 612 is to **facilitate the establishment and retention of small-scale retail, service and office uses within the Neighbourhoods** designation of the Official Plan.

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 612 by By-law 819- 2022 on July 22, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH35.1>

This amendment removes the current requirement for new small-scale retail, service and office uses within Neighbourhoods to only be located on major streets, and only through a site-specific zoning by-law amendment. The amendment also streamlines policy language regarding compatibility. A separate Zoning By-law Amendment to implement the policy changes will be advanced in 2023 following additional consultations.

The purpose and effect of Zoning By-law 820-2022 is to expand permissions for certain Home Occupation uses within all of the Residential Zone Category, namely for six types of personal services shops where clients and customers may come to a home (**barber, hairdresser, beautician, dressmaker, seamstress and tailor**) and for an office for a **regulated health related professional**.

LETTER FROM A CONCERNED RESIDENT



Dear RA,

Rooming houses are illegal in Scarborough, but they are popping up all around our neighbourhoods. When I call 311 there is very

little they can do. Driving through the neighbourhood these homes stand out with unkempt lawns, multiple cars on the property. Some of these rooming houses have been operating for a longer period and others are/were just temporary until the developer can gain approval to tear down and build an excessively large home well beyond the already generous zoning bylaws. I wonder what the quality of these builds is given that the whole process seems profit driven?

On our street there is a home that has been operating as an illegal rooming house for over 2 years. At this home there are typically 8-10 cars parked in the driveway at any time and we have counted up to 14 people living in this small bungalow. The basement has apparently been turned into multiple units that are also being rented out. We have seen people coming and going from this property, even seen mattresses and luggage being delivered in the middle of the night. This property and the many other illegal rooming houses in our neighbourhood have properties that are not well maintained with long grass and excessive garbage issues impacting the enjoyment and showing total disregard for their neighbours. Not to mention the status of the living areas for the residents of these illegal rooming houses are not well maintained and do not support the amount of people cohabiting in these homes. This is being experienced with homes all over our neighbourhood and in the City.

While I know there are so many looking for affordable housing in our City and these properties provide more affordable housing for local residents, the living conditions are not up to standards and not being regulated nor enforced by MLS. For the house on our street various neighbours have complained about this specific home for the lack of maintenance of their property and for operating an illegal rooming house. The owner keeps getting letters from MLS to maintain their property, but the complaint for the illegal rooming house still has not been dealt with after all of this time. We keep getting responses from

MLS that an investigation is underway or that they have been provided with an infraction, but nothing seems to happen.

In 2021 City Council pushed for a further review of the legalization of rooming houses across the City. The big question is would these landlords that do not hesitate to break the rules now take the time to register these illegal rooming houses and if not, then the problem is not being addressed because MLS will still not have access to these homes. What is it going to take for our City to finally deal with these illegal rooming house issues?

Sincerely,

Concerned Resident

The "Letter from a Concerned Resident" will be a **NEW** section in our newsletter. We welcome you to share your concerns anonymously or with attribution. Please be kind & considerate of opinions.

NOTES TO MENTION:

The RA has received other similar concerns to what was shared in this month's message in "Letter from a Concerned Resident". Make sure to watch the video shared in our **FRAMEWORK FOR MULTI TENANT HOUSES** story in this issue as well as read the letter of concern submitted by RA.

The **BE AWARE AND GET INVOLVED** story series started in November of 2021. We did not think we would still be reporting on this build more than a year later! The series takes readers through the challenges experienced by one of the builds in our neighbourhood in real time with the intention to bring awareness, advise and educate on the correct steps to take for support. Before the build started this home was a suspected Pop up TEMPORARY illegal MTH for 2 years! A clip from our December newsletter, "Many calls were made to 311, Ministry of Labour and Toronto Fire regarding the subject property. 311 calls were made at least once a week for an entire two years to enact enforcement for potential bylaw violations"

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit:

www.cliffcrestscarboroughvillagesw.ca/about-us

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

www.facebook.com/groups/csvsw

To become a member visit:

www.cliffcrestscarboroughvillagesw.ca/become-member/

NEXT ISSUE: Watch for updates on **LOOKING at the BIG PICTURE**, our follow up to the City on the **BRIMLEY ROAD MULTI-USE TRAIL AT BLUFFERS PARK** project &, more conversation on how "Together we preserve the unique nature of our Neighbourhoods"