



Cliffcrest Scarborough Village SW
Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

TREE RIBBON CAMPAIGN

The Tree Ribbon Campaign launched by the RA has **many learnings on climate change** and the importance of trees. Come visit our local gem, the Doris McCarthy Trail, and enjoy the self guided tour, located at Ravine Drive and Bellehaven Crescent, off Kingston Road, now decorated in **full fall bloom colours!**

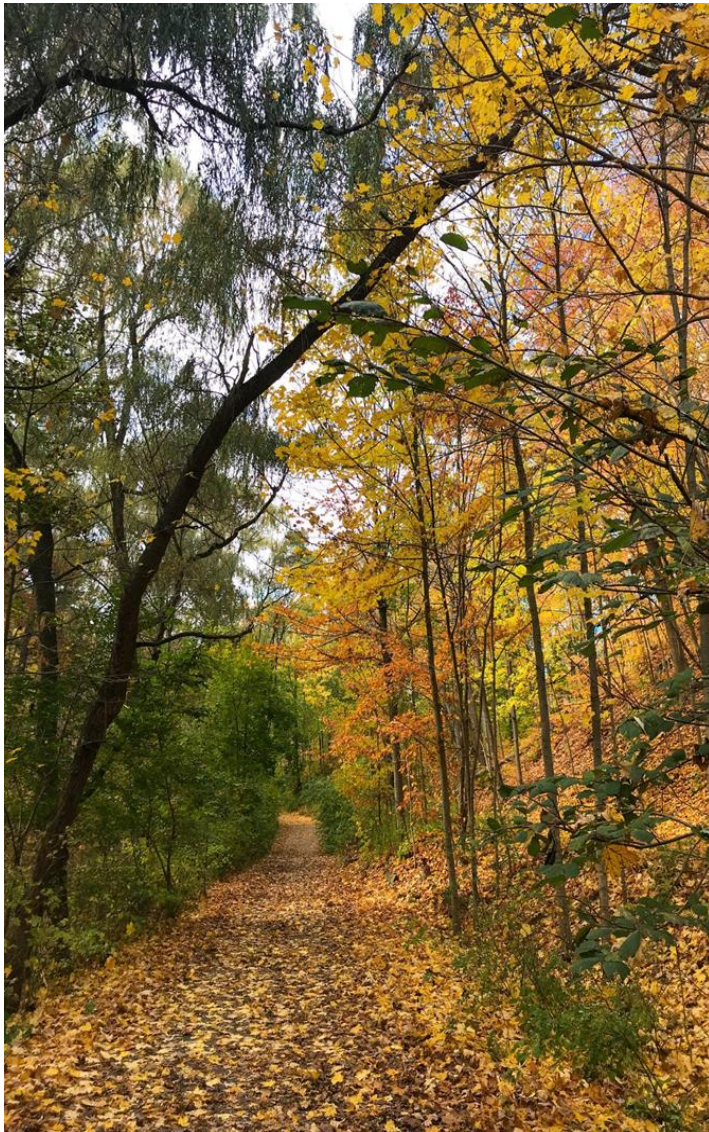
Follow this link to learn more about options available for this tour:

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

Sneak Peak of stop 14:

<https://www.youtube.com/watch?v=KSXHcBSMXH0>

Photo of the trail decorated with nature's fall colours.



LOOKING at the BIG PICTURE

Community Alert: 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr) Appealed by LCH to OLT October 2022.

Rather than continue to work with the City and the community, LCH Developments has appealed their 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr) condo development application to the Ontario Land Tribunal. The initial case management conference is scheduled for November 30, 2022.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Notice-of-CMC-for-service-scheduled-for-November-30-2022.pdf>

If you are concerned or interested to know more, please contact us at info@csvsw.ca.

Community Planning and Urban Design Comments for 3291 Kingston Road and 2 and 4 Windy Ridge Drive were shared with the RA indicating that, “After the review of the second submission, staff could, in principle, support the redesignation of 2 and 4 Windy Ridge to Mixed Use Areas subject to the proposed building adhering to the use and built form policies of the Official Plan and City-wide urban design guidelines (as well as satisfying comments related to housing, transportation and servicing)”. These comments are substantive and also identify where studies are incomplete or do not exist. The RA has asked City Planning to provide more details on the justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the rezoning of 4 Windy Ridge Drive, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road. Following is a letter to City Planning in response to the July 29th Community Planning and Urban Design Comments: [Letter to City Planning re 3291 Kingston Rd Community Planning and Urban Design Comments - August 2022](#) The RA has a number of outstanding action items that we will continue to pursue.

BASEMENT FLOODING PROTECTION PROGRAM

On September 15, the City of Toronto [re-] initiated studies to identify causes of flooding and develop solutions to reduce the risk of future surface and basement flooding in areas throughout Scarborough. Our Study Area is #52 and this study has not been completed. The public consultation meetings will take place in late 2022 and early 2023. We will share the information with our membership when it becomes available.

The crux of the matter is that the study only looks at existing buildings and infrastructure and does NOT consider the individual or cumulative impacts of future builds. (There are approximately 22 active Condo proposals along Kingston Road in our area and many many large infill homes). New developments plus additional intense storms due to climate change are making sewer capacities worse and will result in flooded basements.

All new housing & Condo developments currently must meet City standards to provide for sufficient stormwater drainage management before being approved. The city standards have to be updated!

More is needed than standard practice checkbox checks to determine impact to ensure residents, ravines and Bluffs are protected!

Following are concerns presented, action items submitted by the RA to Toronto Water, Engineering and TRCA:

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

For information about what is in scope for the City Study please visit: <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/scope-of-the-study/>

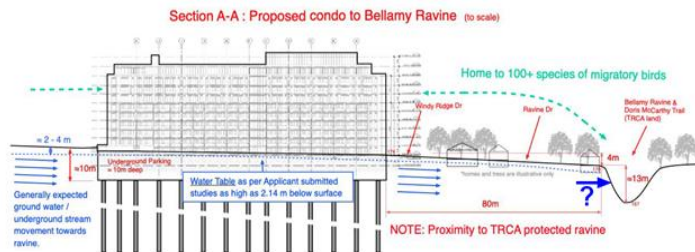
PROTECTING OUR BLUFFS AND RAVINES

Today we want City Teams to have foresight. The City is accountable and City Planning and TRCA are responsible for protecting the residents and environment from sinkholes and flooding caused by damming from the developments design and construction, and mitigating erosion of Scarborough's ravines and the Bluffs. Due diligence is needed to ensure the proposed developments are scrutinized differently when located on or by environmentally sensitive lands.

This is the link to the final report that contains all of the TRCA studies, <https://trca.ca/conservation/green-infrastructure/scarborough-waterfront-project/final-environmental-assessment/>

The Geotechnical report is part of the Final EA, but below is the separate link, <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2018/06/17163612/SWP-EA-FINAL-Appendix-B-Geotechnical-Report-REV-JN15.pdf>

The Stage 1 Archaeological Assessment in the Final EA identified areas with potential and recommended that a Stage 2 Archaeological Assessment be done prior to any ground disturbing activities for the Trail. Also, a Stage 1 assessment should be done for areas not covered in this report. The map on page 57 of this report confirms that the condo site at 3291 Kingston Road has medium potential.



Here is some great information about our Bluffs:

<https://storymaps.arcgis.com/stories/0945fa57552147cab48acf9568427d2a?fbclid=IwAR0TmwXmgVbMwXowwJcvHeTdlyz39t-sTq4y0U7L7kFWTZOnY1FGyJKq6Lc>

We need experts who understand the engineering issues and unpredictability of Climate change. This is a complex issue that planners are not trained to assess.

PRESERVE SCARBOROUGH VOICE IN PARLIAMENT!

Are you aware of the proposal to reduce Scarborough's representation at all three levels of Government? The Federal Electoral Boundaries Commission for Ontario is proposing that Scarborough lose a riding. This would take Scarborough from 6 ridings to 5, and Toronto from 25 to 24.

See letter submitted from RA:

[Letter to Federal Electoral Boundaries Commission re Reduction of Scarborough Electoral Ridings - October 2022](#)

You may make a written submission to the Commission Secretary.

The written submission deadline has been extended to October 29.

If you haven't submitted your comments yet, please do so.

Please email your comments to the Commission Secretary at ON@redecoupage-federal-redistribution.ca.

Follow this link for more details: <https://scro.ca/presidents-message>

You can also sign online petition launched by SCRO

on change.org: <https://www.change.org/ScarRidings>

We encourage you to read and sign it so we can send a strong message of support to the Commission before the October 29 deadline.

NEIGHBOURLY SUPPORT

At the October 13 COA hearing our team assisted the opposition of two proposed developments at the COA hearing, which were of concern to residents.

On Neilson Avenue

Application was amended by the applicant prior to the hearing and approved by the COA as amended. The development still represents an excessively large and tall building, but unfortunately starting to be the character of the neighbourhood with one COA approval at a time.

At Kelsonia Avenue

Our team was requested to assist in the opposition although it is just outside our catchment area. Last minute amendments to the application were made by the applicant, but the main concerning points remained the excessively large FSI and tall main walls.

This application was approved by the COA at this hearing.

It is important to be involved when these developments look for variances in your neighbourhood. With each approved application that goes beyond what is allowed as of right the character of our neighbourhood is changing. The RA is here to support you.

BE AWARE AND GET INVOLVED

Part 19 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>

Over the last two years the development in this series has not passed any inspection without issue. Neighbours shared they continue to contact Toronto Building with ongoing concerns. Work continues only on weekends despite the stop work order issued in August. They also shared that on Sat Sept 24th the Ministry of Labour arrived on site for a 2.5-hour safety inspection. Several violations for construction site safety requirements were placed in the hands of the owner/builder to rectify. Neighbours report that no more than five minutes passed, before the workers returned and continued to work until 6pm that evening. Workers also returned the following day.

Neighbours ask: 1. When does the City of Toronto lose faith in a builder/owner on a construction permit? 2. What actions is/does the City of Toronto take to protect residents and community in these circumstances? 3. When does the City of Toronto decide that the liability associated with these situations outweighs the benefit? 4. Neighbours provided proof that the builder owner is not licensed as a builder/operator in the City of Toronto, is not eligible for WSIB worker protection and the community has not yet been provided with proof of liability insurance, is this an acceptable level of risk?

This development will be someone's home one day. Are the right steps in place to oversee developments or do we need more?

Following are some links to check status of builds in your neighbourhood:

[Request a Building Inspection](#)

[Building Permit Status](#)

[Request Inspection Status Report](#)

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.

UPCOMING ELECTIONS

The 2022 Municipal Elections are being held **October 24!**

By policy, the CSVSWRA does not endorse any political candidate because we respect the diverse opinions of our membership and we will build strong relationships with whoever is elected. That said, we encourage all our membership to participate in local democracy and vote.

You should have received your voter card in the mail. The list of Mayoral candidates and candidates for Wards 20 and 24 are available here: [List of Certified Candidates & Third Party Advertisers – City of Toronto](#). Information about how to vote: [Toronto's 2022 municipal election – City of Toronto](#). In case you missed it, here is a link to Mayoral debate: <https://www.youtube.com/watch?v=ljyNvbhbJZQ>

BRIMLEY ROAD MULTI- USE TRAIL AT BLUFFERS PARK

Following is a link with updates on Scarborough Driveways and the Brimley Multi-Use Trail regarding the matter of residents losing their driveways and street access along Brimley Road South.

https://www.change.org/p/save-scarborough-driveways-residents-affected-by-the-brimley-rd-s-project/u/31004428?cs_tk=Au1ltniP39HwIMViVGMAAXicyvNyQEABF8BvBz3x6ZRj-NOW2c5sjSuiuY%3D&utm_campaign=539c5ca67fee4d6986b59fbd41b6a7ba&utm_content=initial_v0_6_0&utm_medium=email&utm_source=petition_update&utm_term=cs

The Brimley Multi-Use Trail Project has been contemplated for over a decade and design is 60% complete. See letter of concern submitted by RA: [Letter to Councillor Crawford et al Re Brimley Road South Multi-Use Trail - September 2022](#)

More project details can be found here:

https://getinvolvedtrca.ca/brimley/design/?fbclid=IwAR1I5cG1dmq4EQmnk_GaoaC1eGvSLXEQJHbFB6oraVeVxkX6EsHTseAXH6c

The Scarborough Arts Trades & Family Festival was a success and the RA was glad to have had the opportunity to meet some of our members in person and to meet and have some new members join!

HOW TO REACH OUT TO THE RA

The Association brings the benefit of a collective voice and united community to influence change and decisions in our neighbourhoods. If you live in the Cliffcrest or Scarborough Village area, the Association is here as a resource. When you have concerns about what is happening in your neighbourhood, such as unsafe construction practices, removal or damage of trees, proposed infill or larger development that may be detrimental to neighbouring properties or the neighbourhood, etc., see our community support tab for steps to take:

<https://cliffcrestscarboroughvillagesw.ca/community-support/>

You can also let us know about these concerns by emailing us at info@csvsw.ca and describing the situation.

GLAD TO MEET YOU!



LETTER FROM A CONCERNED RESIDENT



Dear RA,

Climate change effects on storm water management impacts our community, homes, and contributes to surface and basement flooding which is a concern for all residents!

The city stormwater management benchmark is outdated. The 100-year storm event (worst case was Hurricane Hazel on Oct. 15, 1954 which became the stormwater management measurement standard), is no longer applicable with the increased intensities of current major storm events that are occurring more frequently (10 to 20 years) than the expected 100 years. An example of that is the heavy rain storm of July 8, 2013 that produced the single wettest day in the history of the Greater Toronto Area and resulted in basement and road flooding.

Roughly one month after the July 8, 2013 floods, the Insurance Bureau of Canada estimated that insured property damage from that weather event was greater than \$850 million. [The City of Toronto's response to the flooding was to initiate over a ten-year period the expenditure of \\$3.1 billion beginning in 2014 to improve storm water and wastewater collection systems and their ability to handle extreme weather occurrences. Our community is currently undergoing its part of the city Environmental Assessment \(EA\) study to address Basement Flooding Protection. Basement flooding causes are due to increased storm flow and failure of infrastructure to handle the flow.](#)

When stormwater or increased groundwater seeps into the home (drainage failure) it is due to:

- Poor lot grading or drainage
- Weeping tile system failure to handle increased flow (foundation drains)

- Failure to handle increased flow by sump pump (in some homes) used to pump weeping tile water
- Overflowing eavestroughs due to failure to handle flow
- Some areas have combined storm and sanitary sewers which overflow
- City roadway storm sewers failure to handle flow.

The good and bad paving of driveways/hard landscaping of front yards:



Combined sewer systems have one pipe.



Separated sewer systems have two pipes: sanitary sewers and storm sewers.



The bottom line is that the Official Plan for Toronto, and for Kingston Road in particular, threatens our community. Kingston Road, with the proposed contiguous 11 storey buildings and paving over green spaces with hard surfaces of roofs, asphalt and concrete and glass will eliminate are not known, and cannot be fully mitigated by our city stormwater management plan.

It is not just the immediate neighbourhood's issue -- developments that build on and under, and hard-surface, every square foot of the available space, such as what is proposed for 3291 Kingston Road and new proposed developments are demonstrably hazardous and a flood threat to the community, and everyone.

Sincerely,
Concerned Resident

For more details:

<https://www.climatecouncil.org.au/resources/climate-change-floods/>

<https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/>

Basement Flooding Protection Program map:

<https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/basement-flooding-protection-program/basement-flooding-protection-program-map/>

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.

Membership Corner

Our greatest strength is the support of our residents. Invite your friends and neighbours to become members, help double our numbers!

Associate membership is free.

<https://cliffcrestscarboroughvillagesw.ca/become-member>

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit: www.cliffcrestscarboroughvillage.ca

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

www.facebook.com/groups/csvsw

To become a member visit:

<https://cliffcrestscarboroughvillagesw.ca/become-member/>

NEXT ISSUE: Watch for updates on **LOOKING at the BIG PICTURE**, our follow up regarding impact of development to, environment &, more conversation on how

"Together we preserve the unique nature of our Neighbourhoods"