



Cliffcrest Scarborough Village SW
Residents Association

on Location

“Together we preserve the unique nature of our neighbourhoods”

LOOKING at the BIG PICTURE

The **3355, 3357, 3365 Kingston Road & 34 Annis Avenue development application** was approved on June 27th at Scarborough Community Council with CSVSWRA Director Peter Thachuk in attendance. Allocated 5 minutes to present our concerns, **Peter focused on the following:**

- A)** The lack of 'certainty' for existing neighbourhoods that results when proposed developments are allowed greater height and density than as-of-right.
- B)** The apparent lack of a holistic development plan for Kingston Rd. and the community as a whole, in light of the proliferation of multi-density proposals that don't properly transition into the abutting neighbourhoods.
- C)** The ignoring of the City's own 'Initiative on Climate Change' given the fragility of the 'Scarborough Bluffs' and the destruction of our tree canopies.

We have provided a link to the recording of Councillors Ainslie and Crawford questioning City Planning staff in an **attempt to refute the concerns raised by Peter**. Peter, as indeed any presenter, is not given an opportunity to rebut City Planning's assertions.
<https://youtu.be/2kn7IAoY7zA>

(Starts just before 43 minutes in and goes to just past 1 hr & 13 minutes.)

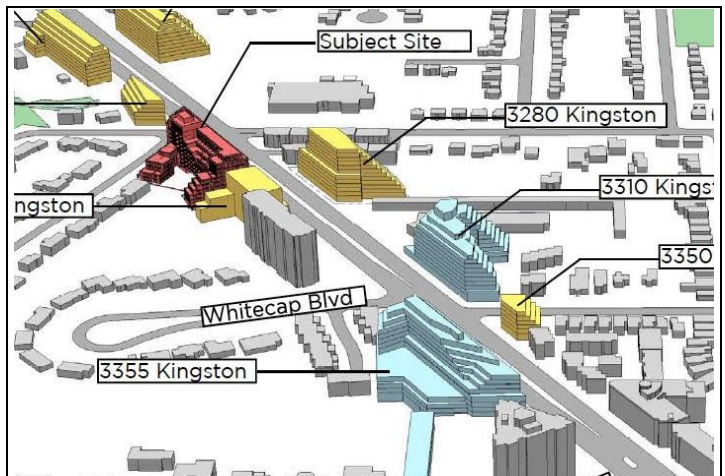
Planning staff responses included:

- A)** Planning indicated they take residents' concerns seriously and that they do practice 'Holistic Planning' because they had done a 'Segment Study.' Editor's note: For over 3 years, The CSVSWRA, has repeatedly requested to see this 'alleged' Segment Study'. For greater clarity, the simplest explanation of a 'Segment Study' is a review to ensure proposed developments establish a positive precedent for future re-urbanization.
- B)** Planning advised there will be more studies during the building permitting or site plan process. Our experience has been that these studies are typically done by developers paid for 'experts' that typically rationalize the site (profit) optimization sought by the developer. We are not aware of any meaningful assessment of the quality of these studies being performed by City Staff.
- C)** Our issues and those raised by other presenters regarding traffic volumes, school student capacities, this spring's Bluff's Landslides, TRCA & Doris McCarthy Trail were either superficially explained away or conveniently ignored.
- D)** In response to a question raised by Councillor Jamal Myers, City Staff confirmed that 'affordable housing units' were not required on this site.
- E)** A convoluted explanation of H or HOLD, that quite frankly we are still attempting to seek clarity on. Apparently, this project is in a HOLD position (*See story on next page regarding changes to PH5.1 H status) and that "shovels in the ground wouldn't be going in any time soon" until infrastructure requirements were either assured or satisfied (to the satisfaction of the Chief Engineer) and that any shortfalls, like sanitary sewers, would be paid for by the applicant.

City Council adopted this item on July 19, 2023 without amendments and without debate. <https://secure.toronto.ca/council/agenda-item.do?item=2023.SC6.5>

Public information sessions and **consultations appear to be a check box**, with so much development coming to our neighbourhoods **we have yet to see the city take the necessary action to address the concerns of residents.**

The **2257 Kingston Road Community Consultation** was held on July 17th. CSVSWRA have noted the following: reference was made to Cliffside By-law 9364 regarding parking standards with no talk of removing parking minimums; TDSB provided no comments regarding capacity; residents raised concern about the safety of students at Cliffside Public School on E Haven Drive due to increased condo traffic including garbage trucks (an RA representative is following up with Laura Dainard the lead Planner, about a potential school crossing); concerns were raised about the loss of commercial space and creation of a service desert (proposed is a reduction from 1928 sq ft to 805 sq ft); the need to reinvigorate patio space was also discussed. In the end, it was unclear whether the 45 degree angular plane rule would be adhered to.



This image captures Brimley Road to Markham Road, these are only some of the proposed condo developments planned in Scarborough Village, red & blue colours are condo applications submitted to City Planning & yellow are soft sites, potential condo sites from Avenue Segment Study. Our neighbourhoods are changing, but is there the infrastructure in place to support it?

While in discussions with the Applicant with regards to 3291 **Kingston Road and 2 & 4 Windy Ridge Drive development application**, looking at transition and seeking to reduce impact to immediate neighbourhoods it was a surprise to learn, not from the City or Councillor but the Applicant, that the development application was on the July 19th City Council Agenda!

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.14> We don't understand why CSVSWRA as a 'Party' **did not** have the opportunity to participate in discussions with the City prior to the submission of the Request for Direction Report presented to Council. We understand that City legal and City Planning are independent and acting for the City, but we fail to understand why two of the Parties to this proposal have been in discussions, while CSVSWRA 'holding Party' status attempts to have issues fully considered were rebuffed. We fail to understand **how this course of action assists in any**

attempts to come to a fair and reasonable resolution to at least some of the issues raised by the community through CSVSWRA prior to the hearing. The recommendations made are still not available, and we have followed up to receive these details.

<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-238177.pdf>

NO CIVIC REPRESENTATION for WARD 20

Given that Crawford has stepped down as Councillor of Ward 20 leaving Scarborough SW without representation as of July 26th, what happens next? The result leaves SSW residents without representation and on Thursday, August 10, city council must decide to appoint someone or pass a by-law to have a by-election. There are 3 years left in the councillor's position and is a critical voice not just for SSW but for all of Scarborough.

We were also advised that Ward 20 Office staff will be in place in the interim; however, the details of the transition are still unknown. A NEW general Ward 20 email has been put in place for inquiries (Ward_20@Toronto.ca) and office staff will continue to work to serve the residents of SSW until a new Councillor is elected in the fall! We were most surprised to be told that the office has no files or references for past communications and we must start from scratch when following up issues. Shouldn't the City's business continue & records be a part of that?

We ask our members and residents to remain engaged and informed at this delicate time. Civic engagement is critical!

See letter submitted by RA asking that a by-election be held as soon as possible in Ward 20,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-requesting-Ward-20-by-election-Aug-9-2023.pdf>

Here is the staff report to Council for by-election meeting:

<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-238588.pdf>

NEIGHBOURLY SUPPORT

In early May, we assisted the neighbours with a COA opposition for a proposed development on **Knowlton Drive**. We succinctly presented information on how the proposed development was outside of the generous zoning guidelines and not in the character of the neighbourhood. The development was refused.

In July the City of Toronto withdrew an appeal of the consent and minor variance application for lands at 73-83 **Brooklawn Avenue**.

The RA worked with neighbours on **Colonial Avenue** on how to get builders plans from the city. As a result, building dept is supposed to be pulling building permits as plans did not meet zoning bylaws and variance was missed by the Zoning examiner.

See our FAQ tab to learn how to obtain copy of Building permits, <https://cliffcrestscarboroughvillagesw.ca/community-support/faq-resources/>

See Notice of Dismissal of TLAB appeal for **Allister Avenue**, <https://cliffcrestscarboroughvillagesw.ca/data/documents/TLAB-Decision-37-Allister-Aug-3-2023.pdf>

Directors Janet and Peter had Party status on behalf of CSVSWRA at this TLAB appeal. While the CSVSWRA, as a separate Party always understood that the City Legal Team were representing the City and not our resident's association, we never-the less appreciate the sense of professionalism and decorum they exhibited throughout this process. Thank you, Colin & Marc!

Public Hearing Format: Committee of Adjustment public hearings are held in a hybrid in-person and virtual format. This means applicants and the public have the choice to join in person or virtually on Webex, an on-line digital platform, by telephone, computer, smartphone, or tablet. City staff and panel members will attend the hearings in person. Learn how to [register and participate in this new hearing format](#)

BE AWARE AND GET INVOLVED

Part 23 of a monthly series

For more than 2 years nearby residents in the area have been in regular contact with Building Department officials, Ministry of Labour (MOL) and various other regulatory agencies with regards to the build being reported on in this series. If you look back to our first story on this series it reflects that the contractor started on day one by tearing the house down, with the Utilities live through the house, and Hydro and Enbridge had to perform emergency shut off runs to shut the house down. The owner/builder said that "this is not my responsibility".

Well two years it appears not much has changed... Residents called to raise concerns with regards to the stucco company on site that erected scaffolding and platforms that did not appear to meet standards; that were sitting loose and overlapped where the connections could not be secured, there are no guards or handrails and the scaffold is secured with two very small wires to the structure. In addition, the scaffolding was in direct contact with **LIVE HYDRO LINES!** In fact, the lines were stressed because of the degree of diversion with the scaffold. MOL, Toronto Hydro and the Electricity Safety Association (ESA) were immediately consulted and Electrical contractors arrived on site to disconnect the main feed of power to the house. Residents advised that they were onsite until 5.10 am to perform their work to disconnect power to the house.

This is another "near miss". Review of the Toronto Building Permit Status page for this site reveals many failed inspections, at least 4 times for structural framing. How many times do residents need to report safety violations before City Departments decide that these builders should not be allowed to operate? Use this link to check status of inspections, <https://secure.toronto.ca/ApplicationStatus/setup.do?action=init>,

It is important for residents to remain diligent and informed about the projects and builds happening in the community and know how to check status. While it should not be the responsibility of the community to monitor construction sites, it has become more and more apparent that the City cannot keep up with the issues that exist with builds in our communities.

Staying aware and staying involved allows community members to assist City offices to manage projects and builds, so that we can ensure builders adhere to proper building practices.

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.

LESS CONSULTATION FOR COMMUNITIES

Voter Elected Decision Makers Replaced by an Appointed Official, **see link** to Draft OPA 660 Published on **PH5.1** Agenda June 27

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237610.pdf>
Recommended OPA 660 introduces two new policies to address delegated authority for minor zoning by-laws and alternative measures for informing and obtaining the views of the public. OPA 660 specifies three minor zoning by-law types that may be delegated, including: ***Removal of a Holding ("H") Symbol**, Temporary Use by-law and by-laws to enact housekeeping/technical amendments.

We are thankful to **CORRA (Confederation of Resident and Ratepayer Associations in Toronto) who raised these concerns on behalf of communities:**

1. Removal of a Holding ("H") Symbol which will have a major impact on the infrastructure, geo-technical and environmental sustainability and greenspace plus tree canopy protections in the Site **Plan** Approval Process. The Community know their Neighbourhood best.
2. There will be no obligation to hold statutory meetings as part of the delegation of the Minor zoning by-laws.
3. The question remains as to how the By-Laws are to be defined as Major or Minor.
4. Denying Communities, Neighbourhoods and Resident Groups involvement in the planning of their city will result in the

destruction of the peace, spirit, neighbourhood sustainability and soul of Toronto. Despite concerns raised, City Council adopted this item on July 19, 2023 with amendments, <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.1>

FLOODING CONCERNS RAISED by CSVSWRA

Who is looking at the combined impact for NEW developments?

For almost 3 years CSVSWRA has raised the concerns that the impacts to the community and infrastructure of multiple massive developments are not being considered as a whole. We have had no response from the city. **Who is looking at the combined impact for NEW developments being proposed for Cliffcrest Scarborough Village Neighbourhoods and Ravines and Scarborough Bluffs?**

See letter of Concern sent to City Teams,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-follow-up-letter-to-Toronto-Water-re-development-impacts-August-8-2023.pdf>

Development without studies to **assess the full cumulative impacts** could result in an environmental catastrophe and considerable damage to residential properties, our ravines, Bluffs and the Waterfront Trail, and significant costs for the City and its ratepayers. We have asked for a response by **September 1st, 2023**.

We need studies from experts that show the impacts of excavation on flooding.

https://www.auditor.on.ca/en/content/annualreports/arreports/en22/EN_V_CCURbFlooding_en22.pdf

A survey earlier this year found that 3 in 5 Canadians are worried about spring flooding, which means some pressure could have an impact on policies.

<https://www.reminetwork.com/articles/canadians-flooding-spring/>

WHY are the Scarborough Bluffs experiencing landslides?

Follow this link with a message from the Toronto Region Conservation Authority (TRCA) shared in response to concerns raised by residents with regards to the recent landslides at Scarborough Bluffs,

<http://www.councillorcrawford.ca/uncategorized/report-an-erosion-hazard/>



The notice indicates TRCA monitors slopes and shorelines using various techniques to identify areas of risk; however, where are the reports about the causes? Yes, erosion is something that happens naturally. What happens when the problem is accentuated through human activity and redirection of ground water by development, development is categorized by all the different forms of work being done, including homes and buildings. Is this more than erosion, is it slope failure? slope destabilization? water redirection because of human activity? Is it a bigger problem than natural erosion?

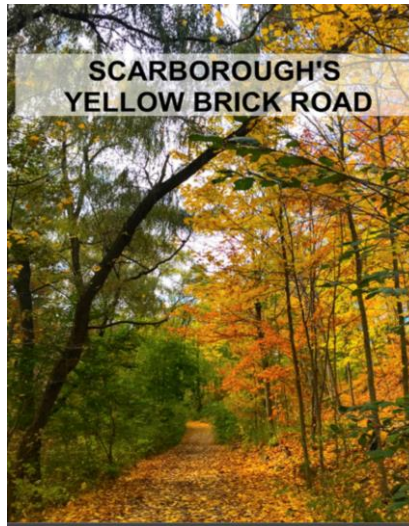
In May we reached out to the TRCA and hand delivered a printed copy of Scarborough's Yellow Brick Road memory book along with our letter asking for the TRCA's help to ensure the appropriate studies are completed to identify potential impacts to the surrounding water table, tree canopy, Doris McCarthy Trail, Scarborough Bluffs, and lakeshore

so informed decisions are made. **See copy of letter,**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-to-TRCA-re-Yellow-Brick-Road-project-and-development-impacts-May-28-2023.pdf>

Did you know this about ...THE DORIS MCCARTHY TRAIL?

Doris McCarthy was committed to the conservation and stewardship of her scenic property overlooking the Scarborough Bluffs, Fools Paradise. In



1986, she donated seven acres (approximately two hectares) of ravine land on the east side of Fool's Paradise to the Toronto Region Conservation Authority (TRCA) to help with preservation of the ravine. A walking trail was created in the ravine by the TRCA.

In 2021 CSVSWRA created a self guided tour on this walking trail to bring awareness about this special gift left to us by Doris McCarthy, a hidden gem in Scarborough. The tour that ran for more than 2 years is now concluded but the

learnings and message from the tour will remain as a **permanent record** of what was special in our neighbourhoods.

Following are some links to learn more!

A memory book, **Scarborough's Yellow Brick Road**, capturing details about the tour including tour stops can be accessed online,

<https://www.bluffsmonitor.com/wp-content/uploads/flipbook/122/book.html>

Copies of the printed **Scarborough's Yellow Brick Road** memory book are also available at your local library and can be reserved

<https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDM4386915&R=4386915>

A video capturing full details of the tour signs is also available, <https://www.youtube.com/watch?v=nGBIQUumbDI>

Letters submitted by our Future Stewards about the tour

<https://cliffcrestscarboroughvillagesw.ca/data/documents/7-Letter-from-a-Concerned-Resident-our-futue-Stewards.pdf>

See stop 13 story telling section of tour stop recording, dedicated to Doris McCarthy. <https://youtu.be/98DPmnZMEZE>



Extending a BIG thank you to the volunteers who helped bring this tour to life, it would not have been possible without your support!

LETTER FROM A CONCERNED RESIDENT



Members have reached out asking for the speaking notes from Peter Thachuk's presentation to Scarborough Community Council on June 27, 2023 for, 3355, 3357, 3365 Kingston Rd. & 34 Annis Ave. So, in response to these requests, we are sharing Peter's notes and concerns captured as this month's Letter from a Concerned Resident.

Peter's notes:

Our RA is an incorporated, not for profit association that is working with other

like minded organizations in Scarborough, that believe development should take place in such a way that is not only in the best interests of developers, but is also desirable for the neighbourhood.

Earlier in this process (more than a year ago) - our association provided a detailed, hopefully constructive criticism of this proposal. Despite the fact that I was unable to find our submission listed on the City's A.I.C. (Application Information Centre), I do hope it formed part of the package given to the councillors.

In any event, we understand that ingress and egress into the property will be solely & only onto Kingston Rd. and for this we are very grateful.

It is our further opinion that there are other aspects of this proposal that are possibly not in keeping with the OP and hence the neighbourhood.

Firstly, we believe that current residents are entitled to CERTAINTY! 'CERTAINTY' as to where Apartment zones end and Neighbourhood zones begin.

Allowing 34 Annis Rd. to be incorporated into this project is, in our opinion, the opposite of 'CERTAINTY'.

Additionally, we are mindful that there is a proposed development just east & across the road, that intends to similarly intrude into the neighbourhood.

Secondly, Height & Massing - as it relates to the 'Missing Middle'

As I understand the 'Performance Standards': If the height of this proposed 11 storey building is wider than the publicly owned portion of Kingston Rd. - then it is TOO TALL!

Beyond height & massing - The real issue is the continued insistence on looking at these proposals on an ad hoc, as opposed to holistic basis, despite the cumulative impact on the environment (read tree canopy & the fragility of the bluffs).

Really what it appears to be is the payment of lip service to the city's own 'Initiative on Climate Change.' We have had what? - one, NO! - two bluff slides that I am aware of this year - I don't know? Is it possible the proliferation of hardscaping & iceberg basements may be a contributing factor?

Yes, we all know we need housing & we need it quickly - however, when an expert's report is only required to address the impact of their client's contribution to the unit count, without a thought as to the aggregate impact of all the proposed additional units along what is now being referred to as the Kingston Rd. Condos Canyon - then I really believe we have to ask ourselves: Whose interests are we really serving??

The link is for the above captioned,

<https://youtu.be/2kn7IAoY7zA>

If you would like to share your letter of concern in our newsletter, please email info@csvsw.ca.

To see past "Letters of a Concerned Resident" visit:

<https://cliffcrestscarboroughvillagesw.ca/news/letters-from-concerned-residents>

A CAR TRUNK FULL OF FOOD - CSVSWRA FOOD DRIVE

CSVSWRA dropped off a car trunk full of food donated by our members at our local food bank (2259 Kingston Rd). They were thrilled to receive the donated items. It was busy with the constant stream of people walking through, it did not seem right to stop and take a photo of the drop off, but it sure felt right to stop off and make the delivery!

Thank you for your donations, your support was greatly appreciated!



Sharing this report from Scarborough food bank that paints an unsettling picture of food insecurity.

<https://toronto.citynews.ca/2023/08/03/new-report-from-scarborough-food-bank-paints-unsettling-picture-of-food-insecurity/amp/>

MECHANICAL LEAF COLLECTION

City-wide yard waste collection has replaced the Mechanical Vacuum Leaf Collection program. Going forward you will need to collect leaves that fall onto your property in kraft paper yard waste bags & set them out at the curb on your scheduled garbage collection days. More info:

<https://www.toronto.ca/services-payments/streets-parking-transportation/road-maintenance/mechanical-leaf-collection/>

Membership Corner

Our greatest strength is the support of our residents, help double our numbers! and invite your friends and neighbours to become members & receive our newsletters to keep informed about what is happening in our neighbourhoods.

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

NEXT ISSUE:

Watch for updates on **LOOKING at the BIG PICTURE**, our follow up to the request for Area Planning Study, a survey created by the RA to learn what you love about Scarborough &, more conversation on how...

"Together we preserve the unique nature of our Neighbourhoods"