



on Location

“Together we preserve the unique nature of our neighbourhoods”



ELECTION FOR SCARBOROUGH SW, Ward 20 COUNCILOR

Election Day is on Thursday, November 30, 2023
CSVSWRA created the attached flyer filled with information, how to vote, where to vote & who the candidates are, so you can make informed decisions. Take some time to watch the recordings for one of the Candidate forums.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Ward-20-Election-Info-Flyer.pdf>

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

LOOKING at the BIG PICTURE

Community Consultation for the 27 & 29 Parkcrest Drive took place on November 8th, Application Number 22216036ESC20OZ. CSVSWRA participated along with other concerned residents to learn more about five blocks of stacked, back-to-back townhomes with a single level underground parking garage being proposed to replace 2 single residential homes. This application is one of several significant developments being proposed within a perimeter of 2 blocks. Yet the Avenue Segment Study only considers 2 of the nearby proposals. See



the RA follow letter for more concerns raised with this proposal.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-City-Planning-re-27-29-Parkcrest-Community-Consoltation-Follow-UP-November-15-2023.pdf>

Update on the Windy Ridge Condo, the Ontario Land Tribunal (OLT) held a settlement hearing on October 24th for OLT-22-004294 & OLT-22-004295 – (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive).

We can now share with residents what we were able to accomplish in this very David and Goliath process which we were not previously able to share due to active negotiations. As a Party to the negotiations, the RA tried to mitigate the massing concerns with this development. Kingston Road which is classed as an Avenue, the argument for rezoning was that they were straightening the Mixed-Use Boundary with the adjacent property and why 2 & 4 Windy Ridge fell within. **New Provincial policies and EHON make this line of reasoning difficult to argue.** This was the expert advice the RA received on the ability to fight the change in designation of 2, and why we focused on keeping a low rise on #4 Windy Ridge Dr. with sufficient separation from 6 & 8. The rezoning is currently being held for certain conditions to be met, including outstanding studies.

CSVSWRA requests, as a 'Party' to meet with the City were never responded to and so the Association was not able to share the community's concerns with regards to studies and appropriateness of this development as well as impacts so that they could be considered for the Direction Report. **See letter of concern sent to Councillor Crawford capturing events that lead up to the City Council review and acceptance of the Direction Report.** Despite more than 10 attempts to learn who was looking after our concern we still have had no response from the Ward 20 Office

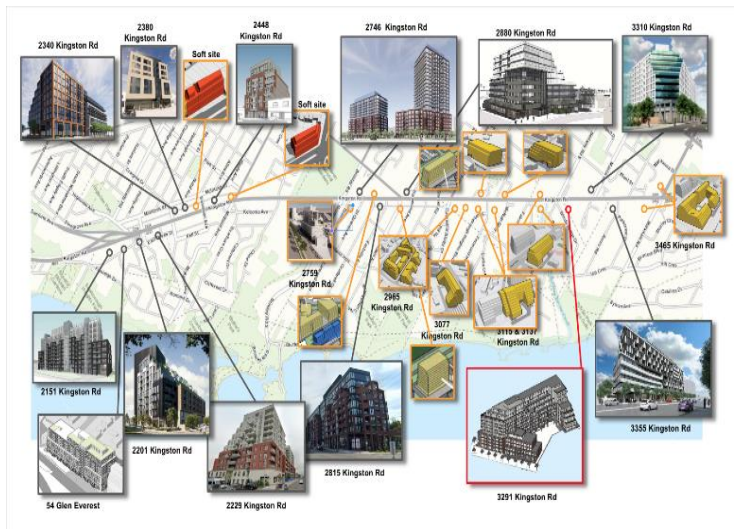
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-City-Corresponence-follow-up-re-3291-KR-July-25-2023.pdf>

This neglect by the City continued, the Direction Report details were made public on August 3, 2023 but no notice was provided. The City should have pushed through this information to us as a participating Party when it became available, they did not! How is this acting in good faith? The City Council direction on 3291 Kingston Road which has been publicly available since August 3, 2023 may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.14> CSVSWRA will be following up with City Legal to understand why their own Mediation and Settlement in the Planning Process was not followed.

WE NEED A POLICY AREA PLANNING STUDY

Without these studies developments are approved on a site-by-site basis, which means the developer is making the decisions and the combined impact of multiple developments is not fully assessed.

We have been asking for 3 YEARS! Development continues to move forward and the legitimate concerns we have been trying to raise need attention now!



Read the letter to Mayor Chow asking for immediate attention to our request for a **Policy Area Planning Study** for Kingston Road, between Brimley and Scarborough Golf Club Road. Or champion a motion for ICBL (Interim Control by Law)

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf>

MAJOR STREET STUDY

EHON (Expanding Housing Options in Neighbourhoods)

Who would expect a Major Street Study to be about 6 storeys up to 30-unit apartments in neighbourhoods and with side yard setbacks as small as 1.8m - that's less than 6 feet! Yet this is what it's about despite the 4 storeys limit in the existing Neighbourhoods Policy.

The street maps posted on the Toronto City website do not provide a clear picture of what street would be affected. Without visible names of the affected streets within the study is not transparent.

Residents should study the maps closely to determine how they may be impacted by these changes.

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-239321.pdf>

The 2023 EHON Major Streets Study is incomplete and is following a flawed process. Unintended impacts are not being considered, see letter of concern submitted asking that the proposal must be re-examined and revised.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/SUN-Letter-EHON-Major-Streets-StudyOct-22-2023.pdf>

The proposal is problematic and needs to be reworked because:

- There is no transition into neighbourhoods and huge impact on abutting single-family homes - side yard setbacks of less than 6 feet, permission for side windows, reduced access to privacy, sunlight and sky view
- There is detrimental impact to trees, permeability / basement flooding, greenspace, biodiversity, resiliency - only 30% of land is to be left to green space
- Neighbourhoods would effectively be rezoned without Council approval and residents' rights will be completely removed.

"Major Streets" propose to allow 6 storey buildings on both major and arterial roads. In Cliffcrest/Scarborough Village, this includes among others McCowan, Brimley and Scarborough Golf Club Road along the portions that are presently low rise detached houses. This shows a 6-storey apartment/condo, that has frontage on the major street and extends to the residential street behind it. The driveway for the building exits onto a residential street.



This proposal has the potential to unnecessarily undo stable neighbourhoods and residents will have no say as this happens. As of right means that there would be no requirement to provide notice or consult, and no right for affected neighbours to have a say in what is in the end is approved and built.

CALL to ACTION,

EHON Major Streets Study – Consultation Opportunity

An additional City-wide consultation event that has been scheduled for December 6, 2023, from 6:00 – 7:30 pm. You can register for the EHON Major Streets City-Wide Webinar here,

<https://toronto.webex.com/weblink/register/ra896b2a8d66204afd1e8705b08c585de>.

The Major Street Study is JUST ONE component of the City's initiative for Expanding Housing Options in Neighbourhoods. There are a lot of changes happening in our neighbourhoods...Night Economy, EHON Major Streets, Rear Angular plane, tree canopy, and much more.

YABIMBY

YES- APPROPRIATE-BUILDING-IN- MY- BACK- YARD

Good for good change!

We want to emphasize that the CSVSWRA is not opposed to development and wants to work towards a general common goal of appropriate development at the appropriate pace. In view of the housing crisis, CSVSWRA is concerned that the City of Toronto is too focused on meeting numbers mandated by the province rather than providing housing that those earning minimum wage can afford. In addition, the City of Toronto approves projects on a site-by-site basis rather than evaluating the cumulative impacts of multiple large-scale projects in a neighbourhood. The climate crisis means that everyone, including the City of Toronto Planning Department, must include sustainability in evaluating the impacts of development. This includes mitigating the destruction of mature trees and the impacts of development on fragile environmentally sensitive areas such as the Scarborough Bluffs and Doris McCarthy Trail. We are advocating for studies to be completed so full impact is known and informed decisions are made.

We say YABIMBY.

WHAT DOES MINIMUM PARKING REQUIREMENTS MEAN?

The City hosted a series of virtual public meetings to gather feedback and to inform recommendations for revised Zoning By-law standards of accessible parking and bicycle parking.

These sessions were held on November 20-21, 2023

The first step towards creating a Scarborough where cars are not needed is to plan complete communities not dependent on cars. The City has heard that accessible parking needs are not being met across the city and the data shows that Toronto's population is aging. It is therefore the right thing to consider how to increase availability of accessible parking, including equitability in tenant and visitor parking areas. There is a duty to accommodate on the Accessibility for Ontarians with Disabilities Act (AODA). We recommended to the City Team that since the City is exploring more mixed residential commercial builds, the requirements associated with medical offices should be considered as the minimum for these buildings to avoid creating medical service deserts. There will be more consultation next year. Based on [a City-Wide Parking Strategy Update Presentation \(toronto.ca\)](#), the city-wide parking strategy is to be in place by end of 2024. More info found here, <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/review-of-parking-requirements-for-new-development/>

Also being reviewed by the city is...

FUTURE BIKEWAYS

Same comments as above... for bike lanes to work for what they're intended for, we need to plan for complete communities with a vision for residents to work, live and play in their community.

Imagine a plan that layers on affordable housing for residents, affordable rent for small businesses, wide sidewalks and safe bike lanes...**Imagine** walking along safe streets to pick up fresh groceries. children walking or biking to school. To have this the first step is to have the Mayor, City Councillors and Urban Planners start challenging the developers, and start planning for the people. The City wants to hear from you to help make recommendations on which bikeways to build, upgrade and study in 2025 to 2027.

Complete survey [Cycling Network 2025-2027 Survey \(chkmt.com\)](#)

Or complete the interactive map to share your thoughts, <https://toronto.mysocialpinpoint.ca/cycling-network/cycling-network-map#/sidebar/tab/instructions>

For more details this project see

[Cycling in Toronto – City of Toronto](#)

TORONTO NIGHT ECONOMY IN SCARBOROUGH

Nightclubs are presently permitted in specifically zoned areas. **The City is proposing bylaw changes that, among other things, would permit nightclubs on sites abutting residential areas.** Noise is already a major problem for residents where entertainment venues (e.g., nightclubs) now operate. This move needs to be undertaken in a planned way by identifying and holding commercial/entertainment zones to encourage enterprises into new locations where they **will NOT abut residential areas or schools or long-term care facilities, etc.**

Licensing and zoning regulations for restaurants, bars and entertainment venues and supporting the growth of Toronto's Night Economy will be considered by the [Economic and Community Development Committee](#) (ECDC) on November 28, 2023 and the [Planning and Housing Committee](#) (PHC) on **November 30, 2023.**

For more info see [Night Economy Review](#)

Some lessons learned, this year, Amsterdam launched a "Stay Away" campaign targeting behaviour after hours. Other Cities have had to increase their bureaucracy to address problems associated with the night economy - e.g., noise, litter, violence.

Identification of Spaces Outside the Downtown Core for Cultural Clusters, Pop-up Events, and Nightlife Activities Economic Development and has worked with City Planning to identify the areas in which zoning already permits entertainment uses. These areas of overlap currently include (but may not be limited to) the following in Scarborough,

- Kingston Rd/Victoria Park
- Kingston Rd/Midland (Cliffside)
- Kingston Rd (between McCowan and Markham Rd)
- Eglinton Ave E (between Kennedy and Markham Rd)
- Scarborough Centre (Scarborough Town Centre area)

Zoning By-law Amendments with respect to bars, restaurants and other entertainment venues in former general zoning by-laws, include: The Corporation of the City of Scarborough By-laws 10076 (Agincourt); 12797 (Agincourt North); 8786 (Birchcliff); 9350 (Bendale); 9174 (Birchmount Park); 9396 (Cliffcrest); 12077 (Centennial); 8978 (Clairlea); 9364 (Cliffside); 9508 (Dorset Park); 10048 (Eglinton); 9676 (Guildwood); 10827 (Highland Creek); 9089 (Ionview); 9276 (Kennedy Park); 12466 (L'amoreaux); 14402 (Malvern); 12181 (Malvern West); 842-2004 (Midland St.Clair); 17677 (Milliken); Morningside Heights; 11883 (Morningside); 9366 (Maryvale); 9812 (Oakridge); 15907 (Rouge); 10010 (Scarborough Village); 16762 (Steeles); 10717 (Sullivan); 12360 (Tam O'Shanter); 25278 (Upper Rouge - Hillside); 950-2005 (Warden Woods); 9511(Wexford); 10327 (West Hill); 9510 (Woburn);

CSVSWRA sent this letter of concern to Economic Committee with regards to Night Economy,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Night-Economy.pdf>

CSVSWRA also sent this letter to Planning and Development Committee with regards to EHON protecting Trees,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/TreesEHON-Protecting-and-Enhancing-the-Tree-Canopy-While-Supporting-Infill-Housing.pdf>

With so many proposed changes that will affect Scarborough SW, why is this being reviewed while Ward 20 has no representation and on November 30, which is election day for Ward 20!

TORONTO NOISE BYLAW REVIEW

No More Noise Toronto and the Toronto Noise Coalition hosted Six public consultations in September and email feedback was accepted until October 15. The input will be used to recommend refinements to the Noise Bylaw in a staff report expected at the Economic Community and Development Committee in January 2024.

Follow this link for more information,

<https://www.toronto.ca/community-people/get-involved/public-consultations/noise-bylaw-implementation-review/>

SCARBOROUGH BLUFFS WEST REVITALIZATION STUDY

The Toronto and Region Conservation Authority (TRCA) just announced that Public Consultations will soon commence for the Scarborough Bluffs West Revitalization Study. The geographic scope for the study is from Silverbirch Avenue in the Beach, to the Scarborough Bluffs. The public will have opportunities for input at key stages throughout the project. Consultation will start in the coming weeks, and opportunities will be advertised on the project website, by email, in local newspapers, on social media pages, and through mail to households and businesses in the area. More information, including details about the first round of public consultation, will be shared at toronto.ca/ScarboroughBluffsWest.

Study Area

The map below shows the location of the area under study. The study area extends from Kingston Road to Lake Ontario, and from Silver Birch Avenue to Brimley Road.



NEIGHBOURLY SUPPORT

We received the upcoming COA hearing Agenda and we noticed that 1-21 Lochleven Drive has filed for a TLAB appeal in our catchment area following a refusal of egregious proposed development by the owner. With the Councillor's resignation and the position being open we asked the Ward 20 Office to assist in gaining City support to represent the City and the community at the future TLAB hearing for this proposed development. Councillor Ainslie motion for TLAB Appeal was brought forward and approved at Scarborough Council on Oct. 19th. [Agenda Item History - 2023.MM12.5 \(toronto.ca\)](#) We are glad to report that City Legal, has been assigned to this file. Given that Planning did not report on this application, an outside planner will need to be sought.

BE AWARE AND GET INVOLVED

Part 25 of a monthly series

It has been a community effort to engage the Building Dept and also stay abreast of the work being completed over the last 2 years for this development. You are within your right as a community to be informed and to know that developers are kept in check. To stay informed means to learn and understand the building process and which departments to speak to when an issue arises. **Reach out to the RA if you are unsure of what steps to take.** Residents are also allowed to request information about all projects through the City of Toronto - Freedom of Information Act - there is a cost to request documents and drawings, but it is well worth it to stay informed and engaged. 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.

PAUL HARRIS FELLOWSHIP (PHF)

This is an honour Rotary bestows on people who have made a positive difference in the lives of others. **Bette Ross introduced Marina Tadenc**



as a PHF recipient on November 21st. Marina is an active member and Director of CSVSWRA as well as a strong environmental advocate in our area of southern Scarborough. She encourages with tenacity Right Sized development. Marina is always actively sharing her knowledge and love of local flora, fauna, and history. She has recently written and published **“Scarborough Yellow Brick Road”**. It describes the beauty and fragility of the Doris McCarthy Trail extending from Bellehaven Crescent south to Lake Ontario lakeshore and the majestic Scarborough Bluffs. The outdoor intriguing and large sculpture called “Passage” is at the southern point of the Trail. Marina constantly shares her knowledge, enthusiasm and environmental concerns with local groups including schools.

LETTER FROM A CONCERNED RESIDENT



I am writing about Unintended consequences of the EHON initiative (recent zoning amendments to increase housing density are unintentionally driving up home and property values.

My concerns are in regards to the most recent and ongoing acquisition of a significant number of properties on our street this year. It appears recent zoning amendments and EHON initiatives which permit increased dwelling densities may be

having unintended and adverse impacts on the housing market in our neighborhood.

My understanding through conversations with real estate agents which brokered the home sales on our street is that the **8 homes recently sold have been purchased by a select few investment groups** which have and continue to amass their inventory of homes in the neighborhood. These investment groups continue to outbid potential first-time home buyers and are now competing amongst themselves when bidding for properties to add to their stockpiles.

The end result is that the minimum lot value alone has recently been driven up to an astounding 1.2 million dollars and has literally precluded any and all first-time buyers from entering the housing market. Half of the newly acquired homes are now rooming houses for international students and the other 4 homes remain vacant.

We are extremely concerned that recent EHON initiatives may be inadvertently contributing to higher home prices and are actually forcing first time home buyers out of our City. Recent zoning amendments which increase property densities have made our neighborhood even more attractive to institutional investors who have rivers of UNVETTED capital. Currently, we have no open and transparent public home ownership registry which only adds to the ever so obvious and prevalent snow washing practice taking place in our City and in particular, the Cliffcrest community. I am curious to know how the EHON initiative is being tracked and monitored as it moves forward, to ensure the EHON initiative is not having unintended consequences.

Very Concerned Resident!

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/>



Passage, found at the southern point of Doris McCarthy Trail

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”**

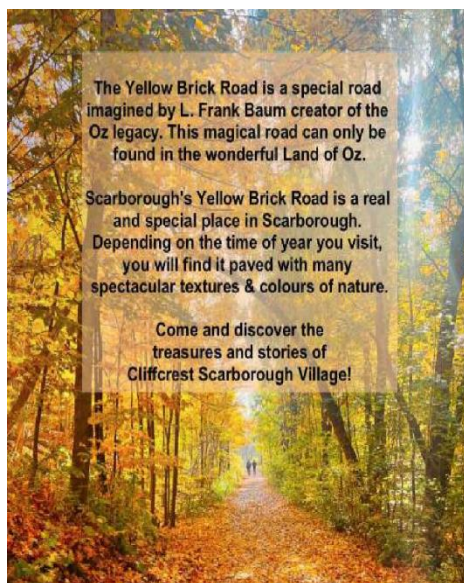


John Smee of the Bluffs Monitor created a virtual copy of the memory book,

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

Printed copies of “Scarborough’s Yellow Brick Road” are also available at your local library,

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



The Yellow Brick Road is a special road imagined by L. Frank Baum creator of the Oz legacy. This magical road can only be found in the wonderful Land of Oz.

Scarborough's Yellow Brick Road is a real and special place in Scarborough. Depending on the time of year you visit, you will find it paved with many spectacular textures & colours of nature.

Come and discover the treasures and stories of Cliffcrest Scarborough Village!