



# on Location

*“Together we preserve the unique nature of our neighbourhoods”*

## Lots of updates to share in this newsletter!

City Planning continues to push through zoning and by-law amendments at a furious pace at the behest of the province. Unfortunately, the changes are despite the valid objections of residents who know the communities in which they live. The City needs to start listening to residents and call out what is not right. We will all have to live with bad decisions for generations to come.

In this month’s newsletter look for the script in red and let us know...

**“Is the City just kicking the can down the road?”**

Send your comments to [info@csvsw.ca](mailto:info@csvsw.ca)



## CITY HALL WATCH ...

### GROWING SPACES FOR TREES

City-wide Virtual Consultations were held on September 25th and 27th to review **Protecting & Enhancing the Tree Canopy While Supporting Infill Housing Growing Spaces for Trees**. The report is meant to identify solutions to strengthen the protection of our tree canopy as /infill housing /hard surfaces in the city are increasing.

<https://www.toronto.ca/legdocs/mmis/2023/ph/bqrd/backgroundfile-240809.pdf>

**Trees and growing space cannot be an afterthought in the planning process.** The increase in impervious surfaces due to infill housing is identified as a major threat to Toronto’s tree canopy. We see other initiatives such as Laneway Suites, Garden Suites, Multiplexes and condo applications move forward through the Planning and Housing Committee and City Council at an unbridled pace and WITHOUT amendments to protect our trees.

#### CSVSWRA recommends:

1. Real requirements, not guidelines;
2. Proper metrics (e.g., separate shrubs from trees; soil volumes, hours of sunlight, etc.; publicly published canopy and greenspace maps updated accurately and frequently);
3. Significantly higher fines for illegal destruction of by-law protected trees;
4. Enforcement on weekends, not just Monday to Friday;
5. Stricter rules for as-of-right removal; and,
6. An annual Urban Forestry report to City Council that creates a public record of the number of permits issued to destroy trees because of infill housing and the number of trees illegally removed.

Without protection for our mature trees, **the City is just kicking the can down the road.**

**See research supporting why we can not afford to remove large numbers of mature trees and rely on the planting of new tree to adequately replace them.** With the effects of climate change increasing, we simply do NOT have the time!

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Trees-and-Their-Environmental-Value.pdf>



**“We are on a highway to climate hell with our foot on the accelerator.”**

*UN Secretary-General António Guterres*

Staff report goes to the Planning & Housing Committee in March 2025.

## EHON MAJOR STREETS

**With 40% of streets identified for the Major Steets initiative are located in Scarborough, OUR neighbourhoods will be the most impacted.**

On October 15<sup>th</sup> Councillor Kandavel hosted a Community Consultation on his EHON motion passed at the May City Council meeting directing staff to undertake area-specific engagement as a part of the Expanding Housing Options in Neighbourhoods (EHON) studies.

The EHON team was to gather feedback on the appropriateness of the following streets for intensification, maximum permitted heights, and other design considerations: **1.** Along Pharmacy Avenue, from Eglinton Avenue East south to Danforth Road; **2.** Brimley Road South; **3.** McCowan Road, from Eglinton Avenue East south to Kingston Road.

These streets identified for the EHON Major Streets initiative have local context that needs to be known and considered when adding more density. For example, the McCowan strip is used to access local schools and McCowan park and skating amenities. This means needed safety for travel by transit, car, bicycle, and foot. EHON proposes no plan or guidance to what is added and how it is added.

**Yet the EHON team insists there will be no exceptions.** A blanket imposition of regulations to all parts of the city is destructive and undemocratic.

Without proper planning to create adequate infrastructure and amenities for those who presently live in our Scarborough neighbourhoods, the City is thoughtlessly increasing density and **just kicking the can down the road?”**

When asked about affordable housing, the EHON team confirmed that the EHON initiatives will **NOT** contribute to affordable housing. So, who are we building for?

All EHON initiatives can be found here,

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

*“Cities have the capability of providing something for everybody only because and only when, they are created by everybody” Jane Jacobs*

## MULTI TENANT HOUSES (MTH) REGULATORY FRAMEWORK

Councillor Kandavel hosted a well attended Community Town Hall at the Scarborough Village Community Centre on October 17. The City’s Municipal Licensing Standards (MLS) and Multi-Tenant Housing (MTH) teams’ [PowerPoint Presentation](#) was targeted at MTH operators with an overview of the new regulatory framework, but there were **NO MTH operators in attendance** wanting to learn how to bring their rentals to compliance. Instead, the room was filled with **very concerned residents** who shared heartbreaking and distressing stories of the exploitation of

tenants and intimidation of neighbours along with the challenges of the monitoring, enforcement and complaint processes.

The MTH Team confirmed:

- Ward 20 has an exceptionally high number of complaints compared to other Wards;
- Enforcement officers have increased from 5 to 38;
- To date, the province has not seemed fit to allow the City's Enforcement officers the power to inspect illegal rooming houses.
- Not even one rooming house operator in Ward 20 has applied for a license.

The MTH team walked away that evening with a list of more than **90 suspected illegal MTH locations** just in the RA's small catchment to investigate.

There is a **predatory element in our neighbourhoods** that has a significant negative impact on the welfare of all of us. Increased fire hazards due to arson and MTH not in compliance with the fire code, unkempt lawns, noise, garbage, rats and a drowning death in a non-compliant backyard pool are just a by-product of the real problem. The concerns have been reported for many years and have continued without action from the City well before March 2024. Link to 3 letters of concern, [https://cliffcrestscarboroughvillagesw.ca/data/documents/Re\\_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf)

**3 days following the Community Consultation residents reported yet another example** of how residents are being impacted by the City failing to enforce bylaws: ... At 11am on Sunday October 20th, the RA was advised of an attempted robbery of jewelry worn by a senior who was putting her groceries into her vehicle at the Metro parking lot at Eglinton and Markham Rd. According to several witnesses there was an SUV parked near her vehicle from which people got out and tried to steal her jewelry. One witness shared the vehicle type and last 3 digits of the SUV. The vehicle was spotted and reported to 911. **The address the SUV was parked at is included in the list of the 90+ suspected illegal MTH given to the City to investigate.**

According to Municipal Licensing Standards (MLS), the plan is to wait for these illegal MTH homes to be registered. Pop up TEMPORARY Illegal MTHs are not one-off problems. Based on what our members have witnessed for many years, they appear to be part of an organized effort by a group of developers who purchase homes, rent them out to large numbers of individuals in neighbourhoods zoned single family residential and allow these homes to deteriorate. Once the houses are beyond repair, applications are submitted to COA to build luxury, expensive homes.

According to media stories the City of Brampton does have the authority to enter illegal MTH. If this is true, why doesn't the province provide the City of Toronto with this right?

Without proper enforcement of the MTH bylaw, **the City is just kicking the can down the road.**

**Watch this. Video...** "Anytime a developer walked in they said yes" .... Sound familiar? "Block busting" ... sound familiar? "Tearing down great neighbourhoods and building tall buildings" ... sound familiar? Watch this interview and learn what they did! [https://johnsewell.ca/recent-articles/?fbclid=IwZXh0bgNhZW0CMTEAAR2JCaGoUONw8ySu8CdULX8gPnRq1aifY\\_SDq87FVojqQ4rsjxq96hL89U\\_aem\\_K8ql7JXitu-9KV8BtybYkA](https://johnsewell.ca/recent-articles/?fbclid=IwZXh0bgNhZW0CMTEAAR2JCaGoUONw8ySu8CdULX8gPnRq1aifY_SDq87FVojqQ4rsjxq96hL89U_aem_K8ql7JXitu-9KV8BtybYkA)

**What happens when we allow the vulnerable to be exploited**

<https://thepointer.com/article/2021-10-29/international-student-crisis-funeral-home-sending-alarmed-number-of-bodies-back-to-india>

**Looking down the road...** with no real enforcement in place what will happen when these same players apply to build what the EHON initiatives have successfully pushed through? If you put a multiplex where before there was a single-family home, the math is easy, 4x the units, 4x the profits, 4x...

## AVENUES POLICY REVIEW

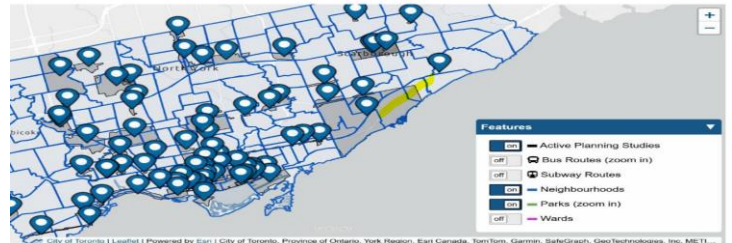
The Avenue Policy Review is part of the Housing Action Plan's Avenue, Mid-rise and Mixed-Use Areas initiative. **No more angular planes. small setbacks and increases in building form and heights. Commercial driveways onto local streets permitted.**

The City is inviting residents to area-specific meetings and a city-wide meeting to present the updated draft policy directions based on feedback received during Phase 1 of consultations. Staff are also looking for additional feedback in advance of final recommendations to the Planning and Housing Committee in early 2025. Click on the Meetings and Events Tab at this link to **register for an in person meeting in Scarborough on November 12 from 6pm - 8pm:** <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/>

This initiative proposes to amend Zoning By-law 569-2013 to facilitate mid-rise buildings on Avenues throughout the City of Toronto in areas where an Avenue Study has NOT been completed. We know that **only neighbourhoods that have the studies in place have some influence** on condo applications and the EHON initiatives that are being pushed through by planning.

Our Cliffcrest and Scarborough Village neighbourhoods do NOT have these studies and the big question is **why not?** Despite the RA's significant efforts over 4 years to bring to the City's attention the 14 active condo proposals, many infill developments, high water tables, close proximity to the fragile Bluffs + more, **we have been ignored.**

Why despite our request for studies are there blue dots with Studies all over Toronto but NOTHING in our catchment, highlighted in yellow?



Time is running out... we need a Policy Area Planning Study that considers the "full impact of development", so it can help establish feasible development requirements as an input to the new Avenues study.

We recently met and asked City Teams for confirmation that recommendations will be made to complete a study for our catchment, so it can be firmly captured in the report to council. Stay tuned for updates on this important ASK in our next newsletter.

Comprehensive studies are needed to take stock of and consider the local context and assess the potential impacts or consequences of proposals - flooding, traffic, safety, environmental impacts, etc. By ignoring this, **the City is just kicking the can down the road.**

## WHO IS LOOKING AT FLOODING MITIGATION

Following this year's **INTENSE RAIN EVENT ON JULY 16TH**, Mayor Olivia Chow and City Manager Paul Johnson said that new developments and projects will have to account for such changes moving forward.

As we wait for studies and action, density continually increases in our neighbourhoods as EHON initiatives, infill housing and condo developments move forward. Permeable surfaces are reduced, mature trees are destroyed, **all without any investment in infrastructure to prevent flooding.** When will new developments be evaluated with a climate change lens?

Back in 2021 the RA submitted a letter of concern to the City asking for **experts that understand the impacts of climate change** and deal with Foundation Geotechnical Design - Hydro Geology to assess impacts. In response we were pointed to the **Basement Flooding Study** that was underway. For 2 years the RA follow up with the Basement Flooding Study



Team. At last, we were advised that AREA 52 & 59 details were ready to be shared with the community. **What did we learn?**

1. The recommended solutions are not yet funded by the City.
2. Further detailed engineering work must be completed to confirm project details, which may take a number of years to complete.
3. This detailed engineering work and funding approval would be needed before any construction takes place.
4. The studies do not consider new developments.

**See the RA letter of concern submitted in response to this update,** <https://cliffcrestscarboroughvillagesw.ca/data/documents/Area-52-and-59-Flooding-Team-Follow-UP.pdf>

Despite the fact that Basement Flooding studies for our communities show upgrades to the sewage system are needed to prevent basement flooding and overland flooding, **City staff recommend the approval of condominiums and infill housing seemingly oblivious to infrastructure deficits and the climate crisis.**

So, we have overwhelmed infrastructure, with no funds to improve, yet we continue to add density. For more info follow these links, [toronto.ca/bf59](https://toronto.ca/bf59) and [toronto.ca/bf52](https://toronto.ca/bf52)

Approval of new developments that will significantly increase density without the infrastructure to support it shows that the City is sticking its head in the sand along with **kicking the can down the road?"**

## STORMWATER MANAGEMENT INCENTIVES SURVEY - HAVE YOUR SAY

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/stormwater-management-incentives-consultation/>

## STRIP PLAZA SURVEY – HAVE YOUR SAY

**Strip Plaza Study:** City Planning is looking at commercial strip plazas across Toronto to understand how they serve local communities and contribute to the city's economy. Have your say on Toronto's strip plazas by filling out this survey. <https://cotsurvey.chkmt.com/?e=380188&d=1...>

**Out of 400 strip plazas in the inner suburbs, 51% are in Scarborough.** Many of our Scarborough strip malls, filled with long term small business and potential home to enterprising newcomers are disappearing to make way for new development. We are concerned that without these employment lands we can not have complete communities. Looking back, the RA 2022 story "*Is this what we want for Kingston Road?*" raised concerns with regards to retail space being lost to condo developments and that new retail space in condos remained empty for years!

[https://cliffcrestscarboroughvillagesw.ca/data/documents/17\\_Newsletter\\_March\\_2022.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/17_Newsletter_March_2022.pdf)

Today, October 2024, the same retail space reported in our 2022 story is still empty...with the exception of a newly opened dental clinic.

**We asked City Teams - WHY?** They provided no real response and only acknowledged that it was true. Then went on to say that the trend has been that eventually the developer will ask to have the retail spaces turned to residential units. Sadly, with these approvals, the little hope the neighbourhood had for nearby walkable retail, already lacking in Scarborough, goes away. If it's a known problem why is the city not addressing it? Why does Council not ask for a review to determine what needs to be done to fix this?

We ask, **"Is the City just kicking the can down the road?"**

## NIGHT ECONOMY REVIEW FOR WARD 20

Follow links to learn more about the City's [Night Economy Review](#), City staff and the [Ward Councillor's office](#) heard concerns that at the time of the Review, Ward 20- Scarborough Southwest did not have a Ward Councillor as a by-election was underway. Some residents expressed concerns that they may not be adequately represented for this reason.

## Meanwhile, at Queens Park ...



## MORE PROVINCIAL PROPOSED ZONING CHANGES!

Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, (ARU) made under the Planning Act. See link, [Provincial Planning Policy Branch](#)

This contradicts Toronto's "Growing Spaces for Trees" initiative captured on page 1. The Provincial Planning Policy Branch is reducing the green space and allowing 45% lot coverage for each building. Add hardscaping to each building and the lot is totally covered with concrete. This loss of green space and tree canopy contributes to the Urban Heat Island effect and worsens flooding and water run-off overloading the City's drainage systems.

### Some proposed Amendments:

- Override all angular plane requirements in municipal zoning by-laws for buildings with ARUs
- Allow at least 45% lot coverage for all buildings and structures on parcels with ARUs
- Override all FSI (density) requirements in zoning by-laws that apply to parcels with ARUs

See letter of concern submitted by RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Ontario-Regulation-299-19-Additional-Residential-Units-Submission-to-ERO-019-9210.pdf>

**More on Heat Island,** <https://climateatlas.ca/urban-heat-island-effect>

The City needs to STOP pointing to the province and start calling out what is not right. We will all have to live with the decisions made for generations to come. We ask, **"Is the City just kicking the can down the road?"**

Toronto, now with Highest Density Ranking in North America

<https://www.newgeography.com/content/007367-toronto-solidifies-highest-density-ranking-north-america>

## DOLUS DIRECTUS at ONTARIO PLACE

On October 3, 2024 we witnessed another example of the irreversible decline of our city. We witnessed the ruthless & calculated, **ignoring its own environmental and heritage laws**, under the cover of darkness.



The uncaring and uneducated have set us back 60 years with the destruction of more 850 mature trees in less than 36 hours on the West Island on Ontario Place.

Devastating images have been shared of distressed birds circling what was once their home, now displaced along with foxes, minks, squirrels and many more. A wreckage that can never be reversed for a private spa that no one appears to want.

Ontario Place Protectors filed an emergency injunction to stop the tree removal but the speed of events left little to save.

<https://www.canadianarchitect.com/amid-837-trees-coming-down-province-releases-95-year-lease-with-therme/>

The Co-Chairs of *Ontario Place for All* wrote, "Today we are grieving the loss not just of the trees and waterfront but the lack of vision for the future of our city and the loss of a beloved public space. We also grieve the lack of transparency and democracy (again.) The government and everyone involved with this project should be ashamed."<https://mailchi.mp/ontarioplaceforall/whatsnext?e=aa925dd465>

Follow this link to learn more on how to keep *Ontario Place for All*. Make sure to look at the TAKE ACTION which includes various options on how you can add your voice against the destruction of "OUR" Ontario Place. Read TCLF's article "From Icon to Wasteland": <https://www.tclf.org/landslide-update-ontario-place-icon-wasteland>



## Cliffcrest Scarborough Village local updates...

### LOOKING at the BIG PICTURE

#### 3291 Kingston Road and 2 & 4 Windy Ridge Drive

Many unanswered questions remain about the "rezoning application" and "site plan application" submitted by the Applicant. Yet, the most recent response from City Engineering was:

*"For the purposes of the Zoning By-law Amendment at 3921 Kingston Road, the submitted reports are satisfactory to the City. As such, and with consideration that staff have addressed your questions above and during the recent Scarborough Community Council meeting, there is **no further discussion** or email exchanges warranted on these matters."*

#### Is this the democratic way of dealing with concerned citizens?

The RA's response and follow ups are captured here,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-Follow-up-questions-to-Toronto-Engineering-re-3291-Kingston-Road-24-Windy-Ridge-Development.pdf>

OLT directed the applicant to meet the requirements by March 30th. This deadline was extended to July 31st, then again to August 31st. This week, the deadline was extended to November 12.

#### 27 and 29 Parkcrest Drive -

Councillor Kandavel's actions tell us he is listening to our concerns but is it too late? In response to the RA's letter, approval was deferred for the Official Plan Amendment and Zoning Amendment for this application and our Councillor organized a **second community consultation**. See link to letter submitted by the RA

<https://www.toronto.ca/legdocs/mmis/2024/sc/comm/communicationfile-180566.pdf> At every community consultation, including this one, there is one common question that is always talked away and never responded to,

#### "Where are the studies that show the full cumulative impact of nearby developments?"

But not this time... when residents shared, they were worried about a population growth of more than 2000+ residents from the 4 developments within 2 blocks, **Councillor Kandavel agreed this was a valid concern**. On September 23, 2024 he facilitated a meeting with City Teams and the RA to discuss these concerns. See the RA's follow up letter sharing some background and asking how to engage with next steps.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-re-follow-up-to-September-9th-Planning-Meeting-request-for-Local-Area-Study-follow-up.pdf>

### The Future of Kingston Road???



Action needs to be swift to get this study in place, the **Avenue Policy Review** currently underway by the City (see page 2) wants to make these new avenue segment reviews discretionary.

### NEIGHBOURLY SUPPORT- COA & TLAB updates

Watch the YouTube recording of the hearing for Martindale Road. [Committee of Adjustment, Public Hearing, Scarborough, September 18, 2024 \(AM\) \(youtube.com\)](https://www.youtube.com/watch?v=...) Watch 4:16-4:53 and then 5:10-5:21 of the recording.

COA denied the application stating that desiring a larger home for your family does not warrant approval of an egregious GFA. Unfortunately, **letters from Urban Forestry and Community Planning not objecting** to the application were interpreted as approvals. COA did not give equal weight to the letter of objection submitted by our Councillor. Despite the refusal, the developer has appealed to TLAB. CSVSWRA is asking Councillor Kandavel to put forward a motion at City Council to assign a lawyer and attain Party status at the hearing. The chair (Anne McCauley) acknowledged our RA's review and response to applications and highlighted our GFA/FSI plots that prove this variance application was NOT minor!

Our records show that same home on Martindale had trees cut in advance of this submission. Residents shared the following:

*"During our morning walk, on October 27, 2023, my wife and I heard the sounds of multiple chainsaws as we were returning to our home on Martindale Rd. Strangely enough, we did not see any vehicles in front of 16 Martindale Rd. I asked a crew member if they had a tree removal permit and he said "no". I then asked "why are you cutting down that tree". He then responded by saying "the tree was uprooted". I responded by saying "that's funny, I have never seen an uprooted tree which remained perfectly vertical".*



Residents confirmed that a video was also sent to 311 and details about the illegal removal of a tree was also sent to Mark Ventresca, Greg Lintern, and Melanie Melnyk to advise them. *"Another removal of a backyard tree with a significant diameter, without a permit, at another investor-owned property recently purchased and transformed into what is likely another illegal and unsafe rooming house."*

The RA has a record of many more similar examples that can be shared where there was no action taken by the City.

**We ask, "Is the City just kicking the can down the road?"**



#### Meaning: *kick the can down the road*

Especially in politics, to postpone or defer a definitive action, decision, or solution, usually by effecting a short-term one instead.

This newsletter captures just a glimpse of the goings on of our City, throughout the various stories, **"Is the City just kicking the can down the road?"** Let us know by sending your comments to, [info@csvsw.ca](mailto:info@csvsw.ca)



This month we have 2 entries for our  
**"LETTER OF A CONCERNED RESIDENT"**

**LETTER 1:** The RA was copied on the 1st letter that was sent in response to the invitation to participate in Phase 2 of the Avenue Policy Review. The author agreed to share the letter which is captured on page 2 of this newsletter.

**LETTER 2:** I was asked to speak at an event organized by SUN, (Scarborough United Neighbourhoods) with special guest Councillor Matlow in attendance on Tuesday, March 19, 2024. At this event I shared the following narrative **"A Shopping Trip in Scarborough."** with the group. <https://cliffcrestscarboroughvillagesw.ca/data/documents/A-Shopping-Trip-in-Scarborough-March-19-2024.pdf>

I met the sender of the second "Letter of a Concerned Resident" at this event. I asked him if I could include his message following the SUN event in our RA newsletter and he agreed.

My understanding of the message from both authors is that the City needs to do better!

**You are welcome to submit your "Letter of a Concerned Resident" anonymously or with attribution, please email [info@csvsw.ca](mailto:info@csvsw.ca).**

**Please be kind and considerate of opinions.**



**"LETTER OF A CONCERNED RESIDENT"**

Sent to [phc@toronto.ca](mailto:phc@toronto.ca) on Oct 31, 2024 in response to Avenues Policy Review: Invitation to Participate (Phase 2)

Stop being dishonest. The City hasn't adjusted the proposals one bit and not listened to informed and expert submissions and deputations one bit.

We are screaming loudly that the goals are valid

but you are going about things wrong.

You are ruining the City and there is no Planning involved, just simple elimination of the checks and balances needed to be true to the OP. We are losing whatever parts of "complete communities" or "resilience" we have in Scarborough to the development lobby because our land is cheap, our politicians are bought out or uninformed, and our residents are poorer than in other parts of Toronto. Shame on you.

We will continue to show up, but just stop professing and counting these events as consultations.

Sincerely,  
Concerned Resident

**NEXT ISSUE:**

**Are we creating a City for the have and have nots?** Are the many City initiatives helping with affordable housing? If not, why such urgency to get them pushed through and who are they really helping? Also, more updates on **LOOKING at the BIG PICTURE**, our follow up to the request for Area Planning Study, + more conversation on how

**"Together we preserve the unique nature of our Neighbourhoods"**

To catch up on PAST newsletters visit,

<https://cliffcrestscarboroughvillagesw.ca/news/>

**News - Cliffcrest Scarborough Village SW Residents Association**

**WE WANT TO HEAR FROM YOU!**

To learn more about the RA visit :

<https://cliffcrestscarboroughvillagesw.ca/about-us/>

Call: 647-245-3277 Email: [info@csvsw.ca](mailto:info@csvsw.ca)

Join our **FACEBOOK Page** [www.facebook.com/groups/csvsw](http://www.facebook.com/groups/csvsw)



**"LETTER OF A CONCERNED RESIDENT"**

Just a follow up thank you for the Scarborough Sun meeting.

A special salute for the evident integrity of Councillor Matlow at council, calling out staff that deliberately misled him, and brickbats to the council that reprimanded him for doing so.

The city is effectively bankrupt - there are tremendously large outstanding responsibilities which the city cannot and has not honoured. Including: 1. Public Housing, 2. Sewers, 3. Transit, 4. Transportation, 5. Recreation and on and on.

The existing infrastructure is already heavily overtaxed and a very large amount of development is not only underway but even more is approved.

Yet our city seems reluctant to stand up and stop this tsunami. A wave of development that is drastically degrading our standard of living, impoverishing the city and creating a nightmare for our inhabitants and citizens.

I am very much aware of the statutory and constitutional limitations which the city faces. And we all know that the Province could constitutionally choose to simply erase the city.

However, if nothing else the present Provincial Government has exhibited some awareness of the practical limits that restrain their actions and have actually demonstrated some flexibility when faced with an uproar.

My suggestion is that it is time for that uproar. The supposed justification for the massive density increases being foisted on the city - that being in aid of affordability - is demonstrably false. Always has been and always will be. This city went through this once before and it brought about a substantial house cleaning at city hall back in the late 60's early seventies when the Reform council took office.

The city has substantial tools available. It does not have many definitive hammers but it does have at least one - that being the power to prohibit multi residential rental demolition - with absolutely no right of appeal. Just by exercising this power the city could effectively preserve what little affordable housing we have left. Let's at least stop digging the hole deeper

Moreover, the city can, if it so chooses, resist any and all upzoning applications. By doing so as a matter of policy and broadcasting far and wide that stance you will change the entire development calculus, and consequently the stampede to upzone that is so very profitable and even more dysfunctional. We could actually get more buildings actually built, rather than just "planned and approved". The city can resist applications, resist site plan agreements, appeal OLT rulings, and seek judicial review and subsequent appeals. If for no other reason than the glaringly ridiculous school situation, which should embarrass everyone involved. There is a lot of meat on that bone.

Just like you, Mr. Sewell opined to me, fairly recently, that the best way to effect change is to replace the decision makers. As a diehard capitalist, who had scant regard for Mr. Sewell in his mayoral days - I have come to regard him and his views very differently nowadays.

The cited justification for enabling this gigantic wave of development is to aid "affordability". Nothing could be further from the truth. Upzoning to increase density ALWAYS increases the value of land, making it LESS affordable. The horrendous infrastructure backlog will only be aggravated by increased density. The rampant social issues exacerbated by density are on exhibit right now in our city.

It is time for a big change.

Regards!

John

Concerned Resident