



on Location

“Together we preserve the unique nature of our neighbourhoods”

IN THIS ISSUE...

on LOCATION - local updates for Cliffcrest Scarborough Village
City Hall Watch, catch up on most recent City updates;
At Queens Park - how will provincial decisions impact our City;

Scarborough SW is going to become much more populated over the next decades and as more housing is added, of equal importance are—how people live, including transportation needs, flow and safety, impact on the watershed, biodiversity, tree canopy, and community services, to name a few.



CITY HALL WATCH ...

AVENUES POLICY REVIEW

The City is proposing to add 283 kilometers of new Avenues across the city, significantly expanding the current network of Avenues across Toronto. You can view the city map here: [City Map](#). Ward maps can be found here: [Ward Maps](#). Notice was provided 2 days before that the report was going to the Planning and Housing Committee for review on January 23, 2025. This Avenues proposal is a drastic change being pushed through without residents' knowledge. Nor will Planners have to refer back to residents in the future.

From maps and details provided it remains difficult to decipher what streets will be impacted and verify the criteria used to identify these streets by the project team.

- Various versions of the Map show Avenues arbitrarily added or removed.
- The report offers no performance standards whatsoever implying **details will be determined after it is approved by Council.**
- Developers would have the right to build Mid-Rise and High-Rise buildings without any further studies, approvals, or input from neighbours.

Additionally, there is no third-party appeal process to the Ontario Land Tribunal (OLT). There are also have recommendations to lift segment and avenue studies. More meaningful consultation and more details on the cumulative impact of these changes to our neighbourhoods is needed.

See letter & CSVSWRA Comments for 2025.PH18.5 on January 23, 2025 Planning and Housing Committee

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-of-Concern-re-Item-2025.PH18.5-January-22-2025.pdf>

We continue to see how easily City Planning gives over neighbourhood lots to rezoning to increase the lot for oversized developments. At PHC meeting and Avenues Decision Report was adopted (2025 PH 18.5 despite much opposition.

Here is the main site: [Housing Action Plan: Avenues, Mid-rise and Mixed Use Areas Study – City of Toronto](#)

See link below, if you scroll down you can see the amendments and what was passed [Agenda Item History - 2025.PH18.5](#)

These changes will have a major impact on our communities

[Housing Action Plan: Avenues Policy Review – Decision Report](#)

City staff have been directed to develop information packages for each Councillor on the Official Plan Amendment changes approved in this report, including:

- Ward specific maps that show the Avenues that have changed in the official plan; and
- Key messages on what the Official Plan Amendment change means, including but not limited to: i) zoning and site plan process and requirements; ii) requirements for community consultation and community council approvals; and iii) parking and retail impacts and requirements.

We will share these materials once they are shared with us.

REDUCING STORMWATER RUNOFF AND MITIGATING BASEMENT FLOODING

Yet again, more money for programs while no recommendations about guidelines or requirements to reduce the paving over land or digging too deep a basement.

A Staff Report presented to Executive Committee on January 28, 2025 the Public Consultation Report is available at toronto.ca/StormwaterIncentives We are extremely concerned about stormwater runoff and are supportive of expanded and new subsidy options for private properties under the BFPSP but it is equally important to prevent the loss of permeable land.

What can be done?

We recommend that the City of Toronto not remove Segment or Avenue Studies (Planning staff have suggested that the City move to after build monitoring)

We recommend that the City's EHON, HAP, Garden Suites, and other planning initiatives be revisited to give real consideration to how to reduce stormwater runoff and mitigate basement flooding.

We recommend cumulative assessments and studies to monitor and manage changes to sites, so that developments do not get approved without careful understanding of the impact to communities,

We recommend the City of Toronto looks at practices in other regions, such as York and Peel. In York and Peel Regions, planning and design practices promote sustainable surface water management.

Programs to subsidize sump pumps etc. are only band aids on a larger problem, which with climate change, is due to grow to unprecedented levels. **See letter of concern by CSVSWRA,**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-to-Mayor-Chow-and-Executive-Committee-re-EX20.12-Stormwater-and-basement-flooding-January-27-2025.pdf>

City Council adopted this item on February 5, 2025 with amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX20.12#>

RECOMMENDED PARKING REQUIREMENTS FOR NEW DEVELOPMENTS - Accessible, Bicycle, Visitor

Zoning By-law Parking Requirements Review - Report Recommended Parking Requirements for New Development - Accessible, Bicycle, Visitors was released in Zoning By-law 569-2013, including proposed zoning by-law amendment,

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.3>

It indicates, "the amendment will also reduce the visitor parking requirement for apartment buildings with 60 or fewer dwelling units on lots designated as neighbourhoods and abutting a major street, as shown on Official Plan Map 3, to one (1) visitor parking space."

We have heard already closer to the core that residents cannot find parking for their out-of-town family or friends. These are not segments that lend themselves to modal shifting.

It further exacerbates the battles for on street parking and permits, reducing street walkability and safety and access for plows and emergency vehicles. You may gain a bit of revenue from street parking and then you will lose it quickly and some through increased regulatory costs. Furthermore, with the goal of main-floor retail and services, this move contributes to reduced access for elderly, families and infirm and pushes a problem forward for much needed health clinics and services (which require parking). This is a misinformed move.

Letter of concern sent to PH18.3 to Planning and Housing Committee <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-2025.PH18.3-Recommended-Parking-Requirements-for-New-Development-Accessible-Bicycle-Visitors-Jan-2025.pdf>

City Council adopted this item on February 5, 2025 with amendments <https://www.canadianunderwriter.ca/brokers/torontos-july-flood-losses-rise-to-nearly-1-billion-1004255122/>

Some thoughts on PARKING FOR CONDOS and an interesting article which involves new buyers of condos signing an agreement that IF they don't have condo parking, they will not receive any Permit parking because it's in Zone 9C. That will make new buyers re-consider if they have a car. A good review of some of the issues that will impact the residents for both condo and their visitors needing parking.

<https://beachmetro.com/2024/09/18/lack-of-parking-a-major-concern-raised-by-residents-at-consultation-meeting-on-development-plans-for-queen-and-lee/>

The city has eliminated ANY parking requirement city wide under the cover of improving affordability. The developer is deciding how much parking is needed to sell the units. Who will address safety concerns when cars line our streets, limited visibility, insufficient turning space, limited access for emergency vehicles + more.

MULTI TENANT HOUSES (MTH)

Toronto has NOT received enabling legislation from the province to allow inspection; CSVSWRA remains concerned that the City of Toronto does not have the capacity or authority to properly regulate rooming houses.

<https://www.toronto.ca/community-people/housing-shelter/multi-tenant-rooming-houses/>

The CSVSWRA requested the formation of a working group made up of City staff and residents to understand community concerns and how to address these concerns. Through Councillor Parthi, the first meeting was scheduled January 22, 2025 as well as February 18, 2025 with residents and staff from the following departments, Municipal Licensing & Standards, Fire, Building & Planning.

You can help City Teams bring MTH operators to compliance by reporting suspected rooming houses via the 311 Portal.

<https://www.toronto.ca/home/311-toronto-at-your-service/create-a-service-request/service-request/?request=0VS6q00000DzooGAC>

EGLINTON EAST LIGHT RAIL TRANSIT (EELRT) PROJECT

Executive Committee discussed the Eglinton East LRT on **January 28 2025** and recommending that the city request the federal government to provide funding:

https://secure.toronto.ca/council/agenda-item.do?item=2025_EX20.9

It was noticed that there is a difference in the language of the downtown Waterfront East LRT report vs. the Scarborough Eglinton East LRT report.

[WELRT recommendation:](#)

3. City Council direct the City Manager and the Chief Financial Officer and Treasurer to inform the Provincial and Federal Governments of the City's funding commitments to the WELRT and request their financial support to **fully fund the entire project."**

[EELRT recommendation:](#)

8. City Council endorse the EELRT project as a priority project for funding under the Canada Public Transit Fund (CPTF) and direct the Executive Director, Transit Expansion, in consultation with the City Manager and Chief Financial Officer and Treasurer, to take any necessary steps to work with the Provincial Government to **prioritize the EELRT for funding under the CPTF."**

This project should remain at the top of the list when it goes to the executive committee for approval to move forward as a **priority project**.

For more details about the Eglinton East Light Rail Transit Project see https://secure.toronto.ca/council/agenda-item.do?item=2025_EX20.9

Adopted at City Council February 5, 2025 with amendments.

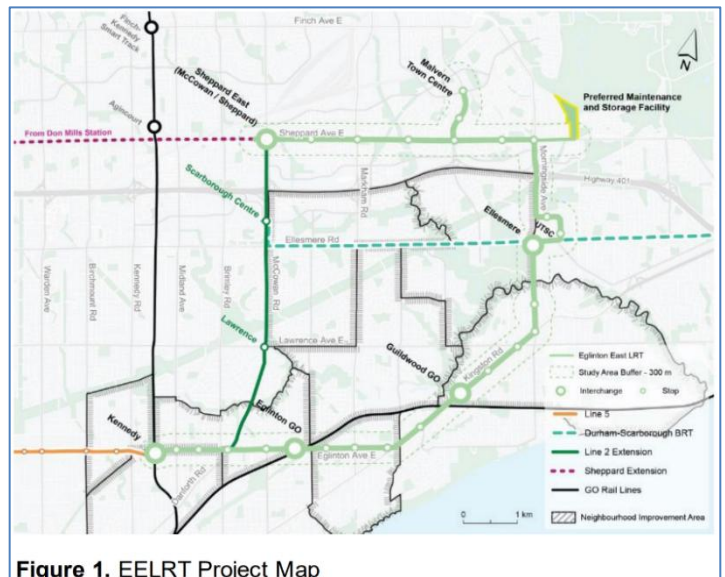


Figure 1. EELRT Project Map

BUSINESS LICENCES REVIEW

The City is reviewing its rules for businesses and trades outlined in Toronto Municipal Code, Chapter 545, Licensing (the Licensing Bylaw). The City is considering deregulating certain business types and trades to modernize the Licensing Bylaw to meet today's business environment and reduce red tape. As a Resident Association, we feel that it is very important to maintain standards which allow consumers to have comfort that they are hiring companies which meet or exceed requirements in the operations of their businesses. See letter of concern sent by RA,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-to-City-of-Toronto-Review-Board-for-business-licensing-Jan-26-2025.pdf>

More details on updating the Business Bylaw

<https://www.toronto.ca/services-payments/permits-licences-bylaws/updating-the-licensing-bylaw/>

Check out the archives of the local businesses periodically starting from 1950 – 2025, https://www.youtube.com/watch?v=CaowbQ_qSb0

Martin J. Osborne: The evolution of retail business:

Bloor St (Spadina/Christie)

BUDGET

Councillor Parthi Kandavel invited Scarborough, Southwest Residents to a town hall on January 22, 2025 and was joined by Mayor Chow for a townhall discussion in Scarborough. Residents asked for a 2025 Toronto Budget to reflect the average citizen, some details capture in the following link, <https://torontoobserver.ca/2025/01/24/toronto-budget-2025-scarborough/>



Meanwhile, at Queens Park ...

QUEEN'S PARK

ONTARIO ELECTION - February 27, 2025

Only 43% of Ontario voters supported the PCs, yet the voting system gave Doug Ford's PCs 64.5 % of the seats and 100% of the power.

<https://www.fairvote.ca/28/02/2025/pcs-form-a-majority-government-with-43-of-the-vote-ontario-voters-cheated-again-by-first-past-the-post/>



On LOCATION - local updates for Cliffcrest Scarborough Village...

LOOKING at the BIG PICTURE

The 2759 - 2763 Quentin condo application takes up practically 100% of the site (greenspace solely on the roof), provides minimal parking spaces and gives no consideration for local parking and traffic issues and seasonal mayhem associated with Bluffer's Park. This proposal is in addition to the 14 developments captured in the BIG Picture Map created by the RA.+ there are more development applications since we last updated the Map.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.73509055405719%2C-79.223535&z=13>

No place else in the city does development come so close to our Bluffs, where are the studies that reveal full impact. The RA asked Scarborough Community Council AGAIN to pause and take a closer look so that informed decisions can be made.

See RA letter submitted to Scarborough Council, [2759 and 2761 to 2763 Kingston Road and 52 St Quentin Avenue - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval](#)

and deputations by our directors. The pertinent portion starts about 22 minutes in and continues until the Councillors pass the motion to approve. <https://youtu.be/f-YZjISKGyc>

For almost 5 years the RA has been raising concerns that multiple developments in the Kingston Road corridor of Cliffcrest and Scarborough Village could contribute to dire consequences to residents close to the Bluffs and the natural features which are the Scarborough Bluffs and local ravines. Scarborough Village is an underserved area that needs a long-term plan to increase services and facilities for our existing residents and tax-payers and to keep pace with planned growth in residential density. CSVSWRA has a vision of a walkable, attractive community and we will continue to ask for this.

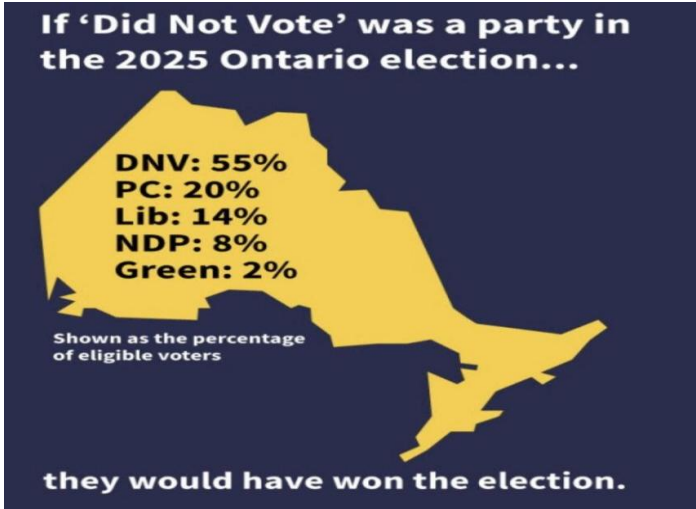
COMMUNITY CONSULTATIONS or PRESENTATION TO GET THE CHECK BOX

We have asked the City to listen to our concerns, to show us the on the ground studies and pilots that would reveal full impact, we have asked for commitment to proper transition between family neighbourhoods and these new large and intrusive builds, but they respond by passing as of right permissions so we have no say... The City equates surveys and one way info sessions with consultations. They've shown little to no accountability about taking any of the feedback under serious consideration.

The RA has attended many "community consultations" in the last few years and our experience has been that they are just check box "presentations" not "consulations"

100% agree with the following paragraph found on the first page of the letter from Jane to TRCA, "Public officials arm themselves with "experts" and consultants who are hired for, "difficult EA projects". Cunningly crafted reports supporting predetermined positions, contrary to sound environmental practice and in the face of public outcry, are financed on the taxpayer's dime. Public information sessions and consultations are carried out with military precision and the strategic goal of a premeditated outcome."

<https://janefairburn.com/wp-content/uploads/2018/09/Jane-Fairburn-Letter-to-Anne-Cameron-DS.-1.pdf>



ONTARIO PLACE FOR ALL

A win for water users of the West Channel at Ontario Place, marine life and habitat. <https://ero.ontario.ca/notice/019-9534>

Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Decision Updated
Decision posted	February 28, 2025
Comments received	Through the registry 2,250

ONTARIO PLACE SEWER UPDATE

This consultation was open from: **December 27, 2024 to February 10, 2025**

Decision summary

The applicant has withdrawn their application. No approval was issued.

Read more on how the fight continues following the election <https://mailchi.mp/ontarioplaceforall/march?e=aa925dd465>

See link shared by our FONTRA friends, it is recommended that the City needs to look at public consultation in a new way – that would involve far more education as well as communication. Far more analysis of the impacts and effects on the local and neighbourhood level is needed.

<https://fontra.com/improving-community-consultation/>

Unprecedented growth is being approved without looking at the full impact it will bring, **could it be considered a malpractice?**

[Expanding Housing Options in Neighbourhoods \(EHON\) and https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/](https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/)

In Vancouver an Open letter was sent to Mayor and Council, is it time for Toronto unite and to Speak out as well?

<https://gellersworldtravel.blogspot.com/2024/12/open-letter-to-vancouver-city-council.html>

STILL SEEMS TO BE SOME PROPER DECISION MAKING AT OTHER COA's

A proposed fourplex in Etobicoke was rejected after opposition from more than 40 neighbours, "While the owner wanted an exemption to build larger than what's allowed, much of the hearing focused on added density and whether a multiplex fit the character of the neighbourhood

https://www.thestar.com/real-estate/a-proposed-fourplex-in-etobicoke-was-rejected-after-opposition-from-more-than-40-neighbours/article_0e359d3e-d8fd-11ef-9fdb-1355603c161c.html#tncms-source=login

See also,

[Toronto neighbourhood completely up in arms over plan to build a fourplex](#)

CSVSWRA AGM UPDATE

We are 5 years old!

The Association was incorporated in September 2020.



See presentation capturing our journey since our last AGM as well as highlights of the past year.

[CSVSWRA-2025-AGM.pdf](#)

With the generous support, our dedicated volunteers have been able to:

- Assist our neighbours oppose egregious applications at the Committee of Adjustment; TLAB and OLT
- Comment on changes to zoning by-laws that will affect our communities; see some of the many letters of support on behalf of residents found in our [Community Support - Cliffcrest Scarborough Village SW Residents Association](#)
- Help people like you navigate through the City's complaint system;
- Provide frequent updates about our neighbourhoods through our newsletter;

- Work with our Scarborough Councillors and their teams to ensure that our concerns are heard.
- We exchange information and are connected to other community leaders, FUN, Corra, SUN (what else) and are often in contact with other RA's so we can work together to bring a stronger voice to Cliffcrest Scarborough Village SW RA.
- Organize a community events & barbeque for our members;
- Several food drives, completed our Inaugural photo contest, engaged students of Bliss Carmen and St Agatha as Stewards in a Tree Ribbon Campaign to bring attention to our tree canopy.
- Created 2 self guided tours throughout our Neighbourhoods for residents and visitors to enjoy as they learn about what is special about this area.
- Applied for a grant to bring "Tiny Homes" sharing libraires to our neighbourhoods. (Visit our community sharing library at 3 Windy Ridge Drive.)
- We have created a Q&A tab based on YOUR questions to us
- Have a look at some of the resources we have gathered in our website just for you, some produced in house by some of our dedicated directors:
 - How to guide for COA
 - What to do and who to contact when trees are being cut down.
 - You can also find much more if you explore our resources,
- We have started a Facebook site where you can find lots of useful information and have an opportunity to comment on these posts if you become a member, <https://www.facebook.com/groups/csvsw>

These are just some of the things we have been doing! The founding members and directors have been meeting regularly and working diligently to build this Association, our hope is it will be a long-lasting vehicle for change.

Our mission statement.

"Together we preserve the unique nature of our neighbourhoods".

Change is happening fast in our neighbourhoods, we believe an informed community is a strong community, please do reach out to us with questions & get in touch with your Councillor with concerns. All that has been learned & accomplished over the last year has been through many many volunteers' hours dedicated by the folks who care about our special neighbourhoods. We are here to support local residents, but we can not take your place, and we still need the impacted or concerned residents to be involved. We invite you to consider joining one of our committees, or becoming a street rep. Let friends and neighbours know about the RA and Invite them to become members.

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

Small but mighty, we hope the RA continues to learn and grow,

Get your lawn signs and bookmarks!





"LETTER OF A CONCERNED RESIDENT"

You are welcome to submit your "Letter of a Concerned Resident" anonymously or with attribution, please email info@csvsw.ca. Please be kind and considerate of opinions.

"LETTER OF A CONCERNED RESIDENT"

Dear Mayor Chow (Olivia),
As a resident of Ward 20, I am extremely disappointed with not only the HAP: Avenues, Mid-rise and Mixed-Use Areas Study process, but the fast and furious flurry of planning changes inflicted on the residents of Toronto by EHON and HAP. City Planning and Toronto City Council have adopted a one size fits all approach to the different neighbourhoods of our city. Concerns raised by Councillors, who are elected by residents to represent them, are ignored by a cabal of Councillors who seem to be unduly influenced by a small group of disgruntled, hostile people. It appears that Council is approving zoning and Official Plan changes to obtain money being dangled by the Provincial and Federal governments rather than by carefully considering the long-term impacts of these significant changes to our neighbourhoods. Yes, we need more housing but this needs to be AFFORDABLE housing that can house those who are presently unhoused and can meet the needs of young people who are being pushed out of the city by speculators, which is what we used to call developers. I want to see you pushing back against higher level governments and question their decisions that are negatively impacting the quality of life in our city.

It is time for this City to return to a slower pace of planning changes. Planning needs to start planning communities not pushing through development. My neighbourhood of Southwest Scarborough needs amenities, such as grocery stores that residents can walk to; we need retail stores that sell clothing; we need more community centres. What we need are complete communities that are walkable and enable people to age in place. People need cars to get around our communities; increasing density without addressing walkability and transit is just going to exacerbate climate change. Reducing permeable land by permitting larger and larger buildings is just going to exacerbate the risk of flooding from extreme rainfall. This requires PLANNING not rubber-stamping development applications that do not respect the residents that live here. The public consultation process is woefully inadequate; planning doesn't even produce maps with street names on them. And these maps fail to show significant features such as TRCA lands, cemeteries and school playing fields. And forget about Planning providing information to their bosses - you - that reflect the concerns of those who attend events.

I want to live in a democracy, where yes, it does take longer to make decisions but at least these decisions reflect the opinions of the people who live in that community and know that community. Eliminating red tape to build faster decimates important environmental and livability principles. And that's what all of these recent planning studies are doing.

This latest planning idea needs to go back for further work.

Janet May
Ward 20, Scarborough SW



**To ALL RESIDENTS,
will you help us spread the word?**

Please forward this newsletter to anyone you think may be interested in joining and help build a stronger voice for our neighbourhoods.

Our mission statement,

"Together we preserve the unique nature of our neighbourhoods".

To learn more and for details on how to become a member see, [About Us - Cliffcrest Scarborough Village SW Residents Association](#)

Our new LOGO!



Designed by a Local Artist, the very short RA Acronym is surrounded by the three main natural features of our community. Light to dark blue banding represents the many paths of water flowing above and below the Scarborough Bluffs, represented by the dark brown swatches, leading into Lake Ontario. Across the top of the acronym is a representation of the majestic urban forest, which are home to the diverse wildlife which live in and around the South West Scarborough area! Our new logo represents what is special about where we live, inspiring stewardship to preserve the unique nature of our neighbourhoods.

NEXT ISSUE:

Watch for updates on **LOOKING at the BIG PICTURE**, our follow up to the request for Area Planning Study, Rooming House Task Force Meeting update + more conversation on how

"Together we preserve the unique nature of our Neighbourhoods"

To catch up on PAST newsletters visit,

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

WE WANT TO HEAR FROM YOU!

To learn more about the RA visit:

<https://cliffcrestscarboroughvillagesw.ca>

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

Join our **FACEBOOK** Page

www.facebook.com/groups/csvsw