



Cliffcrest Scarborough Village SW  
Residents Association

# on Location

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

## BE AWARE AND GET INVOLVED

This story continues from last month issue...

In this month's update - this building construction is still halted. Residents continue to raise concerns about the scale of development which is taking place in our neighbourhoods. This link has some great information for anyone experiencing an infill build next to or close to your home.

<https://www.toronto.ca/311/knowledgebase/kb/docs/articles/toronto-building/customer-service/infill-housing.html>



This shoring drill, at another site, is used to install vertical shoring caissons along the property line. It is required when excavating is done for deeper than normal foundations and when foundations are installed very close to the property line. It helps to ensure the excavation walls do not cave in. This machine tipped over, which should not happen when the right measures are in place. The Ministry of Labour arrived within 20 minutes of calls from neighbours and the site is now locked down. The original application had the house set back from the adjacent property line by only 1'6", and the Committee of Adjustment (CoA) had the architect move this in so that the house would be 3' from the property line. All other variances were granted.

The impact of approved developments with variances and how they impact neighbouring homes is outside the purview of the CoA. So, the question is - should a construction plan or other protective measures been captured during the zoning and permitting phase?

Earlier this month branches were broken off a mature tree, another indication of considerations not being given to adjoining properties. Forestry requirements were not, but should have been, stipulated to ensure tree protections were in place.

The building and development processes need to make best efforts to ensure that parties can be held accountable for impact to community and community safety.

## MULTI- TENANT (ROOMING) HOUSES ACROSS TORONTO

The City of Toronto is proposing changes to the regulations related to rooming houses. At present because of amalgamation, rooming houses are only permitted in the former City of Toronto and some parts of the former cities of York and Etobicoke. Rooming houses are prohibited in the former cities of Scarborough and North York. According to the City's website, the proposed regulatory framework has four parts:

1. Enhanced operator licensing requirements to promote health and safety
2. An enforcement and compliance program
3. City-wide zoning standards that permit the use across the city, and
4. Initiatives to support tenants and maintain affordability of housing

Toronto has a housing shortage. Will permitting and licensing rooming houses solve this serious problem? The City wants to hear from you. Go to the following link to access a questionnaire about rooming houses and to register for virtual public meetings scheduled for May 4<sup>th</sup> and 11<sup>th</sup>, 2021. Questionnaire is available until May 18.

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-house-review/>

*Prepared by Janet May, CSVSW Director*

## INDEPENDENT PUBLIC REVIEW of CoA

Toronto Agenda Item 2021.PH22.7 on April 22 virtual public hearing dealt with a report from Community Planning providing an update on the operation of the Committee of Adjustment. FONTRA was given an opportunity to present concerns regarding CoA. The Association was asked for input and forwarded the following letter to FONTRA to be delivered to Michael Mizzi (Secretary Treasurer of CoA)

[http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport\\_7\\_CSVSWRA-Concerns-Re-CoA.pdf.pdf](http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_7_CSVSWRA-Concerns-Re-CoA.pdf.pdf)

Our letter was read along with 6 other letters submitted by other RA's; following is a live stream of the meeting

<https://www.youtube.com/watch?v=WNaBd1HyYeg&t=2s>

The Planning and Housing Committee recommends:

1. City Council direct the Chief Planner and Executive Director, City Planning, and the Chief Building Official to conduct an independent public review, and report back by forth quarter of 2021 or sooner, of the CoA including the establishment of an advisory committee, & public engagement & to include:
  - a. Investigate and address residents' concerns with the

Continued from page 1

current processes;

b. Consider alternatives to the Committee of Adjustment process for minor variances and severances;

c. Review and revise the Committee of Adjustment processes based on tribunal best practices, and quality assurance review practices;

d. Education and training of Members on both procedures and substance of the Committee mandate.

2. City Council request that the Chief Planner and Executive Director, City Planning to report back to the Planning and Housing Committee on:

a. Other available options to provide notice to residential tenants for Committee of Adjustment applications; and

b. The availability and quality of data that identifies residential tenants, and any information technology and programming requirements needed to provide such notice.

Councillors Crawford and Ainslie have told us that they will support the recommendation be passed at City Council this month.

Thank you CSVSW Director Alan Burt for this summary

### MANY HANDS MAKE FOR LIGHT WORK

The Membership Team has launched a membership-building campaign to grow numbers and are looking for Street Representatives to help get the word out about the Association. On May 18th, 2021 at 7:30pm to 8:30pm we

will be hosting a Zoom meeting for anyone who is interested in learning more about us and becoming a volunteer. We have signs and are producing flyers for distribution.

If you would like some signs or flyers to share with your neighbours,

please reach out to us by phone at 647-245-3277 or by email at [info@csvsw.ca](mailto:info@csvsw.ca).

#### Cliffcrest Scarborough Village SW Residents Association

Are you concerned about overdevelopment, COA variance notices, traffic, community issues?

Be Informed, Be Heard, Become a Member

### Join Us!

[www.CliffcrestScarboroughVillageSW.ca](http://www.CliffcrestScarboroughVillageSW.ca)



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



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

### HOW TO GET ACTION FOR PARKING OFFENCES

The quickest way to get an Officer dispatched for parking offences is through the new online portal, which sends the request to the dispatcher almost immediately. The portal link is provided below. Or, a call for service can still be made through the non-emergency line at 416 808-2222.

[https://www.torontopolice.on.ca/core/immediate\\_parking\\_complaint.php](https://www.torontopolice.on.ca/core/immediate_parking_complaint.php)

TPS reminds us to pay attention to posted parking by-laws that are scheduled to come into effect at 12:01 May 1<sup>st</sup>, and enforcement of those by-laws will begin.

### WE WANT TO HEAR FROM YOU

To learn more about the association and membership visit [www.cliffcrestscarboroughvillagesw.ca](http://www.cliffcrestscarboroughvillagesw.ca)

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

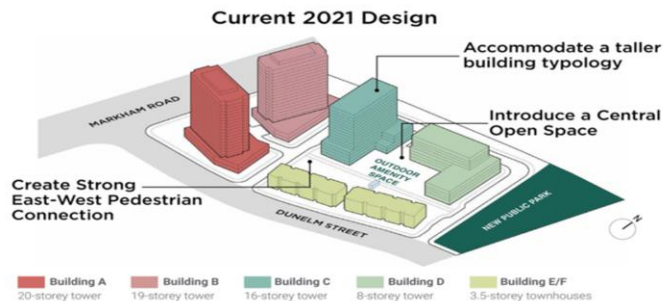
<https://www.facebook.com/groups/csvsw>

### LOOKING at the BIG PICTURE

On April 22<sup>nd</sup> a preliminary community consultation was held to review the status of development proposed for 253 Markham Road and 12, 20 & 30 Dunelm and what is to be proposed for development for the site.

Concerns raised were traffic, parking & lack of infrastructure support for this scale of development.

Diagram shows a proposed 20 story, 19 story, 16 story, 8 story & 3-5 story townhomes.



To get more details about the proposal site click on the building using the interactive map, looking at the big picture: <https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>  
See newsletter #4 for analysis of this interactive map

### HELP GROW OUR TREE CANOPY

Learn more about City of Toronto's Programs to grow our tree canopy.

<https://www.blogto.com/city/2021/04/toronto-surprising-people-freshly-planted-trees-next-their-homes/?fbclid=IwAR2HvDQbXvofPeiFfm3Api0VtOttBa6xr-YhBcnqD7J9JECq9-LvluO9ZDU>



### TREE RIBBON CAMPAIGN ARTWORK SNEAK PEEK

Coming soon... a treasure map will be created giving coordinates of the trees that will be pinned with badges of honour, artwork created by the students of Bliss Carman Senior Public School.



See November newsletter #3 for more details on this project  
Each badge will point to learnings such as the tree age, value to the existing ecosystem and more. Visitors will be invited to follow the map and take part in a self-guided tour through the neighbourhood to discover treasure, our tree canopy.

**Next issue:** Part 7 - BE AWARE & GET INVOLVED find out what happens next at this site! True Story! More conversation on THE BIG PICTURE & more updates on how "Together we preserve the unique nature of our Neighbourhoods"