



# on Location

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

## BE AWARE AND GET INVOLVED

This story continues from last month's issue...

In this 7<sup>th</sup> update for this series, the building construction has been halted since March this year following a Stop Work Order and Order to Comply to the drawings prompted by notification to the City by local residents to look into suspected infractions at this site. However, across our neighbourhoods' residents continue to raise concerns about other sites and the scale of development which is taking place. See photo related to another home where trees were dumped into a very deep hole in the ground, 5 mature trees were



removed. I visited the site to find the neighbour finalizing details to put up a fence. The new construction dug right to the property line, this raised concerns for safety, as well as for the health of the mature trees on the property line. <https://youtu.be/oPCmSTUJerg>

Did you know a person convicted of an offence under City of Toronto Municipal Code Chapter 813, Trees, Article III is subject to a minimum fine of \$500 and a maximum fine of \$100,000 per tree involved in an offense? A special supplementary fine of \$100,000 is also possible. The Association submitted the following letter to advocate for the protection of our mature tree canopy,

[http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport\\_10\\_Letter\\_to\\_Mayor\\_Tory\\_re\\_Tree\\_destruction.pdf](http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_10_Letter_to_Mayor_Tory_re_Tree_destruction.pdf)

In last month's issue, I reported about the tipped over shoring drill. This month, at this same site machinery attempting to remove the tipped drill broke branches off the neighbours' front lawn trees and the NEW boundary fence was hit and damaged.

What is notable about the above two instances is that due to inconsiderate development, neighbours felt the need to build fences where none was needed before, a clear indicator of detrimental change to the nature of the community.

**This is why it is important to BE AWARE & GET INVOLVED!**

## MANDATED REVIEW OF OFFICIAL PLAN

Read the News Release by the City of Toronto advising it will begin provincially-mandated review of its Official Plan

<https://www.toronto.ca/news/city-of-toronto-begins-provincially-mandated-review-of-its-official-plan/>

## LOOKING at the BIG PICTURE

The Association has raised concern with the collective implications of 3 - 11 STOREY CONDO Developments proposed at 3291, 3311 & 3355 Kingston Road in close proximity along Kingston Road, each managed by three different City Planning staff and Avenue segment studies that appear to be incomplete. On May 19, a Community Consultation meeting was held for 3355 Kingston Road Development. The Association and residents raised concerns regarding density, scale of building, traffic, greenspace and intrusion into residential neighbourhoods. The Association will be sending to City Planning a set of slides that visualize some of our main concerns about 3355 Kingston Road.

The Association inquired with City Planning regarding 3311 Kingston Road Development where the sign the on-site today reflects the previous townhome development but on the Application Info Centre (AIC) the application submitted 17/11/2020 indicates an 11-storey development, Application 20 219229 ESC 20 OZ. City Planning



responded that while the zoning application 20 219229 ESC 20 OZ was originally submitted in November 2020, the full application was not actually received by the City until May 13, 2021. At this point, the application was circulated to City divisions and it is

currently under review. An applicant is required to post a sign on the subject property within 14 days of submitting an application. This would mean that the sign should have been posted as of May 27<sup>th</sup>. We expect an update. City's sign requirements can be found online [here](#).

With regards to 3291 Kingston Road Development the Association has been following up with City Planning for response to questions submitted. Follow this link for a recording of the presentation

<https://www.youtube.com/watch?v=Pu8QCOxTolw>

For the BIG PICTURE details click interactive map,

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

## NEIGHBOURLY SUPPORT

**How has the Association been involved in providing support to members and residents...**

> A Committee of Adjustment (COA), application to demolish a Victory Home and replace with a much larger house on Harewood was turned down by the COA.

> On McCowan, errors on the public notice resulted in a deferral at COA.

> Two homes on Oakridge, the owner of the property failed to properly register the title of the property within the legislated time.

The COA approved the application stating that this is an

## FLOODING CONCERNS FROM LARGE BUILDS

A big concern shared by residents about massive homes being built in our neighbourhoods is flooding. Our neighbourhoods have deep ravine systems and should be given consideration when building.

Large lots with permeable space are disappearing to accommodate these out-of-scale proposals that do not fit the character of neighborhoods & impact the ecosystems and forests. The large trees that naturally absorb water, help provide oxygen, soil stability, flora and fauna habitat are taken down without regard.

To accommodate the approved deep foundations sump pumps, which require electricity to run constantly, are installed to leach water from surrounding water tables that run rapidly through our neighbourhoods.

<https://trca.ca/app/uploads/2018/06/SWP-EA-FINAL-Chapter-03.pdf>

This process also removes water from surrounding healthy trees. How is this meeting the City's GREEN STANDARDS? An alternative would be to tank the water, but this would be costly to developers. Perhaps a better option would be not approving deep foundations?



Above are photos of a site under construction in October where builders hit the water table. (\*btw...water table is low in fall and high in spring) According to neighbours' water was pumped for 3 days, several concrete trucks later poured cement and closed the area. Notice no trees on this property where before there were many. By-laws state that with each large tree removed 3 should be planted in replacement, there appears to be no enforcement for this?

At another site where homes backed onto the bluffs edge, 2 massive 60-foot-wide homes were approved to be built on either side of an existing home. A fact is that water flows to an area of least resistance or lower grade away from the structure to the adjacent lower areas. Following the two new builds there was a **loss of 60-80 feet of bluff edge property to the home in the middle**. The large mass of two new builds and possible displacement of the natural underground waterways should be investigated to understand the impact to home in the middle. Solutions to many concerns can be found by looking at approving developments that meet GREEN STANDARDS.

Read this 2019 Toronto Resilience Strategy document to learn more about *Ontario's flooding strategy*, and the actions being taken to better protect people and property from the effects of flooding. This document also refers to the doubled increase of insurance coverage. It should be noted that Toronto flooding study for this area (52) has not yet been completed. Read also *Toronto Resilience Strategy* Visions and Goals looking to the future for Toronto.

## INDEPENDENT PUBLIC REVIEW of CoA

Follow this link to see Amendments to actions for PH22.7 reported in last month's newsletter.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.7> The Association is co-ordinating with FoNTRA with response.

## 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>

administrative issue. However, there are three completed large homes located on the severed lot. CSVSWRA is trying to find out if building permits can be issued by the City without a legal title, as indicated by a Property Information Number (PIN). Two other severed properties were on the COA agenda for exactly the same situation. It was noted that one of the properties also has two completed infill houses on a lot that does not show proper title.

[http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport\\_8\\_74-78\\_Oakridge\\_COA\\_Letter\\_of\\_Objection.pdf](http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_8_74-78_Oakridge_COA_Letter_of_Objection.pdf)

> At 273 275, Scarborough Golf Club Rd. & 7 Dale Ave three single family properties previously acquired by Metrolinx for reasons deemed essential to the proposed grade separation at Scarborough Golf Club Rd. at the rail tracks, are now listed for sale for multi-residential/commercial development. This is disturbing to this community who have expressed in multiple consultations with Metrolinx that these lands should be turned over to the City for green space if Metrolinx determined the properties were no longer needed. CSVSWRA followed up with letter of support to concerns, [http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport\\_9\\_273\\_275\\_Scarborough\\_Golf\\_Club\\_Rd.7\\_Dale\\_Ave.pdf](http://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_9_273_275_Scarborough_Golf_Club_Rd.7_Dale_Ave.pdf)

**BIG THANK YOU** to these residents who donate their time to support our neighbourhoods.

## LOOK FOR YELLOW RIBBONS

May 18th the Association met with members to share ways to support the Association. For members who missed this meeting, here is a re-recording of the information presentation. <https://youtu.be/l4UZMTyTMqo>



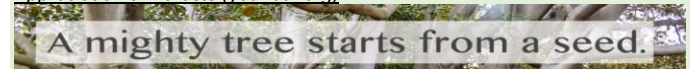
Our really cool mailbox advertising "Info Bookmarks" just arrived and so we are kicking off the next phase of our Membership Drive. The eye-catching shiny yellow ribbons tie into our upcoming Tree Ribbon Campaign. If anyone is able to spare an hour on a nice sunny day to drop

off bookmarks to your neighbours and help us build our strength in numbers, please contact us. Don't forget to ask your spouse, partner, or any other adult household member to sign up as well. Associate Membership is free, [www.cliffcrestscarboroughvillagesw.ca/become-member](http://www.cliffcrestscarboroughvillagesw.ca/become-member) We still have lawn signs if there isn't one on your street yet. Our greatest strength is the support of our members, we thank you for yours.

## WHAT WE PLANT MATTERS

Follow these two links to learn more:

[Plant Native Species for Backyard Biodiversity | LEAF | Local Enhancement & Appreciation of Forests \(yourleaf.org\)](#)



<https://www.thestar.com/opinion/contributors/2021/04/19/were-in-a-climate-emergency-and-a-biodiversity-crisis-what-we-plant-and-how-we-alter-landscapes-matters.html>

A common myth about urban trees is they cause damage to pipes and foundations. Yet, roots can't break through intact foundations or pipes. However, they can be attracted to areas where cracks in pipes or foundations offer the resources that trees are seeking, namely water and oxygen. To learn more follow this link : [Let's Get to the Root of Tree Roots | LEAF | Local Enhancement & Appreciation of Forests \(yourleaf.org\)](#)

**NEXT ISSUE:** Part 8 - 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"**