



March 10, 2023

Melanie Melnyk, Project Manager
Philip Parker, Project Manager
City Planning Division
Metro Hall, 55 John Street, 22nd Floor

Dear Ms Melnyk and Mr Parker,

Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit Organization working to preserve the unique nature of our neighbourhoods in Ward 20. CSVSWRA has many concerns about the draft changes to both the Official Plan and Zoning Bylaws in order to accommodate multiplexes in every neighbourhood in the City of Toronto.

Our concerns include:

- Inadequate protection for mature trees provided by the current tree protection bylaw. At present, Urban Forestry rubber stamps the destruction of mature trees to accommodate overbuilt houses. The Garden Suite bylaw does not protect mature trees. We lack confidence that the proposed changes to allow multiplexes everywhere will protect mature trees. This is not acceptable when our planet is facing a climate crisis;
- Allowing as much as 21 m length is outrageous as is eliminating FSI. FSI must be maintained as a sound planning instrument to manage gentle intensification. To remove FSI would require the rewriting of existing by-laws to limit the impact of over-building.
- Every additional unit adds value to land. If someone buys a property for \$ 1 million, it will cost about \$ 350 /sq.ft to build. The cost to build 2,400 sq ft (two units at 1,200 sq ft) is an additional \$ 840,000. How many struggling households will be able to finance a project like this? As well, a household will need to pay for accommodation while the new build is constructed. The Multiplex concept is a win for developers and land speculators. What evidence does City Planning have that amending the Official Plan and Zoning Bylaws will create affordable housing?
- Our Scarborough neighbourhoods are woefully lacking in the amenities and services required to accommodate more density. At least 14 applications for mid-rise (11 storey) condominiums have been submitted to City Planning for our immediate neighbourhood. These applications are evaluated on a case-by-case basis. CSVSWRA believes that City Planning needs to be looking at the impacts of development on a cumulative basis and this needs to be done before allowing even more density by permitting multiplexes on our residential streets.

- In February, the TTC announced cuts to service throughout the City, including in Cliffcrest and Scarborough Village. At the Multiplex consultation, one of the planners enthusiastically promoted the existence of TTC stops in every city neighbourhood. There might be TTC stops but service is declining. Clearly, one City division is not aware of what other City divisions are doing;
- The majority of residents in our neighbourhoods cannot walk to buy food, unless you count Dollarama and Shoppers Drug Mart. A vehicle is required. We can walk to a used car lot but we cannot walk to buy an apple. This is not good planning;
- Our only Community Centre is not walkable for the majority of residents in our RA's catchment area;
- Unlike arterial roads in other parts of the city, our arterial roads do not have cafes, retail stores that provide necessities or a vibrant street life for pedestrians;
- In our neighbourhood, builders violate City bylaws with impunity.

CSVSWRA believes that the City of Toronto needs to address long-standing issues before making wide-ranging changes to the Official Plan and Zoning By-laws. We suggest:

- Implementing a Multiplex pilot project in a section of the city represented by a Progressive Conservation MPP, since this is a provincial initiative;
- Looking at sprawling commercial spaces along arterial roads that could be converted to missing middle housing before making incursions into well-treed, established residential areas;
- Respecting the desires of people who want to live in neighbourhoods that have light, space, privacy and trees;
- Implement adequate by-law enforcement before opening up the city to developers motivated only by profit.

Yours sincerely,

Janet May
 Alan Burt
 Co-Chairs, Planning and Development Committee
 CSVSWRA