



May 21, 2024

To: All Councillors & Mayor Chow

Copy: info@csvsw.ca, councilmeeting@toronto.ca, phc@toronto.ca

Re: PH12.3 Expanding Housing Options in Neighbourhoods: Major Streets Study Final Report, May 22, 2024

Dear Councillors and Mayor Chow,

Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated, not for profit association that is working with other like-minded organizations in Scarborough, that believe development should take place in such a way that is not only in the best interests of developers but is also desirable for the neighbourhood.

About 40% of Major Streets (as per Map 3 and measured by distance) appear to be in Scarborough, and Scarborough is not downtown Toronto. It is a suburb of neighbourhoods that mostly lack transit, many have service and food deserts (a growing problem), and where unfortunately by necessity most residents need cars to get food, go to medical appointments, and drop children off at daycare or school. It is the role of City Planning to assist the 'burbs to create complete communities, instead of increasing density with no consideration for what the designated streets can handle.

We agree with other ratepayer associations from across the city that **permitting 6 storey buildings in Neighbourhoods is contrary to existing Neighbourhoods policy.** While 4 storey buildings are permitted in neighbourhoods, many residents have concerns about permitting 6 storey buildings.

1. Although some sites may be acceptable because of the ability to create large enough lots, there is no evidence that this is generally the case. In fact, based on the realities on the ground here in Scarborough, we have little confidence that the designated streets will have sites appropriate for such overbuilds.
2. The as of right placement of 6 storey (60! unit) buildings with side-yard setbacks of 1.8 meters (less than 6 feet) eliminates a much-needed transition and completely removes all rights of the neighbouring residents.
3. The proposed lack of transition will unnecessarily disrupt existing Scarborough neighbourhoods and create unwanted impacts and problems for residents (privacy, noise, smell from garbage, access to sky and sunlight, damage to boundary trees) whose only recourse it will be to take their complaints directly to their councillors.

It is our position that City Council must move the EHON MAJOR STREETS initiative back to COMMUNITY COUNCILS in order to fully understand the realities on the ground and address them through a revised proposal.

MAP 3 - One size does not fit all & the less than stellar MAP 3 does not get you proper planning. MAP 3 is yet again another example of a made in Toronto policy that fails to understand the different character of streets west of the Humber & east of the Don Valley. More specifically:

- It is difficult to decipher if the portions of the major streets that are classified as either major or minor arterials are included.
- Some streets have sections that are classified as collectors and it can change from block to block.
- This classification system with very few changes was inherited from the pre-amalgamated city without right of appeal from citizens.
- The problem with this classification system is that the suburban streets that were included do not fit the classification system as written.
- The streets that you have mentioned in Scarborough are well over 90% - 95% residential and mostly classified as 'minor arterial'. In our ~~my~~ opinion including them in the 'Major Streets Study' is a misnomer.
- Many of the 'minor arterials' in Toronto (like Gerrard) are significantly different in character. For instance, parts of Gerrard St and Scarborough Golf Club and Huntingwood all are designated as 'minor arterial', despite the fact that Gerrard St. is mixed residential, commercial & industrial with both public transit and sidewalks on both sides and Scarborough Golf Club doesn't have any of those requisite features. In fact the part of Gerrard St E. between Coxwell Ave. and Yonge St. is designated as a 'Collector' which is a lower traffic order designation than 'minor arterial'.
- Is it physical amenities like walkability? Is it sidewalks - not all of the streets included in Scarborough Major streets have sidewalks on both sides. Is it Public Transit? Is it Permit Parking or lack of Parking? What is it? **One size (driven by a downtown mentality) does not fit all.**

A final note on parking:

Major streets being reviewed presently... once again requires a minimum of zero parking spaces to be provided. Parking is just one item that will become more of a hot topic as the **changes implemented by the City start to reveal full impact.**

On May 8th, Councillor Kandavel held a Community Consultation regarding petitions for parking permits on local streets. Hearing from the community brings to life how decisions impact the people that live in our neighbourhoods. Many residents indicated they need parking for their family, their guests, their air BNB customers.

- One resident shared his current challenges on his street living near Bluffers Park, these streets are always overwhelmed by visitors looking to get down to bluffers park.
- Another resident living near the Scarborough GO station commented how folks park on her street now because there is no parking at the GO station.
- Both the City and residents are already aware of the rise in complaints to parking bylaw officers – which is pitting residents against one another.

We will say it again. Until improvements are made to create more **complete communities**, the suburbs will remain primarily reliant on cars for the daily needs of our residents. Will 60-unit buildings with no parking help or exacerbate this situation? Will local mid-rise buildings on avenues and small rise buildings on major streets inundate local streets with problems?

Send EHON MAJOR STREETS initiative back to COMMUNITY COUNCILS in order to fully understand the realities on the ground and address them through a revised proposal. **We need to look forward to see what's coming instead of reacting to a problem when it arrives.**

Respectfully,

Marina Tadenc

on behalf Directors of Cliffcrest Scarborough Village SW Residents Association

See link to CSVSWRA May 8th letter and concerns that were not addressed at the May 9th PHC.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/May-8-2024-PHC-EHON-Major-Streets-CSVSW.pdf>