



February 4, 2025

Councillor Kandavel,

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated, non-profit residents' association operating primarily in Southwest Scarborough (Ward 20). The ward includes the magnificent Scarborough Bluffs and ravines through which rivers and streams flow enroute to Lake Ontario. This part of Scarborough is also under enormous pressure from developers. Not only are condominium developers circling retail plazas to assemble properties, but smaller speculators are drawn to the large lots in order to demolish the somewhat affordable houses and replace them with extremely large luxury houses.



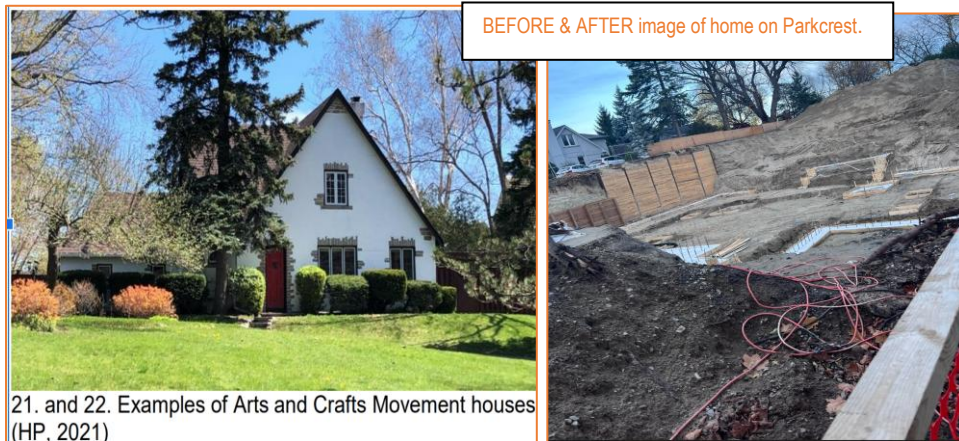
CSVSWRA proposes development of “**Preservation of Architectural Character Guidelines**” for Scarborough Village SW and Cliffcrest Community. The character of our neighbourhoods are homes that blend harmoniously with nature, with generous front, back and side yards on streets with century old trees that make up our neighbourhood forests. As well, the Scarborough Bluffs and deep ravine systems frame our streets and are lands designated as being ANSI (Areas of Natural and Scientific Interest) under the Provincial Legislation and ESA (Environmentally Significant Areas) under Chapter 3.4. These significant natural heritage features need to be given consideration.

In addition, these neighbourhoods reflect a historically significant time in the history of Toronto and have features of significant architectural, historical, archaeological or scientific interest, some of the earliest houses built in following the 1905-6 construction of the radial, street-car line on the Kingston Road which resulted in the historical transformation of southern Scarborough from a 19th-century settlement of farms with a cluster villages to a series of planned communities along the lakefront and the picturesque terrain of the Scarborough Bluffs.

Homes South of Kingston Road with winding streets and layouts which houses were set well back from the street enabling substantial planting of deciduous and coniferous trees and shrubs. The bucolic character is enhanced by the absence of sidewalks with a mix of of early 20th -century houses exhibiting period styles of the Craftsman Bungalow, the Arts and Crafts movement and Georgian Revival. Later post-war bungalows and more recent 21st century houses have been added, but the consistency of scale, setbacks and landscape creates a cohesive neighbourhood environment. Included are homes with heritage designation, <https://www.toronto.ca/legdocs/mmis/2021/sc/bqrd/backgroundfile-168296.pdf>

North of Kingston Road Victory homes, or wartime houses, were built to provide housing for veterans returning from WWII. These small houses were purposefully built on large lots - governments wanted to encourage families to grow vegetables to provide food for themselves. In 1998, Canada Post issued a stamp which featured a modest, affordable “Veteran’s House”, to capture their historical significance.

The Bluffs and Neighbourhood Forest are true destination spots not only for residents, but for the entire province! And yet developers are routinely pushing oversized homes and buildings with deeper “iceberg” basements. Variances are NOT minor. We are at a crossroads. If something is not done soon, these treasures will be lost. **Neighbourhood Characters Guidelines** would give clear direction to City support teams for how to guide growth and what factors to monitor for with respect to both site-specific impacts and the BIGGER picture.



A motion for Neighbourhood Guidelines was to go to Council in January 2022. Read our plea for urgent action for Parkcrest Drive when we discovered several homes were purchased by an investor. City Planning, Christian Ventresca, advised the Councillor that Guidelines were completed but never adopted for Longbranch by Council and that there was no value in exploring this for

Scarborough. This stopped a motion for a Pilot Guideline project for Parkcrest Drive. This was **incorrect** information. The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports in the Long Branch area. Here is the notice of adoption of the Long Branch Neighbourhood Character Guidelines. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15>

Of note, these have not held up growth in the Neighbourhood at all with Long Branch growing in population by 13.3% in the past 5 years. Far above the city wide average. It is merely directing growth where it should be occurring according to the Growth Plan. **The Longbranch Guidelines reveal the benefit of having clear guidelines in place.** CSVSWRA asked and has followed up many times but have yet to be provided with details and/or explanation why we can not move forward.

Neighbourhood guidelines would include Green Standards, such as maximum depth, to prevent flooding, dwelling designs that respect the location of mature trees. Where at the planning stage of a proposal permeable surface is reviewed, water table is considered and deep foundations are not approved, position of trees are considered, forestry consulted before permits are issued, maximum allowances denied if needed. The guidelines would be built to promote & enforces practices where the development preserves the integrity and nature of these special neighbourhoods. Habits and methods need to change to be more GREEN and rules followed.

The attached document captures significant effort inducing data sounding the alarm on the rapid change of our neighbourhoods. [CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf](#)

Further concern is despite the unknow impact of EHON planning initiatives the applicants want more and the COA have been approving more. ENVIRONMENTAL Character Guidelines would give clear criteria to evaluate development application and guide growth and what factors to monitor for the respect to both site specific and environmental impacts.

No place else in the city does development come so close to our Bluffs, due diligence is needed to understand what is needed to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village. Our neighbourhoods need immediate protection with clear guidelines and this should not be delayed any longer.

Respectfully,
Marina Tadenc
VP Cliffcrest Scarborough Village SW RA and Board Members