



January 30, 2025

RE: Item 2025.PH18.5 - Housing Action Plan: Avenues Policy Review – Decision Report

Good morning Councillor Ainslie,

The Cliffcrest Scarborough Village SW Residents Association, CSVSWRA, understands that last week at the Planning and Housing Committee meeting (2025PH18.5) the Housing Action Plan: Avenues Policy Review – Decision Report was approved by the PHC and is going to Council for approval on February 5, 2025. The CSVSWRA and the community we represent is concerned with Phase 1 of this report, as we believe that not enough communication and consultation has happened with our community nor is there a process to evaluate potential impacts.

It is our understanding that once the overall policy is established, further changes could continue and it is clear that Phase 1 does not consider the full picture. The plan sets the stage for more changes in the future along “Avenues” which might redesignate and rezone neighbourhood residential properties along Avenues to allow for more height and density, potentially including mid-rise buildings and identify new mixed-use sites opening neighbourhood up to other initiatives like the Night Economy. Once rezoned, these changes will be as of right. This is important because of the scale and proximity of these new buildings and uses to existing homes, and the light/shadow, noise, traffic and safety impacts.

- Future creation of transition areas between Avenues sites and neighbourhoods, potentially by upzoning certain neighbourhood properties. These sites may be located further into the neighbourhood than the main street.
- Future identification of more Mixed-Use locations that could have larger buildings and more density than allowed today.

EHON initiatives - approval of licensed rooming houses, garden suites, four-plexes as of right everywhere, six-storey multi-residential buildings on arterial roads, the Night Economy, etc. have the potential to negatively impact neighbourhoods because of inadequate amenities and infrastructure in some well-established residential neighbourhoods and a lack of enforcement. CSVSWRA believes it is prudent to evaluate the impacts of the plethora of planning changes before adopting more changes that do not appear to increase affordable housing and appear to be developer driven.

We are interested to hear your thoughts on this item going to Council next week and how you will be voting.

Sincerely,

Cliffcrest Scarborough Village Southwest Residents Association
Director and Planning & Development Committee co-chair