



**September 23, 2024**

To: Councillor Kandavel, Carola Perez-Book, Kyle Pakeman, Renrick Ashby John Lyon, Ariella Barmash

**RE: Local Area Study (LAS) for Cliffcrest Scarborough Village**

**All,**

The Cliffcrest Scarborough Village South West Residents Association, (CSVSWRA), appreciated the opportunity to meet with City Teams on September 9, 2024. Councillor Kandavel, thank you for coordinating this important meeting to review community concerns on potential cumulative impacts of massive development proposals currently being reviewed by the City for Kingston Road that runs parallel to the Bluffs.

I begin my follow up today by sharing the last comment at the meeting made by one of our RA members that I invited to attend as a guest, "unlike other consultations I have been to, tonight I felt I have been heard".

**We are excited to learn more about the Local Area Study (LAS) that was suggested at the conclusion of the meeting.**

Could you help us understand what the process would be if this LAS goes forward? As for our input, what details would you need immediately?

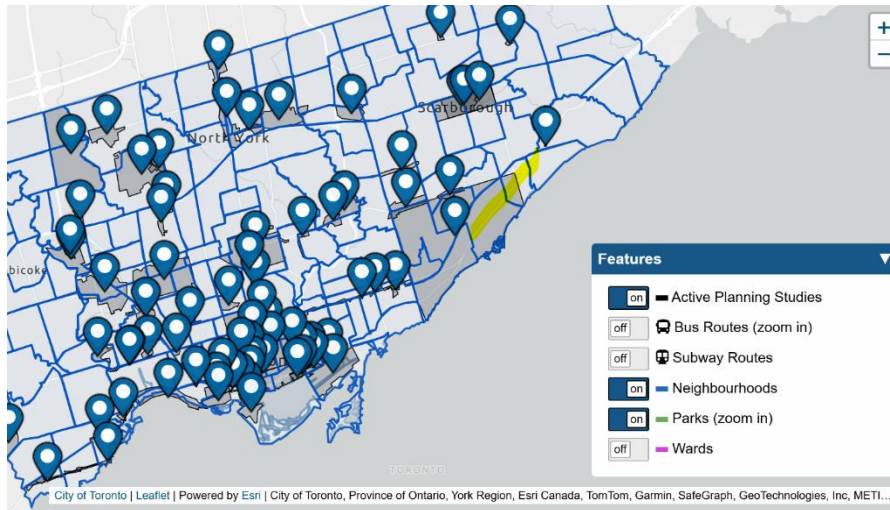
1. Boundaries of the study – we suggest Kingston Road between Brimley and Scarborough Golf Club and a few kilometers north of Kingston Road, in most places it may make sense to go right to the Bluffs.
2. Scope of the study – development currently in the pipeline will happen in a very short time period, **we don't have time to wait**, how do we find the balance that will capture meaningful important information as well as getting something done as soon as possible. Perhaps a phased approach may be considered to get this stated as soon as possible.
3. Here is a list of things for consideration in a **study of balanced intensification along KR**: public realm, parks/greenspaces/playgrounds, schools, traffic flow and safety (incl. multiple modes), transit, retail, infrastructure (sewers, rain water), environmental impact/the Bluffs.

The City Area Studies Map reveals many active studies throughout the city but none for our catchment highlighted in yellow in screen capture below. Despite the fact that there are more than 14 active development proposals that could bring a potential population increase of 10,000+ residents in our catchment, our many requests for studies have gone un answered. **Why?** Without these studies developments are reviewed in silos.

Given that our requests for a *Secondary Plan* and *Environmental Neighbourhood Guidelines* have been ignored for **more than 4 years**, (*see reference note 1 & 2*), we ask for an Interim Control by Law (ICBL) for

our neighbourhoods so that we can get these important studies completed. **Could you please confirm the steps to put this in place?**

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/#location=137%20Highview%20Ave&lat=43.70229876127951&lng=-79.25833380565182&zoom=11>



Present planning initiatives are focussed on increasing density **without** consideration for the unique fragile environment and **without** creating complete, walkable communities and our experience has been, **without** genuine community consultation that could lead to positive transformation of our suburban community. *(see reference note 7)*

It must also be acknowledged **Kingston Road runs parallel to the Scarborough Bluffs** and that all of this proposed development on Kingston Road was brought forth after the completion of the Environmental Assessment for the SWP, so these developments were not considered in the TRCA studies of the area and their impact on the Bluffs was not considered. As well, our experience is that the existing studies by the TRCA are not even being considered during the planning process. **Why not?** Why is the impact of developments close to the ravines and Bluffs not being considered as per existing municipal and provincial legislation? *(see reference note 8)*

Kingston Road is important not only to the people of Scarborough South West, who need complete street with regular transit, safe cycling and pedestrian passage, but its an important arterial to which access by car into the core of the city for those who work in the core and can no longer afford to live in the core need travel. Yet, our concerns raised about incomplete segment studies and traffic assessments continue to be ignored. *(see just 1 example in reference note 9)*

There is one bullet I'd like to point to, in the PHC [Agenda Item History - 2024.PH13.4 \(toronto.ca\)](#), the consultation summary ([Attachment 4: Summary of Consultation \(toronto.ca\)](#))

**“Many questions and comments were raised on how the Mid-rise study would affect or interact with existing and under-review policy frameworks (Site-and-Area Specific Policy areas, Secondary Plan areas, Avenue Study areas, natural heritage areas, and Heritage Conservation Districts).”** From the outside looking in, it appears no one is looking at the big picture or reality on the ground. *(See reference note 3, 5, 6, & 11.)*

We look forward to working with you all to find the right requirements that will consider the on-the-ground realities of the subject sites and surrounding areas and that will at last **look at the BIG picture.**

Please let us know when we can engage to help start the process to bring an LAS for our area.

Sincerely,  
Marina Tadenc & Team  
Cliffcrest Scarborough Village SW Residents Association



September 6, 2024

All,

Cliffcrest Scarborough Village South West Residents Association appreciates the opportunity to meet with City Planning on September 9<sup>th</sup>.

To make the best use of time we would like to share that CSVSWRA participated and was present at the Scarborough Consultation for the Avenues Policy Review. In fact, we shared a copy of the consultation recording with our membership. See on page 3 of our last RA Newsletter.

[https://cliffcrestscarboroughvillagesw.ca/data/documents/30\\_NEWLETTER\\_JUINE\\_JULY\\_2024.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/30_NEWLETTER_JUINE_JULY_2024.pdf)

The city-wide Avenues Policy Review may have some overlap but it appears that the Avenues Policy Review focuses on **enhancing** further development along our Kingston Rd "Avenue" and suggests local area review and monitoring program **after the fact impact study**.

Our concern is that **we don't have time to wait** for the Avenues study to be completed. Our interest is to consider the local **combined impact of all the proposed developments** which are currently in the pipeline and **will happen in a short time frame**.

On this note, we rather, **our Policy Area Planning Study/Secondary Plan** could consider the impact of development and help establish feasible development requirements as an input to the new Avenues study.

**Following are some advance notes for the meeting:**

**The BIG Picture Map** updated in March 11, 2022 created by the RA shows **14 active proposals** in our catchment, each proposed development apparently managed by a different planner. We are concerned that this ad hoc approach will not adequately consider **the combined impacts of the sheer magnitude of these developments on our community and infrastructure**. Presently segment studies are flawed and isolated and don't look at the bigger picture and full impact of development in SSW on our infrastructure and the watershed. interactive map:

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



Purple markers indicate 14 active proposals; grey markers show conceptual development sites. Data does not include the most recent Parkcrest development.

NOTE: # of units and residents calculated using developers' formulas, realistically the numbers will be higher.

Our concerns relate to traffic congestion and safety, public transit, accessibility, parking requirements, schools, parks, recreational amenities, social services, and all infrastructure needed to support a complete community.

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces	
		Total Units	Town Homes	Est. Residents	High limit	School/Days are Potential	% Children	Total Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	11	309		520	706	137	19%	284	233
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	266	27%	558	426
2799, 2815 Kingston Rd.	9	182		360	506	147	29%	169	
2872, 2880, 2882 Kingston Rd.	10	143		244	317	56	18%	145	114
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	262
3655 Kingston Rd.	10	104		177	229			87	115
3150 Eglinton Ave. E	12	132		244	339	82	24%	136	104
3060 Eglinton Ave. e	4-5-storey	76		170	238	86	36%	76	62
320 McCowan Rd.	27 & 31	520		1012	1403	383	27%	537	422
253 Markham Rd.	18 & 19 + Towns	691	89	1406	1912	438	23%	635	602
66 & 80 Dale Ave.	7 & 12	285		545	733	209	29%	305	290
3201 Eglinton Ave.	12	132		244	324	82	25%	136	104
3718 - 3730 Kingston Rd.	14	435		680	843	139	16%	383	339
Scarborough Golf Club Rd. at the rail tracks.	Metrolinx Project								
(Proposed on Toronto AIC) <b>TOTAL</b>		<b>4060</b>	<b>107</b>	<b>7434</b>	<b>9874</b>	<b>2341</b>	<b>24%</b>	<b>4061</b>	<b>3301</b>

What the Avenues Study proposal and EHON proposals fail to recognize is how suburbs work in order to inform how to transition to a less suburban city.

Development charges and parkland dedications do not come back to Scarborough. The process is not built that way.

Given the unique and fragile environment of this area the impacts on ground and surface water basement flooding, destruction of/access to greenspaces and trees needs additional attention to preserve the unique environmentally fragile area we live in and our Scarborough Bluffs. (1)

**3355 & 3357 Kingston Rd.,** Storeys: 12, Total Units: 309, Estimated # Residents: 590 – 800  
Town Homes: 18, Parking: 318, Bicycle Parking: 228

**3310, 3312, 3314 Kingston Rd,** Storeys: 11, Total Units: 248  
Estimated # Residents: 427 - 571  
Parking: 243 + 49, Bicycle Parking: 262

**3291 Kinston Rd., 2 & 4 Windy Ridge Dr.** Storeys: 12 Total Units: 349, Estimated # Residents: 610- 847 Parking: 229, Bicycle Parking: 267

**= 2218 population/924 units/ 839 parking spaces**

To the left, Image of notice posted for 145 townhomes on Parkcrest proposed to replace 2 residential homes



Not included in the BIG Picture map proposal is the Parkcrest Development and we are currently involved with the OLT appeal for 3291 Kingston Road. (2) Developers continue to move forward with applications and the Community is being left behind...

Impacts need to be evaluated before applications are approved; not after the fact. Without these studies developments are approved on a site-by-site basis, which means the developer is making the decisions and the combined impact of multiple developments is not fully assessed.

### Is a Secondary Plan for Scarborough SW congruent with current Planning proposals? What do we need to do to get one in place?

This community understands neighbourhoods are dynamic and we are not against change or development and look forward to engaging with all stakeholders to bring informed decisions to our neighbourhoods.

Sincerely,  
Marina Tadenc and Team  
Cliffcrest Scarborough Village SW Residents Association

## Reference notes:

- (1) My notes indicate that a motion to look at Pilot Characters of the Neighbourhood Guidelines for Parkcrest was to be prepared in January 2022 but was stopped when City Planning reported that the Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council and there was no value in exploring this for Scarborough. This was **incorrect** information that was provided to the Councillor. 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 our 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.**

A motion for ICBL (interim control by-law) was also submitted for consideration. This would allow for the appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.

- (2) The following correspondence captures our continued effort over **4 years**, we need to know who can champion a motion for ICBL Interim Control by Law (ICBL) until a Policy Area Planning Study can be put in place.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf>

- (3) A shopping trip in Scarborough, <https://cliffcrestscarboroughvillagesw.ca/data/documents/A-Shopping-Trip-in-Scarborough-March-19-2024.pdf>

- (4) One of the most historic roads in all of Ontario, "The Kingston Road" Today we ask again... what will be ...The Future of one of the most historic roads in all of Ontario, "The Kingston Road"

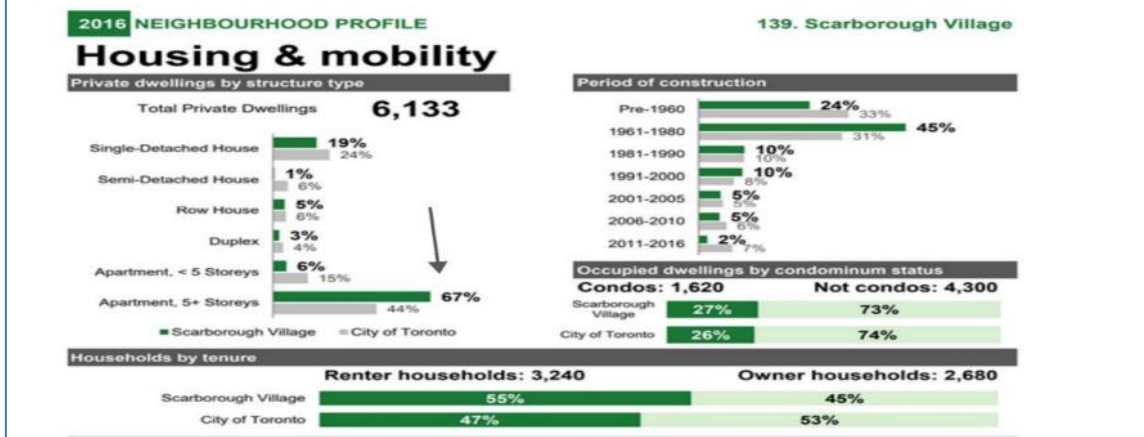


**Kingston Road, 1913  
Looking West Toward Bellamy**

[http://www.mccowan.org/kingston.htm?fbclid=IwY2xjawFHtFhleHRuA2FlbQlxMQABHbKIFpzMsvCDU490t2rZBuB8Jt3NsrwkSipMx1eCAssFgTJluyBwnSfQBA\\_aem\\_BhAPMsAomJ97NqYJ0tjntg](http://www.mccowan.org/kingston.htm?fbclid=IwY2xjawFHtFhleHRuA2FlbQlxMQABHbKIFpzMsvCDU490t2rZBuB8Jt3NsrwkSipMx1eCAssFgTJluyBwnSfQBA_aem_BhAPMsAomJ97NqYJ0tjntg)

- (5) Scarborough Village has been identified as a Neighbourhood Improvement Area and does not have the community services, school or infrastructure capacity to accommodate this proposed

Furthermore, we are adding to a neighbourhood that according to 2016 Census Canada Neighbourhood profile, Scarborough Village has a far greater proportional share (67 vs 44) of the Toronto measure of central tendency for high-rises in this community.



rapid growth. This is neither sensitive nor gradual and will impact traffic, parking and safety on Kingston Road and local streets. What percentage / proportion of these developments will help with the affordable housing crisis. Most units are studio and 1 bedroom, shouldn't there be a supply of larger units? The overall quantity of applications being proposed has the potential to destabilize existing neighbourhoods unless looked at holistically.

- (6) The following captures concerns raised with regards to impact to our infrastructure.  
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Response-Letter-re-Toronto-Water-Follow-Up-February-5-2024.pdf>
- (7) The following was submitted at the most recent Community Consoltation, this is just one example, I encourage you to read the imbedded link to the June 11<sup>th</sup> letter capturing details from the previous Consoltation,  
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-27-29-PARKCREST-LETTER-July-12th-Community-Council-Comments.pdf>
- (8) The unique environment is not being considered, please **read down to Participant letter**,  
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Archelological-Follow-up-letter-re-3291-Kingston-Rd-March-18-2024.pdf>

**(MORE LINKS ADDED with Sept 2024 follow up)**

- (9) See concerns raised with regards to traffic and stormwater capacity,  
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Follow-up-to-Toronto-Engineerin-Meeting-July-24-2024-re-3291-Kingston-Rd..pdf> Despite many unanswered questions the city has since responded that there will be no further discussions, details from the applicant are satisfactory to move this development forward.
- (10) Find a link to "Scarborough's Yellow Brick Road" a memory book created by the RA to bring attention to what is special in our neighbourhoods, printed copies of the book can also be found in public libraries. QR codes will work if you scan the tour signs and I encourage you to

read the student stories submitted towards the end of the book.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-Councillors-Feb-2023-Scarborough-Yellow-Brick-Road-CALL-TO-ACTION.pdf>

- (11) See story **“Is this what we want for Kingston Road?”** In the RA’s newsletter dated March 2022 which raised concerns, among other things, about retail space in condos sitting empty & still empty today.

[https://cliffcrestscarboroughvillagesw.ca/data/documents/17\\_Newsletter\\_March\\_2022.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/17_Newsletter_March_2022.pdf)

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