



4 March, 2021

Kelly Jones - Senior Planner  
City of Toronto Planning Department  
Kelly.Jones@toronto.ca

**Re: Application Number 20 189568 ESC 20 OZ**

Dear Ms. Jones

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit association working to preserve the unique nature of our neighbourhoods.

CSVSWRA has reviewed the preliminary staff report from City Planning regarding applications for Official Plan and Zoning By-law Amendments to permit the redevelopment of the lands at 3355, 3357, and 3365 Kingston Road, and 34 Annis Road. We are encouraged that closer scrutiny will be given to the issues raised in the report.

On the positive side, we encourage the proposed community spaces and artist studios integrated into the design.

However, it is our view that the applications to construct the full 11-storey mixed-use building along Kingston Road plus a row of townhouses fronting on Annis Road represent an overdevelopment of the subject sites, and both warrant a reduction in both height and density. Furthermore, the lands at 34 Annis Road are designated 'Neighbourhoods', zoned for single family homes. They should be preserved to prevent encroachment into well-established and stable neighbourhoods.

It is our understanding that the developer needs the back portion of 34 Annis in order to design an entrance roadway off of Kingston Road. We appreciate and applaud the effort to not encroach on residential streets and increase local traffic. An even better solution would be to sever the required back portion of 34 Annis to suit the necessary drive but drop the row of townhouses that push into the neighbourhood. This would leave 34 Annis as a single-family home as it currently is zoned.

In addition, the proposed 2- and 3-bedroom units lack appropriate space and lack the outdoor amenity space required in the "Growing Up: Planning for Children in New Vertical Buildings" city mandate.

Scarborough Village is an under-serviced area that needs a long-term plan to increase services and facilities for our existing residents and tax-payers and to keep pace with planned growth in residential density.

We are aware that City Planning staff articulated that they will evaluate the impacts of the proposed development and surrounding development activity of the Community Services and Facilities in the area, and we will monitor closely.



The following link shows 22 development proposals for the surrounding area, 14 proposals currently being reviewed by the City are shown in purple, another 8 conceptual development sites have been identified for medium to long term development shown in grey.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&usp=sharing>

The BIG PICTURE in the immediate term is 4,369 units, with 9,519 to 12,918 new residents within the boundaries shown on the map linked above. See chart from our December newsletter (attached) for additional analysis. No doubt, other developments are in the queue and this rapid growth, unless considered as a whole, will have detrimental unintended consequences for South West Scarborough.

CSVSWRA will continue to strenuously advocate for municipal planning decisions that:

1. Keep developments in Southwest Scarborough, including those on this site to scale, so that their impacts are sensitive and gradual to our established neighbourhoods.
2. Do not encroach into and rezone residential streets in a way that is detrimental to the existing neighbourhoods.
3. Do not overdevelop sites in a way that adds to existing traffic congestion along Kingston Road, and that may negatively impact the safety and flow of vehicular, bicycle and pedestrian traffic on local roads.
4. Ensure enough green space for residents and outdoor amenities for our children.
5. Prevent the unnecessary displacement of small family-owned businesses and provide them with an affordable means to thrive in our community. An opportunity for newcomers to Work, Sleep and Play in our community. Affordable Living.

We urge City Planners and Scarborough Community Council to support 'smart' development in Scarborough South West, so that together we preserve the unique nature of our neighbourhoods.

Sincerely,

Tom Kasanda  
tom@csvsw.ca  
Director, President  
Cliffcrest Scarborough Village SW Residents Association

Cc. [scc@toronto.ca](mailto:scc@toronto.ca), [councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca)

**Attachments:** CSVSWRA Newsletter #4 - December 2020 final.pdf



Cliffcrest Scarborough Village SW  
Residents Association

# on Location

“Together we preserve the unique nature of our neighbourhoods”

## BE AWARE AND GET INVOLVED

*This story continues from last month issue....*

Many calls were made to 311, Ministry of Labour and Toronto Fire regarding the subject property. 311 calls were made at least once a week for an entire two years to enact enforcement for potential bylaw violations. To learn more about City bylaws see [www.toronto.ca/city-government/public-notices-bylaws/bylaw](http://www.toronto.ca/city-government/public-notices-bylaws/bylaw)

The home became vacant on Sept. 30, 2020, when workers began work to demolish the home. The owner had obtained a permit for a “SMALL residential project”. A renovation is classified as “small”, if minimum 50% of the house walls are kept intact and used for the new



addition and build. The word “small” is very misleading! Under the description as a “small renovation”, plans are also considered to be confidential by the City of Toronto. The general public can gain access to confidential plans through the *Freedom of Information Act*. An application can be made through the City of Toronto website (“How to Access City Information”) and a fee of \$75 to be paid prior to receiving the plans. By obtaining these plans, neighbours learned that the existing 850 sq. ft. home is to become a 3000+sq.ft home! In addition, the designer of this house claims to be Tarion-registered, but this could not be confirmed on the ... (cont'd on page 2)

## NEIGHBOURLY SUPPORT AT COA

Recently the Association expanded its boundaries to the east in response to feedback from local residents. The following link will give you some background with regards to the boundaries, mission & goals of the Association.

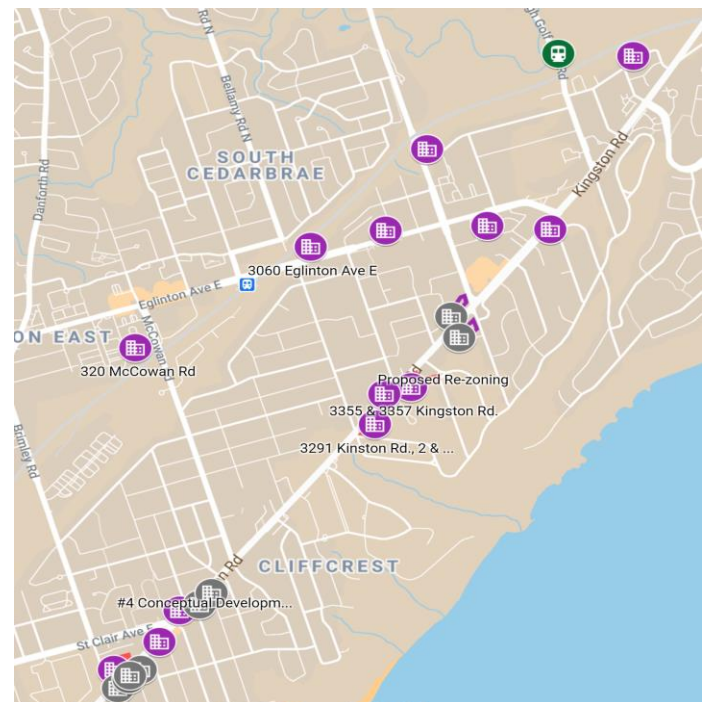
<https://cliffcrestscarboroughvillagesw.ca/about-us/> With this new change the Association participated at the Committee of Adjustment (COA) to support opposition for 20 Guildcrest Drive; the proposal was refused.

See link <https://youtu.be/sWSrdBm98hg?t=9447>

## PROJECT NEWS – on Location LOOKING at the BIG PICTURE

Kingston Road requires revitalization, but what does this mean? What are the proposals currently being reviewed by City Planning? What sites have been identified for potential development? Do you want to know what the BIG PICTURE looks like? Map shows location of 27 development proposals in our surrounding area. To get more details on each site click on the building using the interactive map.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>



Analysis of chart on page 2 shows 13 proposals currently being reviewed by the City, (shown in purple on the map), will add a total of 3,382 units, with a median of 6,552 or a high of 8,808 new residents, with only 3,489 parking spaces.

Among the 13 development applications on record another 14 conceptual development sites have been identified for medium to long term development. These 14 sites (shown in grey on the map) would add 2,327 total units, with a median of 4,619 or a high of 6,396 new residents, with only 2,242 parking spaces. These details indicate the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents.

**This leads to the question, is there an infrastructure plan to support this growth?**



Continued LOOKING AT THE BIG PICTURE page 1

Is there the transportation, schools, sewers, safety, 311, child care and other social services for the growth?

Another factor to consider as we move forward is the impact of the Pandemic. A significant event that has CHANGED our leisure and business lifestyle. Working from home has been put to the test and showed success. Have we entered a new era?

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident		# Parking Spaces	
		Total Units	Town Homes	Est. Residents	High limit	Total Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	11	343		579	815	310	342
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	318	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	558	426
2799, 2815 Kingston Rd.	9	182		360	506	169	
2872, 2880, 2882 Kingston Rd.	10	143		244	317	145	114
3310 3312 3314 Kingston Rd.	Towns	101		267	354	123	78
3655 Kingston Rd.	10	104		177	229	87	115
3150 Eglinton Ave. E	12	132		244	339	136	104
3060 Eglinton Ave. e	4 5-storey Towns	76		170	238	76	62
320 McCowan Rd.	27 & 31	520		1012	1403	537	422
253 Markham Rd.	18 & 19 + Towns	616	97	1305	1747	589	485
66 & 80 Dale Ave.	7 & 12	285		545	733	305	290
3201 Eglinton Ave.	12	132		244	324	136	104
321 Scarborough Golf Club Rd.	Metrolinx Project						
(Proposed on Toronto AIC) TOTAL		3382	115	6552	8808	3489	2770
Conceptual Development Sites							
3452 - 3490 Kingston Rd.	12	473		938	1300	425	
3463 - 3493 Kingston Rd.	12	561		1114	1542	504	
2779 - 2789 Kingston Rd.	8 to 10	138		274	380	123	
2903 - 2909 Kingston Rd.	8 to 10	117		232	322	106	
2915 - 2921 Kingston Rd.	8 to 10	115		228	316	104	
2733 Kingston Rd.	9	41		82	112	36	
2757 Kingston Rd.	7	34		67	93	30	
2759, 2761, 2763 Kingston Rd.	7	16		32	44	14	
3073 - 3107 Kingston Rd.	8	210		416	577	220	
3115 Kingston Rd.	8	84		167	231	100	
3148 - 3154 Kingston Rd.	8	84		167	231	100	
3220 Kinston Rd.	10	221		438	608	240	
3221 Kinston Rd.	9	193		384	530	200	
3406 Kingston Rd.	8	40		80	110	40	
(Conceptual Development) TOTAL		2327		4619	6396	2242	
(Toronto AIC + Conceptual Redevelopment) TOTALS		5709		11171	15204		2770

Toronto AIC – Toronto Application Information Centre  
 What will our neighbourhoods look like if the proposed developments move forward in our neighbourhoods?  
 As an Association we are here to share information and engage in a united voice to participate in the decisions made for the future of our neighbourhoods.



**WE WANT TO HEAR FROM YOU**  
 To learn more about the association and membership visit [www.cliffcrestscarboroughvillagesw.ca](http://www.cliffcrestscarboroughvillagesw.ca)  
 Call: 416-686-4085  
 Email: [info@csvsw.ca](mailto:info@csvsw.ca)  
<https://www.facebook.com/groups/csvsw>

Continued from BE AWARE AND GET INVOLVED page 1

Tarion web page. The actual “Builder” of this home is also the owner of the property, who has been engaged with multiple projects in the area. We could not find the builder’s company name registered with WSIB, there is no licence with the City of Toronto as a builder or renovator and the project was not registered with the Ministry of Labour. Demolition started without properly posted permits & with the gas, electrical and water utilities still live throughout the house. A consultation with an electrical and gas contractor confirmed these services should be shut off at the street to prevent a safety hazard that could result in a fire or explosion. It was left to a neighbour to make an emergency call to have the utilities shut off. The Ministry of Labour was called several times for safety infractions. City of Toronto “Building Inspectors” must be called in by the contractor at scheduled points of work completion. City staff do NOT monitor the site’s daily activities and do not monitor safety matters. The Ministry of Labour will only arrive when notified of a safety issue.

Residents must **be aware** and **get involved** to notify the proper authorities when something is not right. When planning a new build or renovation project, a consumer should verify that the builder has full and up to date WSIB coverage for their workers & contractors. They must carry full Liability Insurance and they must be registered as a licensed Builder with the City of Toronto. These are required by Law. If your builder is not carrying the proper coverage, any issues will be become your responsibility and you will need to pay for the shortcomings.

When buying a new home, ask your agent who the builder was and investigate the builder. Protect your investment and do not invest in problems.

Who should you call? It can be frustrating to find the right contact. For some direction see page 16 of the *Good Neighbour Guide* and be aware of the contacts like Toronto Hydro, Enbridge Gas, Ministry of Labour, Transportation Services, Forestry, Toronto Building, Toronto Police Services, Scarborough Building Inspectors and Manager, and City Councillor contacts. [www.toronto.ca/wp-content/uploads/2017/10/98ad-Good\\_Neighbour\\_Guide\\_Digital-shrunk.pdf](http://www.toronto.ca/wp-content/uploads/2017/10/98ad-Good_Neighbour_Guide_Digital-shrunk.pdf)

This story shows why it is important to **be aware** of the process and **get involved** when something is not right. The Association exists to tell these stories, to share information and to bring awareness. You can make a difference.

**To become a member visit,**  
[cliffcrestscarboroughvillagesw.ca/become-member](http://cliffcrestscarboroughvillagesw.ca/become-member)

**Next issue:** Part 3 - BE AWARE & GET INVOLVED find out what happens next at this site! True Story!  
 More conversation on THE BIG PICTURE & more updates on how  
*“Together we preserve the unique nature of our Neighbourhoods”*