

To the Members of Scarborough Community Council:

SC15.1 - 3291 Kingston Road and 2 and 4 Windy Ridge Drive - Rental Housing Demolition Application - Decision Report

My name is Marina Tadenc and I am speaking on behalf of the Cliffcrest Scarborough Village SW Residents Association. The RA is an incorporated, not for profit association that works with other like-minded organizations in Scarborough and believes that development should take place in such a way that is not only in the best interests of developers, but is also desirable and in the best interests of the neighbourhood and the environment.

The staff report states that the OLT has approved the Official Plan Amendment and Zoning By-law Amendment application. However, the OLT has only approved the application **in principle** and **several conditions STILL** need to be met.

These conditions include among other things, revised stormwater, hydrogeological and traffic reports. The RA had the opportunity to meet with the engineering team and we are still waiting for their response to concerns raised.

Recently, I had the opportunity to meet with several of the tenants who live in the affordable units at 3291 Kingston Road, which City staff want you to approve for demolition today.

Sharon, one of those tenants, who is here today, showed me her garden, showed me her home. She also shared her worries about what it to come. What will happen **“in the meantime”** when she is forced to move out of her home.

“In the meantime” are the words I ask you to pay attention to as I continue.

According to a CBC news story last month, “The city and province say displaced tenants have the right to return to their units at similar prices once redevelopment is complete, and renters are offered financial assistance to pay market rents **in the meantime**. But those living in buildings that are at risk are still worried about being priced out of their neighbourhoods.”

<https://www.cbc.ca/news/canada/toronto/demovictions-rights-for-tenants-1.6984622>

The report continues: demo-evictions have been steadily rising in Toronto this decade, according to data from the city's own website. In 2020, nine properties were approved for demolition and replacement. In 2023, that number more than doubled to 24.

During this process the owner consults with the Interim Chief Planner and Executive Director & City Planning Division to develop the Tenant Relocation and Assistance Plan; It seems the tenants have no say in the matter.

In the meantime... of course they are worried as they wait for relocation package and...**in the meantime**... the state of the rental market becomes more challenging.

The tenants must move out of their **affordable home** within the timeframe that has been decided for them and compete with other tenants in the city looking for affordable housing.

Andrew Crosby, a postdoctoral researcher at Carleton University said. "Even though more supply is being added, the actually existing affordable units — that housing stock is depleting rapidly. And it's because of these types of initiatives by developers to demolish existing affordable buildings"

At a time when there is a crisis for affordable housing why is the City considering demo-evictions of the little affordable housing we have left?

Given today's market when condo developments in the GTA are going into receivership what assurances **Councillors**, can you give **in the meantime** to these tenants that they will return in 3 years.

<https://www.blogto.com/real-estate-toronto/2024/07/condo-developments-gta-receivership/>

It seems quite clear that "housing crisis" is more about type of housing than lack of supply so I am confident to say there should be **NO RUSH** for this **UNAFFORDABLE housing development to start**but there is a reason to pause or stop this demolition so **in the meantime** we can be sure of next steps.

Councillors, YOU have the ability to offer **some certainty** by refusing to issue a demolition permit until at least the studies and conditions imposed by the OLT are met. This will remove some unknowns and give some assurances that the development will have a timely completion facilitating a speedy and successful return of the tenants to their homes.

Councillors, are you aware that more than 100 concerned residents attended the community consultation for this application, 32 Participant letters listing many concerns were submitted to the OLT for this development. That City Planning submitted Comments to the Applicant in February of 2022. The applicant took no action and gave no indication that they were able or willing to resolve issues. Some of these concerns are part of the OLT studies and conditions.

The revised reports going to the City Solicitor before the OLT issues a final order, must be completed and evaluated with not only a sustainability lens, but also with compassion.

We ask that Scarborough Community Council defer or deny this demolition application.

Before every City meeting, a land acknowledgement is solemnly read. But many decisions are made without consideration of indigenous teachings, such as the Haudosanee Seven Generation Principle which says,

The decisions we make today should result in a sustainable world seven generations into the future.

In the meantime, we need to ask ourselves... “What type of legacy are we? Tomorrow’s ancestors, creating today for our children, grandchildren and great grandchildren?”

Why are so many big-city condos sitting empty?

https://www.youtube.com/watch?app=desktop&si=oRf0RxpHe_MseAfz&v=xGfFBP7U7pQ&feature=youtu.be

We asked for details of ECS & Transportation Services response to satisfy the OLT conditions to rezoning. This is not done so how can approval for this demolishing happen?

As well as supplementary memo for the Functional Servicing and Stormwater Management Report prepared by Lithos Group Inc. revision dated **April 18, 2024 - It is not on currently on AIC website nor was it shared with us as directed by the minuts of settlement.**

On the issue of a satisfactory Transportation Impact Study (TIS) to be achieved for rezoning as part of the OLT requirement. We are at a loss as this is a condition outlined by the OLT for rezoning and how is now pushed off after rezoning to Site Plan Application process. This does not comply with rezoning requirement.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Presentation-May-23-2024-Toronto-Engineering-Meeting-re-3291-Kingston-Rd.pdf>

For 4 years CSVSWRA has been advocating for studies to be completed so **full impact** is known and informed decisions are made but have been **ignored**.

Item- 2024.SC15.2 and SC14.2 was the second item on the agenda where we raised again the same concerns on cumulative impact, see letter submitted by RA that capture concerns on cumulative impact. <https://www.toronto.ca/legdocs/mmis/2024/sc/comm/communicationfile-181728.pdf>

See also our June 2023 RA Newsletter where Peter **attempted to bring to Councils attention** concerns related to holistic planning with regards to 3355 Kingston Road development mentioned above.

https://cliffcrestscarboroughvillagesw.ca/data/documents/25_NEWLETTER_June_July_2023.pdf

It remains unclear why Councillor Crawford never went forward with our Projects Proposed in particular the Secondary Plan and Environmental Neighbourhood Character Guidelines.

Developers continue to move forward with applications at an unprecedented fast pace and the Community is being left behind. The proposal for 27 & 29 Parkcrest Drive currently under review at this time is in addition & not included in the details of the BIG Picture Map that was created when we first asked for the Secondary Plan.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>

Pilot Project for Parkcrest stopped:

This development project will change the Character of this area. Are you aware that much information was provided to City Planning with regards to the fragile environment of this area as well as preserving this special neighbourhood and that a Pilot Project for Environmental Neighbourhood Character Guidelines for **Parkcrest Drive** was to be introduced? A motion was to go to Council in January 2022 but City Planning, (Monique Lisi advised it was Christian Ventresca) provided **incorrect information to the Councillor**. This stopped a motion for a Pilot Project for Parkcrest Drive. CSVSWRA provided data to show what City Planning indicated was incorrect, we asked and followed up **many times but have yet to be provided with details and/or explanations**.

This is a link to our most recent follow up for projects when we first learned about the Parkcrest development. **Starting at page 3 to page 14 are the actual emails with Crawford's office capturing our request on the secondary plan and environmental guidelines including the data from longbranch.**

[CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf](https://www.cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf)
([cliffcrestscarboroughvillagesw.ca](https://www.cliffcrestscarboroughvillagesw.ca))

If you want to learn some of the history of Parkcrest see some research submitted with regards to 19 Parkcrest. Scroll down to page 7 for some interesting research.

<https://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-168266.pdf>

Scroll down to page 7 to read some interesting research.

Concerns raised with City Teams captured here

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Response-Letter-re-Toronto-Water-Follow-Up-February-5-2024.pdf>

Concerns raised re City Solicitor captured here,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-City-Legal-follow-up-re-3291-Kingston-Road-2-4-Windy-Ridge-Drive-01152024.pdf>

Initial letter to Councillor Crawford asking for Secondary Plan was sent in 2021.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Projects-Letter-Councillor-Crawford-061421.pdf>

First presentation asking for Secondary Plan and Neighbourhood Guidelines.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Our-Journey-Projects-Presentation-052721.pdf>

Reasons not to build should be looked at also

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Archelological-Follow-up-letter-re-3291-Kingston-Rd-March-18-2024.pdf>

Forestry did not approve this development

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Forestry-Follow-up-3291-Kingston-Road-2-4-Windy-Ridge-March-18-2024.pdf>
