



July 11, 2024

Re: item- 2024.SC14.2 on June 12, 2024 pertaining to 27 & 29 Parkcrest Drive
Application Number 22216036ESC20OZ

Good morning Scarborough Councillors,

There were several city staff, many developer consultants as well as our Ward 20 Councillor Kandavel present at the July 3rd Community Consultation for the 27 & 29 Parkcrest Drive Application. The community and Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) appreciated the opportunity to engage at this **second Community Consultation** that followed the June 12 2024 Community Council deferral of this item.

I have since received follow ups from the community inquiring what happens next, will input be noted and considered when the council votes on the project?

The community is still concerned about traffic and parking and take issue with the proponent's view that there will be no problem.

1. Cars are necessary, especially during winter months, to access any of the local area shopping or services.
2. City Planning deflect away legitimate parking concerns calling it a marketing issue for the developer to manage. Is this good planning? A developer who will be long gone when the project and the community at large are left to deal with any and all parking shortfalls. Proper neighbourhood integration is the job of Planning in conjunction with the existing neighbourhood.
3. Currently, the very limited visitor parking leads to spillover onto Parkcrest. Despite the "No Parking" signs in front of 40 Parkcrest, there are always cars parked there day and night which suggests that parking in the area is inadequate, and/or car usage is greater than the proponent suggests.
4. City Planning pointed residents to reach out to 311 for support with parking violations. This reactive approach is not the solution to a real concern that is percolating in our communities.
5. Community request consideration of the addition of an extra lane Northbound on Parkcrest at the intersection with Kingston Rd. The signal cycle time is very long and a car turning left blocks any following cars who want to turn right.
6. Residents shared that they currently **avoid that intersection by going south to Hill Crescent and then either driving via Markham Rd or Bellehaven/Windy Ridge**. New residents at 27-29 Parkcrest will adopt the **same habit** to avoid the delay, which will add traffic to these other neighbourhood roads creating further safety concerns.
7. If this is occurring now, **what will happen when the 4 developments proposed within these 2 blocks, that will have an expected population growth of more than 2000 new residents, use these quiet neighbourhood roads**. We need studies that capture the full impact of these combined developments.
8. The Community requested that density needs to be reviewed, 40 units on this site would be more appropriate as a transition from apartment zoning to our single-family neighbourhood.

9. Without a deep dive into full impact, conversations during the consultation revealed that there will be no storage lockers for these new residents, snow will need to be taken off site as there is no space available on site and that 1 car space for 3-bedroom units far exceeds the zero requirement for parking established by the City.
10. The impact these items will have to the maintenance cost of the new residents is not given consideration. These items are being sacrificed so that the developer can fit the most units possible into what was previously 2 single family home properties.
11. The developer indicated that initially Urban Forestry was against this development but they have worked with Urban Forestry to try to save more trees.
 - The fact remains that there is a loss to the tree canopy and it is not replaceable through planting which will not see a realized benefit for 20-30 years. These trees are a large loss to green space and tree canopy.
 - What will the removal of these mature trees that currently naturally absorb stormwater have.
 - The Community shared concerns regarding high water tables, hidden streams and the challenges they experience today without these mass developments impacting infrastructure
12. The residents unanimously agreed with the city planners who were present that the existing ditches, which currently act as bioswales, on Parkcrest south of the entrance driveway should be kept and the proposed sidewalk removed here and in the neighbourhood.

The June 11th CSVSWRA letter submitted to Council with regards to this development indicated, "The staff report mentions **3355 Kingston Road** development with 309 units for but NOT **3291 Kingston Road** with 357 units or **3310 Kingston Road** development with 248 units... all within 2 blocks of the proposed site."

At this 2nd consultation, once again these nearby developments were NOT captured in the details presented.

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**.

In addition to cumulative impact concerns raised in my initial June 11, 2024 letter on record to Council for this item (<https://www.toronto.ca/legdocs/mmis/2024/sc/comm/communicationfile-180566.pdf>)

I am also sharing 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. **I encourage you to read this story,**

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

Councillors **again we reiterate our reasonable request** to initiate the studies that look at full impact on the community, for traffic, safety, infrastructure, environment and social system for all the proposed developments together as a whole, not individually.

When planning the future of our neighbourhoods when can we begin to add the words "whole communities" to our dialogue?

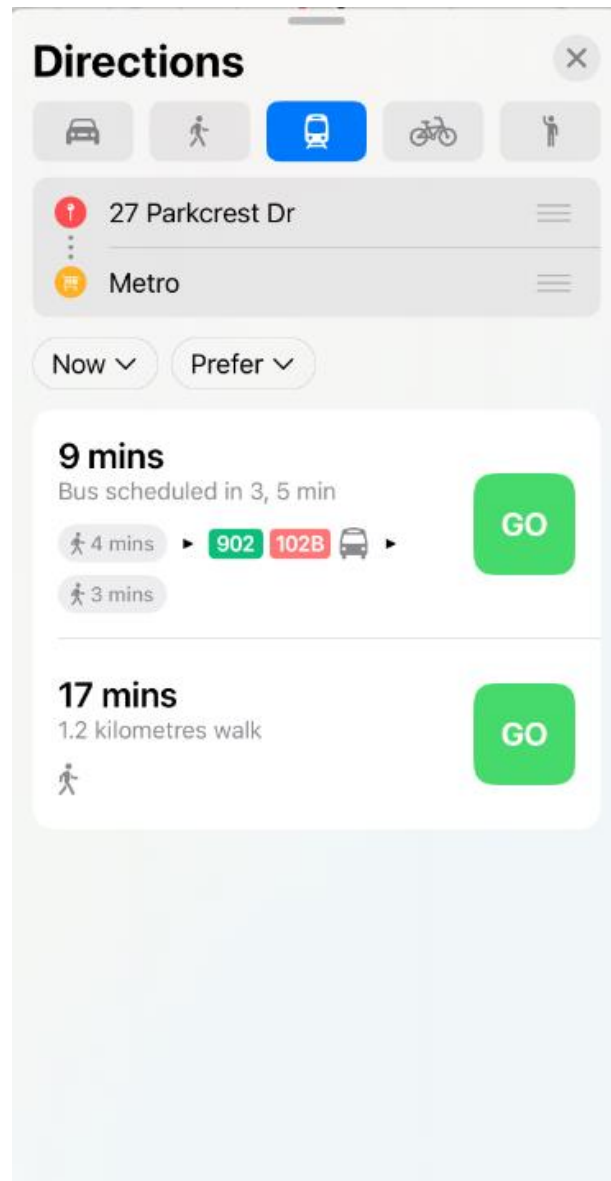
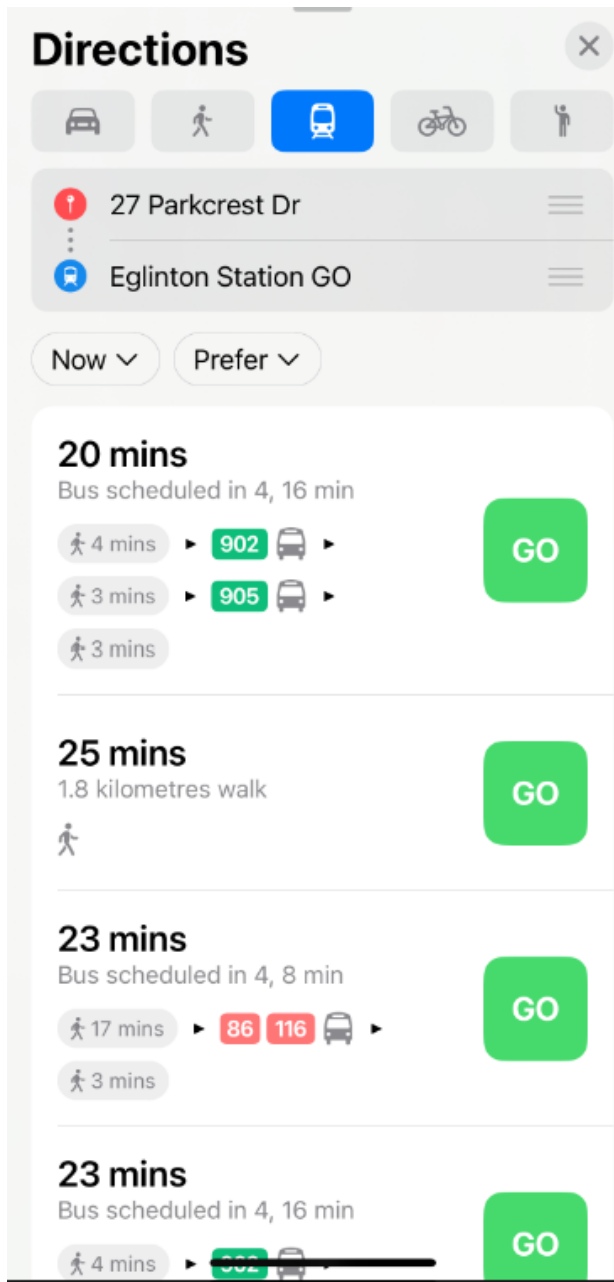
Sincerely,
Marina Tadenc

On behalf of Directors, Cliffcrest Scarborough Village SW Residents Association

CC. scc@toronto.ca

Other info:

- The BIG Picture Map created by the RA, <https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>
- Sample of what google map shows to get to the closest grocery store and to GO station.





June 11, 2024

Re: item- 2024.SC14.2 on June 12, 2024 pertaining to 27 & 29 Parkcrest Drive
Application Number 22216036ESC20OZ

Good morning Scarborough Councillors,

Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated, not for profit association that is working with other like-minded organizations in Scarborough, that believe development should take place in such a way that is not only in the best interests of developers but is also desirable for the neighbourhood.

My follow up letter to the Community Consultation for 27 & 29 Parkcrest Drive that took place on Wednesday November 8th attempted to get a response to questions that were asked during the consultation and superficially explained away or conveniently ignored.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-City-Planning-re-27-29-Parkcrest-Community-Consoltation-Follow-UP-November-15-2023.pdf>

I have on record more than 10 follow ups asking for information and clarification on questions that were asked and to date still not responded to. Concerns were raised regarding the meeting process, lack of holistic planning, transparency etc.

A transcript of the questions as asked and responded to was shared in April 2024. Please see the link below (for the Q andA) from the Community Consultation meeting.
https://docs.google.com/document/d/1Fs9eeV8zEf2qqgD8OkEJO1fZ-oLnrWTec9P-MN1_QvE/edit

The recent staff report indicates the Councillor attended the Community Consultation; **we had no Councillor in Ward 20 at the time.**

<https://www.toronto.ca/legdocs/mmis/2024/sc/bgrd/backgroundfile-246199.pdf>

The staff report mentions 3355 Kingston Road development with 309 units for but **NOT** 3291 Kingston Road with 357 units or 3310 Kingston Road development with 248 units... all within 2 blocks of the proposed site.

How can these details slide through? How can valid questions be ignored? Public information sessions and consultations appear to be a check box. With so much development coming to our neighbourhoods we have yet to see the city take the necessary action to address the concerns of residents.

According to the Official Plan for the City of Toronto, "Secondary Plan" establishes local development policies to guide growth and development in defined areas of a city where major

physical changes are expected and desired. Without a Secondary Plan, condominium developments in our surrounding area will be approved on a site-by-site basis.

We learned that when a Secondary Plan is not in place, as in the case of Cliffcrest and Scarborough Village, then applicants are required to do an Avenue Segment Study – a mini planning study – and submit it for review, in order that development not set unwanted precedent or undesirable standards for new development of the Avenue segment.

So, my understanding is given the scale of development proposed along Kingston Road there should be a secondary plan but since we don't have one **at the very bare minimum** to keep things moving a segment study is used. What happens when the details captured **fails to account for significant nearby developments and full impact is not understood?**

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



CSVSWRA engaged with City Teams and Councillor Crawford from 2021 to 2023 asking for projects and studies to understand the full impact of developments being proposed. CSVSWRA's reasonable and valid requests have been ignored. Without a Secondary Plan, condominium developments in our surrounding area ARE being approved on a site-by-site basis, **which means developers will determine our future.**

Most proposals are condominiums that are too tall and dense and do not respect the established low-rise neighbourhoods in the immediate vicinity. Scarborough Village is an underserved area that needs a long-term plan to increase services and facilities for our existing residents and taxpayers and to keep pace with planned growth in residential density.

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

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

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>

The transition and impact on the immediate neighbourhood are important and need to be reviewed. Residents have remarked that this is not a townhome development but a small condo development.

Are you aware that much information was provided to City Planning with regards to the fragile environment of this area and a Pilot Project for Environmental Neighbourhood Character Guidelines for **Parkcrest Drive** to be introduced?

A motion was to go to Council in January 2022 but City Planning provided **incorrect** information to the Councillor. This stopped a motion for a Pilot Project for Parkcrest Drive. CSVSWRA asked and has followed up **many times but have yet to be provided with details and/or explanations.**

We have tried to keep up with developments proposed in our catchment over the last 3 years, tried to engage but mostly our concerns seem to be ignored. Council has made commitments related to climate change, tree canopy, provision of accessibility, safe neighbourhoods, strong businesses, the housing charter calls for complete communities, etc.

Will this development be another checkbox? A Policy Area Planning Study can still be put in place. The Pilot project that was stopped can still be started.

The city continues to have a sphere of influence ...smaller as it may be today, why will the city not use it? Stop pointing to the province and start calling out what is not right. **We will have to live with the decisions made for generations to come, will this be your legacy?**

Sincerely,
Marina Tadenc
On behalf of Directors, Cliffcrest Scarborough Village SW Residents Association

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