

## City Council

### Motion without Notice

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| MM29.27 | ACTION |  |  | Ward: 20 |
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### Preservation of Architectural Character in Cliffcrest Community - by Councillor Parthi Kandavel, seconded by Councillor Josh Matlow

*\* This Motion has been deemed urgent by the Chair.  
\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

#### Recommendations

Councillor Parthi Kandavel, seconded by Councillor Josh Matlow, recommends that:

1. City Council direct the Executive Director, Development Review, and the Chief Planner and Executive Director, City Planning to undertake a thorough review of existing development guidelines and zoning regulations within the Cliffcrest Community (Scarborough Village up to Markham Road).
2. City Council direct the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to develop specific design guidelines that clearly articulate the desired architectural character and principles of the community; these guidelines should:
  - a. emphasize the preservation and enhancement of the existing architectural styles and materials;
  - b. consider the scale, massing, and setbacks of new developments to ensure compatibility with the surrounding built environment;
  - c. incorporate measures to protect views and sightlines within the community;
  - d. amend existing zoning by-laws and development agreements as necessary to ensure compliance with the newly developed design guidelines; and
  - e. implement a robust review process for all new development proposals within Cliffcrest, ensuring that they are rigorously assessed for compliance with the established design guidelines.
3. City Council direct the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to engage with the Cliffcrest community through public consultations to gather input and feedback on the development of these design guidelines.

#### Summary

The urban forests of Scarborough Village and Cliffcrest serve as vital natural infrastructure, protecting the Bluffs from erosion, reducing flood risk, and supporting city air quality. However, rapid and often unpermitted development in Ward 20 is removing trees and covering permeable land, altering water flow in an area with a high-water table and increasing the risk of basement flooding. These activities are endangering the natural environment of these distinctive communities and popular tourist areas.

Characters of the Neighbourhood Guidelines would provide clear direction to City Planning, Engineering and the Scarborough Committee of Adjustment to determine growth parameters that will protect the fragile environment and character of our neighbourhoods. The Scarborough Bluffs, trails and ravines are destinations not only for residents, but for visitors.

Reason for Urgency:

This motion is urgent as the Character Study for the Cliffcrest community (Scarborough Village up to Markham Road) needs to be included in the City planning work for 2025.

### **Background Information (City Council)**

Member Motion MM29.27