



February 18, 2025

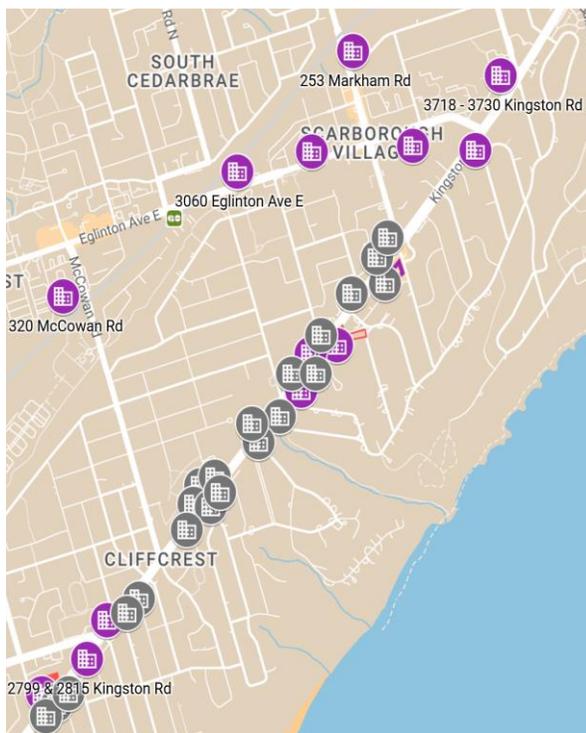
To: Scarborough Community Council, Councillor Kandavel, Councillor McKelvie, Councillor Myers, Councillor Ainslie, Councillor Thompson, Councillor Mantas

RE: SC20.1 – 2759 and 2761 to 2763 Kingston Road and 52 St Quentin Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Councillors,

For almost 5 years Cliffcrest Scarborough Village South West Residents Association (CSVSWRA), has been raising concerns that **multiple developments** in the Kingston Road corridor of Cliffcrest and Scarborough Village could contribute to dire consequences to residents close to the Bluffs and the natural features which are the Scarborough Bluffs and local ravines. Scarborough Village is an underserved 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. CSVSWRA has a vision of a walkable, attractive community.

The BIG Picture Map created by the RA shows **14 active proposals** in our catchment that could bring a



potential population increase of 10,000+. Each proposed development is managed by a different planner. We are concerned that this ad hoc approach will not adequately consider **the combined impacts and the sheer magnitude of these developments on our community and infrastructure**. Each applicant for these large condo projects has presented an Avenue Study that is incomplete, in different capacities, and none of the Avenue Studies look at the BIG picture of all of these proposals collectively.

Link to interactive BIG Picture map created by CSVSWRA

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&usp=sharing>

We are asking, once again, for City of Toronto and Toronto City Planning to conduct a full cumulative impact study for the area.

You have the opportunity to pause and take a closer look ...

Under review today is the condo application for 2759 - 2763 Kingston Rd/St. Quentin Rd. This development takes up practically 100% of the site (greenspace solely on the roof), provides minimal

parking spaces, gives no consideration for local parking and traffic issues and seasonal mayhem associated with Bluffer's Park.

This community understands neighbourhoods are dynamic and the community is not against change. However, impact related to changes, must be evaluated before applications are approved; not after the fact. Our concerns relate to safety due to traffic congestion, public transit, accessibility, parking requirements, school availability, park access, recreational amenities, social services, and especially, infrastructure needed to support a complete community.

It must also be acknowledged that all of this proposed development and the other 14 developments on Kingston Road was brought forth after the completion of the EA for the SWP. 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 are the impacts of development, close to ravines and Protected Natural Features, like the Bluffs, not being considered, as per existing municipal and provincial legislation? (*see reference note 1*)

Further concern is that present **EHON planning initiatives** are focussed on increasing density **without** consideration for the unique fragile environment and **without** creating complete, walkable communities. **Without** genuine community consultation, and valid studies there will be a negative transformation of our suburban community. (*see reference note 2*)

Kingston Road is important, not only to the people of Scarborough South West, (who need complete streets with regular transit, safe cycling and pedestrian passage), but it's an important arterial route, to thousands of commuters everyday, who work in the City, and who cannot use transit or afford to live in the City. This important arterial route is also necessary for deliveries and allows for passage of goods, in and out of the City. **Our concerns raised about incomplete segment studies and traffic assessments continue to be ignored.** (*see reference note 3*)

Lastly, the recently released assessment, by the province, points to stark predictions and serious concern for the future, all related to climate change and environmental concerns - "Ontario's climate is changing, with more frequent and extreme events such as severe rain, ice and windstorms, prolonged heat waves and milder winters". What action is being taken to address these warning signs?

- <https://www.ontario.ca/page/ontario> Provincial-climate-change-impact-assessment.

These facts point to the growing importance of closely assessing impact to communities within the City, and ensuring a view of the BIG PICTURE. There needs to be a cumulative, clear picture understanding of proposed developments and relationship to current infrastructure.

Our concerns remain and we are faced with complex issues. We need experts to evaluate the engineering issues with consideration of the new norm as a result of climate change, beyond what is currently being evaluated by the City.

With the City Budget currently under review, (Passed for 2025 on Feb 11.25) we ask you to consider our calls over the last 5 years for Cumulative Impact Studies to mitigate unwanted costs and impacts to our infrastructure, neighbourhoods, residents and the Scarborough Bluffs.

Boundaries of the study – we suggest Kingston Road, between Brimley and Scarborough Golf Club and a few kilometers north of Kingston Road down to the Bluffs.

SITE AND AREA SPECIFIC POLICIES provide guidelines to make better and informed decisions. We request a Policy Area Planning Study to address the cumulative impact for these environmentally fragile neighbourhoods and our spectacular Bluffs.

We request that City Council direct:

1. City Planning to complete an area wide study of infrastructure (especially Stormwater Management, Traffic and other infrastructure raised) and demands of existing projects, proposed development including soft sites.
2. TRCA: to prepare studies and provide reports which indicate what due diligence is being done to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village.
3. Toronto Water to provide a summary of all studies and any gaps in those studies.
 - a. Area 52 & 59 Sewer Study should be included and considered as to how it relates to infrastructure and new development.
4. A summary report to Community Council on the status of these studies no later than April 2025.

No place else in the city does development come so close to our Bluffs. Will you help us protect the “City above the Bluffs”?

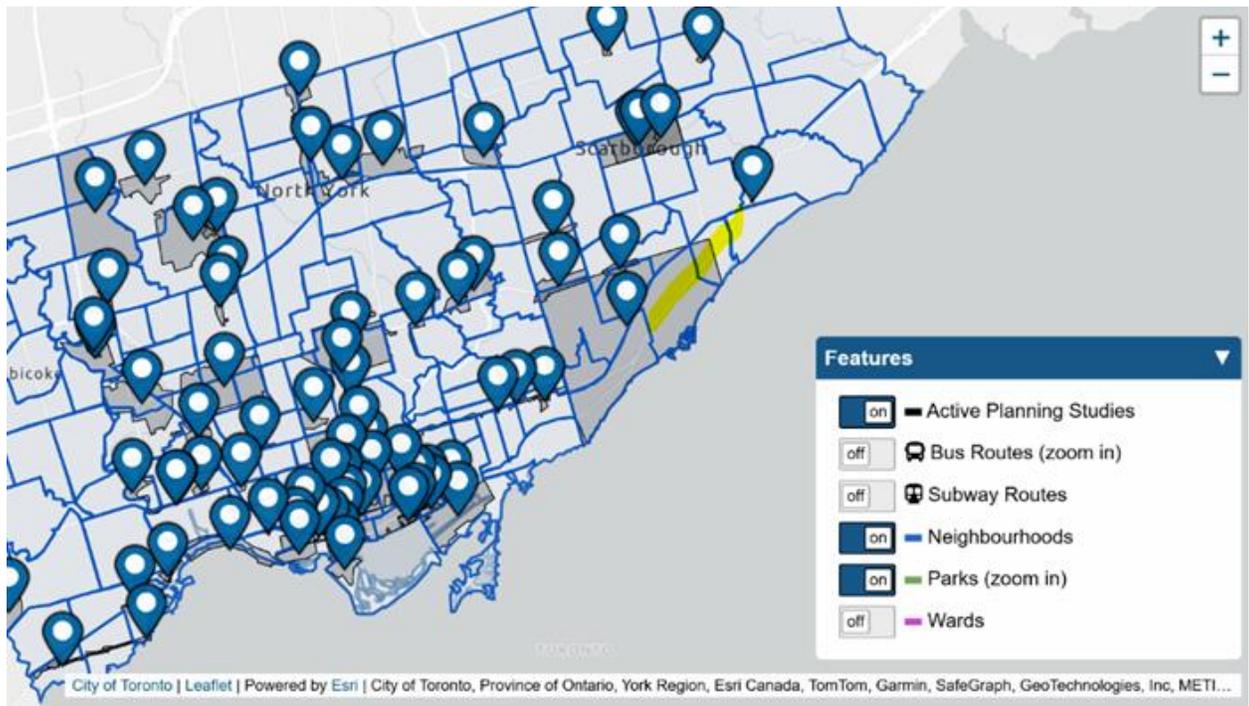
Sincerely,

Marina Tadenc

On behalf of Directors, Cliffcrest Scarborough Village SW Residents Association

NOTES:

1. 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>
2. The following captures the last Community Consultation in our neighbourhood, cumulative impact again ignored. <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-27-29-PARKCREST-LETTER-July-12th-Community-Council-Comments.pdf>
3. 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> The city has since responded that there will be no further discussions, details from the applicant are satisfactory to move this development forward are satisfactory.
4. 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.



Two letters dated September 23, 2024 & September 6, 2024,

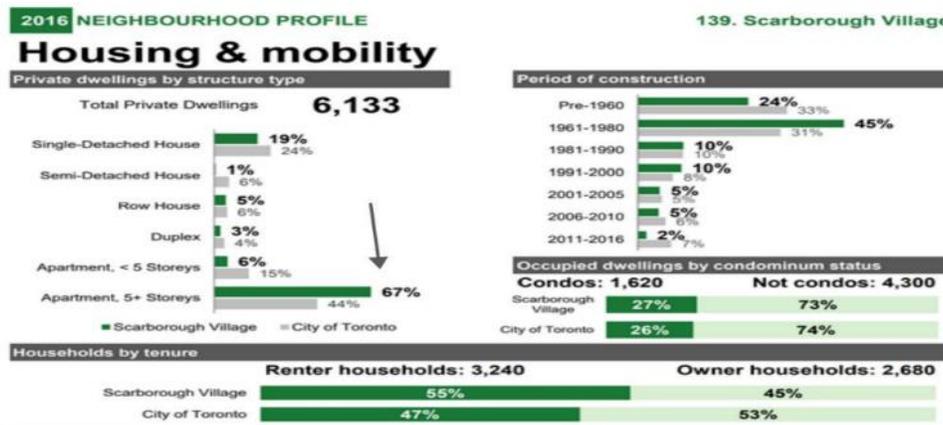
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-re-follow-up-to-September-9th-Planning-Meeting-request-for-Local-Area-Study-follow-up.pdf>

Other notes:

- (1) The following correspondence captures our continued effort over **3 years for cumulative impact studies**

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

- (2) 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.

- (3) 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>
- (4) Area 52 & 59 Flooding Team Follow up,
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Area-52-and-59-Flooding-Team-Follow-UP.pdf>
- (5) 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>
- (6) See story "Is this what we want for Kingston Road?" In the RA's newsletter dated March 2022 which raised concerns about retail space in condos sitting empty & still empty today.
https://cliffcrestscarboroughvillagesw.ca/data/documents/17_Newsletter_March_2022.pdf

To see other newsletters, <https://cliffcrestscarboroughvillagesw.ca/news/> Community support tab is filled with letters of concern, <https://cliffcrestscarboroughvillagesw.ca/community-support/> The heavy snow storms this week hopefully teach city planners to make allowance for snow piles space in our community.

- (7) 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.

We have learned of a Master Plan that is under development aimed at assessing impact of new developments on Vale of Avoca (Yellow Creek Ravine). What makes a significant landmark like the Bellamy Ravine/Gates Gully different so that similar consideration is left off?

<https://secure.toronto.ca/council/agenda-item.do?item=2023.IE2.9>

Developers continue to move forward with applications at an unprecedented fast pace and the Community is being left behind.