

No bluff about the Bluffs, time is running out!

More than **80 entries** capture a **long record of follow ups by the Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) attempting to engage** with City Teams, Toronto Regional Conservation Authority (TRCA) and Councillor Crawford, **going back to 2020** asking that combined impact for proposed developments is looked at for these environmentally fragile neighbourhoods and our spectacular Bluffs so informed decisions are made.

The Timeline document captures events in chronological order. The summary gives an overview of events, **each event is tied to more information or email that can be accessed by clicking on the event entry.** (Hit “back to top” to get back to summary.)

The summary reveals CSVSWRA has been engaging in good faith for more than 3 years following direction of the City. CSVSWRA attempted to bring attention to Big Picture Issues (secondary plan, character of the neighbourhood, cumulative impact of multiple condos, Interim control bylaw, Area 52 water study).

Nowhere else does Kingston Road or any other major road come so close to the bluffs, and the impact of development should thoroughly be reviewed and mitigated, not exacerbated. There is further concern with **combined impact** of developments, essentially a “dam” of condos.. The fact that the ravine exists and creek flows year round means that there is a very high volume of water not that far below ground level and it is not static. In addition, it is not a stretch to say that that the ravine is actually an extension of the BLUFFS themselves because it goes all the way down to the lake and has very steep sides.

As we try to engage the City the DEVELOPERS MOVE FORWARD. The overall quantity of applications being proposed has the potential to destabilize existing neighbourhoods unless looked at holistically.

Community Consultations have become just a checkbox in the process. Consultation notices are sent last minute, stakeholder are not always made aware, multiple events occurring on the same evening etc. Community consultations lack of time and any ability to question in any meaningful way, any follow ups are not responded to.

The timeline stops in 2023 where individual letter continued to be sent on the various items and can be found in CSVSWRA community support tab, <https://cliffcrestscarboroughvillagesw.ca/community-support/> or in our newsletter tab <https://cliffcrestscarboroughvillagesw.ca/news/>

TIMELINE SUMMARY

(Click on each line item to see more information, emails, discussion & backup. Click “back to top” to get back to summary.)

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8. December 29 2020 - CSVSWRA created “BIG Picture Map” to understand what was coming to our neighbourhoods These analyses indicate the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents. See link to map in details.	11
9. January 6, 2021 - Increase the notification area for the Community Consultation.	12
10. January 21, 2021 – City Planning received CSVSWRA Executive Summary with detailed review of the applicants proposal identifying 101 errors and omissions and the outlining community concerns. See link for details.	12
11. March 1, 2021 - CSVSWRA contacted Toronto and Region Conservation Authority (TRCA) advising of the expanded notice for proposal meters from the Doris McCarthy Trail on continued concerns with proposed development. When we inquired again about engaging TRCA responded, “If the City (by copy to Ms. Reaney) wants TRCA’s hydrogeologist to review this application we would need a formal request from them and the landowner would be required to pay a fee for our peer review. “	12
12. March 19, 2021 - CSVSWRA met with City Planning to present the community’s concerns building on a 36-page document prepared in January.	15
13. April 1, 2021 - LCH invited CSVSWRA to review new developments plans & LCH retracts offer after RA asks to preview design prior to meeting	16
14. May 25, 2021 - CSVSWRA follows up on 3355 Kingston Road Community Consultation & acknowledged volume of applications	16
15. May 27, 2021 – CSVSWRA presented 5 Project Proposals to Councillor Crawford, including: A request to consider “Secondary Plan”. Without a Secondary Plan, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future. As well as project for “Environmental Neighbourhood Character Guidelines” This environmentally fragile area needs need to be given consideration before infill development applications are approved. Follow link to see all projects presented.	18
16. June 14, 2021 – Follow up sent to Councillor Crawford on projects presented asking for update on action items discussed during May 27th meeting. A Secondary Plan would mandate that new development respect the existing physical character of the established neighbourhoods along with evaluating public infrastructure capacity.	19
17. June 14, 2021 – CSVSWRA learns LCH was reviewing comments from City Planning. RA follows up with City Planning, for update and response to our concerns and questions.	20
18. July 7, 2021 - RA requested sign to be moved to a more visible location & learns City Planning had not done a site visit.	20
19. July 21, 2021 - Onsite meeting and presentation with Doly Begum to introduce RA and share concerns about the development	20
20. August 3, 2021 - The RA continues to follow up but still has NO response to our questions from City Planning. The RA asks that the three immediate proposals at 3291, 3355 and now 3310 Kingston Road are looked at collectively.	20
21. September 2, 2021 - City mails out notice of Community Consultation Meeting scheduled for 16 September.	21
22. September 15, 2021 – The RA shared details for Community Consultation with TRCA asking if they will be in attendance, and also reshared concerns with regards to the development.	21
23. September 16, 2021 - Notice for Sept 16 Community Consultation, postponed to Oct 5th due to Yom Kippur.	23
24. October 1, 2021 - The RA continues to research the impact of the new development being proposed and possible impact to Doris McCarthy trail just meters from the site & follows up with City Planning. TRCA &	

Councillor Crawford highlighting need for studies & environmental concerns to look at combined impact of proposed developments so informed decisions are made.	23
25. October 6, 2021 - RA follows up, for answers, in particular where questions were not addressed in the meeting. Immediate feedback from our membership indicates there is a significant gap between what the community feels is appropriate development and the applicant's "vision."	25
26. October 6, 2021 Follow up to Councillor Crawford for CSVSWRA Projects. Information shared on urgent concern for Parkcrest Drive that requires attention before it is too late.	26
27. October 20th, 2021, follow up to CSVSWRA Projects Presentation & shared data pointing to increase in infill homes, impact and need for action. Again, asked that combined impact of condo proposals is reviewed.	27
28. October 28, 2021 - Follow up letter to concerns raised at Community Consultation to Councillor Crawford asking to ensure the appropriate studies are completed for combined impact of development & to invite TRCA to help identify potential impacts to environment of this Condo Proposal.	29
29. November 11, 2021 – Inquired with City Planning if any new plans have been or will be submitted by LCH, also followed up on outstanding responses to Q&A's from Community Consultation.	30
30. Nov 17, 2021 – The RA is copied on a concerning email regarding eviction of tenants at 3291 Kingston Road. The Councillors Office confirmed these concerns were being looked into	30
31. January 5, 2022 – The RA follows up with LCH and learn a revised application was submitted and accepted by the City December 21st, 2021.	32
32. January 7, 2022 – City Planning confirms LCH submitted second submission for “zoning application” & also now has included their NEW “site plan application” which will be circulated for commenting by City Planning. The zoning is not yet approved so why spend time to review the site plan especially with Planning Teams overwhelmed and many times missing the 210 day timeline. Will this happen with this application and then give the developer the right to go to OLT? Is this being rushed through to bypass the affordable housing legislation coming soon.	33
33. January 19, 2022 - Councillor Crawford confirmed he would be putting a motion through for Pilot Project for the Neighbourhood Environmental Guidelines. Regarding the Secondary Plan, the Councillor again recommends that the RA start conversations with City Planning to better understand impact & options for our neighbourhoods, but no date is provided.	34
34. February 9, 2022 – Followed up with City Planning with Councillor Crawford on copy with concerns about the impending potential over-development & combined impact of, 3310 Kingston Road Community Consultation in context of 3291 Kingston Road and 3355 Kingston Road.	34
35. February 23, 2022 - RA was advised that a motion prepared for Pilot Neighbourhood Guidelines was stopped by City Planning, incorrect information that was provided to Councillor Crawford.	37
36. A motion for an ICBL (interim control by-law) was also submitted for consideration in our response. This would allow for the appropriate studies to be completed to understand the impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.	38
37. February 24, 2022 - Follow up with City Planning on next steps and outstanding questions. We are awaiting confirmation from Councillor Crawford for meeting with Toronto Water to discuss the proposed development and impact before engaging TRCA.	38
38. RA continues to follow up with Councillor Crawford on request for Secondary Plan. We have been waiting to start with these crucial conversations. We are still awaiting explanation promised on the reason for cancelled Pilot Project.	38

39. On March 1, 2022, the Waterfront Revitalization project team held a meeting with Scarborough Residents Associations	38
40. March 4, 2022 -CSVSWRA follows up with City Planning for updates and learn a New Planner is assigned to the file, RA reshare details and questions that have still not been responded to.	39
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42. March 7, 2022 – The RA follows up with Water revitalization Project team asking to be kept informed	39
43. March 7, 2022 - Follow up with City Planning for updates on previous requests. Also ask why OZ (rezoning) vs SA (site plan) status of the application on the AIC website.	40
44. March 8, 2022 - The RA met with The Toronto District School Board (TDSB) Leadership & Parent Teachers Association (PTA) Introduction to introduce the RA, shared concerns of proposed developments.	41
45. March 18, 2022 – CSVSWRA learns in March, after several follow ups, that City Planning submitted Comments to the Applicant for second submission on February 1 st , 2022. We ask why is time being spent on site plan when land use is not approved?	41
46. April 6, 2022 - Follow up on start date for Characters of the Neighbourhood Guidelines motion & Date for Toronto Water meeting. Reply from Councillor Crawford's Office indicates soon.	42
47. April 18, 2022 – Follow up again on Characters of the Neighbourhood Guidelines, will motion be on Community Council for April 25 th & ask for date for Toronto Water meeting.....	42
48. May 9, 2022 – Follow up on Characters of the Neighbourhood Guidelines & Date for Toronto Water meeting.	42
49. May 25, 2022 - Ravine strategy update - Infrastructure & Environment Committee. RA sends letter, we cordially request an explanation of why Scarborough Southwest is not identified in the Ravine Infrastructure Plan and the Indigenous placemaking and peacekeeping initiative?	42
50. June 20, 2022 - Councillor Crawford's office confirmed the Toronto Water meeting will take place Jul 7, 2022	43
51. June 23, 2022 – CSVSWRA Follow up again with City Planning for updates, A summary, going back to November 2021, of previous follow ups is included that have not yet been responded to.	44
52. June 29, 2022 – CSVSWRA get SOME responses from City Planning . We are waiting for the Urban Planning Report to see what position the city will take with the development & then Councillor Crawford has agreed to host a Community Consultation. (Take some time to read the QUESTIONS & ANSWERS)	45
53. July 4, 2022 - Follow up on items still needing a response from City Planning. We ask City Planning to let us know when the they expect City Reports to be completed so we can set a date for Community Consultation hosted by Councillor Crawford.....	46
54. July 7, 2022 - At last, Toronto Water Engineering, City Planning & TRCA meeting . See 5 action items captured and shared in RA follow up email, take some time to read additional details section.....	47
55. July 14, 2022 - Follow up meeting for Waterfront Revitalization project.....	48
56. July 21, 2022 - Follow up on July 4 th items still needing a response from City Planning	48
57. August 4 th , 2022 Follow up on July 4 th items still needing a response from City Planning.	48
58. July 28, 2022 - Councillor Crawford met with the RA to better understand our concerns raised at July 7 th Toronto Water meeting. A summary of these concerns was then submitted in the following formal letter from the RA with an action item to look at Hydro G Studies.	49
59. August 11, 2022 – Since September 2020 CSVSWRA followed up many times asking for planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive. The Urban planning report was produced July 29th, 2022. Despite follow ups from CSVSWRA (including July 7th, 14th, 21st , & August 4th) to City Planning on the	

City's position, there was no response and the Urban Planning Report was not shared until August 11th after the Applicant submitted their appeal with the OLT on August 10th. They knew we were waiting for this update and did not respond. A new process is now triggered.49

60. In addition, the Urban Planning Report recommends that 3311 Kingston Road open space and parking a south side yard setback of approximately 60 metres, staff are of the opinion that there is an opportunity for infill development between the apartment on the site and the subject lands to the south. Have they listened to our concerns?.....49
61. August 17, 2022 to September 9, 2022 correspondence with City Planning. Now that the application is with the OLT the many questions and concerns will not be responded to. If, through without prejudice discussions, changes are made to address staff concerns, the applicant may offer to settle the matter with the City and the City Solicitor would then report on that settlement to Council. Meeting can be held behind closed doors, and even with Party status CSVSWRA can be left out of these discussions.50
62. August 24, 2022 – is the start of Municipal Election blackout starting 60 days before the October 24, 2022 Municipal Election, further precluded the community.....54
63. September 13, 2022 - The City of Toronto did not make a decision on this project within the 6-month time frame and therefore it became an appealable issue to OLT. Staff are not satisfied, per comments provided from ECS yet the applicant can move forward, the OLT will base decisions, the onus will be on the opposing party to produce reports or bring experts forward.54
64. November 9, 2022 The RA submits a formal letter to City Planning asking for response to the many previous outstanding email inquiries prior to initial OLT case management conference scheduled for November 30, 2022. Primarily we want to understand planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive,56
65. November 21, 2022 - RA met with City Solicitor & Councillor Crawford to share key concerns. See link to CSVSWRA presentation outlining key concerns with proposed development.57
66. November 22, 2022 - We thanked the Councillor and City Solicitor for meeting with the RA and expressed concern with regards to our previous experience where the RA obtained Party status at the OLT and that at no point during settlement negotiations was CSVSWRA contacted to participate in negotiations, despite our Party status. Excluding representatives of the impacted community appears to be a violation of City policies. We asked that moving forward, CSVSWRA expects to be informed and included in any settlement negotiations. It is not clear where the responsibility to inform Parties outside of the City and the applicant lies and we would appreciate this information. See attached letter.58
67. November 25, 2022 - How do you move forward with new development without completed studies for existing infrastructure. Follow up to Toronto Water Meeting - July 7, 2022, & inquired on Basement Flooding Study for Area 52 & 59. Our concerns remain for combined impact and that we are faced with complex issues, we need experts who understand the engineering issues and unpredictability of Climate change beyond what is currently being checked.59
68. November 30, 2022 - At the initial Ontario Land Tribunal management conference only 3 of 8 requests for Party Status Approved60
69. November 30, 2022 - Follow up email to Councillor Crawford, we ask for ICBL. If Secondary Plan project we asked for in May of 2021 had were started, we would now have studies to refer to. The OLT will now be in a position to make a decision based only on the information it has on hand, the developer studies that are incomplete or missing. The RA asks for ICBL so there is time to do unbiased studies, combined impact is looked at and informed decisions are made.60
70. December 6, 2022 - To date no real response from City Planning to many questions CSVSWRA asked, we asked Councillor Crawford for help.61
71. December 27, 2022 – CSVSWRA reaches out to Basement Flooding (BF) Area 52 & 59 Study Public Consultation Project Lead asking about impact studies for new housing developments. It is still unclear

- what City Team is responsible for looking at the combined impact for these NEW developments to this environmentally fragile area? After a several follow ups the final response was to advise us to reach out to City Directory and 311.62
72. January 12, 2023 – Councillor Crawford responds to CSVSWRA December 6, 2022 inquiry, We learn that LCH is being asked to submit a without prejudice submission meaning that they will continue to make changes in response to City division comments on their application. We are advised again that TRCA criteria, "that 3291 Kingston Road is outside of the TRCA's regulated area and therefore is not a commenting agency".68
73. January 23, 2023 CSVSWRA Follow up with Counsellor Crawford's Office CSVSWRA asks for more clarification to responses provided on the January 12th email. Some items were responded to but we still don't know how the need for additional studies and his opposition to #4 Windy Ridge will be communicated to other Councillors.68
74. Jan 26, 2023 – Response to CSVSWRA January 23rd follow up questions to Councillor indicate: 1. Regarding LCH submission of studies and reports – their application is deemed complete under the Provincial Planning Act. From a planning perspective, all studies are complete so there are no grounds for ICBL. Segment Study submitted by developer considers cumulative impact. 2. TRCA CEO John Mackenzie confirmed that the TRCA would not be commenting on this application. 3. Councillor Crawford is still opposed to the neighbourhood intrusion; however, under the new legislation he is awaiting a briefing from staff on this application to ensure the "best possible outcome". 4. Planning affirmed LCH is working on amending their plans in accordance with planning comments but that this did not mean a "positive consideration unless there was progress." This progress is allowed to happen without any public knowledge. The RA needs to engage a Lawyer to become part of this conversation. With regards to asking for a delay via the ICBL so that studies can be done we were advised, "Furthermore, using provincial tools to delay a development that are contrary to their intent may be damaging when the Tribunal considers the case." (it appears we have no recourse).....70
75. February 9, 2023 – Councillor Crawford's office offered to reach out again to City Planning regarding planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive as well as where cumulative impact reports for proposed developments can be found. See email with questions sent.71
76. January 21, 2023 A change in maps is brought to the RA's attention properties for the **condo sight removed from Archaeology potential**. The map is now in direct contradiction to the previous map and the TRCA maps. Is there an Archeology study that **why their land is no longer applicable?**72
77. February 1, 2023 – OLT memorandum notice issued February 01, 2023 CASE NO(S):. OLT-22-00429473
78. February 20, 2023 follow up regarding concerns raised at Toronto Water meeting on July 7th. CSVSWRA still does not understand how the City can ensure that the impacts to the community and infrastructure of multiple massive developments are considered as a whole, who is looking at the combined impact for NEW developments?73
79. February 21, 2023 - Memory Book – The Memory Book, "Scarborough Yellow Brick Road", was shared with all Councillors with the cover letter **asking Toronto City Council, to protect the Bellamy Ravine and Doris McCarthy Trail**. The book is the culmination of work by the Cliffcrest Scarborough Village SW Residents Association, resident's association members, community members and local students to raise awareness about Climate Change & the importance of the urban tree canopy in Toronto and Climate change. This project, Tree Ribbon Campaign II, is a self-guided tour that starts at the entryway of the Doris McCarthy Trail, which follows the Bellamy Ravine.74
80. February 2023 - AGM – Good conversation with Councillor Ainslie, he will follow up with TRCA. Asked for information on RA concerns to be shared with him.75
81. March 8, 2023 – second Case Management Conference ("CMC") was convened to consider the appeal brought by 3291 Kingston Road. A third CMC is scheduled on Friday, June 2, 2023, at 10 a.m. by Video

Hearing. [2] The Parties shall submit a draft PO with an attached Issues List to the Case Coordinator by Friday, May 19, 2023.	75
82. March 9, 2023 On site visit with Councillor Crawford, hand delivered memory book on March 7th. Follow up email sent as requested resharing details for Characters of the Neighborhood Guidelines and Secondary Plan.	75
83. March 20, 2023 – 3 rd Follow up sent asking Councillor Crawford to respond to previous inquiry.	77
3 rd Follow up - time sensitive	77
Marina Tadenc <mtadenc@gmail.com>	77
84. March 20, 2023 - A response is received from Councillor Crawfords office with regards to Secondary Plan and Environmental Guidelines indicating that they have asked City planning to provide a written response to ensure that their position is clearly outlined in writing.	78
Monique Lisi	78
85. March 26, 2023 – Studies for sewer assessment planning – flood mitigation infrastructure upgrades were to be ready 1 st quarter of 2023, 3 rd follow up with team to find out when these studies will be ready.	79
Re: Basement Flooding (BF) Area 52 & 59 Study Public Consultation	79
Marina Tadenc <mtadenc@gmail.com>	79
BFEA Flooding Study	80
Marina Tadenc <mtadenc@gmail.com>	80
Monique Lisi	82
Monique Lisi <Monique.Lisi@toronto.ca>	85
86. Cliffside Village Urban Design Standards-	87
87. Following are records of correspondence.	Error! Bookmark not defined.
88. July 7, 2023 Confirmation re CNC no response from City Solicitor to date.	92
OLT-22-004294 & OLT-22-004295 – CMC Notice (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive)	92
Molnar, Christopher (MAG)	92
89. July 14, 2023 CSVSWRA learns from the	Error! Bookmark not defined.
90. The following was shared by a resident asking the RA why we did not get a Secondary Plan & why did Councillor Crawford not request reports needed to assess impact to environment and traffic.	93
91. " City is not adhering to Section 3.4 of the official plan re a Natural Heritage site and buffer zone. "	93
92. This 2021 city document... lessons learned or mistakes repeated	93

July 31, 2020 - Unofficial Community Presentation by Samcor and LCH Developments

Unofficial Community Consultation - a LCH & Samonas Inc. presented development plans to local residents via Zoom of their intent to buy up residential properties on Windy Ridge Drive and Kingston Road to build a 12 story 367-unit condo with 2 floors of underground parking. Audience was not permitted any questions.

Bluffs Monitor - Kingston Condo Meeting Flops

<https://www.bluffsmonitor.com/derek-pinder-september20/>

LCH Presentation can be found here: <https://kingstonandravine.ca/updates/>

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September 18, 2020 - Site visit by Councillor Crawford at "ground zero". Hand delivered Press Release announcing newly incorporated Cliffcrest Scarborough Village SW Residents' Association, (CSVSWRA). Councillor Crawford indicated he was against this development in its current form as well as the rezoning of residential homes.

Site visit by **Councillor Crawford** at 3 Windy Ridge "ground zero" directly facing the residential homes proposed to be demolished. More than 30 letters of concern were sent to the Councillor by local residents in opposition to the scale of development and rezoning of neighbourhood homes. A collection of concerns with the development were presented during site visit along with Press Release of newly formed Cliffcrest Scarborough Village SW Residents' Association, (CSVSWRA).

The Resident's Association is **not against development** but want to ensure the scale of proposals fit the character of neighbourhoods and do not damage the ecosystems and forests that residents so value. LCH proposal would fundamentally change the nature of the neighbourhood. The number of households on Windy Ridge would balloon from **27 to over 400** and will add to the **traffic pressure** at an already **congested 5-way intersection** at Kingston Road. This is just one of several planned or impending significant developments in the area. There are so many people unaware of how the process works. The Association wants to gather the voices in the neighbourhood and advocate for inclusion and awareness in an organized approach in the decisions that impact our community.

Councillor Crawford indicated he was **against this development in its current form as well as the rezoning of residential homes.**

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October 20, 2020 – The entire leadership team at Toronto Region and Conservation Authority (TRCA) was contacted to make them aware of the development being proposed just meters from the Doris McCarthy Trail.

From: [Marina Sartoretto](#)

Sent: October 20, 2020 2:47 PM

To: John.mackenzie@trca.ca; Michelle.sirizzotti@trca.ca; anil.wijesooriya@trca.ca; tammy.bartley@trca.ca; richard.ubbens@trca.ca; Amanda.lazarevski@trca.ca; Sameer.dhalla@trca.ca; lisa.facini@trca.ca; laurie.nelson@trca.ca; Cindy.barr@trca.ca

Cc: info@trca.ca

Subject: Concern of possible impacts to Doris McCarthy Trail

To the TRCA Leadership Team,

Dear John Mackenzie, Michelle Sirizzotti, Anil Wijesooriya, Amanda Lazarevski, Richard Ubbens, Lisa Facini, Sameer Dhalla, Laurie Nelson & Cindy Barr, Tammy Bartley

I am reaching out to bring to your attention details for a large development proposal located at the gateway to the Doris McCarthy Trail, which is of recreational, natural, and historical significance and is one of only four access points for the Scarborough Waterfront Trail on the list of Toronto Region and Conservation Authority's erosion protection projects.

There appears to be a series of cascading problems for this location and the scale of development to be addressed not only during construction but also for the future that I have attempted to document in my attached letter to you all.

The proposed development will make a permanent change to the character of the neighborhood that will be irrevocable. We have an opportunity to review thoroughly to **ensure the right decisions are made** for this neighbourhood and **for the Doris McCarthy Trail.**

I sincerely hope to hear back from you soon with regards to these very serious and urgent concerns.

Sincerely,

Marina Tadenc

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October 27, 2020 - First LCH Submission - Samcor and LCH Developments submit proposal without any material changes to design presented on July 31st to the Community.

The Condo Proposal has now been submitted and the City Planning Team is processing the application and will be bringing forward a Preliminary Report for consideration by Scarborough Community Council in early 2021. Samcor and LCH Developments submitted their proposal for an 11 Story 343-unit Condo at the intersection of Kingston Rd., Ravine Dr. and Windy Ridge Dr. without any material changes to design presented on July 31st to the Community.

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November 10, 2020 - First face to face meeting with Developer initiated by CSVSWRA.

First face to Face meeting with Developer, Councillor Crawford & his Chief of Staff initiated by RA. LCH gave presentation. CSVSWRA presented letter noting objections.

December 16, 2020 – CSVSWRA Follows up with TRCA advising that LCH has submitted the application as well as sharing development concerns again.

Followed up and updated TRCA that LCH has submitted application. **John MacKenzie** responded and acknowledged he would make note of concern for the potential impact to visitor parking, but that the development was outside TRCA preview and pointed us to City Planning.

From: Marina Sartoretto <msartoretto@rogers.com>

Sent: Wednesday, December 16, 2020 11:04 AM

To: John MacKenzie <John.MacKenzie@trca.ca>

Subject: FW: Concern of possible impacts to Doris McCarthy Trail

Dear Mr. MacKenzie,

Hope all is well and you are staying safe during this crazy time in our world.

I am also hoping you can direct me to who is looking into responding to my inquiry from October.

I sincerely wanted to gain a better understanding of the TRCA's plans for the neighbourhood adjacent to the Doris McCarthy Trail, a unique and environmentally sensitive area.

The Condo Proposal has now been submitted and the City Planning Team is processing the application and will be bringing forward a Preliminary Report for consideration by Scarborough Community Council in early 2021.

There appears to be a series of cascading problems for this location and the scale of development to be addressed not only during construction but also for the future that I attempted to document in my attached letter.

The proposed development will make a permanent change to the character of the neighborhood that will be irrevocable. We have an opportunity to review thoroughly to **ensure the right decisions are made** for this neighbourhood and **for the Doris McCarthy Trail.**

I look forward to your reply.

Sincerely,

Marina Tadenc

From: John MacKenzie

Sent: December 18, 2020 4:07 PM

To: Marina Sartoretto

Cc: Christian.ventresca@toronto.ca; [Steve Heuchert](#)

Subject: RE: Concern of possible impacts to Doris McCarthy Trail

Good afternoon, Marina,

I am responding to your email dated December 16, 2020, regarding a condominium proposal on Windy Ridge Drive in the City of Toronto and your earlier email as well.

Thank you for apprising of this development proposal. The site in question is located entirely outside of the TRCA Regulated Area and not within the City of Toronto's Natural Heritage System. The site is also smaller than 5.0 hectares. For these reasons, TRCA would not have been circulated on this application by the City of Toronto. In order to have input on this file, if you have not done so already, we recommend that you submit your comments and concerns to the local City of Toronto Planning Manager for Ward 20, Christian Ventresca. For your convenience, Mr. Ventresca's email address is Christian.ventresca@toronto.ca. Doris McCarthy trail is part of the Central Segment of the Scarborough Waterfront Project (approved EA), which to date is yet unfunded and detailed design for this segment has not begun. TRCA is continuing to work with the City and other levels of government to secure funds so that we may further advance trail design and implementation for the Scarborough Waterfront Project. Given the concerns you have expressed regarding the impact on the trail that more density will bring, TRCA has taken

note of this concern and will be sure to flag trail access and parking considerations as important issues of consideration with the planning lead at the City.

Thank you for writing to us about your concerns for the local environment and this important part of the trail network in Scarborough.

John MacKenzie, M.Sc.(PI) MCIP, RPP

Chief Executive Officer

T: (416) 667-6290

E: john.mackenzie@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)

From: Marina Sartoretto

Sent: December 21, 2020 1:42 PM

To: John MacKenzie

Cc: Christian.ventresca@toronto.ca; Steve Heuchert

Subject: RE: Concern of possible impacts to Doris McCarthy Trail

Good afternoon,

John,

I sincerely appreciate your time to review my concerns, your advice, and for introducing me to Mr. Ventresca & Mr. Heuchert. I am very thankful for TRCA support regarding concerns to potential impact with development at this site. I also noticed that the City of Toronto web site show the condo site as potential archaeological site. Would a study and investigation be of interest to TRCA since the TRCA regulated area is adjacent and is also classified for being potentially archaeological?

Mr. Ventresca, I am glad to meet you. I am sharing some of the details with you also for your review and welcome your advise.

Attached 3 slides summarize:

- Access and parking congestion
- Congestion and increased traffic
- Archaeological Potential map

For your convenience here is a link to LCH application documents <https://aic.to/3291KingstonRd>

Living just a short walk from the Doris McCarthy Trail, I have had the opportunity to frequently chat with many visitors that travel to enjoy this spot, and can say for certain that accessible outdoor gathering places is something very much needed in our city. I am glad to have had the opportunity to connect with you all. I am happy to answer any questions you may have and glad to assist if I can be of help with regards to both the condo proposal as well as the waterfront project.

Thank you again for taking the time to listen to my concerns and I look forward to your reply.

Very Sincerely,

Marina Tadenc

SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

There are a series of cascading concerns for this location and the scale of development to be addressed not only during construction but also for the future.

Link to proposal submitted October 2020, <https://aic.to/3291KingstonRd>

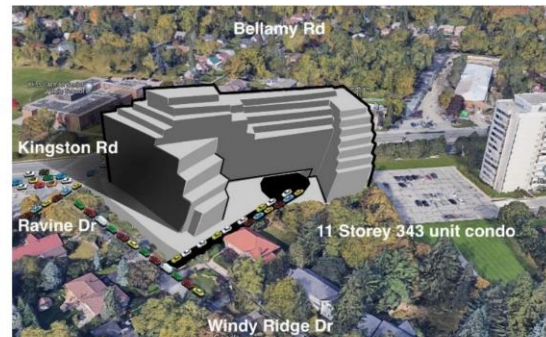
Increased and Congested Parking

- Currently the parking at Ravine Dr. and Bellehaven Dr. where the TRCA's pedestrian pathway starts frequently spills to Windy Ridge Drive and Hill Street
- The need for parking will only increase as the TRCA moves forward with the future Waterfront Trail Project.
- Serious consideration should be given to adding 700 plus residents and their guests in such close proximity to the Doris McCarthy Trail and the impact to objectives the TRCA has for Scarborough Waterfront Shoreline.

Access

- Currently there are only four public access points to the Scarborough Waterfront Shoreline, in addition to the Doris McCarthy Trail the other access points are:
 - Guild Park (often congested by the spots allocated by the Guilds Inn Private Guests for Private events)
 - East Point Park
 - Bluffers Park (already grossly overly congested)

**Reminder of a potential comparison - Brimely Rd. and Bluffer's Park congestion with only one access and exit. 311 supervision and police presence increased due to increased demand to access the waterfront.*



SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

Congestion and Increased Traffic

- Increase congestion study at an intersection of 5 streets adjacent to the proposed residential entrance to the condo
- Increased traffic study of Kingston Road/Highway #2 and regulation for traffic to access the condo by a residential side street, including impact of utility vehicles accessing the condo
- **Pedestrian and cyclist impact** - Study in this residential area and impact to visitors of the Doris McCarthy Trail.
- 5 point intersection of Kingston Road, Ravine, Bellehaven and Bellamy South and the Pioneer Gas Station.
 - Pioneer Gas Station, which some motorists use as an **illegal shortcut** to bypass the existing light on Kingston Road
- The exit proposed for the condo onto Windy Ridge will be 9 cars from the stop sign of Windy Ridge
 - Traffic will be backed up on streets as well as on condo site with new condo residents waiting to find opening to exit
 - This condo development will add to the traffic pressure that has already developed as **more people seek access to the Doris McCarthy Trail**, to Lake Ontario shoreline to the TRCA's future Waterfront Trail.



Impact of LCH Development on intersection

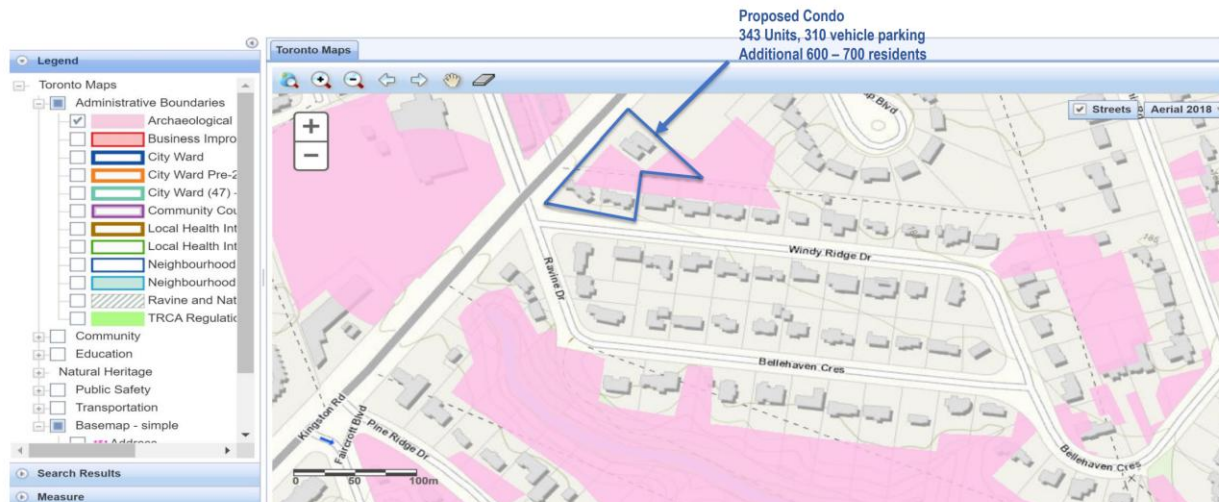
SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

Archaeological Potential

- Some properties on Windy Ridge and the developer property is classified on city map as Archaeological Potential.

TRCA Protected Lands

- The proposed condo development site is located at the **gateway to the Doris McCarthy Trail**, which is of recreational, natural and historical significance and is one of only four access points for the **Scarborough Waterfront Shoreline on the list of Toronto Region and Conservation Authority's erosion protection projects.**



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December 29 2020 - CSVSWRA created "BIG Picture Map" to understand what was coming to our neighbourhoods. These analyses indicate the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents. See link to map in details. Following is a link to the map:

<https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=14>

Analysis of chart below shows **13 proposals currently being reviewed by the city**, (shown in purple on the map, click on link to see 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

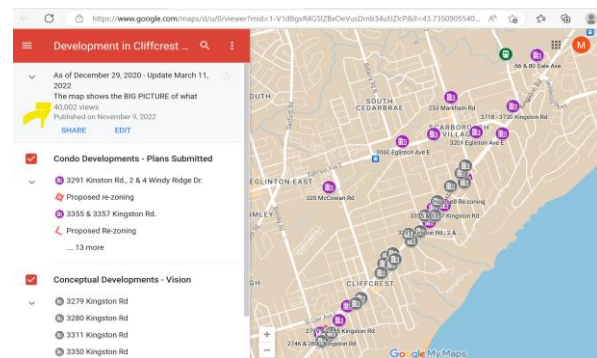
DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident		# Parking Spaces	
		Total Units	Town Homes	Est. Residents	High limit	Total Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	11	343		579	815	310	342
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	318	228
2746, 2800 Kingston 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

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? 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 proved successful. This calls for spaces that help support this lifestyle change.

Research indicates the **lifespan of these condos is 40 years.** Developers get the money upfront and walk away. When the condo corporation can not afford the bill for maintenance what will the City do? It will **not be a few condos but many** that will require help. Where is the planning by our City Planning?



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January 6, 2021 - Increase the notification area for the Community Consultation.

Worked with Ward 20 Councillor Crawford to increase the notification area for the Community Consultation. Motion passed at Scarborough Community Council meeting held on January 6, 2021

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January 21, 2021 – City Planning received CSVSWRA Executive Summary with detailed review of the applicants proposal identifying **101 errors and omissions and the outlining community concerns.** See link for details.

RA submits detailed documentation in opposition to the proposed amendments to the Official Plan and rezoning of 2 and 4 Windy Ridge Drive, identifying **101 errors and omissions** and outlining community concerns. We cordially request a formal response from City Planning to our submission and questions.

Follow this link to see these details with cover letter:

https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA_RESPONSE_RE_LCHAPP_JAN2021.pdf

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March 1, 2021 - CSVSWRA contacted Toronto and Region Conservation Authority (TRCA) advising of the expanded notice for proposal meters from the Doris McCarthy Trail on continued concerns with proposed development. When we inquired again about engaging TRCA responded, “If the City (by copy to Ms. Reaney) wants TRCA’s hydrogeologist to review this application we would need a formal request from them and the landowner would be required to pay a fee for our peer review.”

From: Marina Sartoretto <msartoretto@rogers.com>

Sent: Monday, March 1, 2021 1:14 PM

To: Matt Johnston <Matthew.Johnston@trca.ca>

Cc: Steve Heuchert <Steve.Heuchert@trca.ca>

Subject: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Good afternoon,

Hope all is well and your week is off to a good start.

Following is some additional research gathered on possible impacts to surrounding environment if the condo proposal at the gateway of the Doris McCarthy Trail is allowed to move forward.

We welcome any feedback from your team, even if it is to say we are incorrect.

For your convenience here is a link to LCH application documents <https://aic.to/3291KingstonRd>

Attached are some diagrams created by one of the graphic designers in our neighbourhood and his message in blue.

I have a list of questions below to confirm my assumptions based on my rudimentary understanding of watersheds.

Could you forward this to your contact at the TRCA and ask if they might be able to advise or confirm if the following is correct with respect to our watershed here in South Scarborough?

1. In South Scarborough the groundwater (including underground streams) generally moves from the north to south towards the lake?

2. More locally it would also be expected that groundwater (including underground streams) would move towards the Bellamy Ravine and follow the general slope and topography of the watershed?

3. Are the attached diagrams generally plausible or what could be expected given the contours of the land?

Attached are diagrams I have been developing to serve as visuals for the issue of groundwater rerouting from the condo garage and proximity of this large scale condo to the Ravine and migratory birds.

The topology (contour lines) are from the city maps.

I added the blue arrows based on the slopes indicated on the map to show likely above and below ground water flow.

The section is to scale based on map measurements and heights from the maps and the LCH architectural plans.

Some additional research found that the area is environmentally sensitive and the City has deemed the area a heritage environment and also a critical part of the green space corridor through the south Scarborough area.

[Toronto Official Plan Map 9 - Natural Heritage System](#)

[Map 12A – Environmentally Significant Areas February 2019 \(toronto.ca\)](#)

[Map 12B – Provincially Significant Wetlands and Areas of Natural and Scientific Interest February 2019 \(toronto.ca\)](#)

Doris McCarthy trail is on all of these maps as very important areas within environmentally protected and sensitive space. The entire area south of the affected area is all sensitive environmental space. It is all critical to the water shed patterns of the area.

We have learned that water moves on sites in two fashions:

Surface water drainage

Subgrade water migration.

Without question, the condo will affect water flow through the property and around it. It will most certainly affect water flow beneath it. It appears there will be a large catchment system beneath the building to capture and redirect water to a subgrade water management system. With this, the redirection of water below grade may not be measurable nor realized for a significant time period. It may not affect the immediate properties in the manner we may assume if there are measures to control the water flow. There are a multitude of maps here on this city site here:

[Official Plan Maps – City of Toronto](#)

Shouldn't consideration be given to a combined "environmental" and "health" impact?

Another concern is if the city Sanitary Sewer can handle 223,000 L/Day - due to required dewatering and water being contaminated. The sanitary sewer is on Kingston Rd and is a 250mm diameter. The Storm sewer is 450mm diameter. The 100 year event storm flow will be staggering 45.3 L/sec.

Are you able to assist or would you be able to direct us to who we could reach out to find information for Sanitary Storm Modeling:

Raw data from the City records for project Engineering team to analyze for capacity in the City's sewer system

If available: EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations

Flow monitoring data showing actual flow in the sewers under various

Our message today is sent with **genuine concern for our neighbourhoods** and we welcome any guidance on possible next steps for support. We sincerely appreciate your time in reviewing our request and look forward to your response.

Sincerely, Marina Tadenc

From: [Matt Johnston](#)

Sent: March 1, 2021 1:33 PM

To: [Marina Sartoretto](#)

Cc: [Steve Heuchert](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello Marina,

Thank you for reaching out to Toronto and Region Conservation Authority (TRCA) regarding this, and I hope you are doing well also. I'd like to clarify that my team doesn't directly comment on development proposals within TRCA regulated areas, so I'll be deferring this to Steve or others in TRCA's Development & Engineering Service division as appropriate.

Regarding some of your other comments, it is correct that groundwater and localized surface runoff will generally be directed towards Bellamy Ravine. The sanitary sewer information you are requesting is something that Toronto Water from the City of Toronto would have to provide to you and not TRCA. I'd suggest contacting 311 to request additional details about the capacity of the existing infrastructure.

Thanks,

Matt Johnston, B. Sc. (Hons.), C.E.T.

From: Marina Sartoretto <msartoretto@rogers.com>

Sent: Monday, March 1, 2021 2:34 PM

To: Matt Johnston <Matthew.Johnston@trca.ca>

Cc: Steve Heuchert <Steve.Heuchert@trca.ca>

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi,

Matt,

I had thought to direct to your team as the questions related to the under water tables and drainage. Thank you for taking the time to review and for your quick reply, it is very appreciated.

Steve,

Any guidance would be appreciated and I look forward to your response.

Sincerely,

Marina Tadenc

647 299 1889

From: [Steve Heuchert](#)

Sent: March 9, 2021 9:19 AM

To: [Marina Sartoretto](#); [Matt Johnston](#)

Cc: Andrea.Reaney@toronto.ca; [Mark Rapus](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello Marina

Thank you for your email and thoughtful analysis. I am sorry for the delay in response as I have been preparing for a hearing this Friday and am only now getting to emails. I appreciate your concerns regarding the groundwater and other matters. Typically in these cases the underground garages are designed in a way to allow groundwater to flow around them and I know the City staff will be reviewing this. **If the City (by copy to Ms. Reaney) wants TRCA's hydrogeologist to review this application we would need a formal request from them and the landowner would be required to pay a fee for our peer review.** However, typically in applications that are not in TRCA's area of jurisdiction, we do not review these and the City's experts complete the review.

We are happy to assist if the City requests. I am copying my Senior Planner, Mark Rapus, who will take this from me going forward if any TRCA involvement is necessary.

Thank you.

Best

From: [Marina Sartoretto](#)

Sent: March 10, 2021 3:39 PM

To: [Steve Heuchert](#); [Matt Johnston](#)

Cc: Andrea.Reaney@toronto.ca; [Mark Rapus](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello,

Steve,

Hope all is well and thank you for reviewing the details I shared and for your comments, they are very valued and thank you for introducing me to Mark.

I understand that there are protocols to be followed and have full respect for the process.

With Doris McCarthy Trail and TRCA boundaries in such close proximity to the proposed site, the concerns outlined below are genuine and shared with hopes that **all alternatives and impacts are explored** in this process.

A small group in the neighbourhood will be meeting with City Planning on the 19th and we will share these details.

Andrea, nice to meet you also and if you have any information to share prior to the meeting on the 19th I would be glad to pass it along to the rest of the team.
Thank you all and stay safe.
Sincerely,
Marina Tadenc

From: Marina Sartoretto <msartoretto@rogers.com>
Sent: Thursday, March 11, 2021 3:23 PM
To: Steve Heuchert <Steve.Heuchert@trca.ca>; Matt Johnston <Matthew.Johnston@trca.ca>
Cc: Mark Rapus <Mark.Rapus@trca.ca>
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi Steve,
Thank you again for taking the time to read and respond to our concerns.
I have just one more question, are you able to advise what the fee cost range would be to complete a hydrogeologist review for this application? What would the timeline be to complete such a review?
Are there any other reports or studies that would be of value in the review of this application that we should explore?
As always, your help is very appreciated.
Sincerely,
Marina

From: **Mark Rapus**
Sent: March 16, 2021 1:33 PM
To: **Marina Sartoretto; Steve Heuchert; Matt Johnston**
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi Marina,
If asked by the City to review a Hydro G study, a fee of \$2,950.00 would be the minimum based on a ZBA/OPA application. Generally it takes approximately 4 weeks to complete the review.
I can't say what other reports would be valuable for you to review. If I were assessing the development proposal and its overall impacts to the local community I would review all the information that has been submitted to the City. If you think a report is missing some information or a particular study is missing altogether I would recommend contacting Andrea at the City.
I hope this is helpful.
Regards,
Mark Rapus
Senior Planner
Development Planning and Permits | Development and Engineering Services

From: Marina Sartoretto <msartoretto@rogers.com>
Date: March 19, 2021 at 2:44:42 PM EDT
To: Mark Rapus <Mark.Rapus@trca.ca>, Steve Heuchert <Steve.Heuchert@trca.ca>, Matt Johnston <Matthew.Johnston@trca.ca>
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

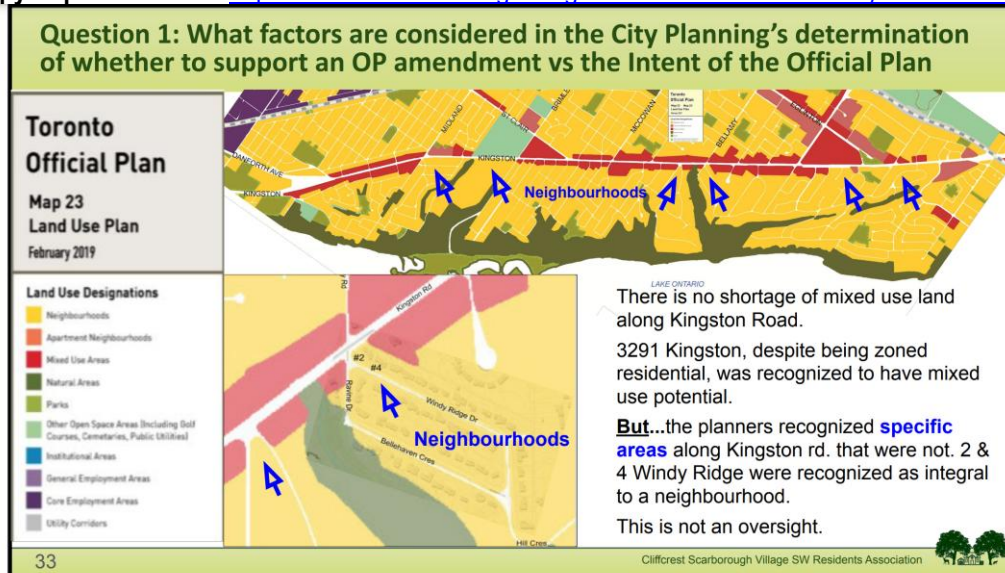
Hi,
Thank you, Mark, the TRCA team has been fabulous and I sincerely appreciate the time dedicated to responding to our concerns.
Enjoy the weekend and stay safe,
Marina

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March 19, 2021 - CSVSWRA met with City Planning to present the community's concerns building on a 36-page document prepared in January.

A group representing the Association met with City Planning on **March 19th, 2021** to present the community's concerns, **building on a 36-page document prepared in January** by the Association that is being circulated to various City Departments. To date no update, comment or response has been provided to the RA to any of the questions or concerns raised.

Follow this link for a recording of CSVSWRA presentation <https://www.youtube.com/watch?v=Pu8QCOxTolw>



Is City Planning in support of an Official Plan amendment for #2 & #4 Windy Ridge?

We see there is no shortage of mixed use land along Kingston Road.

The developers would like us to believe that #2 and #4 were a planning oversight and #2 being along Kingston Road, should have been designated Mixed use. But the opposite is true. In fact, 3291 Kingston, despite being zoned residential, was recognized to have mixed use potential.

But...the planners recognized specific areas along Kingston Road that were not part of Avenue development.

2 & 4 Windy Ridge were recognized as integral to a neighbourhood. This is not an oversight. See next slide.

Given the disproportionate impact on the abutting single family homes, and overall impact to the existing nature of the Windy Ridge community and the surrounding ecosystem...

What factors are considered in the City Planning's determination of whether a redesignation from Neighbourhoods would be supported over its detrimental aspects?

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April 1, 2021 - LCH invited CSVSWRA to review new developments plans & LCH retracts offer after RA asks to preview design prior to meeting

LCH invited RA to review new developments plans. LCH retracts offer after residents ask to preview design to see if it is materially different from the original concept. (April 1st, April fools' day)

RA follows up with City Planning with regards to new design and learn there is **no City Planner assigned to this review**, (Andrea Reiney retired). The RA informs **Christian Ventresca** that LCH has a revised design. Mr. Ventresca is surprised because they have not provided LCH the City's response.

To ensure City Planning had all the RA documents that had been shared with Andrea Reiney, all documents and summary the RA submitted previously are resent to **Christian Ventresca** with **formal request to respond to our questions from January 21st, and March 18th, 2021.**

We also asked and noted that City comments are not reflected on the Toronto Application Information Centre, (AIC) as well as the expansion notice from January 6th motion. The RA asks for this information to be shared, and ask why is this not updated on the AIC as part of supporting documentation for all residents to see.

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May 25, 2021 - CSVSWRA follows up on 3355 Kingston Road Community Consultation & acknowledged volume of applications

On May 25, 2021, at 2:06 PM, Tom Kasanda <tom@csvsw.ca> wrote:

Hi Christian,

I want to say that I appreciated your closing remarks at the 3355 Kingston Road Community Consultation.

It was the first time I had attended one of these virtually. During your remarks, something that came to mind and I am still processing, is how difficult it may be to provide this type of forum and stay neutral in what must regularly be a conflict between Developer aspirations and Community concerns. Given the volume of applications and range of beliefs and directives about appropriate development, I empathize with being in a position where it is difficult to make everyone happy. My reading between the lines of your remarks was that in trying to (I'll call it) 'guide' developers towards projects that might meet the preferences and approval of the city -- measured, reasoned feedback from the community is an important tool. I hope that is correct.

I will be following up with Kelly shortly, with a set of slides that visualize our main concerns about 3355 Kingston Road.

Question:

Yvonne Di Tullio shared with me that you had indicated in conversation that Kelly would be taking over the 3291 Kingston Road file from Andrea Reaney.

We thought this would be efficient to have one point of contact for both project, but in the Community Consultation meeting, Kelly made a reference that sounded like that was not yet the case. I may have misunderstood.

We have prepared a follow-up on [3291 Kingston Road](#) for whoever will replace Andrea.

Can you please reconfirm if that is now Kelly?

Thanking you in advance,

Tom

Tom Kasanda

tom@csvsw.ca

416-698-0363

Director, President

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

<https://www.facebook.com/groups/csvsw>

On Fri, May 28, 2021 at 4:44 PM Christian Ventresca <Christian.Ventresca@toronto.ca> wrote:

Hi Tom, we are going through a small realignment of staffing with Andrea's retirement. I can't confirm that she'll be on the file as she also has pressing items on her work program in our section. However, given her knowledge of the area she may be able to advance the file on a couple fronts and perhaps we will be able to do some community engagement before the summer.

We will be in touch.

CV.

Sent from my iPhone

On Mon, May 31, 2021 at 2:27 PM Tom Kasanda <tom@csvsw.ca> wrote:

Hi Christian,

Thank you for the response. We understand and are happy to work with whoever can help champion the community's concerns.

If I understand your reply correctly, until assignments are realigned, we will correspond with Kelly Jones on 3291 and 3355 Kingston Road.

For continuity, we will copy you.

An important aspect that we note and wish to advocate for is to look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively. With this in mind, we will connect with Kelsey Taylor as we add the new 3310 Kingston Road to our purview.

Right now there is a lot of pressure from Windy Ridge Residents to receive answers to the questions we put forward to Andrea which have likely now fallen off the table. There is also anxiety from the broader community about the three developments collectively and as residents north of 3310 Kingston learn about this development that anxiety is going to grow.

I have draft correspondence to follow up on several items as directed by our Board, but I was wondering if we might have an informal conversation first.

I want to be collaborative and productive in this process and I want to make sure that we are not wasting our or other people's time.

I do understand you may be very busy, but a little further understanding of the evolving situation, timeline and points of influence would help us focus our advocacy.

Please let me know if a conversation is possible. My availability is quite flexible.

Thanking you in advance,

Tom

Tom Kasanda
tom@csvsw.ca
416-698-0363

Director, President
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

From: **Tom Kasanda** <tom@csvsw.ca>
Date: Mon, Jun 7, 2021 at 1:57 PM
Subject: Re: Follow up on 3355 and 2981 Kingston Road - Correction
To: Christian Ventresca <Christian.Ventresca@toronto.ca>

Hi Christian,

After a message today from Kelly, I went back and re-read your earlier message and now realize I must have interpreted it incorrectly.
Without a response to my 31 May message indicating otherwise, I just thought I would move our position forward.

The residents on Windy Ridge want me to put our follow-up to 3291 Kingston Road on record, so I will send it to you as the Planning Official on record on the AIC.

Sorry for the misunderstanding,

Sincerely,
Tom

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May 27, 2021 – CSVSWRA presented 5 Project Proposals to Councillor Crawford, including: A request to consider **"Secondary Plan"**. Without a Secondary Plan, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future. As well as project for **"Environmental Neighbourhood Character Guidelines"** This environmentally fragile area needs need to be given consideration before infill development applications are approved. Follow link to see all projects presented.

The Secondary Plan Project would facilitate studies so that informed decisions can be made for our neighbourhoods. Without a Secondary Plan, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future. Environmental Neighbourhood Character Guidelines Project would give Community Planning and the Committee of Adjustment clear criteria to evaluate development applications.

Scarborough Village is an underserved area that needs a long-term plan to increase services and facilities keep pace with planned growth in residential density. The RA presented 5 Projects Proposal to **Councillor Crawford** looking to develop scenarios where both residents and developers can achieve what they want... so **all stakeholders** can work together to bring good things to our neighbourhood.

The Secondary Plan would facilitate studies to ensure informed decisions are made. More opportunities for studies with Environmental Neighborhood Guidelines request.

CSVSWRA requested Secondary Plan: According to the Official Plan for the City of Toronto, Secondary Plans establish 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, which means developers will determine our future.** 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.

Environmental Neighborhood Guidelines project would give Community Planning and the Committee of Adjustment clear criteria to evaluate development applications. The Scarborough Bluffs and deep ravine systems frame our streets. These significant natural heritage features need to be given consideration before infill development applications are approved. When City teams are provided clear direction, the process becomes proactive instead of reactive

Following is a link to what was presented to Councillor Crawford

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

Follow up letter with Action items: [Projects-Letter-Councillor-Crawford-061421.pdf \(cliffcrestscarboroughvillagesw.ca\)](#)

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June 14, 2021 – Follow up sent to Councillor Crawford on projects presented asking for update on action items discussed during May 27th meeting. A Secondary Plan would mandate that new development respect the existing physical character of the established neighbourhoods along with evaluating public infrastructure capacity.

Dear Councillor Crawford,

We wanted to thank you again for your support and in engaging with us to move forward on the next steps and further the discussion on how we can best achieve our common goals and objectives to bring good things to these special neighbourhoods.

We shared with you our research about the “Big Picture” related to plans currently in motion for our neighbourhoods, which needs attention before it's too late.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIzBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=14>

It was our understanding that a Secondary Plan would mandate that new development respect the existing physical character of the established neighbourhoods along with evaluating public infrastructure capacity. We appreciate and value your offer to explore and understand better the impact of these proposals and other steps and options to consider, and we are excited to start this process together.

The Bluffs and Neighbourhood Forest are true destination spots not only for residents, but for the entire province! We are at a crossroads. If something is not done soon, these treasures will be lost. The Characters of the Neighbourhood Guidelines, we believe will give clear direction to City support teams for these special neighbourhoods and empower appropriate building codes and green standard practices.

Next steps and actions discussed during our meeting for follow up to turn ideas to reality.

Top 5 action items:

1. Secondary Plan - Prior to Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) submitting a formal secondary plan request, Councillor Crawford recommends a meeting with City Planning, including Paul Zuliani & Christian Ventresca to take place before the end of June 2021 to gather information and then proceed with informed next steps.

2. Character of the Neighbourhood Guidelines - Councillor Crawford recommends starting with conversations to define areas and parameters for character of the neighbourhoods with various City support teams including Forestry, By-law Team, City Planning & the Toronto Region and Conservation Authority (TRCA).

A separate meeting with the City's By-law Team to understand how existing by-laws work and how they can be leveraged to support the parameters/requirements outlined in the character of the neighbourhood guidelines.

3. Citizen's Guide on how to Engage with the City - Start with Committee of Adjustment (COA) and CSVSWRA meeting for quick 101 learnings and discussions. These notes can be the start of Citizen's Guide, then determine next steps.

4. City Support Resource for Association - tbd

5. Farmers Market - the Secondary Plan and Characters of the Neighbourhood projects will create the space for our neighbourhood's future farmers market.

***Monique will reach out to various stakeholders and get back to Marina with potential dates for 1, 2 & 3**

CSVSWRA has a vision of a walkable, attractive community. Kingston Road and Eglinton Avenue need to be destinations that are pedestrian friendly with vibrant retail and amenities desired by residents of the established neighbourhoods in Cliffcrest and Scarborough Village. We have attached our presentation for reference and we look forward to next meetings to together, bring these projects to reality.

Sincerely,
CSVSW Residents Association
Marina Tadenc, Director
Janet May, Director
Dan Tadenc, Member
Tony Lombardi, Member

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June 14, 2021 – CSVSWRA learns LCH was reviewing comments from City Planning. RA follows up with City Planning, for update and response to our concerns and questions.

A follow up with developer on status of application reveals that LCH was reviewing comments from City Planning advising the need to reduce the scale and orientation of the proposed building. **The RA has received no update, comment or response from City Planning. Our questions and concerns remain unanswered.**

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July 7, 2021 - RA requested sign to be moved to a more visible location & learns City Planning had not done a site visit.

The RA requested the notification sign on Windy Ridge Drive to be moved to a more visible location. Christian Ventresca response indicated he had **not ever been to site** but would be attending site to look at concerns with regards to sign location. Sign was moved shortly after to a more visible prominent location between Ravine Drive and Windy Ridge Drive

On Jul 7, 2021, at 3:39 PM, Tom Kasanda <tom@csvsw.ca> wrote:

Re: Application # 20 209863 ESC 20 OZ - [3291 Kingston Road, 2 & 4 Windy Ridge Dr.](#)

Hi Christian, I was copied on correspondence about this issue back in mid-June, but have not seen any follow-up or action involving the proper placement of a notification sign on Ravine Drive.

Could you please confirm:

That proper application of the city's notice guidelines requires a sign to be posted on Ravine Drive.

That the applicant has been advised of this requirement.

That a sign will be posted within 14 days.

What action the city will take if this is not addressed by the applicant.

The many people and communities who use Ravine Drive and this intersection to access Kingston Road as part of their daily commute should have the right to be aware of the impact of this proposed project.

I thank you in advance for your response and follow-up.

Sincerely, Tom Kasanda

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July 21, 2021 - Onsite meeting and presentation with Doly Begum to introduce RA and share concerns about the development

An onsite meeting with **Doly Begum** across from Proposed Condo Development. RA gives a presentation to **Doly Begum** to introduce the RA and share concerns with the proposed development. A member of the RA followed up on 3 separate occasions with **Doly Begum's** office, however, no response to our concerns was ever made in spite of reassurances that she would be notified and reply.

Yvonne I think you had some follow up after the site visit? Can you add ?*****

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August 3, 2021 - The RA continues to follow up but still has NO response to our questions from City Planning. The RA asks that the three immediate proposals at 3291, 3355 and now 3310 Kingston Road are looked at collectively.

1 - The association has been engaged in good faith with City Planning since March and we have had **NO** response to the concerns and questions posed 2 - Absent a file lead, and prior to issuing a technical report and required Public consultation, City Planning has provided response back to LCH 3 - We need a copy of that report and an explanation of where we are at in this

process 4 - Concerning that LCH has a response from City Planning when Christian indicated on the Friday he would be looking at our details. 5 - No indication that RA details have been looked at.

September 2, 2021 - City mails out notice of Community Consultation Meeting scheduled for 16 September.

September 15, 2021 – The RA shared details for Community Consultation with TRCA asking if they will be in attendance, and also reshared concerns with regards to the development.

From: Marina Tadenc <mtadenc@gmail.com>

Sent: September 15, 2021 10:57 AM

To: Mark Rapus <Mark.Rapus@trca.ca>

Cc: Steve Heuchert <Steve.Heuchert@trca.ca>; Matt Johnston <Matthew.Johnston@trca.ca>; John MacKenzie <John.MacKenzie@trca.ca>

Subject: Community Consultation for Application No.: 20 209863 ESC 20 OZ for 3291 Kingston Road, 2 and 4 Windy Ridge

Good morning,

Hope all is well with you since we last corresponded. I am reaching out today to share some information with regards to Application No.: 20 209863 ESC 20 OZ.

On January 6th Scarborough Community Council voted and approved recommendation to amend boundary of notice for the community consultation to include the area bound by Fenwood Heights to the west, Colonial Avenue to the north, Lake Ontario to the south, and Markham Road to the east for Application No.: 20 209863 ESC 20 OZ for 3291 Kingston Road, 2 and 4 Windy Ridge Drive .

We were glad of this change for many reasons, one of them being that TRCA was now also a part of the notification boundary. With this update I am assuming you have received the details with regards to the Community Consultation scheduled for tomorrow? <https://cliffcrestscarboroughvillagesw.ca/data/documents/Notice-VCCM-3291-Kingston-Road-2-and-4-Windy-Ridge-September-16-2021-Final.pdf>

One thing that has not changed is the concern over the impact of this Condo and over 800 new residents to this neighbourhood and to the Doris McCarthy Trail.

FYI, I am sharing details prepared by the Cliffcrest Scarborough SW Residents Association on March 18th, a summary of concerns for this development. .

[CSVSWRA presentation to City Planning - Community Concerns re: Application 20 209863 ESC 20 OZ \(v1\) - YouTube](#)

Will TRCA be participating in the consultation tomorrow? If unable to attend, is there anything you would like us to echo on your behalf?

Your support is and continues to be very appreciated and valued. We welcome your questions and would be glad to assist with any details you may need.

Sincerely, Marina Tadenc, VP, Cliffcrest Scarborough Village SW Residents Association

From: [Mark Rapus](#)

Sent: September 16, 2021 8:31 AM

To: [Marina Tadenc](#)

Cc: [Steve Heuchert](#); [Matt Johnston](#); [John MacKenzie](#); [Christian Ventresca](#)

Subject: RE: Community Consultation for Application No.: 20 209863 ESC 20 OZ for 3291 Kingston Road, 2 and 4 Windy Ridge Drive .

Hello Marina,

Thank you for your email. Despite the change to the notification boundary for community consultation purposes, the subject properties are well removed from a TRCA regulated area and as such TRCA is not a commenting agency for this application. **TRCA staff will not be participating in the consultation meeting.**

Regards,

Mark Rapus

Senior Planner, Development Planning and Permits

Development Planning and Permits | Development and Engineering Services

On Tue, Sep 21, 2021 at 8:28 AM Marina Tadenc <mtadenc@gmail.com> wrote:

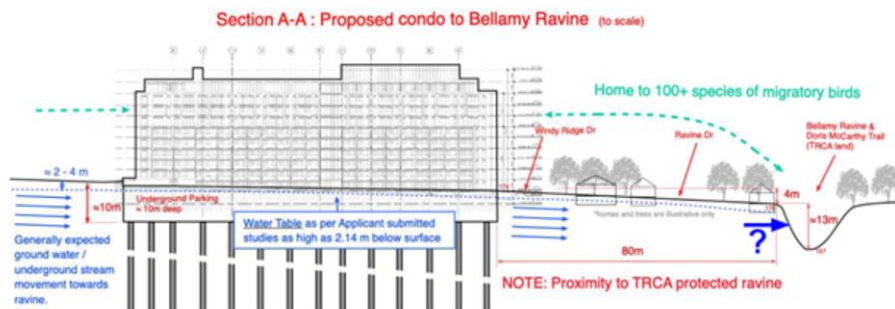
Good morning Mark,

I am sharing details that the 3291 Kingston Road Community Consultation date has been changed to October 5th.
<https://cliffcrestscarboroughvillagesw.ca/data/documents/OCT-5-VCCM-Notice-3921-Kingston-Road-2-and-4-Windy-Ridge-Final2412.pdf>

Thank you for your email. We acknowledge that the subject lands for application # 20 209863 ESC 20 OZ are not TRCA lands per se. However, the proposed site is located at the gateway to the Doris McCarthy Trail, which is of recreational, natural, and historical significance and is one of only four access points for the Scarborough Waterfront Trail on the list of Toronto Region and Conservation Authority's erosion protection projects.

The Bellamy ravine is a collection spot for a number of underground water migration paths that travel through the area. It also is the main collection point for storm water for the area.

The proposed building is 80 meters uphill from a TRCA protected ravine.



Thorough investigation is needed to assess the impact of drilling 2 storeys underground at this location on the local watershed and TRCA lands.

The TRCA has also flagged Doris McCarthy Trail access and parking considerations as important issues of consideration. The Association has also emphasized to City Planning that **parking for development would reduce available parking for the trail**. The Environmental Assessment for the Scarborough Waterfront Project specifically acknowledges the lack of parking at the Doris McCarthy Trail entrance (s.4.3.2 of its executive summary, s 2.5.2.2. of main body and others).

Following is a snapshot of this site previously shared with City Planning.



The TRCA support is and continues to be very appreciated and valued and we will continue to keep the TRCA informed of developments related to this proposed development.

We welcome your questions and would be glad to assist with any details you may need.

Sincerely,
Marina Tadenc
VP, Cliffcrest Scarborough Village SW Residents Association
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September 16, 2021 - Notice for Sept 16 Community Consultation, postponed to Oct 5th due to Yom Kippur.

City of Toronto has neglected to take important religious Holy Days clearly marked upon the Gregorian Calendar in scheduling this important Community meeting for families of all Faiths & Nationalities.
City postpones Consultation Meeting to October 5th, 2021 due to concerns raised by Community that it is scheduled Yom Kippur, the holiest day of the Jewish Calendar.
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October 1, 2021 - The RA continues to research the impact of the new development being proposed and possible impact to Doris McCarthy trail just meters from the site & follows up with City Planning. TRCA & Councillor Crawford highlighting need for studies & environmental concerns to look at combined impact of proposed developments so informed decisions are made.

On Fri, Oct 1, 2021 at 4:06 PM Marina Tadenc <mtadenc@gmail.com> wrote:
Good afternoon Mark and Christian,
I have added Councillor Crawford to this email string so he is aware of the following concerns with regards to the [3355 Kingston Road Project](#), and [3291 Kingston Road Project](#).
We continue to research to understand the impact of the new development being proposed.
We learned that the Groundwater Table under the existing 12-story apartment building at [40 Parkcrest Drive](#) is so high from a prolific aquifer that daily dewatering is required. The developers won a Design Award for building extremely deep footings to stabilize the superstructure & were only able to build 1 level of Parking partially underground, with the second level above ground.
Wouldn't any condo development proposal running east of Gates Gully on the south side of Kingston Road be dealing with the same? Is this a full proof plan, or will it leak in time and be a costly expense for the condo board?
We were told that this is a diversion of 1 or more Tributaries of the Southwest Highland Creek at Trudelle Street just east of Danforth Road, which was submerged via the Dorset Park Intercept to reclaim land and then runs southeast under primarily Industrial Auto & Chemical Parks to the TDSB's Bliss Carman School and resurfaces right underneath the Pioneer Gas Station and City of Toronto Wastewater Pumping Station at Gates Gully. This is why part of this Aquifer is diverted south of Gates Gully parallel to Kingston Road to help control the overflow polluting Lake Ontario, particularly during rainfall & spring thaw. **If this is correct** then it would seem that both underground and street parking are not feasible for the [3355 Kingston Road Project](#), nor the [3291 Kingston Road Project](#) unless the Developers want to build underground "bathtub" basins to protect both condos and to build any underground parking.
Consideration should be given to the short and long range consequences and costs to the residents and communities affected if these builds are allowed. Could we see more of what happened last month where there was a huge water main break at [Lochleven Drive](#) (1 block south of Parkcrest Drive)? The water literally exploded through the asphalt of both Lochleven Drive & Kingston Road, as well as breaking through a Kingston Road curb several meters away because the storm drains couldn't contain the overflow, thereby creating a cascade of water gushing and blocking 1 of [3 Kingston Road](#) westbound lanes. It took two full days to remediate through the replacement of new drainage pipes & then several weeks of follow-up construction afterwards.
Following are some related comments that were submitted for review and feedback by the Association in our January 21st document submitted to City Planning along with another 118 points of concerns raised.

HYDRO GEOLOGICAL

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Reference	Original Text	Comments
p.15, 8. Discussion	"The groundwater quality determined by laboratory analyses revealed exceedances of storm limits for some parameters and consequently pre-treatment of the water will be required before it can be discharged in the public storm sewer."	This report shows that contaminated soils need to be treated before going into Storm water or go into Sanitary Sewer. Dewatering zone of influence is 57 meters. 6 Windy Ridge home will be within the impacted zone of influence. Daily dewatering of 149 m3 per day. Does the local sanitary sewer have this capacity? Sketch shows permanent drainage system for foundation, no storage tank.

ENV IMPACT PH #2

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Reference	Original Text	Comments
Recommendations	"Based on the current surface investigation, it is concluded that no evidence of soil and groundwater contamination has occurred at the selected sampling locations. No further investigation is recommended at this time."	The Fischer hydro-geological report shows contamination of soil and water does exist. It contradicts what is stated in this report.

GEOTECH STUDY

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Reference	Original Text	Comments
7.2 Foundation Considerations	Dewatering will be required to bring the wet soils into moist state prior to any excavations into them for foundations.	The Fischer hydro-geological report shows contamination of soil and water exists. The architectural drawings show storm water retention tanks in the basement, while landscape drawings show these below the outdoor patio area behind 6

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STORMWATER MANAGEMENT

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Reference	Original Text	Comments
		There is no mention of storm water management during construction.
iii, Executive Summary	Sanitary Sewers "Under Dry and Wet-weather, post-development conditions, the maximum downstream capacity of sanitary sewer network will slightly be affected by the proposed development and the existing infrastructure will be able to support it."	What does slightly mean in numbers?

Residents depend on the support of City planning and in this case TRCA to ensure the right decisions are being made for our neighbourhoods, local environment, and our special Doris McCarthy Trail and Bluffs.

What can we tell our membership with regards to the above concerns?

I look forward to your reply.

Sincerely,

Marina Tadenc

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October 5, 2021 - More than 100 residents joined the rescheduled Community Consultation, residents are concerned about the environmental impact for Condo Proposal and they want to know why the TRCA is not involved. We have been advised that Toronto Water will be assessing the impacts and looking into further studies as needed by TRCA.

More than 100 residents joined the **rescheduled** Community Consultation meeting on **October 5, 2021** for 3291 Kingston Road, 3 & 4 Windy Ridge Condo Proposal. Although we were not able to see or hear all questions submitted by residents, it was clear from what we did hear that **residents are concerned about the environmental impact** for the 3291 Kingston Road Condo Proposal and they **want to know why the TRCA is not involved** in assessing the impacts to the Bellamy Ravine and Doris McCarthy Trail which are just metres from the proposed site. We have been advised that **Toronto Water will be assessing the impacts and looking into further studies as needed.**

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October 6, 2021 - RA follows up, for answers, in particular where questions were not addressed in the meeting. Immediate feedback from our membership indicates there is a significant gap between what the community feels is appropriate development and the applicant's "vision." Christian Ventresca shares recording of Community Consultation & promises response to questions raised.

A recording of the consultation can be found here:

<https://toronto.webex.com/recording/service/sites/toronto/recording/cfe6609a0855103abfbe0050568f5b9f/playback>

From: directors-and-executive-csvswra@googlegroups.com <directors-and-executive-csvswra@googlegroups.com> on behalf of Tom Kasanda <tom@csvsw.ca>

Sent: October 6, 2021 4:56 PM

To: Councillor Crawford <councillor_crawford@toronto.ca>; Christian Ventresca <Christian.Ventresca@toronto.ca>

Cc: Monique Lisi <Monique.Lisi@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>

Subject: CSVSWRA Dlr & Exec Community Consultation Thank you and Feedback from the CSVSWRA

Dear Councillor Crawford, Mr Ventresca,

The CSVSWRA passes on its thanks for Tuesday's Community Consultation on the application for 2&4 Windy Ridge Drive and 3291 Kingston Road.

I understand that there are complexities to what can and cannot be said that we may not fully appreciate. I am writing to share with you some

feedback from our members, which I received real-time during the meeting and post-meeting.

Gary, it was good for the community to hear, and we appreciated that you reiterated your opposition to intrusion into Neighbourhoods and the redesignation of 2 and 4 Windy Ridge Drive. Thank you.

Christian, I also received comments appreciating your clear and measured introductions / explanations of policy and where there are judgements to be made. Thank you.

There were quite a number of concerns expressed regarding the fact that the viewing of all questions was turned off not long after the meeting started. This was different than the previous 3355 Kingston Road Consultation and to a significant extent, shrouded the level of community concerns. I think this was unfortunate in that it kept people isolated (unlike an in-person meeting) and caused some negative impressions of the process. We are trying to keep our membership from distrusting the system. As an RA, it also prevented us from also measuring the community response to ensure we are in alignment not just with our members, but with the 'broader community will' as we move forward. If there is a policy rationale for this aspect, I would appreciate receiving this information so that I can allay some of those concerns.

I am glad that, at least, the full list of questions and comments submitted will be shared publicly.

Will this also include the answers, especially where questions were not addressed in the meeting, and will the information be posted on the AIC or could we/I receive that information directly?

Christian,

At one point, Kerri noted 100 attendees. We believe this indicates the level of concern with this development by the community. Could you please advise on the final total?

I have received messages from people unable to attend who wish to be advised further about this project.

Could you also kindly share with me the link for the presentation when it is ready?

There were a significant number of discrepancies in the proponent's answers relative to information clearly available in their submitted reports and our feedback. Highlighting these will be part of our next level of response and engagement.

To reiterate,

We are against the rezoning of #2 & #4 Windy Ridge, we are not against appropriate development at 3291 Kingston Road.

Immediate feedback from our membership indicates there is a significant gap between what the Windy Ridge Residents and broader community feel is appropriate development and the applicant's "vision."

I strongly believe that developments can not cause harm to existing residents in favour of future residents or the developer. We are looking to City Planning to ensure care for our neighbours and local environment including Bellamy Creek.

Thanking you in advance,
Sincerely,
Tom Kasanda

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October 6, 2021 Follow up to Councillor Crawford for CSVSWRA Projects. Information shared on urgent concern for Parkcrest Drive that requires attention before it is too late.

From: **Marina Tadenc** <mtadenc@gmail.com>
Date: Wed, Oct 6, 2021 at 4:24 PM
Subject: Follow up to CSVSWRA Projects Presentation
To: Councillor Crawford <councillor_crawford@toronto.ca>
Cc: Archives <scarborougharchives@rogers.com>, Dan Tadenc <dtadenc@gmail.com>, Janet May <janetmay1127@gmail.com>, Lorne Atkinson Atkinson <lorne.atkinson@sympatico.ca>, Marybeth McTeague <Marybeth.McTeague@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>, TONY Lombardi <drlandscape@hotmail.com>, Thomas Granofsky <thomas.granofsky@gmail.com>

Dear Councillor Crawford,

The Team has asked me to follow up with regards to the projects presented to you and pending next steps. In particular I would like to bring to the top of the conversation 2 items.

Characters of the Neighbourhood Guidelines

Secondary Plan

Regarding **Character of the Neighbourhood Guidelines**, currently there is an **urgent concern** for Parkcrest Drive that requires attention before it is too late. With the recent sale of homes on 11, 16, 19, and now 18 currently up for sale there is a concern of potential development that could irrevocably change the character of this special neighbourhood. We would like to discuss a **pilot** "Character of the Neighbourhood Guidelines". With the recent review of 19 Parkcrest Drive as a Heritage Property there is significant information readily available about this area that has some of the oldest homes in the area that could be used for the pilot. <https://www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-168296.pdf>

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-19-Parkcrest-Letter-of-support-061421.docx-1.pdf>

Regarding the **Secondary Plan**, the Association continues to follow up with City Planning and to advocate that they look at the three immediate proposals at **3291, 3355 and now 3310 Kingston Road collectively**. Each applicant for these projects has presented an **Avenue Study that is incomplete** (to varying degrees). None of the Avenue Studies look at the picture of all three of these proposals collectively and none address the "Missing Middle". Given the impact of all three proposals and that they continue to move forward this requires immediate attention before it is too late.

When can we begin discussions for these two projects?

Following is a summary of previous discussions and some notes for your quick reference:

1. CHARACTER OF THE NEIGHBOURHOOD GUIDELINES

Objective: Character Guidelines would give Planning and the Committee of Adjustment clear criteria to evaluate development applications. When City teams are provided clear direction, the process becomes proactive instead of reactive. The guidelines would promote practices where development preserves the integrity and existing physical character of the established neighbourhoods & natural environment. Standards and requirements need to change to be more GREEN.

Action item from May meeting: Councillor Crawford recommends starting with conversations to define areas and parameters for character of the neighbourhoods with various city support teams including Forestry Team, By-Law Team, City Planning & TRCA

Similar to the Longbranch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The preparation of Long Branch Character Guidelines has followed a three-step process: 1. The analysis of issues and opportunities; 2. The development of a vision and design priorities 3. The preparation of the guidelines.

Monique advised to start thinking about what to include in details for "Characters of the Neighbourhood Guideline" and what issues will the "Guidelines" support. Monique is looking into providing a "roadmap" & "template". This project will also need to determine where it fits in the Official Plan. Grandfathering of trees as well as ICBL (interim control by-law) are other items to consider. Given the urgent concern for this area when can we begin discussions for this project?

2. SECONDARY PLAN

Objectives: Ensure smart condominium, apartment and business development in Cliffcrest and Scarborough Village that will complement the current characters of the many residential neighbourhoods. This includes lower density-sized buildings with 4-6 stories, and affordable business and retail space. Ensure development does not proceed prior to the completion of an Avenue Study to ensure no adverse impacts to established neighbourhoods and environment.

Action item from May meeting: Prior to CSVSWRA submitting a formal secondary plan request, Councillor Crawford recommends a meeting with City Planning, including Paul Zuliani & Christian Ventresca before the end of June 2021 to gather information and then proceed with informed next steps.

In addition to the Project Team members in this email I have included Rick Schoefield from Scarborough Historical Society & Marybeth McTeague from Heritage Planning who worked on the Heritage Designation for 19 Parkcrest Drive. I have also included Lorne Atkinson and Thomas Granofsky, both residents living on Parkcrest Drive and who also submitted letters of support for the Heritage designation of 19 Parkcrest Drive.

I would like to point out that our most recent newsletter includes details about 19 Parkcrest in 3 articles; Announcing the exciting news about 19 Parkcrest being listed as a Heritage Property; As a stop included in our Treasure Map for the Association Tree Ribbon Campaign; & as a property of concern in our MTH letter to all Scarborough Councillors and Mayor Tory.

Councillor Crawford, I look forward to your direction on how to move forward on next steps for these two important projects.

Sincerely,
Marina Tadenc
CSVSWRA

Attached for your reference is:

Original presentation "Our Journey & Projects Presentation"
Follow up letter with agreed action items, "Projects Letter"
Cliffcrest Scarborough Village SW Residents Association August/September Newsletter

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October 20th, 2021, follow up to CSVSWRA Projects Presentation & shared data pointing to increase in infill homes, impact and need for action. Again, asked that combined impact of condo proposals is reviewed.

From: **Marina Tadenc** <mtadenc@gmail.com>
Date: Wed, Oct 20, 2021 at 10:05 AM
Subject: Fwd: Follow up to CSVSWRA Projects Presentation
To: Councillor Crawford <councillor_crawford@toronto.ca>
Cc: TONY Lombardi <drandscape@hotmail.com>, Janet May <janetmay1127@gmail.com>, Emily Smit <smit.emily@gmail.com>, Marybeth McTeague <Marybeth.McTeague@toronto.ca>, Archives <scarborougharchives@rogers.com>, Lorne Atkinson Atkinson <lorne.atkinson@sympatico.ca>, Thomas Granofsky <thomas.granofsky@gmail.com>, Monique Lisi <monique.lisi@toronto.ca>, Dan Tadenc <dtadenc@gmail.com>

Good morning Councillor Crawford,

With reference to my email from last week, we are sharing some additional details and look forward to your direction on how to move forward on next steps for these two important projects.

Change in our neighbourhoods is rapid, not taking place slowly over time as required by the OP.
The following details point to rapid change that is taking place in Toronto today:

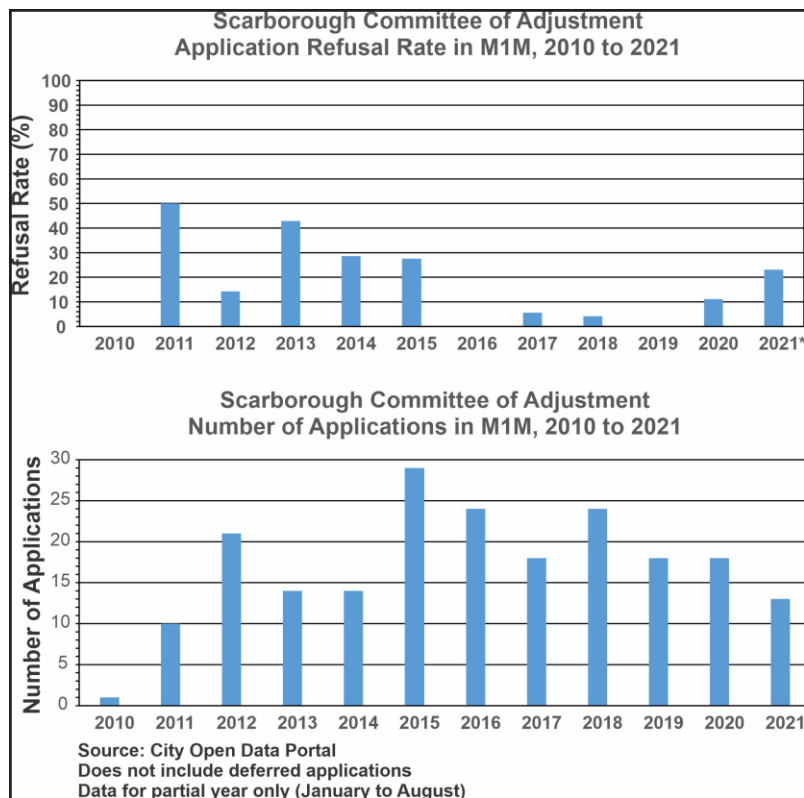
<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-house-review/>

Despite what is allowed as of right now, some developers want more. In approximately 1988, the City of Scarborough recognized the need and passed a bylaw that put controls on development in Scarborough. Since Scarborough was amalgamated into

Toronto, it appears the residents voice & their concerns are repeatedly ignored, trees are cut and variances to existing bylaws allowed regularly to the benefit of developers.

The following graph captures **only M1M Refusal Rate** at COA and Number of Applications, this does not capture deferred applications & developments approved without variances by Community Planning.



Although 2021 is still incomplete, this graph tells the story of what is happening in our neighbourhoods. There is a slight rise in refusals from 2020 just when the Association began to participate. The Association has participated regularly at each session since our Incorporation. For this month's COA session, [37 Hill Crescent](#) is being submitted for a second time, the Association and neighbours gathered 137 signatures in opposition of the build. As we indicated in our project review with you in May, to continue at this pace is not sustainable. **Why are residents regularly defending the Official Plan and Zoning Bylaws?** Similar to the Long Branch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The projects we propose will help provide clear standards and direction, without this no one actually needs to address the concern.

With regards to the Segment Studies, it is alarming what is being proposed for our neighbourhoods. Our BIG PICTURE map has had more than 5400 views, residents are concerned.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCp&ll=43.7350905540572%2C-79.223535&z=14>

When can we begin discussions for these two projects?

I am glad to provide any details you need from us to move this forward.

Sincerely,
Marina Tadenc
CSVSWRA

Attached for your reference is:

Original presentation "Our Journey & Projects Presentation"
Follow up letter with agreed action items, "Projects Letter"

- Cliffcrest Scarborough Village SW Residents Association August/September Newsletter
- M1M Refusal Rate and Number of Applications Graph

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

Action items: [Projects-Letter-Councillor-Crawford-061421.pdf](#) (cliffcrestscarboroughvillagesw.ca)

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October 28, 2021 - Follow up letter to concerns raised at Community Consultation to Councillor Crawford asking to ensure the appropriate studies are completed for combined impact of development & to invite TRCA to help identify potential impacts to environment of this Condo Proposal.

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Thu, Oct 28, 2021 at 3:37 PM

Subject: Request to engage the Toronto and Region Conservation Authority (TRCA) in the review of Development Application # 20 209863 ESC 20 OZ

To: Councillor Crawford <councillor_crawford@toronto.ca>

Cc: Monique Lisi <monique.lisi@toronto.ca>

Good afternoon Councillor Crawford,

High water tables are a known fact for this region. The Doris McCarthy trail, the neighbourhood forest canopy and our spectacular Bluffs are known as an environmentally sensitive green space.

We need your help to ensure the appropriate studies are completed, collaborating with the TRCA, to identify potential impacts to the surrounding water table, tree canopy, Doris McCarthy Trail, Bluffs and lakeshore as well as impact to immediate residents and neighbourhood if this Condo Proposal (Application # 20 209863 ESC 20 OZ) moves forward.

Although we were not able to see or hear all questions submitted by residents at the October 5th, 2021 Community Consultation, it was clear from what we did hear that residents are concerned about the environmental impact for this Condo Proposal and they want to know why the TRCA is not involved in assessing the impacts to the Bellamy Ravine and Doris McCarthy Trail which are just meters from the site.

<https://toronto.webex.com/recording/service/sites/toronto/recording/cfe6609a0855103abf8e0050568f5b9f/playback>

Considering that 3 condo developments totalling over 800 units are proposed along Kingston road between Annis Road and Bellamy/Ravine Drive, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment. There is enough information available that points to potential impacts of putting a wall of Condos (essentially a dam) that will redirect surface and underground water along Kingston Road.

We have been witnessing frequent and intense storms and excessive amounts of rain falling on our city. The City's risk assessment study of flooding in Area 50 (which covers this area) is incomplete and hence, **potential impacts are currently unknown**. The scope of this project was recently expanded which suggests that there may be relevant impacts.

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/>

We are aware that the site in question is located just outside of the TRCA Regulated Area and the site is also smaller than 5.0 hectares. However, TRCA would review this application if they received a formal request from the City. If a TRCA hydrogeological review is requested by the City, there would be a minimum fee of \$2,950.00 (based on the ZBA/OPA) that the landowner would be required to pay for their peer review. TRCA would need to review all information that has been submitted to the City to determine what other reports would be valuable. The TRCA confirmed in an email to the CSVSWRA March 1, 2021 that it is correct that groundwater and localized surface runoff will generally be directed towards Bellamy Ravine. It would be prudent and show good foresight when making decisions for this area to not exclude the involvement of the TRCA on a technicality of boundaries.

CSVSWRA has noted its concerns on several occasions:

A recent email to the TRCA and City Planning dated October 1st, 2021 on which you were copied, where we shared hydrogeological concerns that apply to **all** Developments with underground parking running east of Gates Gully on the south side of Kingston Road as they would require daily dewatering.

The attached hydrogeological report states on page 11 (see highlight) the groundwater is contaminated, and as part of required dewatering it cannot be dumped into the storm sewers. It can go into the sanitary sewers. Toronto Water has to study the proposed volume of water that is going to be dumped into the existing sanitary sewers to determine if the sanitary sewer has the capacity to handle the dewatering flows planned plus an ongoing weeping tile system that would use the sewers indefinitely. Daily dewatering would be 149 m3 per day. It is unlikely that the local sanitary sewer has this capacity.

Our May newsletter echoes these concerns in a story about FLOODING CONCERNS FROM LARGE BUILDS, https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf

To summarise, we are concerned about a two and a half storey deep parking lot proposed for a site that has contaminated soils and high-water table and is only 80 meters from the TRCA protected Bellamy Ravine. Furthermore, a proposed commercial driveway on Windy Ridge Drive with its resulting traffic, parking and safety issues would exacerbate the already present parking challenges for access to the TRCA lands and the waterfront. Consideration needs to be given to the potential serious irrevocable consequences to the environment and costs to the residents and communities affected by the proposed builds.

We need to ensure that the required Subject Matter Experts are invited. Decisions should be made with completed studies about the potential effects on the surrounding water table, tree canopy, Doris McCarthy Trail, Bluffs and lakeshore, as well as impact to the immediate properties.

We ask that you let us know if the City will be engaging TRCA to address these concerns and that all impacts are explored to determine if this scale of development is viable.

We look forward to your reply.

Sincerely,
Marina Tadenc
VP, Cliffcrest Scarborough Village SW Residents Association
Attached:
HydroGeo report, see page 11

November 11, 2021 – Inquired with City Planning if any new plans have been or will be submitted by LCH, also followed up on outstanding responses to Q&A's from Community Consultation.

On Thu, Nov 11, 2021 at 8:06 PM Yvonne Di Tullio <yvonneditullio@gmail.com> wrote:

Hi Christian,

It has been a little over one month since the **3291 Kingston Road/ 2 and 4 Windy Rdige Drive - Virtual Community Consultation**. We have checked the AIC for updates and there are none presently. Can you please advise when the QAs and presentation will be posted, or if they are cued up already would you be able to share those documents with our Association? Lastly, if you are able to, can you please confirm if any new plans have been or will be submitted by LCH?

Thank you in advance.

Sincerely,
Yvonne
Director and Secretary,
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

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Nov 17, 2021 – The RA is copied on a **concerning email regarding eviction of tenants at 3291 Kingston Road. The Councillors Office confirmed these concerns were being looked into. (Notice the Windy Ridge signs in first photo?)**

[REDACTED]
Date: Wed, Nov 17, 2021 at 4:59 PM

Subject: Re: 3291 Kingston Road, Toronto, ON M1M 1P9

To: <keir.matthews-hunter@toronto.ca>, <councillor_crawford@toronto.ca>, <save.scar.vill@gmail.com>, [REDACTED]
[REDACTED]

Further to your email to S [REDACTED] h dated November 1, 2021, we are responding to you on her behalf, as well as on our behalf being another tenant in this building occupying Unit #1, as follows.

George Samonas applied to the City to have a daycare included in the building in September of 1999. This request was denied on June 4, 2000. After that denial, Mr. Samonas converted the space into two apartments in the basement, with two bedrooms each in a one unit space, sharing a bathroom and kitchen. There have been several fines issued to Mr. Samonas from the time of the denial of the daycare until 2016 when he applied to have the apartments legalized. These apartments were rented out as residential units since the denial of the daycare. The file number for the application was 98304 with the City of Scarborough. Mr. Samonas then applied to the City in 2016 to have the basement apartments legalized and was denied as there were too many infractions against Mr. Samonas and the Building. Since the application in 2016 was denied, Mr. Samonas has ignored the infractions and fines and has continued to rent out these illegal units, knowing they are illegal units, up until September 3, 2021. Since then, Mr. Samonas has now turned the units into storage. There were still people occupying these units when Trevon Hills inspected the building on August 11, 2021.

Unfortunately, the tenants were removed against their will by Mr. Samonas. Ro [REDACTED] th and [REDACTED] n were advised that they were living in illegal apartments and that there were new owners and that they had to leave otherwise they would be on the street. All the while, Unit 5 was vacant with R [REDACTED] name on it by way of a lease and both could have been moved into that apartment. Mr. Samonas told them the apartments were illegal and forced them to move to his new rooming house he created at 1288/1292A Queen Street East, Toronto. Neither of them were given any choice to be relocated within this Building where there were empty units available. They have been told that they have no rights with respect to their tenancy here, no matter how long it was, regarding the upcoming project and the fact that the landlord has obligations to meet with respect thereto. M [REDACTED] ld was living in Apartment 3, which is a legal one bedroom apartment but he was forced to leave because Mr. Samonas advised him that he was only renting a room and had no rights. Mr. Samonas also forced [REDACTED] d to move into his other illegal rooming house where he sent Mr. Smith and Mr. Haffenden and increased their rent \$50.00 per month. After Mr. [REDACTED] left, Mr. Samonas restructured the one-bedroom he was living in and converted it into a bachelor by removing the bedroom wall. Attached are pictures taken before Mr. Samonas restructured that unit and after he converted it to a bachelor.

Mr. Samonas provided some of us with offers for cash to leave the Building and when they were not accepted he used bullying tactics. He has created a parking problem where one did not ever exist and actually parked his own vehicles in the parking lot to do so. He has threatened to tow vehicles away, cut off Rogers Cable provided in unit ! which was not on his account, inflating rent and trying to evict one of the tenants for cash he knows he received and is still before the Tribunal (he actually served his eviction on Christmas Eve and cut the cable off on New Year's Eve), he removed the laundry facilities for the tenants in March of this year (this has recently been rectified by Medallion, the company managing the property now by City Order), garbage has not been put out for pick up for 6 weeks now, verbally abusing tenants in the building, illegally forcing tenants to move and more. As set out above, he forced other tenants to move to his rooming house.

We have been advised that Mr. M [REDACTED] contacted you today and expressed to you that he wants to return to his apartment here. Mr. [REDACTED] d actually came down with shingles after he was forced to move to a small room after living here for approximately 8 years. Since the project has begun, the Landlord, Mr. Samonas has made it extremely difficult for the tenants here in the building and has illegally removed other tenants who unfortunately are uneducated so that he or the new project development partners do not have to uphold their obligations to the tenants at this property as the new development moves forward, i.e., relocation of the present tenants and providing them with the right to return to new units comparable to what they presently have now. There are many inconsistencies in the Housing Issues Report dated September 2020 submitted with the Application to the City. The units set out in that report are incorrect in size and have been amended by Mr. Samonas so as to conform with the Application and the rents paid presently are also incorrect. We would strongly recommend that an inspection of the existing facility be done prior to the permit being issued.

There has been another Order issued by the City by Officer Trevon Hills (647-876-2143) to Mr. Samonas regarding the property standards and the deterioration of this Building. The file numbers are 21173875ZON and 21227709PRS.

We are providing copies of this email to Gary Crawford and The Cliffcrest Scarborough Village Residents Association.



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January 5, 2022 – The RA follows up with LCH and learn a revised application was submitted and accepted by the City December 21st, 2021. CSVSWRA follows up with City Planning advising that we just became aware of the submission from a follow up we made with the developer. Why are the details not reflected on the AIC and inquire about timelines and outstanding requests.

New plans have been submitted on **December 21st, 2021** for 3291 Kingston Road Development. The primary change moves the driveway for residents and service vehicles to Kingston Road. The building remains 11 stories with now 309 units. The design remains dependent on the rezoning of two properties on 2 & 4 Windy Ridge Drive currently zoned single family residential detached and used as such. The Association continues to dialogue with **City Planning** and **Councillor Crawford** to advocate that the proposed development be right-sized and that they **look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively.**

From: Yvonne Di Tullio [<mailto:yvoneditullio@gmail.com>]

Sent: January 5, 2022 7:26 PM

To: Christian Ventresca <Christian.Ventresca@toronto.ca>; Councillor Crawford <councillor_crawford@toronto.ca>

Cc: Tom Kasanda <tom@csvsw.ca>; Marina Tadenc <mtadenc@gmail.com>; Monique Lisi <Monique.Lisi@toronto.ca>; Alan Burt <alanburt@rogers.com>; Janet May <janetmay1127@gmail.com>; Tony Lombardi <drandscape@hotmail.com>

Subject: Re: CSVSWRA Dir & Exec Community Consultation Thank you and Feedback from the CSVSWRA

Good evening Christian and Councillor Crawford and Happy New Year,

I am writing to you on behalf of the Cliffcrest Scarborough Village SW Residents Association, with our Directors on copy.

On January 5th, LCH Developments informed us that their revised development application for 3291 Kingston Road and 2 & 4 Windy Ridge Drive was submitted and accepted by the City before the December 30th, 2021 deadline. We are currently reviewing the details of the revised proposal, however it appears that other than moving the driveway the developer has disregarded all concerns put forward by residents and City Planning.

Most importantly, could you please let us know the next steps and associated timelines, including when the City requires or expects additional studies which were requested in the City Planning Technical Report to LCH?

Can you also please let us know when the new proposal will be posted to the AIC? We have been tracking the AIC and a resubmission was noted on December 23, 2021 but the notice has since been removed (please see attached).

Finally, when will the QAs and presentation from the October 5th, 2021 Community Consultation meeting be posted? In the interim or if there will be further delays on this point, we request that you send us a copy of the meeting recording and QAs.

If it would be easier or your preference, I am happy to jump on a call with you.

Best, Yvonne
Director and Secretary,
Cliffcrest Scarborough Village SW Residents Association

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January 7, 2022 – City Planning confirms LCH **submitted second submission** for “**zoning application**” & also now has **included their NEW “site plan application”** which will be circulated for commenting by City Planning. The zoning is not yet approved so why spend time to review the site plan especially with Planning Teams overwhelmed and many times missing the 210 day timeline. Will this happen with this application and then give the developer the right to go to OLT? Is this being rushed through to **bypass the affordable housing legislation coming soon.**

From: **Christian Ventresca** <Christian.Ventresca@toronto.ca>
Date: Fri, Jan 7, 2022 at 2:46 PM
Subject: RE: CSVSWRA Dlr & Exec Community Consultation Thank you and Feedback from the CSVSWRA
To: Yvonne Di Tullio <yvonneditullio@gmail.com>, Councillor Crawford <councillor_crawford@toronto.ca>
Cc: Tom Kasanda <tom@csvsw.ca>, Marina Tadenc <mtadenc@gmail.com>, Monique Lisi <Monique.Lisi@toronto.ca>, Alan Burt <alanburt@rogers.com>, Janet May <janetmay1127@gmail.com>, Tony Lombardi <drlandscape@hotmail.com>

Hi Yvonne, Happy New Year

Yes, the plans have been resubmitted along with a new application for Site Plan Control approval.

In response to your questions:

The resubmitted zoning application and **new site plan application** were brought in over the holidays while staff was away so we are taking them onboard, circulating to commenting partners and will absorb the updates and the material in due course. It is too early to project as to next steps and appropriateness but in a 5 minute review of the plans it would appear that they have changed the driveway location and paid more attention to the wings of the building along Windy Ridge and to the east property line. I have not personally looked at anything further than glancing at the plans.

The AIC link should be repaired shortly with supporting documentation. A little inside baseball but as part of our planning process updates in a pandemic world the City rolled out a Digital Submission Portal for planning applications in early December which unfortunately is not automatically populating submitted material to AIC – the planner has to go in and turn it on each file manually. So in an attempt to automate our processes for applicants to submit, we strangely have made it more manual for staff. Anyway, the material should appear sometime next week.

The **Q&As have been on my desk for final format** and review but unfortunately, I was not able to get them finalized prior to the end of last year. The good news is our long awaited new staff members are coming on board to take on our backlog of work so we should be ready to post online shortly. I can try to get a link to the video out as well.

Thanks, and we'll be in touch.

CV.

Christian Ventresca, MScPL, MCIP RPP (he/him)
Manager - Community Planning, City Planning Division Scarborough District – North Section
Scarborough Civic Centre, 150 Borough Drive, 3rd Floor, Toronto, ON M1P 4N7
Phone 416.392.3439 \ Fax: 416.396.4265 \ christian.ventresca@toronto.ca \ www.toronto.ca

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January 19, 2022 - Councillor Crawford confirmed he would be putting a motion through for Pilot Project for the Neighbourhood Environmental Guidelines. Regarding the Secondary Plan, the Councillor again recommends that the RA start conversations with City Planning to better understand impact & options for our neighbourhoods, but no date is provided.

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Wed, Jan 19, 2022 at 5:51 PM

Subject: Fwd: CSVSWRA Dlr & Exec Fwd: Follow up to CSVSWRA Projects Presentation

To: Councillor Crawford <councillor_crawford@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>

Good afternoon,

The Team was very excited when I shared details about the Pilot Project moving forward for the Characters of the Neighbourhood Guidelines.

Attached is the CSVSWRA Projects Presentation for your reference. Please let us know if there is anything we can do to assist as this moves forward.

With regards to the Segment Study Project, we value your good advice that we should start first with conversations with City Planning and your team to better understand impact & options for our neighbourhoods and look forward to your direction for this project also.

Looking forward to working together in 2022!

Sincerely,
Marina Tadenc

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February 9, 2022 – Followed up with City Planning with Councillor Crawford on copy with concerns about the impending potential over-development & combined impact of, 3310 Kingston Road Community Consultation in context of 3291 Kingston Road and 3355 Kingston Road.

From: Tom Kasanda [<mailto:tom@csvsw.ca>]

Sent: February 9, 2022 2:01 AM

To: Kerri Unger <Kerri.Unger@toronto.ca>; Christian Ventresca <Christian.Ventresca@toronto.ca>; Kelsey Taylor <Kelsey.Taylor5@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Monique Lisi <Monique.Lisi@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; membership <membership@csvsw.ca>; Rory McNeil <Rory.McNeil@toronto.ca>; Kelly Jones <Kelly.Jones@toronto.ca>

Subject: 3310 Kingston Road Community Consultation in context of 3291 Kingston Road and 3355 Kingston Road

Dear Ms. Unger, Mr Ventresca, Ms Taylor

I hope you are all well.

This Thursday is the community consultation for 3310 Kingston Road. It is the third proposed 11-story condo in a two-block segment of our neighborhood. 3291, 3310 and 3355 Kingston Road are three of eight proposals we are aware of within segment studies that identify approximately 22 sites along Kingston Road and 18 sites nearby on Eglington.

I am writing to reiterate our community concerns about the impending potential over-development of these two particular blocks beyond the reasonable capacity of this neighbourhood including:

1. **Localized traffic volume** on Kingston Road and local tributaries like Mason, Annis, Hill, Ravine, and Bellamy in an area lacking high volume rapid mass transit.
2. **The effect on surface and subgrade water management and migration** due to the underground water damming effect of this wall of condos. This area is known for underground streams at the bottom of the watershed and multiple hydrological studies have shown that the immediate surrounding geography maintains a shallow water table.
3. **The strain on water and sewage capacity.** We have an aging and outdated water supply and sewage system. The critically needed Basement Flooding Investigation Environmental Assessment Study for our area has yet to be completed. The community is well aware that there will be implications to the surrounding neighbours with a potentially over-taxed system as a result of this influx of development.
4. **Schools, childcare, and youth.** Schools at capacity without space for more students. What plans are in place to mitigate this issue before multiple condos are approved for this area?
5. **Community services.** What is the current and projected capacity in relation to the cumulative increased demand from these three projects?

We are especially concerned that the current City Planning process may not be designed or staffed to evaluate multiple, immediately situated, concurrent applications for cumulative effect on the community.

Request 1. We would like to be assured that this is not the case.

With this in mind,

Request 2. We would like to see City Planning documents that have been prepared to analyze the above issues cumulatively for these three proposals.

Request 3. Ideally, if cumulative studies have been done on the above issues, those would be part of the Community Consultation for this Thursday. If they do not yet exist, we would appreciate a timetable for reviewing these assessments on completion.

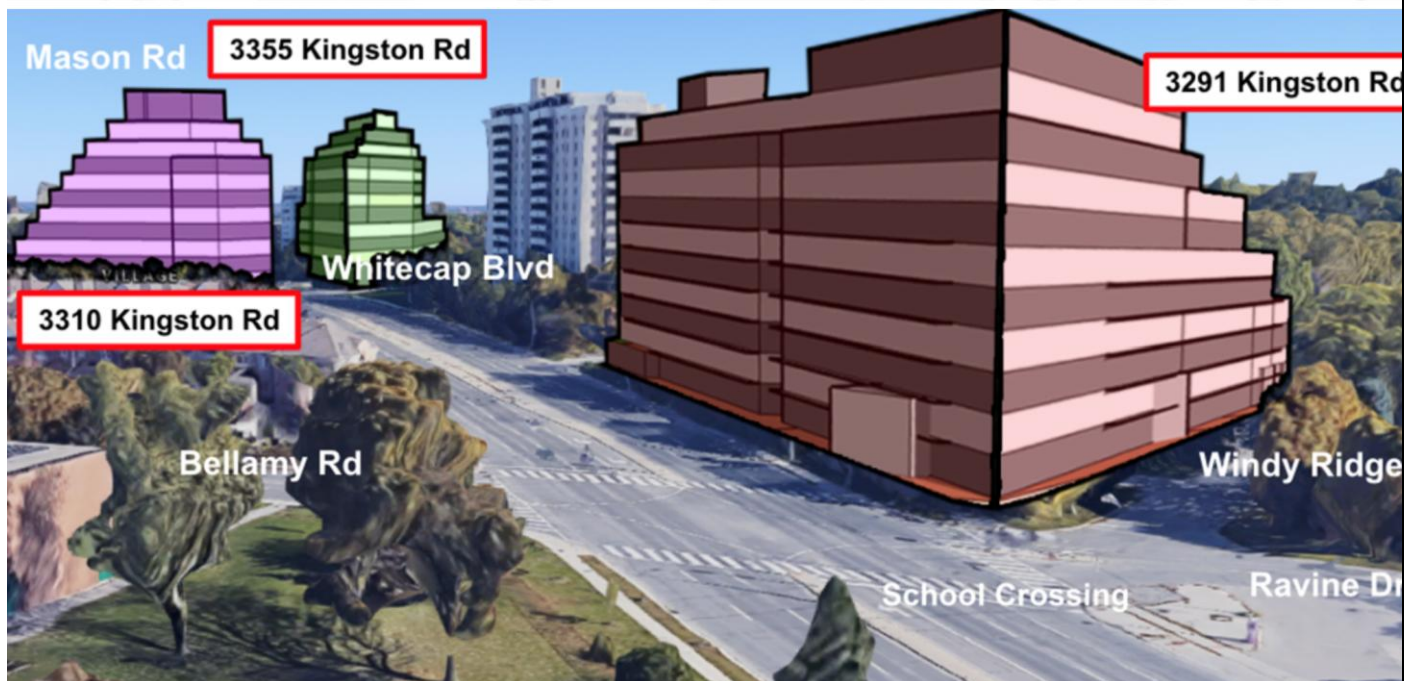
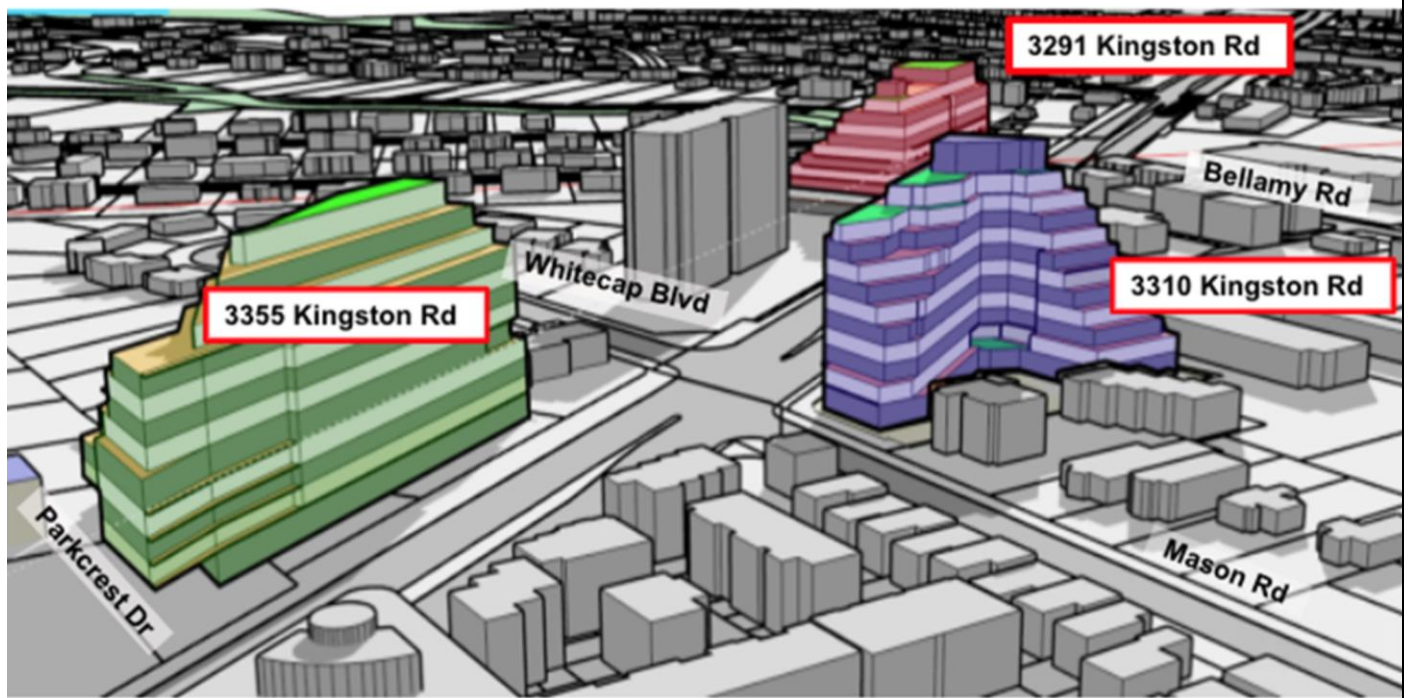
It is our opinion, and the consensus of the neighbourhood, that it would be inappropriate to approve three 11-story condos in these two blocks.

We are not against the development of viable sites, but each site should be conceptualized for what is appropriate considering the site characteristics, proximity and impact to neighbourhoods, the overall mix of options needed for the community (such as the missing middle), and consideration for the cumulative effect on the neighbourhood character.

The current Bylaws and Official Plan direct a plan for development that is manageable, sustainable, and sensitive to the existing neighbourhoods. We concur with this directive.

Allowing 11-story towers on every site lining Kingston Road is a recipe for social and community change on a scale that is unmanageable and undesirable to the residents of Cliffcrest and Scarborough Village and not in keeping with the above directive.

Below are illustrations based on the massing models submitted for the three projects.
The concerns are self-evident.



Request 4. In Thursday's consultation, we would appreciate it if you could present the above images (or any other you have available showing all three proposals together in context) to make the community fully aware of the cumulative nature of these proposals. The community welcomes the City and the Applicant to comment on the appropriateness of this potential future.

Request 5. Please file this communication with all three proposed applications.

3291 Kingston Road - **Application Number:** 20 209863 ESC 20 OZ

3310 Kingston Road - **Application Number:** 20 219229 ESC 20 OZ

3355 Kingston Road - **Application Number:** 20 189568 ESC 20 OZ

Confirmation of the above five requests would be appreciated.

We look forward to your thoughtful and informative community consultation on Thursday.

Thanking you in advance,

Sincerely,

Tom Kasanda
tom@csvsw.ca
416-698-0363

Director, President
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

From: **Kelsey Taylor** <Kelsey.Taylor5@toronto.ca>
Date: Tue, Feb 15, 2022 at 4:19 PM
Subject:
RE: 3310 Kingston Road Community Consultation in context of 3291 Kingston Road and 3355 Kingston Road
To: Tom Kasanda <tom@csvsw.ca>

Good afternoon Tom,

Thanks very much for this comprehensive email, and apologies for the delay in responding. Your feedback is definitely noted, and we also included the concerns listed in the Q&A portion of last Thursday's meeting.

Thanks for attending the meeting and I am hoping your requests below were addressed – we'll be saving this correspondence in the appropriate files, and noting the feedback/concerns to other City reviewers where appropriate (such as traffic concerns).

Sincerely,
Kelsey

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February 23, 2022 - RA was advised that a motion prepared for Pilot Neighbourhood Guidelines was stopped by City Planning, incorrect information that was provided to Councillor Crawford.

City Planning provided incorrect information to Councillor Crawford advising that Long Branch Neighbourhood Character Guidelines were completed but never adopted by Council and there was no value in exploring this for Scarborough. A motion to look at Pilot Characters of the Neighbourhood Guidelines for Parkcrest in January 2022 was stopped. Data and details were provided to the Councillor showing the opposite.

On Wednesday, February 23, 2022 5:09 PM

That response from Planning is completely incorrect. The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. It would be interesting to know who in Planning made those comments and provided your Councillor with false information. The Planning department has used them also in their Planning Reports in our area.

Here is the notice of adoption of the Long Branch Neighbourhood Character Guidelines.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15>

Of note, these have not held up growth in our Neighbourhood at all with Long Branch growing in population by 13.3% in the past 5 years. Far above the city wide average. It is merely directing growth where it should be occurring according to the Growth Plan.

A motion for an ICBL (interim control by-law) was also submitted for consideration in our response. This would allow for the appropriate studies to be completed to understand the impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.

(Environmental Neighbourhood Character Guidelines Toronto's Official Plan, Sec 4.4, states: "No changes shall be made through re-zoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. "Unfortunately, decisions of Committees of Adjustments generally ignore the Official Plan; Character of the Neighbourhood Guidelines are a valuable tool for communities, especially those undergoing "transition" from modest sized homes to large infill houses that generally go beyond the provisions of generous zoning bylaws; Leaside and Long Branch are two communities that have these guidelines and are able to use them at Committees of Adjustment to prevent approval of houses that are longer, taller and wider than existing houses in the neighbourhood;)

February 24, 2022 - Follow up with City Planning on next steps and outstanding questions. We are awaiting confirmation from Councillor Crawford for meeting with Toronto Water to discuss the proposed development and impact before engaging TRCA.

RE: 3291 Kingston Road and 2&4 Windy Ridge Drive condo Community Consultation

Yvonne Di Tullio yvoneditullio@gmail.com Thur, Feb 24, 2022 5:13 PM

Christian,

Following up on our last correspondence in early January, can you kindly advise about the following:

When will the QAs from the October 5th, 2021 Community Consultation regarding development application

at 3291 Kingston Road and 2&4 Windy Ridge Drive (and any associated City Planning commentary, as appropriate) be posted?

What are the next steps and associated timing regarding the revised development application which was resubmitted in late December 2021.

When will we have an opportunity to meet with the newly appointed Planner (on copy), including a site visit, for which we would like to be present?

In parallel, we are awaiting confirmation from Councillor Crawford about a meeting with City Water to discuss the proposed development and its implications.

Sincerely,

Yvonne Di Tullio

Director and Secretary,

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

<https://www.facebook.com/groups/csvsw>

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RA continues to follow up with Councillor Crawford on request for Secondary Plan. We have been waiting to start with these crucial conversations. We are still awaiting explanation promised on the reason for cancelled Pilot Project

The Segment Study Project was an opportunity to look at cumulative impacts of the large scale developments being proposed. We created the BIG Picture map to show the scale of development coming and the need for such a review that would call for pertinent studies so that informed decisions could be made. **We have been waiting to start with these crucial conversations.**

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On March 1, 2022, the Waterfront Revitalization project team held a meeting with Scarborough Residents Associations

On March 1, 2022, the Waterfront Revitalization project team held a meeting with Scarborough Residents Associations. The Cliffcrest Scarborough Village SW Residents Association was the only RA who participated. We had the opportunity to present concerns of potential impact from development to surrounding area including Doris McCarthy Trail & the Bluffs.

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March 4, 2022 -CSVSWRA follows up with City Planning for updates and learn a New Planner is assigned to the file, RA reshare details and questions that have still not been responded to.

Date: Fri, Mar 4, 2022 at 8:54 AM

Subject: Re: 3291 Kingston Road and 2&4 Windy Ridge Drive condo Community Consultation

To: Yvonne Di Tullio <yvoneditullio@gmail.com>

Cc: Alan Burt <alanburt@rogers.com>, Christian Ventresca <Christian.Ventresca@toronto.ca>, Councillor Crawford <councillor_crawford@toronto.ca>, Janet May <janetmay1127@gmail.com>, Monique Lisi <monique.lisi@toronto.ca>, <Rory.McNeil@toronto.ca>, Tom Kasanda <tom@csvsw.ca>, Tony Lombardi <drlandscape@hotmail.com>

Good morning,

Christian,

In addition to what Yvonne indicated in her email of February 24th would you be able to provide updates on **new department response/assessment reports** for the December 2021 3291 Kingston Road proposal?
ie. Toronto Water, TLC, Forestry etc.

Rory,

We look forward to meeting with you soon. In the interim I am sharing some details that were presented previously by CSVSWRA with regards to the 3291 Kingston Road proposal.

LCH App Response PDF document submitted with Community Concerns attached

Slide show to City Planning: <https://cliffcrest.scarborough.villages.ca/data/documents/City-Presentation-re-3291-Kingston.pdf>

YouTube Video - Presentation to City Planning <https://www.youtube.com/watch?v=Pu8QCOxTolw>

Please let me know have any questions.

Sincerely,

Marina Tadenc

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March 7, 2022 – The RA follows up with Water revitalization Project team asking to be kept informed of future events

Re: Water revitalization Project March 1, 2022 Meeting with Scarborough Residents Associations

Dear Michael,

The Cliffcrest Scarborough SW Residents Association (CSVSWRA) welcomed the opportunity to participate in the Water Revitalization Project introductory meeting.

It was interesting to learn about the history and context and it is important for us to understand the government priorities for the next phase for this project. We are heartened to know that the project team is now bringing the same energy and attention to Scarborough SW that was brought to downtown Toronto. It is important for the local residents and resident associations to be a part of the public and stakeholder engagement process including the workshops as you put more refinements on the projects this summer and fall.

We can't wait to share with you all the many special things to discover in Scarborough. We welcome you and the team visiting and would love to give you a tour of our two main local access points to the waterfront - Bluffers Park and the Doris McCarthy Trail or Gates Gully. We understood from the March 1 meeting that the approved Scarborough Waterfront Project is to be incorporated into the Scarborough phase of the Waterfront Revitalization Project. Our concerns are with the proposed developments adjacent to the Waterfront Project. We appreciated the opportunity to share some of our concerns related to nearby proposed developments and their potential impacts on the Bluffs and the Doris McCarthy Trail. Thank you for sharing our presentation with Mr. Christian Ventresca and engaging with Community Planning and we understand that the erosion protection is for TRCA.

Lastly, we heard that the City wants to establish an Indigenous consultation circle related to parks and that you are open to the idea of bringing Indigenous connection at Gates Gully/Doris McCarthy Trail to our group. Embedding Indigenous placemaking into the city's parks and

finding opportunities for heritage commemoration is also of interest to our members. Our association is interested to learn which local Indigenous groups/contacts you are engaging. Attached is a special edition newsletter issued to conclude our Tree Ribbon Project, including links to learn more about the project. This project brings attention to the existing trees in our community and the ever growing importance to their health and benefits to our community. Connecting this project with our schools engages the young members of Cliffcrest and Scarborough Village. We are excited to soon be launching Part 2 for the Tree Ribbon Project focused on learnings down the Doris McCarthy Trail and will be sure to share these details when ready.

In order to help raise awareness of the Waterfront Revitalization Project, we are happy to share the details of your online survey and fun mapping survey with our membership, neighbouring Scarborough RAs, and our Facebook site. It would be great if you could send us the March 1 presentation so that we can include this information when we do outreach.

Please continue to keep us informed of future events and thank you again for including Scarborough in the bigger Waterfront Plan.

Sincerely,
Cliffcrest Scarborough Village SW Residents Association,
Yvonne Di Tullio, Director
Marina Tadenc, Director
Donna McParland, Member

CC. Councillor Ainslie

Attachments: Special Edition Newsletter – Tree Ribbon Campaign

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March 7, 2022 - Follow up with City Planning for updates on previous requests. Also ask why OZ (rezoning) vs SA (site plan) status of the application on the AIC website.

Marina Tadenc <mtadenc@gmail.com>
to Rory.McNeil, Christian, Councillor, Monique, Directors

Mon, Mar 7, 2022, 1:20 PM

Good afternoon,

Rory,

We followed up last week and left a voicemail message to inquire about the OZ vs SA status of the application on the AIC website. Would you be able to clarify? Screen shots are included below.

Christian & Rory,

Following is a summary of open items from the string of emails below:

When will new department response/assessment reports for the December 2021 3291 Kingston Road proposal be available for our review? ie. Toronto Water, TLC, Forestry etc

When will the QAs from the October 5th, 2021 Community Consultation regarding development application at 3291 Kingston Road and 2&4 Windy Ridge Drive (and any associated City Planning commentary, as appropriate) be posted? What are the next steps and associated timing regarding the revised development application which was resubmitted in late December 2021.

When will we have an opportunity to meet with the newly appointed Planner (on copy), including a site visit, for which we would like to be present?

In parallel, we are awaiting confirmation from Councillor Crawford about a meeting with City Water to discuss the proposed development and its implications

Please let us know if there is anything you need from us at this time.

Sincerely,
Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

Application Details

3291 KINGSTON RD
Ward 20: Scarborough Southwest

Information:

Application Number:	21 250639 ESC 20 SA
Application Type:	Site Plan Approval
Date Submitted:	21/12/2021
Status:	Under Review
Description:	Site Plan application which proposes the development of an 11-storey residential building containing 309 dwelling units and a total GFA of 20,983.9 m2. A total of 287 vehicle parking spaces and 233 bicycle parking spaces are proposed.

Application Details

3291 KINGSTON RD
Ward 20: Scarborough Southwest

Information:

Application Number:	20 209863 ESC 20 OZ
Application Type:	OPA & Rezoning
Date Submitted:	22/10/2020
Status:	Under Review
Description:	Official Plan Amendment and Zoning Amendment application which proposes the development of an 11-storey residential building containing 309 dwelling units and a total GFA of 20,983.9 m2. A total of 287 vehicle parking spaces and 233 bicycle parking spaces are proposed. Related Rental Housing Demolition application file 20 209873 ESC 20 RH.

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March 8, 2022 - The RA met with The Toronto District School Board (TDSB) Leadership & Parent Teachers Association (PTA) Introduction to introduce the RA, shared concerns of proposed developments.

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March 18, 2022 – CSVSWRA learns in March, after several follow ups, that City Planning submitted Comments to the Applicant for second submission on February 1st, 2022. We ask why is time being spent on site plan when land use is not approved?

From: **Rory McNeil** <Rory.McNeil@toronto.ca>
Date: Fri, Mar 18, 2022 at 5:02 PM
Subject: RE: 3291 Kingston Road and 2&4 Windy Ridge Drive condo Community Consultation
To: Marina Tadenc <mtadenc@gmail.com>, Christian Ventresca <Christian.Ventresca@toronto.ca>
CC: Monique Lisi <Monique.Lisi@toronto.ca>, Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>

Hi Marina,

Following up on your email from last week, please find attached the comments received to date for this application for your records. I note that this does not include Urban Design comments which have not yet been received, Transportation Planning or Community Planning. I will try to remember to send these to you as well when they are ready.

Regarding the **Site Plan vs. Rezoning: Site Plan Control** applications are required for the detailed design and technical aspects of a proposed development, whereas zoning and official plan amendments are required to facilitate the general land use, height, massing, parking, and other standards. The site plan process and the zoning/official plan amendment process can run concurrently, as will be the case here. It does not mean the zoning/official plan amendment is approved or even to our satisfaction. I'm personally not certain why the applicant chose to submit their site plan application at this time, but we will go ahead and process it with alongside their zoning/official plan amendment.

Regards,

Rory McNeil
Planner, Community Planning
T: 416 -394-5683

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April 6, 2022 - Follow up on [start date for Characters of the Neighbourhood Guidelines](#) motion & Date for Toronto Water meeting. Reply from Councillor Crawford's Office indicates soon.

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Wed, Apr 6, 2022 at 9:08 AM

Subject: **Call today**

To: Monique Lisi <monique.lisi@toronto.ca>

April 4th Characters of the Neighbourhood Guidelines, when will this move forward?

The Longbranch success is being reviewed and there will be some firm commitments this month with regards to getting this started.

Date for Toronto Water meeting?

A meeting this month with Saleem Khan from Toronto Water will be scheduled along with someone from City Planning, (Probably Christian Ventresca) **the month of April** .

April 18, 2022 – Follow up again on Characters of the Neighbourhood Guidelines, will motion be on Community Council for April 25th & ask for date for Toronto Water meeting.

Mon, Apr 18, 2022, 4:15 PM

Hi Monique

End of April is approaching as well as the April 25th Community Council, checking to see what updates can you provide from my April 6th email below?

With regards to the RA's request to meet to discuss the Dairy Queen Appeal you indicated a meeting could be held after April 14th, is there an update for when this meeting can take place? The RA would like to discuss why we were not contacted when the meetings took place, they have questions about the flooding study, the Site management Plan & Committee and more.

In particular, hoping you will have a firm update on:

Status and date for Toronto Water meeting that was to take place before end of month

Date for EHON Ward meeting, when we asked during the April 7th EHON information session about the Ward 20 meeting, we were told it could be arranged.

Per below a firm update with regards to the Status for the Characters of the Neighbourhood Guidelines

May 9, 2022 – Follow up on Characters of the Neighbourhood Guidelines & Date for Toronto Water meeting.

Marina Tadenc <mtadenc@gmail.com>

to Monique

Mon, May 9, 2022, 2:36 PM

A meeting this month with Saleem Khan from Toronto Water will be scheduled along with someone from City Planning, (Probably Christian Ventresca) the month of April

Monique indicated this is a priority and will happen soon, just waiting for Christian to provide some available dates. Discussed presenting a slide show for efficiency and to ensure our concerns are clearly captured.

In March Monique confirmed the Longbranch success was being reviewed and there will be some firm commitments this month with regards to getting this started.

Monique confirmed that she had followed up with City Planning who is currently still reviewing public records re Longbranch successes before preparing a motion to bring this forward, hoping to have an update soon.

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May 25, 2022 - Ravine strategy update - Infrastructure & Environment Committee. RA sends letter, we cordially request an explanation of why Scarborough Southwest is not identified in the Ravine Infrastructure Plan and the Indigenous placemaking and peacekeeping initiative?

Yvonne Di Tullio <yvonedittullio@gmail.com>

Wed, May 25, 2022, 6:56 PM

to Councillor, Councillor, iec, David.Stonehouse, Wendy.Strickland, Kim.Statham, Christina.Iacovino, Selina.Young, Osmand.Ban
gura, Erendira.Cervantes, Christina.Henderin, me, Tom, Alan, Janet, Tony

Good Evening,

On March 1, 2022, the Waterfront Revitalization project team held a meeting with Scarborough Residents Associations. The Cliffcrest Scarborough Village SW Residents Association was the only RA who participated.

We understood from the March 1 meeting that the approved Scarborough Waterfront Project is to be incorporated into the Scarborough phase of the Waterfront Revitalization Project.

In a follow-on letter (**please see enclosed**) we indicated our interest to bring the Indigenous connection at Gates Gully/Doris McCarthy Trail to our group, and we stated our concerns with the proposed developments adjacent to the Waterfront Project, namely the condo application at 3291 Kingston Road and 2 & 4 Windy Ridge Drive, nearby to the Bluffs and the Doris McCarthy Trail, among other development applications along the Kingston Road corridor in the areas of Cliffcrest and Scarborough Village.

The Ravine Infrastructure update brought forward to the Infrastructure and Environment committee on May 25, 2022 is said to be an intentional and coordinated framework, vision and approach to management of Toronto's greatest natural resource through a series of 20 actions under the five guiding principles: Protect, Invest, Connect, Partner, and Celebrate. These actions aim to guide the management of the ravines and ensure the protection and stewardship of these irreplaceable lands is balanced with the city's growth and evolution, so that they continue to function and flourish for the next 100 years and beyond.

It is telling that there was not one mention of Scarborough, including its ravines, like the Doris McCarthy Trail, Sylvan Trail or the Bluffer's Park.

Are we not the right fit? "To amplify existing engagement opportunities, the City of Toronto and Toronto-based national charity, Park People, launched a two-year pilot program in 2020 to connect the people of Toronto to the city's rich ravine system through public education opportunities, community-led programming and micro-grants, with a focus on people who have not visited ravines before or who experience barriers in accessing ravines, including those in Neighbourhood Improvement Areas and Ravine Strategy Priority Investment Areas"

Bellamy Ravine – also known as Gates Gully – has long provided a link between the shoreline and the top of the bluffs by Indigenous peoples and the EuroCanadian settlers. The Doris McCarthy Trail is only one of a handful of official access points to the Scarborough Waterfront and bluffs and an estimated \$170 million is to be spent by the City of Toronto and the Provincial Government on the Scarborough Waterfront Project. **Therefore, we cordially request an explanation of why Scarborough Southwest is not identified in the Ravine Infrastructure Plan and the Indigenous placemaking and placekeeping initiative?** We further ask for an opportunity to meet to discuss how the Waterfront Revitalization project will bring to the east end "the same energy of downtown Toronto" when it comes to the Waterfront Revitalization Project.

I am enclosing a special issue of the RA Newsletter, which describes our Tree Ribbon Campaign – a record of this has been left with the Scarborough Historical Society for safekeeping. With funding support from the City of Toronto, we will be launching part two of this Campaign shortly with an aim to connect residents to the green spaces in their community and the Doris McCarthy Trail - an important part of Scarborough's ravine system and history. We invite you to come and take a tour.

Sincerely,
Yvonne Di Tullio on behalf of the Executive and Board
Cliffcrest Scarborough Village SW Residents Association
(cliffcrestscarboroughvillagesw.ca)

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**June 20, 2022 - Councillor Crawford's office confirmed the Toronto Water meeting will take place Jul 7, 2022
Confirmation and invite for meeting with TO Water/TRCA to discuss issues & development applications**

William Burtch <William.Burtch@toronto.ca>
to me, Monique

Mon, Jun 20, 2022, 11:12 AM

Marina, Please note that the meeting with Toronto Water is July 7th from 5 pm to 6 pm. I will be sending you the Web Ex details momentarily.

Regards,
William Burtch

June 23, 2022 – CSVSWRA Follow up again with City Planning for updates, A summary, going back to November 2021, of previous follow ups is included that have not yet been responded to.

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: June 23, 2022 1:57 PM

To: Rory McNeil <Rory.McNeil@toronto.ca>

Cc: Christian Ventresca <Christian.Ventresca@toronto.ca>; Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: 3291 Kingston Road and 2&4 Windy Ridge Drive condo Community Consultation

Hi Christian,

Hope all is well.

I have not had any response to my June 9th follow up or any other follow up since.

Could you kindly acknowledge receipt of this follow up and provide an update with regards to the items we have inquired about.

Kind regards,
Marina

On Thu, Jun 23, 2022 at 4:45 PM Christian Ventresca <Christian.Ventresca@toronto.ca> wrote:

Marina – we were/are under a lot of pressure delivering reports for the last meeting of Council and have not been able to keep up with all our inquiries. We're hoping with the reports submitted and Community Councils on the horizon next week our time will open up.

Thanks for your patience.

CV.

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: June 24, 2022 9:57 AM

To: Christian Ventresca <Christian.Ventresca@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>; Rory McNeil <Rory.McNeil@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: 3291 Kingston Road and 2&4 Windy Ridge Drive condo Community Consultation

Good morning,

Thank you for your reply and look forward to your update next week.

To help with your update I have summarized in blue the previous follow ups in the email string below going back to November of last year.

Councillor Crawford's office confirmed the Toronto Water meeting will take place Thu Jul 7, 2022 5pm – 6pm. We look forward to having you both join this meeting.

Please let me know if there is anything you require from us at this time.

Enjoy the weekend!

Sincerely,

Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association

SUMMARY:

November 11th:

· Can you please advise when the QAs and presentation will be posted, or if they are cued up already would you be able to share those documents with our Association?

January 5th:

· Most importantly, could you please let us know the next steps and associated timelines, including when the City requires or expects additional studies which were requested in the City Planning Technical Report to LCH?
· Can you also please let us know when the new proposal will be posted to the AIC? We have been tracking the AIC and a resubmission was noted on December 23, 2021 but the notice has since been removed (please see attached).
· Finally, when will the QAs and presentation from the October 5th, 2021 Community Consultation meeting be posted? In the interim or if there will be further delays on this point, we request that you send us a copy of the meeting recording and QAs.

February 24th

· When will the QAs from the October 5th, 2021 Community Consultation regarding development application at [3291 Kingston Road](#) and [2&4 Windy Ridge Drive](#) (and any associated City Planning commentary, as appropriate) be posted?
· What are the next steps and associated timing regarding the revised development application which was resubmitted in late December 2021.
· When will we have an opportunity to meet with the newly appointed Planner (on copy), including a site visit, for which we would like to be present?
· In parallel, we are awaiting confirmation from Councillor Crawford about a meeting with City Water to discuss the proposed development and its implications.

June 9th:

When will remaining reports be available, ie. Urban Design comments which have not yet been received, Transportation Planning or Community Planning.
When will the QAs from the October 5th, 2021 Community Consultation regarding development application at [3291 Kingston Road](#) and [2&4 Windy Ridge Drive](#) (and any associated City Planning commentary, as appropriate) be posted?
What are the next steps and associated timing regarding the revised development application which was resubmitted in late December 2021.
Why would time be dedicated to review the site plan application when the zoning/official plan amendment is not approved?
When will a site visit take place for which we would like to be present?
In parallel, we are awaiting confirmation from Councillor Crawford about a meeting with City Water to discuss the proposed development and its implications.
Considering we are approaching the start of peak summer vacation season will the Community Consultation take place after the summer holiday season and will in person meetings be available?

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June 29, 2022 – CSVSWRA get SOME responses from City Planning. We are waiting for the Urban Planning Report to see what position the city will take with the development & then Councillor Crawford has agreed to host a Community Consultation. (Take some time to read the QUESTIONS & ANSWERS)

On Wed, Jun 29, 2022 at 10:49 AM Rory McNeil <Rory.McNeil@toronto.ca> wrote:

Hi Marina,

Thank you for your patience and the summary of questions. Please see the below answers in red. Let me know if you have any follow up questions or if there are any items you would like to discuss further. Happy to have a call as needed.

Regards,

Rory

Can you please advise when the QAs and presentation will be posted, or if they are cued up already would you be able to share those documents with our Association? · The presentations for Community Consultation Meetings are not posted online. However please see the following link to view the recording of the meeting: <https://toronto.webex.com/recording/service/sites/toronto/recording/cfe6609a0855103abf0e0050568f5b9f/playback>

Most importantly, could you please let us know the next steps and associated timelines, including when the City requires or expects additional studies which were requested in the City Planning Technical Report to LCH? · **Although the applicant is still waiting on some City comments, including urban design, planning and transportation services, they have received the other technical comments. The timing for them to respond to the technical comments is in their hands and depends on how long it takes them to make a resubmission. To date we have not received a resubmission on these items. The next steps will depend on the applicant's ability to satisfy the comments received from the City. Should they resolve all outstanding issues we would move forward with a Final Report to Community Council. Of course at this stage we have no indication if they are able or willing to resolve issues and as such a Final Report is not scheduled. At this time, the soonest this would be possible is the January 2023 SCC Meeting (the last SCC meeting of this year is this Thursday, due to it being an election. The applicant also has the right to appeal the file to the OLT, at which point a separate process with different timelines would be triggered.**

Can you also please let us know when the new proposal will be posted to the AIC? We have been tracking the AIC and a resubmission was noted on December 23, 2021 but the notice has since been removed (please see attached). · The December 22, 2021 submission is the most recent submission. When a new submission is received the AIC will be updated.

When will we have an opportunity to meet with the newly appointed Planner (on copy), including a site visit, for which we would like to be present? · City Planning does not traditionally conduct site visits with outside stakeholders in attendance (be it residents associations or the applicant). If you would like to discuss the proposal please feel free to give me a call or send me an email with comments.

When will remaining reports be available, ie. Urban Design comments which have not yet been received, Transportation Planning or Community Planning. The noted comments are not available at this time. When they are finalized I will send them to you.

Why would time be dedicated to review the site plan application when the zoning/official plan amendment is not approved? · Once an application is received and deemed complete, municipalities are under a legislated timeline (established Provincially by the Planning Act) to review it. As such, the site plan must be reviewed concurrent to the Zoning/OPA – **whether we like it or not.**

Considering we are approaching the start of peak summer vacation season will the Community Consultation take place after the summer holiday season and will in person meetings be available? · The Community Consultation Meeting for this file was held on October 5, 2021. The next required statutory public meeting will take place when a final report is prepared for Scarborough Community Council. The earliest the statutory meeting (and final report going to SCC) could be held is the January 2023 SCC Meeting.

Rory McNeil
Planner, Community Planning
T: 416-394-5683

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July 4, 2022 - Follow up on items still needing a response from City Planning. We ask City Planning to let us know when they expect City Reports to be completed so we can set a date for Community Consultation hosted by Councillor Crawford.

On Mon, Jul 4, 2022 at 8:32 AM Marina Tadenc <mtadenc@gmail.com> wrote:
Good morning,

I hope you all enjoyed the long weekend.

Rory, Thank you for the updates provided.

On March 19th you provided a series of documents including City Responses dated February 2022, **has there been no progress or updates since that can be shared on this file?**

We understand the earliest statutory meeting and final report going to SCC could be January 2023. **We will be requesting an in person Community Consultation hosted by the Councillor** prior to this date and following the completed City comments. We understand that you are still waiting on city comments for urban design, planning and transportation services. **Please confirm that you will keep us current as to when all the studies are completed and if they show the proposed development comply with all city standards and requirements?**

We acknowledge your comments that a site visit is not traditionally conducted with stakeholders. What was discovered during your site visit? What day or time of year did the visit take place?

Christian, we did get the link to the video but in January you also indicated that responses to questions would be worked on and shared?

"The Q&As have been on my desk for final format and review but unfortunately I was not able to get them finalized prior to the end of last year. The good news is our long awaited new staff members are coming on board to take on our backlog of work so we should be ready to post online shortly. I can try to get a link to the video out as well."

Please let me know if there is anything you need from us at this time.

Sincerely,
Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

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July 7, 2022 - At last, Toronto Water Engineering, City Planning & TRCA meeting. See 5 action items captured and shared in RA follow up email, take some time to read additional details section.

During the meeting with Toronto Water Engineering, City Planning & TRCA on **July 7th 2022** the RA met with City Teams, TRCA and Councillor Crawford. The RA **successfully** raised concerns with regards to looking at the cumulative impacts of Condo developments currently under review with **City Planning**. These are serious, complex engineering issues that our planners are ill prepared to fully comprehend, nor are they attempting to factor in the unpredictability of climate change using the current standards. Yet, they are tasked with the responsibility of making life changing decisions for this community.

These new developments plus additional intense storms due to Climate Change, is making sewer capacities worse and result in flooded basements. The city standards have to be updated to reflect greater climate change numbers. The CMHC will be issuing new standard recommendation in 2025.

Following is a link to the presentation the RA prepared:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

Top 5 action items captured following July 7th, 2022 meeting: 1. Councillor Crawford will be following up with City Teams and TRCA to have further discussion and provide an update to RA. 2. Christian Ventresca will send details that report on the **combined impact of the 3 developments**. 3. Any new reports will be shared with the RA for review so that they can stay current with information 4. Schedule a follow up meeting with RA, Toronto Water, Engineering, TRCA, Councillor to review next steps 5. The RA has indicated that more studies are needed to assess the impact of these developments beyond City standards for this region known to be environmentally fragile. A summary of the RA's concerns was submitted in a formal letter to Councillor Crawford. The letter asks for consultation of an expert that deals with Foundation Geotechnical Design - Hydro Geology to assess impacts. Copy of the letter is in the link shared above.

On Fri, Jul 8, 2022 at 6:48 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Good afternoon,

We would like to thank Councillor Crawford for bringing yesterday's meeting together and to the City Teams for taking the time to meet with us.

Concerns were raised that this area is known for its environmentally sensitive green space and high-water tables. To protect our green space and natural habitat we need all city departments including the TRCA to take a closer look beyond their standard practices for assessing developments in this area.

Councillor Crawford, we appreciate that you will be following up with City Teams and TRCA to have further discussion.

Christian, the development documents that were shared with us recently show updates up to February 2022, we look forward to receiving the most recent updated *City Response Summary* as well as the details that report on the combined impact of the 3 developments.

We look forward to more good discussions in the near future.

Thank you again for meeting with us and wishing you all a good weekend!

Sincerely,
Marina Tadenc
Cliffcrest Scarborough Village SW Residents Association
www.cliffcrestscarboroughvillagesw.ca

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July 14, 2022 - Follow up meeting for Waterfront Revitalization project

Stonehouse <David.Stonehouse@toronto.ca>

Thu, Jul 14, 2022, 9:58 AM

David Stonehouse invites you to an online meeting using WebEx.

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July 21, 2022 - Follow up on July 4th items still needing a response from City Planning.

On Thu, Jul 21, 2022 at 5:11 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Hi Rory and Christian,

When can I expect an update/response to my July 4th email?

Regards,
Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

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August 4th, 2022 Follow up on July 4th items still needing a response from City Planning.

From: Marina Tadenc [<mailto:mtadenc@gmail.com>]

Sent: August 4, 2022 4:25 PM

To: Rory McNeil <Rory.McNeil@toronto.ca>

Cc: Christian Ventresca <Christian.Ventresca@toronto.ca>; Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: [3291 Kingston Road](#) and [2&4 Windy Ridge Drive](#) condo Community Consultation

Hi Rory and Christian,

Today is August 4th, when can I expect an update/response to my July 4th email?

Regards,
Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>

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July 28, 2022 - Councillor Crawford met with the RA to better understand our concerns raised at July 7th Toronto Water meeting. A summary of these concerns was then submitted in the following formal letter from the RA with an action item to look at Hydro G Studies.

Councillor Crawford met with the RA again on **July 28th, 2022** to better understand our concerns. A summary of these concerns was then submitted in the following formal letter from RA with an action item to look at Hydro G Studies. This presentation has the letter as well as other **action items requesting that studies beyond City standards be completed.**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

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August 11, 2022 – Since September 2020 CSVSWRA followed up many times asking for planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive. The Urban planning report was produced July 29th, 2022. Despite follow ups from CSVSWRA (including July 7th, 14th, 21st , & August 4th) to City Planning on the City's position, there was no response and the Urban Planning Report was not shared until August 11th after the Applicant submitted their appeal with the OLT on August 10th. They knew we were waiting for this update and did not respond. A new process is now triggered.

In addition, the Urban Planning Report recommends that 3311 Kingston Road open space and parking a south side yard setback of approximately 60 metres, staff are of the opinion that there is an opportunity for infill development between the apartment on the site and the subject lands to the south. **Have they listened to our concerns?**

On Thu, Aug 11, 2022 at 5:15 PM Rory McNeil <Rory.McNeil@toronto.ca> wrote:

Hi Marina,

I have two updates for you on this file. First, please see attached the Community Planning/Urban Design comments provided to the applicant on July 29th. Additionally I received a "no comment" notification from the TTC.

Secondly, I believe I can tell you that this morning we received a Notice of Appeal for this file. At this time I don't have any further information beyond its receipt, but you will be notified with more information as the appeal is processed and notification provided to area residents and those on the interested parties list.

In response to some of your other questions:

Q. has there been no progress or updates since that can be shared on this file?

A. see attached/above update.

Q. Please confirm that you will keep us current as to when all the studies are completed and if they show the proposed development comply with all city standards and requirements?

A. No further submission has been made. Updated plans and studies will be uploaded to the AIC as they come in. Given the appeal, I wouldn't anticipate a new submission anytime soon.

Q. What was discovered during your site visit? What day or time of year did the visit take place?

A. I walked the site, admired the mature trees, the not-so-pleasant pedestrian experience of Kingston Road and noted the existing uses and structures. Saturday July 16th between 9:40 am and 10:00 am. Beautiful day.

Q. Regarding questions from the Community Meeting.

A. Christian has been away these last few weeks, but I can resend you the video for this if that would help.

I'm sure we'll be in touch regarding the appeal process further.

Regards,

Rory McNeil

Planner, Community Planning
T: 416-394-5683

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August 17, 2022 to September 9, 2022 correspondence with City Planning. Now that the application is with the OLT the many questions and concerns will not be responded to. If, through without prejudice discussions, changes are made to address staff concerns, the applicant may offer to settle the matter with the City and the City Solicitor would then report on that settlement to Council. Meeting can be held behind closed doors, and even with Party status CSVSWRA can be left out of these discussions.

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: August 17, 2022 12:16 PM

To: Rory McNeil <Rory.McNeil@toronto.ca>; Christian Ventresca <Christian.Ventresca@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: [3291 Kingston Road](#) and 2&4 [Windy Ridge Drive](#) condo Community Consultation

Christian & Rory,

It was disappointing to read a report appearing to support the rezoning of #4 Windy Ridge based mostly on the manipulation of policy while ignoring the large volume of outstanding legitimate concerns raised. Forestry, TDSB, Geotechnical concerns to name a few. Transportation, traffic and parking concerns are not even considered.

Please provide more details on the justification for the rezoning 4 Windy Ridge Drive, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road.

Councillor Crawford, who is familiar with the site, confirmed he is against the intrusion into the neighbourhoods and the development as is presented in the second submission.

Please share the most current response-tracking sheet used for all submissions to track comments with detailed explanation how they have been addressed and in which section of the report or on which drawings so we can further scrutinize and comment with full information.

Please keep us updated with regards to the Notice of Appeal.

Sincerely,

Marina Tadenc

Director and VP

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

<https://www.facebook.com/groups/csvsw>

On Thu, Aug 18, 2022 at 3:56 PM Rory McNeil <Rory.McNeil@toronto.ca> wrote:

Hi Marina,

I note that the Planning and Urban Design comments provided state that staff **may be able to support** the proposal **should a number of key issues be addressed and "subject to the review of a resubmission by the appropriate City divisions and external agencies (including addressing other technical comments received from other divisions)"**. These comments are written from a planning policy and urban design perspective which is why these items (such as transportation geotechnical, urban forestry, etc.) are not otherwise addressed in these comments. You have been provided with the other City comments relating to these issues already. You might be mixing this up with a Final Report, which would indeed address all issues. This is a set of comments from planning and urban design.

You can find further information, including the detailed revisions list on the Application Information Centre at <http://app.toronto.ca/AIC/index.do?folderRsn=YH0pi%2FDCuiVti%2Bj4Dq6Wnw%3D%3D>.

Regards,

Rory McNeil
Planner, Community Planning
T: 416-394-5683

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: August 25, 2022 2:54 PM

To: Christian Ventresca <Christian.Ventresca@toronto.ca>; Rory McNeil <Rory.McNeil@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: [3291 Kingston Road](#) and 2&4 [Windy Ridge Drive](#) condo Community Consultation

Rory & Christian,

Please see attached letter from the RA with reference to July 29, **2022 Community Planning and Urban Design Comments** for Zoning By-law Amendment Application No.: 20 209863 ESC 20 OZ [3291 Kingston Road](#) and 2 and [4 Windy Ridge Drive Ward 20 – Scarborough](#) Southwest.

Kind regards,
Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

On Tue, Aug 30, 2022 at 4:59 PM Rory McNeil <Rory.McNeil@toronto.ca> wrote:
Hi Marina,

I think I may be out of the loop on a couple of your requests here. Specifically regarding several items noted in your letter:

1. Updated reports
2. Response tracking spreadsheet with updated comments and reports
3. Details that report on the combined impact of the nearby developments.

I have directed you to some information on the AIC in my previous emails but I understand that this has not met your expectations.

I think it would be useful for us to have a phone call. I am available tomorrow morning or in the afternoon between 3 and 5 if you want to give me a call. It would be greatly appreciated. You can reach me at 416-394-5683.

Regards,

Rory McNeil

Planner, Community Planning

T: 416-394-5683

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Sun, Sep 4, 2022 at 1:22 PM

Subject: Re: CSVSWRA Dlr & Exec Re: [3291 Kingston Road](#) and 2&[4 Windy Ridge Drive](#) condo Community Consultation

To: Rory McNeil <Rory.McNeil@toronto.ca>

Cc: Christian Ventresca <Christian.Ventresca@toronto.ca>, Councillor Crawford <councillor_crawford@toronto.ca>, Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>, Monique Lisi <Monique.Lisi@toronto.ca>

Good morning Rory,

I hope you enjoyed the long weekend.

Unfortunately I was not available for the time you suggested. I'm happy to set up a time for a call, would you be available in the morning for this Wednesday or Friday?

As an immediate response I can submit the following with regards to reports:

- Attached is a screen shot of the response tracking sheet previously shared that indicates it was last updated February of 2022
- With the exception of the Urban Planning Report you recently shared we have not received any new information or reports since March of 2022
- We are requesting the most recent response tracking sheet and comment reports from City Departments
- If reports and comments are on the AIC where do we find them? All the Directors have reviewed and we cannot find the information.
- The request to receive reports that indicate the combined impact of the nearby developments is an action item for Christian from the July 7th Toronto Water Meeting

Other follow up items:

- Now that this application has been appealed to the OLT, how will key unresolved issues identified by the City be brought forward during the OLT process? What are the expected timelines in this process?
 - Please provide more details on the justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the rezoning of [4 Windy Ridge Drive](#), since it is entirely in the neighbourhood and on Windy Ridge Drive not Kingston Road.

I look forward to your response.

Sincerely,

Marina Tadenc

Director and VP

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

<https://www.facebook.com/groups/csvsw>

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: September 7, 2022 1:45 PM

To: Christian Ventresca <Christian.Ventresca@toronto.ca>; Rory McNeil <Rory.McNeil@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Monique Lisi <Monique.Lisi@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>

Subject: Fwd: CSVSWRA Dir & Exec Re: [3291 Kingston Road](#) and [2&4 Windy Ridge Drive](#) condo Community Consultation

Good afternoon Christian,

Rory's out of office notification directs us to contact you. Are you able to help with providing the below information?

Your help is greatly appreciated.

Sincerely,

Marina Tadenc

Director and VP

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

<https://www.facebook.com/groups/csvsw>

On Thu, Sep 8, 2022 at 10:06 AM Christian Ventresca <Christian.Ventresca@toronto.ca> wrote:
Hi Marina,

I'll do my best but I don't quite have the day to day status on the application as it is managed by Rory.

Perhaps I'll focus on the final process points and let Rory check next week if additional commentary has trickled in while she was away. With the file now before OLT, City Council no longer has approval authority on the file however, the City Solicitor who will represent the City at any proceedings will not take a position without direction from Council. There is a case management process where various procedural matters are laid out, and the City will be a party. The Residents Association can also take a position and seek party status as well (as I believe has been done [on 3095 Eglinton E](#) and previously [2880 Kingston Road](#)). Any conversations hereon in between Rory, our commenting team and parties to the matter (applicants or otherwise) are deemed to be "without prejudice" – or a discussion but not the position of the City as Council has not provided the City Solicitor instruction. This would include conversations with your group as well particularly if you seek party status. So conversations could become more lawyerly and staff's position only disclosed through publicly available reports or without prejudice discussions.

At a point in the future, staff will need to make a recommendation to City Council requesting direction as the process spools out and the OLT will require the City Solicitor to have an issues list/position to develop the procedural order under which a hearing would be conducted. So the latest submission and comments will be responded to in writing (and comments remain delayed/incomplete from that per your bullets). But any further revisions (should the applicant choose to make them) would be made without prejudice and the City will not comment directly on them with a memo (nor would these plans/studies/comments be posted on AIC). If, through without prejudice discussions, changes are made to address staff concerns, the applicant may offer to settle the matter with the City and the City Solicitor would then report on that settlement to Council. The process slows to a

more deliberative pace as the OLT calendar is very full – so I'm not sure when the first Case Management Conference would be scheduled by OLT.

As I said, Rory can connect with you next week about what comments are still outstanding, but given the appeal, this is the last submission under which formal memos will be generated. I hope this helped a little.

CV.

Christian Ventresca, MScPL, MCIP RPP (he/him)

Manager - Community Planning, City Planning Division Scarborough District – North Section
Scarborough Civic Centre, [150 Borough Drive](#), 3rd Floor, Toronto, ON M1P 4N7
Phone 416.392.3439 \ Fax: 416.396.4265 \ christian.ventresca@toronto.ca \ www.toronto.ca

Please consider the environment before printing this e-mail and/or its attachments.

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: September 9, 2022 4:50 PM

To: Christian Ventresca <Christian.Ventresca@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Directors and Executive CSVSWRA <directors-and-executive-csvswra@googlegroups.com>; Monique Lisi <Monique.Lisi@toronto.ca>; Rory McNeil <Rory.McNeil@toronto.ca>

Subject: Re: CSVSWRA Dir & Exec Re: [3291 Kingston Road](#) and [2&4 Windy Ridge Drive](#) condo Community Consultation

Hi Christian,

Thank you for the information. I will follow up with Rory on the documents and requests we feel are outstanding.

Enjoy the weekend!

Marina Tadenc
Director and VP
Cliffcrest Scarborough Village SW Residents Association
<https://cliffcrestscarboroughvillagesw.ca/>
<https://www.facebook.com/groups/csvsw>

August 24, 2022 – is the start of Municipal Election blackout starting 60 days before the October 24, 2022 Municipal Election, further precluded the community.

Municipal Election, further precluded the community. The RA asked on June 29th to be kept up to date on progress, we regularly followed up with a reminder. Failure to receive notice of the upcoming Urban Planning report removed the opportunity for a Community Consultation Meeting Hosted by the Councillor.

September 13, 2022 - The City of Toronto did not make a decision on this project within the 6-month time frame and therefore it became an appealable issue to OLT. Staff are not satisfied, per comments provided from ECS yet the applicant can move forward, the OLT will base decisions, the onus will be on the opposing party to produce reports or bring experts forward.

Although the applicant was still waiting on some City comments, they had received the other technical comments back in February. The next steps were dependent on the applicant's ability to satisfy the comments received from the City and to resolve

all outstanding issues so that City Planning could move forward with the Final Report to Community Council. The applicant **took NO action and gave NO indication that they were able or willing to resolve issues.** The applicant is required to submit **QUALITY** investigative reports and studies and to take into consideration nearby proposals and cumulative impacts. Materials reflected in the AIC, in particular the Avenue Segment Review, the Traffic Operation Assessment and Stormwater Management Reports were not addressed. **Staff are not satisfied, per comments provided from ECS.** The City of Toronto did not make a decision on this project within the 6-month time frame and therefore it became an appealable issue to the Ontario Land Tribunal (OLT) leaving the concerned community members with little say or input. Rather than listen to and work with the community, the developer has taken the nuclear option, notice of Appeal for this file was received August 10, 2022 and a new process is now triggered, **TIME IS RUNNING OUT, attention and action is needed now.**

On Tue, Sep 13, 2022 at 3:51 PM Rory McNeil <Rory.McNeil@toronto.ca> wrote:
Hi Marina,

Thank you for clarifying. I think the confusion here is coming from the fact that not much activity has occurred on this file since the last update. I have responded to your bullet points in blue below and reattached all comments received from the last submission (December 2021):

- Attached is a screen shot of the response tracking sheet previously shared that indicates it was last updated February of 2022
 - This is the most recent version we have. The most recent submission was made in December 2021 and ECS staff provided their comments in February 2022 including this spreadsheet. The applicant has not responded to those comments so we have had nothing more to review.
- With the exception of the Urban Planning Report you recently shared we have not received any new information or reports since March of 2022
 - The applicant needs to make a submission in order for us to provide comments. Since the last submission was December 2021 and the last of City comments were provided to the applicant in March 2022, we have not received any new submission.
- We are requesting the most recent response tracking sheet and comment reports from City Departments
 - The most recent ECS response tracking sheet is the one you have. The most recent comments from City departments have been provided to you. The applicant has not made a new submission so there are no new comments to provide. I have however reattached all comments received and provided to the applicant which are based on the December 2021 submission.
- If reports and comments are on the AIC where do we find them? All the Directors have reviewed and we cannot find the information.
 - City comments and reports are not included on the AIC. I will provide them to as we receive them for new submissions.
- The request to receive reports that indicate the combined impact of the nearby developments is an action item for Christian from the July 7th Toronto Water Meeting
 - When we require reports and studies from the applicant, we require them to take into consideration nearby proposals and cumulative impacts. You will find this reflected in the materials submitted by the applicant available on the AIC. In particular I would point you to the Avenue Segment Review, the Traffic Operation Assessment and Stormwater Management Reports. For example, I've screenshotted this from the Traffic Operation Assessment:
 - Of Course that being said, I am not commenting on the quality of these reports or if staff are satisfied with them (staff are not satisfied, per comments provided to you from ECS). Just that these reports are required to take nearby applications and cumulative impacts into consideration.

Development review is sometimes a slow process. Applicants make submissions, City staff to review the submission and provide comments back to the applicant. Once the applicant receives City comments they have to respond and make a new submission showing how they have satisfied City comments. Staff review the new submission and provide comments, etc. Of course this process has now been interrupted due to the applicant's appeal. It has been removed from our hands and is now with the Provincially run OLT which we are all waiting on to give us direction for next steps.

I hope that this helps clarify the process and why you haven't received anything new. Let me know if you have any further questions about all this.

Regards,

Rory McNeil
Planner, Community Planning
T: 416-394-5683

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November 9, 2022 The RA submits a formal letter to City Planning asking for response to the many previous outstanding email inquiries prior to initial OLT case management conference scheduled for November 30, 2022. **Primarily we want to understand planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive**, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road? Since September 2020 we have asked and not received a response.

Link to letter:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-City-Planning-re-3291-Kingston-Rd-and-OLT-appeal.pdf>

Letter:

Mr. Christian Ventresca

Re: Ontario Land Tribunal Appeal - 3291 Kingston Road, 2 & 4 Windy Ridge Drive

Dear Christian,

This message follows our emails to date requesting updates starting March 14, 2022. On September 13th City Planning confirmed that there was no activity to this file going back to February 2022 except for the Urban Planning Report that was submitted just days before the appeal was launched. The timing of the Urban Planning Report did not give the Community an opportunity to respond and the **municipal election further precluded the involvement of the community** that had been following the process and waiting for the opportunity to make their voices heard. There are a few items that the Residents Association **would like to finalize before the initial OLT** case management conference scheduled for November 30, 2022 for the proposed Condo Application at 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr)

A. Please provide more details on the **planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive**, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road? Since September 2020 concerns have been raised for this application as currently proposed including that we do not support rezoning of #2 and #4 Windy Ridge Drive. The subject lands' unique orientation, with 50 per cent neighbourhood composition and as currently proposed a material and disproportionate impact to the abutting neighbour, are all major indicia against the rezoning of #2 and #4 and in particular 4 Windy Ridge Drive. The Community Planning and Urban Design Comments indicate that, "After the review of the second submission, staff could, in principle, support the redesignation of 2 and 4 Windy Ridge to Mixed Use Areas subject to the proposed building adhering to the use and built form policies of the Official Plan and City-wide urban design guidelines (as well as satisfying comments related to housing, transportation and servicing)." These comments are substantive and also identify where studies are incomplete or do not exist. Councillor Crawford has also indicated on the record that he is opposed to the application and rezoning of #2 and #4 Windy Ridge Drive.

B. We are refining a full list of concerns to be captured in the "Request for Direction Report", when do these details need to be submitted so that they can be captured in the issues list to the City Solicitor? Top 3 areas of concern: 1. Overdevelopment and incursion into the existing neighbourhood, including impact/proximity to 5-way intersection, traffic, parking, school safety, massing and shadowing issues, plus the need for combined impact study of the three developments in the area - 3291, 3355 & 3310

Kingston Road. 2. Environmental impact – loss of mature tree canopy (80 trees) and impact of stormwater surface runoff onto Windy Ridge Dr., the Doris McCarthy Trail and Scarborough Bluffs when the 2 year stormwater capture capacity is exceeded. 3. Lack of studies for proposed condo basement/underground parking and its impact to the neighbourhood given our spring-time high water table, damming concerns and presence of contaminated soils.

C. Following the October 2022 Community Consultation outstanding questions raised by Participants and the RA still have not been received. We have followed up and were advised that they were ready but needed to be organized. We have no record of receiving this information. Is this information available to be shared?

D. In the latest July 2022 Community Planning report it says the following: As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and other matters under Section 111. We have no record of this meeting taking place?

E. The RA has submitted extensive information with regards to Community Concerns, will these documents and concerns be part of the record?

• A 36-page document highlighting specific concerns, https://cliffcrestscarboroughvillagesw.ca/data/documents/Executive-Summary-LCHAPP_RESPONSE_20209863ESC200Z_01212021.pdf • Recording of Presentation to City Planning: <https://www.youtube.com/watch?v=Pu8QCOxTolw> • Presentation to City Planning <https://cliffcrestscarboroughvillagesw.ca/data/documents/CityPresentation-re-3291-Kingston.pdf> • Presentation on Environmental impact to Toronto Water, Engineering, TRCA & Councillor Crawford: <https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf> F. The RA captured the BIG PICTURE of what is currently under review in our neighbourhood. <https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&usp=sharing> The RA asked for reports that address the impact of combined developments. ECS has indicated they are not satisfied by the quality of reports by applicants. The studies to assess the aggregate impact of these impacts in a region known to be environmentally fragile must be undertaken, will this be included in the issue list? Cliffcrest Scarborough Village SW Residents Association <https://cliffcrestscarboroughvillagesw.ca/> 647-245-3277

Please continue to share any updates or publicly available reports and let us know how the Residents Association can remain involved in the process.

Sincerely, Marina Tadenc
Marina Tadenc VP & Director Cliffcrest Scarborough Village SW Residents Association
CC. Councillor Crawford, Monique Lisi, Rory McNeil, Directors CSVSWRA

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WHAT DATE ? OLT Notice received by nearby residents. Rather than continue to work with the City and the community, LCH went to OLT. Notice for initial case conference is scheduled for November 30, 2022.

Community Alert: 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr) Appealed by LCH to OLT **October 2022**. Rather than continue to work with the City and the community, LCH Developments has appealed their 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr) condo development application to the Ontario Land Tribunal. The initial case management conference is scheduled for November 30, 2022.

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November 21, 2022 - RA met with City Solicitor & Councillor Crawford to share key concerns. See link to CSVSWRA presentation outlining key concerns with proposed development.

November 21st, 2022 the RA met with the City Solicitor & Councillor Crawford to understand what this meant and next steps. We were advised that the "Request for Direction Report" would be produced by **City Planning**. We asked if concerns raised would be captured, and were advised that it would be an overreach of power to tell **City Planning** what to put on the report. Our presentation outlining key concerns: <https://cliffcrestscarboroughvillagesw.ca/data/documents/Concerns-Presentation-to-City-Legal-OLT-21-11-22-REV.pdf>

November 22, 2022 - We thanked the Councillor and City Solicitor for meeting with the RA and expressed concern with regards to our previous experience where the RA obtained Party status at the OLT and that at no point during settlement negotiations was CSVSWRA contacted to participate in negotiations, despite our Party status. We asked that moving forward, CSVSWRA to be informed and included in any settlement negotiations. See attached letter.

Councillor Crawford
100 Queen St W A11
Toronto, ON M5H 2N2

November 20, 2022

Re: Ontario Land Tribunal Appeal - 3291 Kingston Road, 2 & 4 Windy Ridge Drive

Dear Councillor Crawford and Mr. Elmadany,

Councillor Crawford, we appreciate and thank you for coordinating the meeting for this Monday, November 21st. The team is looking forward to meeting with you and having the opportunity to understand better and ask questions with regards to the 3291 Kingston Road, 2 & 4 Windy Ridge file now before the Ontario Land Tribunal, scheduled for November 30, 2022 for the proposed Condo.

You are very familiar with the Windy Ridge Drive site, you have been meeting with residents and the representatives of the Residents Association many times with regards to this application going back to September 2020 when you came for an on site visit. From the very start you indicated that you were **opposed to the development as currently proposed and to rezoning of #2 and #4 Windy Ridge Drive**. It's great to know you understand what is at risk and to have your support from the start.

You were included in our communication to City Planning, that included a summary of items that had not been responded to. Immediately we would like to understand better how the "Request for Direction Report" will capture the concerns raised by the RA and membership.

The March 11, 2022 Planning and Housing Committee, the City Solicitor provided a Review of Mediation and Settlement in the Planning Process. This report states:

- *There are opportunities for public participation in OLT mediation, which interested members of the public can, and should be encouraged to, avail themselves of. (p.1)*
- *Members of the public can participate in the litigation as either a party or a participant in the hearing at the OLT. Through the appeal process, members of the public may seek to play a role in mediation, if it is held. (p.3)*
- *Mediation is voluntary, confidential and non-binding. It encourages collaboration and negotiation between parties and involves the intervention of a neutral third-party to assist in resolving disputes. Some or all parties to a dispute may choose to participate in mediation, but because it is voluntary, not all parties have to participate. (p.3)*
- *It is generally understood that other Parties in the proceeding (if any) will attend mediation also, to narrow or resolve their issues with a Planning Act proposal. (p.12)*

As you know, CSVSWRA initially requested and obtained Party status at the OLT appeal by Artlife Developments regarding 2872-2882 Kingston Road (Case number PL210208). In March 2022, the City Solicitor and Artlife Developments reached a settlement which resolved all but three of the City's issues raised in the Procedural Order. CSVSWRA only learned of the settlement because we review monthly agendas of City Committees and City Council. At no point during settlement negotiations was CSVSWRA contacted to participate in negotiations, despite our Party status. Excluding representatives of the impacted community appears to be a violation of City policies. Moving forward, CSVSWRA expects to be informed and included in any settlement negotiations. It is not clear where the responsibility to inform Parties outside of the City and the applicant lies and we would appreciate this information.

Mr. Elmadany, we are all looking forward to meeting with you and thank you for taking the time to meet with us. To give you a glimpse of this neighbourhood I am sharing a video that was produced last year for City Planning. **Hope you enjoy watching this!**

<https://www.youtube.com/watch?v=Pu8QCOxTolw>

We also have prepared a short presentation with some visuals to help understand some of our key concerns.

We look forward to continuing to support you and work with you and your offices on community issues important to our membership.

Sincerely,

Marina Tadenc
Marina Tadenc
VP & Director
Cliffcrest Scarborough Village SW Residents Association

CC. Monique Lisi, William Burtch

November 25, 2022 - How do you move forward with new development without completed studies for existing infrastructure. Follow up to Toronto Water Meeting - July 7, 2022, & inquired on Basement Flooding Study for Area 52 & 59. Our concerns remain for combined impact and that we are faced with complex issues, we need experts who understand the engineering issues and unpredictability of Climate change beyond what is currently being checked.

November 25, 2022 follow up to Toronto Water Meeting - July 7, 2022, shared that the RA learned that Basement Flooding (BF) for our area Area 52 & 59 Study **was being conducted and has not been completed**. It is our understanding that the study only looks at existing buildings and infrastructure and **does NOT** consider the individual or cumulative **impacts of future builds including the numerous, tightly packed, proposed condominiums along Kingston Road**. We asked again **who would look at combined impact?** How can impact for new builds be assessed if studies are not yet complete on to state of current infrastructure?

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Fri, Nov 25, 2022 at 11:02 AM

Subject: Re: Toronto Water Meeting - July 7, 2022

To: <Amy.Winterhalt@toronto.ca>, <Anna.lim@trca.ca>, Christian Ventresca <Christian.Ventresca@toronto.ca>, Councillor Crawford <councillor_crawford@toronto.ca>, <Nancy.Gaffney@trca.ca>, <Saleem.Khan@toronto.ca>

Cc: Dan Tadenc <dtadenc@gmail.com>, Donna McParland <dmcparland@sympatico.ca>, Monique Lisi <monique.lisi@toronto.ca>, Paul Vincent <pavincent@sympatico.ca>, Yvonne Di Tullio <yvoneditullio@gmail.com>

Good morning all,

I am following up to see if there are any updates that can be shared with regards to our July 7th meeting?

It is our understanding that on September 15, the City of Toronto [re-] initiated studies to identify causes of flooding and develop solutions to reduce the risk of future surface and basement flooding in areas throughout Scarborough. **Our Study Area is #52 and this study has not been completed**. It is our understanding that the study only looks at existing buildings and infrastructure and **does NOT** consider the individual or cumulative **impacts of future builds**.

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/scope-of-the-study/>

All new housing & Condo developments currently must meet City standards to provide for sufficient stormwater drainage management before being approved. Attached again are details shared from our July 7th meeting where the RA raised the

concern that **more is needed than standard practice** checks to determine impact, including cumulative impact, to ensure residents, ravines and Bluffs are protected.

*(*note: slide 14 has been updated with details reflecting that the condo site has medium potential and assessment should be done prior to any ground disturbing activities.)*

Our concerns remain that we are faced with complex issues, **we need experts** who understand the engineering issues and unpredictability of Climate change beyond what is currently being checked.

I also thought I would share a copy of the RA's most recent newsletter, in particular I point you to the "**Letter from a Concerned Resident**" that raises some important concerns, attached.

I am happy to provide any other information you may require, and I look forward to an update.

Sincerely,
Marina Tadenc
647 299 1889
Cliffcrest Scarborough Village SW Residents Association
www.cliffcrestscarboroughvillagesw.ca

See letter of a Concerned Resident:

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

Flooding Concerns story:

https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf

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November 30, 2022 - At the initial Ontario Land Tribunal management conference only 3 of 8 requests for Party Status Approved

The initial Ontario Land Tribunal (OLT) case management conference was held **November 30, 2022** for proposed Condo Development at 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr). Eight concerned residents registered for Party Status and more than 30 Participant letters were submitted. Disappointingly only 3 of the Party Status requests were approved, 2 of the abutting neighbours and the Incorporated RA. The neighbour directly across the street from the proposed condo was denied. There are a series of cascading problems with what is proposed on this unique site and the massive scale of this development. We must ensure the many valid objections raised are reviewed so the right decisions are made for this neighbourhood. **City Planning** has not responded to RA follow ups that asked for the criteria, tests and justifications for rezoning of #2 and #4 Windy Ridge Drive, which are correctly zoned single family residential homes. Many of the deficiencies in the reports provided by the developer have not been addressed by them and none of the studies take into consideration nearby similarly-sized condo proposals and cumulative impacts. As a Party the RA will endeavour to ensure that appropriately-sized development occurs on the site and that studies are completed so the true impact of these developments is revealed. In order to do this, CSVSWRA must engage legal counsel, a planner, and other experts. The following was presented in a meeting with the **City Solicitor** to highlight some key concerns: *why is this not in blue ink?*

<http://cliffcrestscarboroughvillagesw.ca/data/documents/ConcernsPresentation-to-City-Legal-OLT-21-11-22-REV.pdf>

November 30, 2022 - Follow up email to Councillor Crawford, we ask for ICBL. If Secondary Plan project we asked for in May of 2021 had were started, we would now have studies to refer to. The OLT will now be in a position to make a decision based only on the information it has on hand, the developer studies that are incomplete or missing. The RA asks for ICBL so there is time to do unbiased studies, combined impact is looked at and informed decisions are made.

On Wed, Nov 30, 2022 at 1:40 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Good afternoon,

I am resharing details presented in May of 2021 with regards to the projects the Residents Association had hoped to explore with you and the City. I have followed up regularly on the Pilot Characters of the Neighbourhood Project for Parkcrest and the Segment Study Discussion and am now asking for a firm commitment.

My notes indicate that a motion to look at Pilot Characters of the Neighbourhood Guidelines for Parkcrest was to be prepared in January 2022 but was stopped when City Planning reported that the Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council and there was no value in exploring this for Scarborough. This was incorrect information that was provided to the Councillor. We shared and provided the following information in blue that indicates otherwise?

The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports in the Long Branch area. Here is the notice of adoption of the Long Branch Neighbourhood Character Guidelines. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15> Of note, these have not held up growth in our Neighbourhood at all with Long Branch growing in population by 13.3% in the past 5 years. Far above the city wide average. It is merely directing growth where it should be occurring according to the Growth Plan.

A motion for ICBL (interim control by-law) was also submitted for consideration. This would allow for the appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.

The Segment Study Project was an opportunity to look at cumulative impacts of the large scale developments being proposed. We created the BIG Picture map to show the scale of development coming and the need for such a review. We have been waiting to start first with conversations with City Planning and you to better understand impact & options for our neighbourhoods.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

This week we were notified of a 145 unit townhouse proposal at 27 & 29 Parkcrest and we are currently involved with the OLT appeal for 3291 Kingston Road.

Developers continue to move forward with applications and the Community is being left behind...

The City of Toronto is not making decisions within the 6-month time frame and therefore decisions become an appealable issue to the Ontario Land Tribunal. It is concerning that City Staff can not meet the timelines to review these applications. The system **wrongfully** removes the planning decision from the City, the close up zoom lens that allows scrutiny by a familiar and local level that allows the real life impact to be heard by the community.

Discussion during the July 7th Water Review meeting successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **action item** that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

A motion for ICBL (interim control by-law) for both Condo Developments and Infill homes is needed so that studies can be completed and informed decisions made with regards to environment and infrastructure can be made.

Kindly provide an update that I can share with the team.

Sincerely,
Marina Tadenc
VP Cliffcrest Scarborough Village SW RA

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December 6, 2022 - To date no real response from City Planning to many questions CSVSWRA asked, we asked Councillor Crawford for help.

On Tue, Dec 6, 2022 at 4:11 PM Marina Tadenc <mtadenc@gmail.com> wrote:
Monique,

Thanks for taking the time to talk with me today!

Here are the details we discussed today...

The RA has followed up on several times and not received a response from City Planning on the following, Please let us know if you're able to provide these details.

Please provide more details on the planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road? Since September 2020 concerns have been raised for this application as currently proposed including that we do not support rezoning of #2 and #4 Windy Ridge Drive. The subject lands' unique orientation, with 50 per cent neighbourhood composition and as currently proposed a material and disproportionate impact to the abutting neighbour, are all major indicia against the rezoning of #2 and #4 and in particular 4 Windy Ridge Drive. The Community Planning and Urban Design Comments indicate that, "After the review of the second submission, staff could, in principle, support the redesignation of 2 and 4 Windy Ridge to Mixed Use Areas subject to the proposed building adhering to the use and built form policies of the Official Plan and City-wide urban design guidelines (as well as satisfying comments related to housing, transportation and servicing)." These comments are substantive and also identify where studies are incomplete or do not exist. Councillor Crawford has also indicated on the record that he is opposed to the application and rezoning of #2 and #4 Windy Ridge Drive.

City Planning submitted Comments to the Applicant in February of 2022 for the second submission. Although the applicant was still waiting on some City comments, they had received the other technical comments. The next steps were dependent on the applicant's ability to satisfy the comments received from the City and to resolve all outstanding issues so that City Planning could move forward with the Final Report to Community Council. The applicant **took NO action** and **gave NO indication that they were able or willing to resolve issues**. The City of Toronto did not make a decision on this project within the 6-month time frame and therefore it became an appealable issue to the Ontario Land Tribunal.

The applicant is required to submit **QUALITY** reports and studies and to take into consideration nearby proposals and cumulative impacts. Materials reflected in the AIC, in particular the Avenue Segment Review, the Traffic Operation Assessment and Stormwater Management Reports.

Staff are not satisfied, per comments provided from ECS.

The RA during the July 7th Water Review meeting **successfully** raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **action item** that **studies beyond City standards be completed**.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

The RA asked for a motion for ICBL (interim control by-law) for both Condo Developments and Infill homes so that studies can be completed and informed decisions made with regards to environment and infrastructure can be made.

Let me know what update I can provide the team.

Thanks !

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December 27, 2022 – CSVSWRA reaches out to Basement Flooding (BF) Area 52 & 59 Study Public Consultation Project Lead asking about impact studies for new housing developments. It is still unclear what City Team is responsible for looking at the combined impact for these NEW developments to this environmentally fragile area? After a several follow ups the final response was to advise us to reach out to City Directory and 311.

Below is an email chain starting **December 27th, 2022** to Basement Flooding (BF) Area 52 & 59 Study Public Consultation Project Lead, **Kirill Cheiko** at Toronto Water on status of this study. We learned that the technical information of sewer capacity when BF 52 will be ready for public review in the coming weeks. This **sewer planning study** is part of long term drainage improvement on public roadway/parks (city properties); the study process is mandated by the Ontario Environmental Assessment Act; not a part of City Planning process. **New housing development (condo) is subject to another approval process – Q8.** It is still unclear what City Team is responsible for **looking at the combined impact for these NEW developments to this environmentally fragile area? A series of follow ups continued to point us to the City Directory and 311.**

From: Marina Tadenc <mtadenc@gmail.com>

Sent: December 26, 2022 6:17 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Area 52 Study Public Consultation

Hi,

This link is a notice for Area 53 notice.

[Microsoft Word - BF Notice of Commence and Consult South Etobicoke BF53 Bundle B.docx \(toronto.ca\)](#)

The website says that Area 52 was started in 2022 and will be completed in 2023.

I also could not find any details for public consolidation or link where feedback could be submitted for area 52, similar to what is indicated for area 53?

Could you also kindly provide the project manager contact info for area 52 study?

Please advise asap.

Kind regards,

Marina Tadenc

fairbanksewer <fairbanksewer@toronto.ca>

Tue, Dec 27,
2022, 2:20
PM

to me, Councillor, Monique

Hi Marina:

Thank you for your enquiry regarding the Southwest Scarborough sewer assessment planning – flood mitigation infrastructure upgrades.

BF Area 52 - Cliffcrest/Highland Creek will have the sewer and underground storage infrastructure improvements ready for review soon in 2023 (attached maps – citywide BF and local for Scarborough SouthWest). For your reference, I've attached a sample sewer/catchbasin/underground storage sample map for West Hill.

Therefore, the direct website toronto.ca/bf52 is not activated yet until the materials are ready for review in early 2023; the project team will reach out to you directly regarding potential sewer easement before a public event in spring (online or in-person at Scarborough Civic Centre).

Stay warm and Best to your 2023! Mae

Mae Lee

Public Consultation Unit

City of Toronto

55 John Street, Metro Hall

Toronto ON M5V 3C6

mae.lee@toronto.ca

Web: toronto.ca/bfea

Tel: 416 392 8210

Tty: 416 338 0889

Fax: 416 392 2974

BFEA Flooding Study

Dec 28,
2022, 10:28
AM

to Councillor, Monique, me

Marina: The Project Manager is kirill.cheiko@toronto.ca He will be back from holidays next week in 2023.

Thanks, Mae Lee

BFEA Flooding Study

Dec 29,
2022, 6:35
PM

to me

Thank you for your email. We appreciate your interest in the new Basement Flooding Improvement Studies for Areas 42, 44, and 62. The project team will continue to keep the community informed throughout the project. If you require immediate assistance, please call 311.

The Basement Flooding Improvement Studies for Areas 42, 44, and 62 will take approximately 4 years to complete. Given the complexity of the study, this will take approximately 4 years to complete because:

- The Ontario Class Environmental Assessment process mandates extensive social-cultural, economic, natural-environment, and technical assessments;
- The size of the study areas are large, with more than 100,000 residential properties, including 7,000 buildings;
- The studies necessitate the creation of a computer model to represent the sanitary, storm, combined sewer systems, and the overland drainage systems;
- This will also require extensive analysis of the City's sewer asset data, engineering drawings, field survey's, questionnaires, geospatial data, and historical flooding occurrences that will be used as sources of information to aid in developing the models;
- Based on the results of the modelling, the following options will have to be mapped, and then may be recommended: sewer upsizing, underground storage, wet/dry ponds, catchbasins treatments and/or additions.

As a first step to assist the City in determining the source of flooding in these areas, please fill the [survey](#).

For more information about these projects, you can visit our website at www.toronto.ca/bfea.

Thank you,

Project Team, BFEA Flooding Study

Email: floodingstudy@toronto.ca

Website: toronto.ca/bfea

General Assistance: toronto.ca/basementflooding

Marina Tadenc <mtadenc@gmail.com>

Jan 2,
2023,
8:04 AM

to kirill.cheiko

Good morning,

Hope you all enjoyed the holidays and Happy New Year!

Your contact information was provided to me by Mae Lee at the Public Consultation Unit.

I was hoping you could provide a current status update with regards to study areas 52 & 59?

Could you also provide a current status update for area 57 as the boundaries run directly south of area 59?

I look forward to learning more about this important study.

Sincerely,

Marina Tadenc

647 299 1889

Kirill Cheiko

Jan 6,
2023, 2:13
PM

Good afternoon Marina,

Thank you for reaching out. Happy New Year!

Area 52 & 59 EA studies are underway with public consultation expected to take place in Spring of 2023. Notices will be mailed out to residents in these areas prior to the consultation.

Area 57 Basement Flooding EA has the public consultation materials posted on the City's website [here](#). I've also attached them to this e-mail.

Let us know if you have any further questions.

Regards,

Kirill Cheiko, P.Eng., M.Eng.

Studies and Design Branch Chief

Capital Works Delivery, Toronto Water

P: 416-338-5556

C: 416-688-0742

Marina Tadenc <mtadenc@gmail.com>

Jan 11,
2023,
11:58 AM

to Kirill, Mae

Good morning,

I hope your day is off to a good start.

I was also hoping you would be able to help with some additional information.

I am glad to hear area 52 & 59 EA studies are underway and look forward to the public consultation expected to take place in Spring of 2023. How will the consultations be hosted?

I wanted to also share some information about our neighbourhoods:

Following is a map showing 14 Condo proposals found in your study area 52 & 59.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=14>

Will your team review and consider a combined “environmental” and “health” impact including the new builds?

I am concerned about the combined impact for these developments to this environmentally fragile area. **In particular the development being proposed at 3291 Kingston Road.**

There is concern with regards to if the city - Sewers can handle 223,000 L/Day - due to required dewatering during construction and water being contaminated. The sanitary sewer is on Kingston Rd and is 250mm diameter. The Storm sewer is 450mm diameter. The 100 year event storm flow will be staggering 45.3 L/sec.

Are you able to provide information for Sanitary Storm Modeling for Area 52 & 59:

- Raw data from the City records for project Engineering team to analyze for new development capacity in the City's sewer system
- If available : EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations for Area 52

- Flow monitoring data showing actual flow in the sewers under various

The following maps show this area is environmentally sensitive and the City has deemed the area a heritage environment and also a critical part of the green space corridor through the south Scarborough area.

[Toronto Official Plan Map 9 - Natural Heritage System](#)

[Map 12A – Environmentally Significant Areas February 2019 \(toronto.ca\)](#)

[Map 12B – Provincially Significant Wetlands and Areas of Natural and Scientific Interest February 2019 \(toronto.ca\)](#)

There are a multitude of maps here on this city site here:

[Official Plan Maps – City of Toronto](#)

Doris McCarthy trail is just meters from this proposed development site, is on all of these maps as very important areas within environmentally protected and sensitive space. The entire area south of the affected area is all sensitive environmental space.

Without question, **the condo will affect surface and underground water flow through the property and around it.** It will most certainly affect water flow beneath it. It's proposed by the developer there be a large weeping tile stormwater catchment system beneath the building to capture and slowly release stormwater to City storm sewers water management system. As of Jan 1 2022, this is no longer allowed and the basement would have to be waterproofed. **Please confirm that this development would have to be complying with these 2022 requirements?** Our concern is possible impact that may affect the immediate adjacent properties and surrounding area.

I look forward to your response and engaging with your team in this very important study for our neighbourhoods.

Sincerely,

Marina Tadenc

Mae (Rigma) Lee

Jan 11,
2023, 1:17
PM

to me, Kirill

Hi Marina:

Thank you for your input. This **sewer planning study** is part of long term drainage improvement on public roadway/parks (city properties); the study process is mandated by the Ontario Environmental Assessment Act; not a part of City Planning process.

New housing development (condo) is subject to another approval process – Q8:
https://www.toronto.ca/wp-content/uploads/2019/12/8cbb-BFPP_Fast-Facts_Updated-2019-Nov.pdf

New Development **appeal** process, please contact the appropriate City Planner to further development concerns through the TLAB process:
<https://www.toronto.ca/city-government/planning-development/committee-of-adjustment/>

More information on what you are looking is at – **scope** of this sewer study:
<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/scope-of-the-study/>

Visuals of sewer upsize, underground storage solutions – visual TAB:
<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/>

The long term **sewer planning** Class Environmental Assessment study process:
<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/steps-in-the-study-process/>

The project team will get back to you on the technical information of sewer capacity when BF 52 is ready for public review in the coming weeks; and the full study report will be available for public review later in 2023.

Thank you for your patience. The project team will be in touch,

Mae Lee
Public Consultation Unit
City of Toronto
55 John Street, Metro Hall

Marina Tadenc <mtadenc@gmail.com>

Wed, Jan
11, 2:51
PM

to Mae, Kirill

Hello again,

Thank you for your quick reply.

The links you provided are not clear. Would you be able to help with the following?

1. **Who is responsible for looking at the combined impact for these NEW developments to this environmentally fragile area?**
2. **Who can provide the following details with regards to the development being proposed at 3291 Kingston Road?**

There is concern with regards to if the city - Sewers can handle 223,000 L/Day - due to required dewatering during construction and water being contaminated. The sanitary sewer is on Kingston Rd and is 250mm diameter. The Storm sewer is 450mm diameter. The 100 year event storm flow will be staggering 45.3 L/sec.

Who can provide information for Sanitary Storm Modeling for Area 52 & 59:

- Raw data from the City records for project Engineering team to analyze for new development capacity in the City's sewer system
 - If available : EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations for Area 52
 - Flow monitoring data showing actual flow in the sewers under various
- Your help in pointing me in the right direction is very appreciated.

Sincerely,
Marina Tadenc
Mae (Rigmea) Lee

Jan 16, 2023,
9:16 AM (11 days
ago)

to me

Ms Tadenc: The City Planning District contact information is in the link provided – **highlighted** below in the previous email. To receive accurate City Planning Development information, please **contact 311 directly**. Please feel free to call 3-1-1 or email 311@toronto.ca 24-7.

Toronto Water does not have the most up to date Development information.

City Planning **Staff Directory** is also available at:

https://www.toronto.ca/wp-content/uploads/2017/12/8d6c-city_planning.pdf

The sewer study technical information and the study report in its entirety is **available for public review** when the study is complete later in 2023. Please see **highlighted** information in previous email. And the project team notify you at that time. Hope the above information helps. Thank you again for writing, Mae Lee

Marina Tadenc <mtadenc@gmail.com>

Jan 16, 2023,
3:53 PM (11 days
ago)

to Mae

Hi Mae,

I was hoping for a **specific contact or team** that looks for the **combined impact of new developments**, **the links are not helpful**. If you are able to help with this it would be greatly appreciated.

Please do keep me updated on the date planned for the area 52 & 59 study presentation when available.

Kind regards,

Marina Tadenc
BFEA Flooding Study

Jan 17, 2023,
12:17 PM (10
days ago)

to me

The respective City Planner for each Development is under City Planning (CP) Division - CP has more information related to your enquiry.

Provided in previous email (highlight below) - **City Planning Staff Directory** is available at:

https://www.toronto.ca/wp-content/uploads/2017/12/8d6c-city_planning.pdf

Please feel free to **call** 3-1-1 or **email** 311@toronto.ca 24-7 to further enquire.

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January 12, 2023 – Councillor Crawford responds to CSVSWRA December 6, 2022 inquiry, We learn that LCH is being asked to submit a without prejudice submission meaning that they will continue to make changes in response to City division comments on their application. We are advised again that TRCA criteria, "that 3291 Kingston Road is outside of the TRCA's regulated area and therefore is not a commenting agency".

On Thu, Jan 12, 2023 at 5:45 PM Monique Lisi <Monique.Lisi@toronto.ca> wrote:

Hi Marina,

- We met with Planning & Legal on December 20th
 - o A directions report will most likely be coming to April council following the March CMC hearing (date TBD as of my conversation with Daniel last week)
 - o LCH is being asked to submit a without prejudice submission meaning that they will continue to make changes in response to City division comments on their application
 - o City planning committed to reviewing the issues list CSVSWRA has put forward
 - o The Councillor has asked planning staff to be as communicative as possible with CVSWRA, given the appeal
- Under the planning act the term "complete" application v. "incomplete" application refers solely to the submission of required reports under the Planning Act.
 - o This application is deemed complete
 - o If it was not complete, LCH would not have been able to appeal
- Planning has shared the comments that was sent to the applicant with CSVSWRA
 - o The comments do not say that Planning is supporting the application
 - o The applicant still has work to do according to planning
- Planning will be outlining their entire position to the Tribunal as guided by the Official Plan and Policy Guidelines
- Tenant Replacement – Housing Policy contact Keir Matthews-Hunter (Keir Matthews-Hunter@toronto.ca)
 - o All tenants have been returned to their units; all tenants will be eligible for tenant replacement packages
 - o I understand that LCH has removed Mr. Samonas from any property management and have hired a third party property manager
- Our office continued to reach out to TRCA, John Mackenzie specifically, who is actually just presenting to budget committee as I write this.
 - o The City cannot compel TRCA to comment
 - o As per TRCA criteria, John confirmed "that 3291 Kingston Road is outside of the TRCA's regulated area and therefore is not a commenting agency"

Have you retained a planner and legal counsel yet?

Apologies for the delay.

Monique

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January 23, 2023 CSVSWRA Follow up with Counsellor Crawford's Office CSVSWRA asks for more clarification to responses provided on the January 12th email. Some items were responded to but we still don't know how the need for additional studies and his opposition to #4 Windy Ridge will be communicated to other Councillors.

How will the need for studies and his opposition to rezoning be communicated to the other Councillors so they are informed about this proposal and will vote with him?

2. Will the Councillor be asking that this development be put on hold until studies are done, including combined impact?
3. How can the RA insert itself in this part to help the Councillor communicate the community's concerns?

From: Marina Tadenc [mailto:mtadenc@gmail.com]

Sent: January 23, 2023 2:20 PM

To: Monique Lisi <Monique.Lisi@toronto.ca>

Subject: Re: Follow up

Hi Monique,

Hope all is well and you had a good weekend.

I have a number of items I have been patiently waiting for updates on. Could you kindly respond to my comments in green.

A directions report will most likely be coming to April council following the March CMC hearing (date TBD as of my conversation with Daniel last week)

Which Council date, April 5th, Scarborough Council? or March 29, 30, 31 City Council?

LCH is being asked to submit a without prejudice submission meaning that they will continue to make changes in response to City division comments on their application

City Planning submitted Comments to LCH in February of 2022 for the second submission. Although still waiting on some City comments, they had received the other technical comments. The next steps were dependent on LCH's ability to satisfy the comments received from the City and to resolve all outstanding issues so that City Planning could move forward with the Final Report to the Community Council. The applicant **took NO action and gave NO indication** that they were able or willing to resolve issues. **It is concerning that they now choose to, and the process allows them to, address Staff Concerns behind closed doors away from input from the Community that has been very engaged, following the process and acting in good faith.**

It is my understanding that these revisions that LCH is making the City will not comment directly on them with a memo nor would these plans/studies/comments be posted on AIC. If through a without prejudice discussions, changes are made to address some staff concerns, the applicant may offer to settle the matter with the City and the City Solicitor would then report on that settlement to Council.

1. How will the need for studies and his opposition to rezoning be communicated to the other Councillors so they are informed about this proposal and will vote with him?
2. Will the Councillor be asking that this development be put on hold until studies are done, including combined impact?
3. How can the RA insert itself in this part to help the Councillor communicate the community's concerns?

City planning committed to reviewing the issues list CSVSWRA has put forward.

&

The Councillor has asked planning staff to be as communicative as possible with CVSWRA, given the appeal

When will they respond to our inquiries? City Planning has not responded to many of our inquiries beginning with our first executive summary sent in 2021. At this time, our inquiry to provide more details on the planning rationale/justification and any specific tests or criteria, statutory or otherwise, used for the potential rezoning of 4 Windy Ridge Drive.

The Councillor promised he would follow up on our behalf and ask. **Do you have a response to this?**

Planning will be outlining their entire position to the Tribunal as guided by the Official Plan and Policy Guidelines

Who is the **planner assigned** to represent the City at OLT? Who is preparing the Request for Direction Report? If there is no Planner assigned, why not?

Is Christian Ventresca still the manager for this area? Is Rory Mc Neil still the planner assigned?

Our office continued to reach out to TRCA, John Mackenzie specifically, o The City cannot compel TRCA to comment o As per TRCA criteria, John confirmed "that 3291 Kingston Road is outside of the TRCA's regulated area and therefore is not a commenting agency"

TRCA advised us they would participate if invited, could you confirm that they have been invited and refused?

I would also like to schedule an in person meeting with Councillor Crwford early February, can this be arranged.

Is there an update to my November 30th email re Secondary Plan and Neighbourhood Guidelines request initially submitted early in 2021?

These are important updates, if you could kindly make some time to respond it would be very appreciated.

Thanks,
Marina

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Jan 26, 2023 – Response to CSVSWRA January 23rd follow up questions to Councillor indicate: 1. Regarding LCH submission of studies and reports – their application is deemed complete under the Provincial Planning Act. From a planning perspective, all studies are complete so there are no grounds for ICBL. Segment Study submitted by developer considers cumulative impact. 2. TRCA CEO John Mackenzie confirmed that the TRCA would not be commenting on this application. 3. Councillor Crawford is still opposed to the neighbourhood intrusion; however, under the new legislation he is awaiting a briefing from staff on this application to ensure the “best possible outcome”. 4. Planning affirmed LCH is working on amending their plans in accordance with planning comments but that this did not mean a “positive consideration unless there was progress.” This progress is allowed to happen without any public knowledge. The RA needs to engage a Lawyer to become part of this conversation. With regards to asking for a delay via the ICBL so that studies can be done we were advised, “Furthermore, using provincial tools to delay a development that are contrary to their intent may be damaging when the Tribunal considers the case.” (it appears we have no recourse)

Another ask about the Secondary Plan, we were told this has been raised with Planning to pursue and as Christian Ventresca shared, this is normally a mechanism that opens up more development and intensification especially along main corridors such as Kingston Road. Isn't 14 condo development applications enough to say intensification is already here!

From: **Monique Lisi** <Monique.Lisi@toronto.ca>

Date: Thu, Jan 26, 2023 at 4:38 PM

Subject: FW: Follow up)

To: Marina Tadenc <mtadenc@gmail.com>

Hi Marina,

Apologies. These past days have been long and unrelenting.

I will attempt to summarize a response to your questions, below:

Given that the application has been appealed any report must go to full Council. I understand that would mean the Council beginning on March 29th. Depending on timing or progress, from my experience that sometimes changes; however, I understand from legal and from planning that that is their target. I will make sure to communicate if there are any changes as the City will also communicate to the Tribunal.

The City staff on the file have not changed:

Christian Ventresca Christian.Ventresca@toronto.ca

Rory McNeil Rory.McNeil@toronto.ca

Daniel Elmadany Daniel.Elmadany@Toronto.ca

City Solicitor

Please feel free to reach out to them for any information. They will be as responsive as they can be under the Appeal situation and the Councillor has asked them to inform and work with the RA in any way possible.

Have you retained your legal counsel and planning professional? This will definitely assist in creating a better understanding and dialogue.

I do know that one of your questions was regarding Planning's consideration regarding the Zoning By-law Amendment. We did follow-up with planning and they confirmed that they shared their memo of July 29, 2022 with the RA that set out their considerations for the ZBA. At the time of our conversation with Planning, they affirmed that this did not mean a positive consideration unless there was progress with LCH amending their plans in accordance with planning comments.

Regarding submission of studies and reports – their application is deemed complete under the Provincial Planning Act. "Complete" refers to all reports being submitted. If they had not submitted all reports deemed necessary they would not have been able to appeal their application. As for TRCA commentary, our office has reached out directly to TRCA CEO John Mackenzie requesting commentary on this specific application, whose comments I have already shared, that he confirmed that the TRCA would not be commenting on this application.

I will restate, as we have both in phone calls and in meetings not only with the Councillor, but with City planning and the latest web meeting with the solicitor(Daniel), we cannot stop this development and any issues with this development must be evidence based for the best outcome at the Tribunal.

Even a delay posed by an ICBL will not stop the application review process, which still continues under an ICBL. It may only delay. From a planning perspective, all studies are complete so there are not even grounds for one. Furthermore, using provincial tools to delay a development that are contrary to their intent may be damaging when the Tribunal considers the case.

As for the Councillor's opposition: The councillor will consider the information presented and the best possible way to shape the best development. City staff are still working with the applicant on a submission and as of our last briefing they are not there yet. Gary is still opposed to the neighbourhood intrusion; however, under the new legislation he is awaiting a briefing from staff on this application to ensure the best possible outcome. City planning's review must comply with the Official Plan and Provincial Policy.

Secondary Plans – this has been raised with Planning to pursue and as Christian V. shared, this is normally a mechanism that opens up more development and intensification especially along main corridors such as Kingston Road.

Please encourage your legal counsel to reach out the City's solicitor on this file. Although each represents separate parties, the dialogue between both can shape the best outcome possible.

The Councillor, with his influence and ability as a municipal representative, is advocating for the residents. Unfortunately, his powers do not include categorically halting or refusing development.

Please feel free to reach out directly to City staff and if you have any issues with a response, we for sure will follow-up.

Thanks,

Monique
[Back to top](#)

February 9, 2023 – Councillor Crawford's office offered to reach out again to City Planning regarding planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive as well as where cumulative impact reports for proposed developments can be found. See email with questions sent.

Hi Monique,
Thank you for taking the time to speak with me yesterday.
Following is a summary of what we discussed.
The decisions made for this development will be life changing for this community.
Please let me know if you have any questions.
Thanks & looking forward to your reply.
Sincerely,
Marina
CSVSWRA

With regards to the July 29th Urban Planning report (attached):

Following in blue is what the RA previously asked but received no response from City Planning.

*"To provide more details on the **planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning** for the potential rezoning of 4 Windy Ridge Drive, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road? Since September 2020 concerns have been raised for this application as currently proposed including that we do not support rezoning of #2 and #4 Windy Ridge Drive. The subject lands' unique orientation, with 50 per cent neighbourhood composition and as currently proposed a material and disproportionate impact to the abutting neighbour, are all major indicia against the rezoning of #2 and #4 and in particular 4 Windy Ridge Drive.*

With regards to concerns raised on the cumulative impact of developments:

Applicants are required to do an Avenue Segment Study – a mini planning study – and submit it for review for Avenues where those more specific processes (a Secondary Plan or Zoning By-law) have not been implemented. Development should not set unnecessary precedent or undesirable standards for new development of the Avenue segment.

For more than 2 years the Association has advocated that City Planning look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively. Each applicant for these projects has presented an Avenue Study that is incomplete (to varying degrees). None of the Avenue Studies look at the picture of all three of these proposals collectively and none address the "Missing Middle".

See details shared previously in blue:

The applicant is required to submit **QUALITY** reports and studies and to take into consideration nearby proposals and cumulative impacts. Materials reflected in the AIC, in particular the Avenue Segment Review (*attached*) the **Traffic** Operation Assessment and **Stormwater Management** Reports. Staff are not satisfied, per comments provided from ECS, (*attached*).

· See also Initial document from RA to City Planning on January 21, 2021, page 18
https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA_RESPONSE_RE_LCHAPP_JAN2021.pdf

The following NEW application should be added to segment study, 22 216036 ESC 20 OZ OPA & Rezoning submitted 12/10/2022 . Five blocks of stacked, back to back townhouse single level underground parking garage. The proposal includes a total of 145 residential units and a residential gross floor area of 13,797.88 square metres, with 164 underground vehicle parking spaces and 5 surface vehicle parking spaces.

(Note: February 23, 2022 Motion for Pilot Project for Environmental Neighbourhood Guidelines was stopped by City Planning, the RA has been waiting for explanation.)

More concerns re cumulative impact raised during July 7th Toronto water meeting
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

Can you point us to where studies that capture the combined impact of all three proposals so informed decisions can be made can be found? [Back to top](#)

January 21, 2023 A change in maps is brought to the RA's attention properties for the **condo sight removed from Archaeology potential**. The map is now in direct contradiction to the previous map and the TRCA maps. Is there an Archeology study that **why their land is no longer applicable?**

Is there an Archeology study that why their land is no longer applicable?

See image below of screen shot 3rd page of PPT I shared with TRCA in 2020.

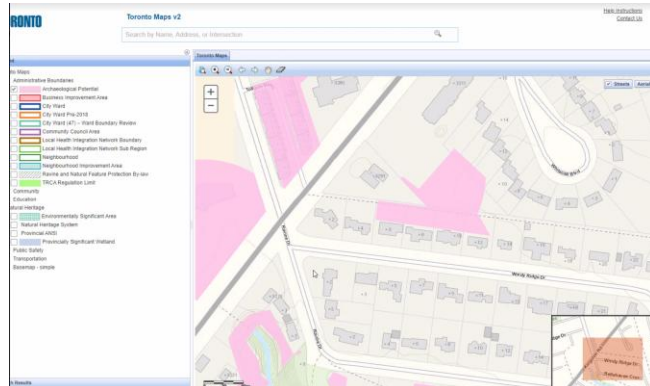
See second image of what City Maps now show.

The properties for the condo sight have been adjusted.

Is there an Archeology study that why their land is no longer applicable?

(The interactive map is still showing it is directly beside a Natural Heritage System, TRCA lands, ravine and natural feature protection bylaw, and ANSI, but the archaeological significance has disappeared just around the condo site. The TRCA maps in the Terrestrial Archaeology Stage 1 Report, both TRCA and City Maps #13 and #15 confirm the Archaeology potential. the map is now in direct contradiction to the previous map and the TRCA maps. I would assume the only Stage 1 Archaeology study is the one done by TRCA included in the Final EA, I am not aware of the City doing any studies. I am also not aware if the LCH did one? Can someone confirm if they did?)

Toronto Maps v2 LCH & 2&4 WR is no longer on their map.



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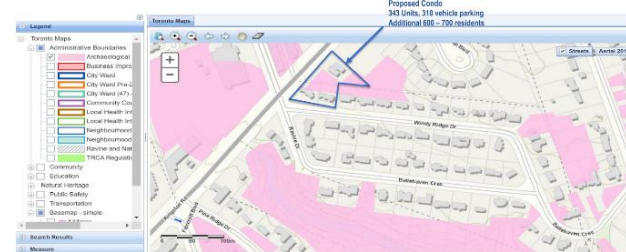
SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

Archaeological Potential

- Some properties on Windy Ridge and the developer property is classified on city map as Archaeological Potential.

TRCA Protected Lands

- The proposed condo development site is located at the gateway to the Doris McCarthy Trail, which is of recreational, natural and historical significance and is one of only four access points for the Scarborough Waterfront Shoreline on the list of Toronto Region and Conservation Authority's erosion protection projects.



February 1, 2023 – OLT memorandum notice issued February 01, 2023 CASE NO(S): OLT-22-004294

The CSVSWRA **did not** receive a copy of the February 1st OLT memorandum notice at both info@csvsw.ca and janetmay@protonmail.com on the request form and neither email is included in the distribution list. Also, the distribution list does not appear to capture the more than 30 Participants that submitted letters? **Some other items to note:**

1. It indicates Silver Hotels Ltd as a Party not LCH? Has there been a change?
2. It does not include Paul & Ingrid Vincent the owners/residents at #8 Windy Ridge Dr., who were granted joint party status, with Mr. Antonio and Iwona Di Tullio #6 Windy Ridge Dr.
3. The intro indicates entrance on Windy Ridge Drive? This is not reflected in the documents for the second submission and appears to be an error?

"The development proposes an 11-storey residential building containing 309 residential units including 19 on grade units with private amenity and direct entrances from either Kingston Road or Windy Ridge Drive."

February 20, 2023 follow up regarding concerns raised at Toronto Water meeting on July 7th. CSVSWRA still does not understand how the City can ensure that the impacts to the community and infrastructure of multiple massive developments are considered as a whole, who is looking at the combined impact for NEW developments?

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Mon, Feb 20, 2023 at 11:47 AM

Subject: Re: Toronto Water Meeting - July 7, 2022

To: <Amy.Winterhalt@toronto.ca>, <Anna.lim@trca.ca>, Christian Ventresca <Christian.Ventresca@toronto.ca>, Councillor Crawford <councillor_crawford@toronto.ca>, <Nancy.Gaffney@trca.ca>, <Saleem.Khan@toronto.ca>

Cc: Dan Tadenc <dtadenc@gmail.com>, Donna McParland <dmcparland@sympatico.ca>, Kirill Cheiko <kirill.cheiko@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>, info <info@csvsw.ca>

Good morning,

I have no record of a response to my November 25th email, are there any updates that can be provided?

Considering that 3 condo developments totalling over 800 units are proposed along Kingston road between Annis Road and Bellamy/Ravine Drive, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment.

I have inquired with the Sewer Study Team to ask if the study gives any **consideration to the combined "environmental" and "health" impact of new builds**. I was advised that this sewer planning study is part of long term drainage improvement on public roadway/parks (city properties); the study process is mandated by the Ontario Environmental Assessment Act; not a part of

the City Planning process and that the respective City Planner for each Development under City Planning (CP) Division - CP has more information related to new developments.

There are 20+ major development applications along Kingston road within our Cliffcrest Scarborough Village neighbourhoods alone. Each proposal is managed by a different city planner. CSVSWRA still does not understand how the City can ensure that the impacts to the community and infrastructure of multiple massive developments are considered as a whole, **who is looking at the combined impact for NEW developments?**

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

I was also looking for information on Sanitary Storm Modelling, **who can provide the following information?**

Can sewers handle 223,000 L/Day - due to required dewatering during construction and water being contaminated. The sanitary sewer is on Kingston Rd and is 250mm diameter. The Storm sewer is 450mm diameter. The 100 year event storm flow will be staggering 45.3 L/sec.

- Raw data from the City records for project Engineering team is to analyze for new development capacity in the City's sewer system
- If available : EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations for Area 52
- Flow monitoring data showing actual flow in the sewers under various

I have added the lead to area 52 & 59 sewer planning study, Kirill Cheiko, to this email chain.

I am happy to provide any other information you may require, and I look forward to an update.

Sincerely,
Marina Tadenc
Cliffcrest Scarborough Village SW Residents Association
www.cliffcrestscarboroughvillagesw.ca

Attached:
July 7th Presentation
Letter of Concerned Resident featured in RA November 2022 Newsletter

February 21, 2023 - Memory Book – The Memory Book, “Scarborough Yellow Brick Road”, was shared with all Councillors with the cover letter asking Toronto City Council, to protect the Bellamy Ravine and Doris McCarthy Trail. The book is the culmination of work by the Cliffcrest Scarborough Village SW Residents Association, resident's association members, community members and local students to raise awareness about Climate Change & the importance of the urban tree canopy in Toronto and Climate change. This project, Tree Ribbon Campaign II, is a self-guided tour that starts at the entryway of the Doris McCarthy Trail, which follows the Bellamy Ravine.

Dear Councillors,

I am pleased to provide a link to “Scarborough Yellow Brick Road”, a Memory Book which is the culmination of work by the Cliffcrest Scarborough Village SW Residents Association, association members, community members and local students to raise awareness about climate change & the importance of the urban tree canopy in Toronto. This project, Tree Ribbon Campaign II, is a self-guided tour that starts at the entryway of the Doris McCarthy Trail, which follows the Bellamy Ravine.

The link to the Memory Book:

<https://www.bluffsmonitor.com/wp-content/uploads/flipbook/122/book.html>

Highlights of the Tree Ribbon Campaign II include:

- First Tree Ribbon tour Kick Off event and lesson in an outdoor setting with RH King Secondary School
- Signposts with 14 stops that provide education about the rich diversity of animals and vegetation of this natural heritage site

- The role of trees in combating climate change impacts
- The historical significance of Gates Gully/Bellamy Ravine to indigenous peoples and early settler;
- The vulnerability of the fragile Scarborough Bluffs to development pressures

Students from R.H. King Academy participated in the kick off event and first tour. St Agatha Elementary School also engaged in the self-guided tour and each participant provided their perspective of local sustainability.

These future stewards of Scarborough, to whom Scarborough's Yellow Brick Road is dedicated, are concerned about the impacts aggressive developments will have on the Doris McCarthy Trail, a magnificent natural area treasured by the residents of Cliffcrest, Scarborough Village and Guildwood. Letters of concern are included in the book. A massive condominium, with over 300 units is proposed just 60 meters away from the entrance to this Toronto jewel. The developer has taken the proposal to the Ontario Land Tribunal in order to bypass municipal review.

The Scarborough Bluffs, to which the Doris McCarthy Trail belongs, is designated a Natural Heritage System, an Environmentally Significant Area (ESA) and an Area of Natural and Scientific Interest (ANSI). In January 2020, Toronto City Council unanimously approved the Toronto Ravine Strategy, which provides key actions to protect, preserve and invest in our ravine systems.

We urge you, a member of Toronto City Council, to protect the Bellamy Ravine and Doris McCarthy Trail by refusing to approve the development located 60 meters from the ravine as presently proposed (20 209863 ESC 20 OZ) and insisting that the development be REDUCED in scale and impact.

Please do not hesitate to contact me for more information about either the Doris McCarthy Trail or the proposed condominium development.

Sincerely,

Marina Tadenc

VP & Director, Cliffcrest Scarborough Village SW Residents Association

Email info@csvsw.ca or call 647-245-3277

<https://cliffcrestscarboroughvillagesw.ca/about-us/>

Printed copies of Scarborough's Yellow Brick Road book will be delivered to all Scarborough Councillors.

Printed copies will also be distributed to the Toronto Department of Parks, Forestry and Recreation, the Scarborough Historical Society, local schools and (hopefully) the two local libraries.

*Toronto Forestry has also recommended against this development as it removes more than 80 mature trees and creates irreparable harm to the ecosystem and ecology of the area. Councillor Crawford has said he continues to oppose the rezoning of this site and agrees more than the standard City studies are needed for this environmentally fragile area

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February 2023 - AGM – Good conversation with Councillor Ainslie, he will follow up with TRCA. Asked for information on RA concerns to be shared with him.

March 8, 2023 – second Case Management Conference ("CMC") was convened to consider the appeal brought by 3291 Kingston Road. A third CMC is scheduled on Friday, June 2, 2023, at 10 a.m. by Video Hearing. [2] The Parties shall submit a draft PO with an attached Issues List to the Case Coordinator by Friday, May 19, 2023.

March 9, 2023 On site visit with Councillor Crawford, hand delivered memory book on March 7th. Follow up email sent as requested resharing details for Characters of the Neighborhood Guidelines and Secondary Plan.

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Thu, Mar 9, 2023 at 9:49 AM

Subject: Fwd: Follow up to CSVSWRA Projects Presentation dated May 2021

To: Gary Crawford <Gary.Crawford@toronto.ca>

Good morning Councillor Crawford,

Thank you for taking time to visit, it really was great to have been able to hand deliver our memory book "Scarborough's Yellow Brick Road" to you in person!

Attached is a photo we took by the trail. I wish I had thought to have you scan the QR code at the first stop so you could have heard the audio and the direction it gave to the surrounding area. You can still scan the QR codes in the book for each stop of the tour at home but I am sorry I missed the chance to have you try it on site.

Here is the link to the soft copy I said I would share, the content is the same as the printed book except for more beautiful photos, which I had to cut down to make the book affordable on our small budget. <https://www.bluffsmonitor.com/wp-content/uploads/flipbook/122/book.html>

I know some links get blocked by the City firewall. so I am also resharing the letter that was sent to all Scarborough Councillors. It includes a link to the online copy of the book as well, see attachment, "February 2023 Scarborough's Yellow Brick Road"

Hope you enjoy reading through it and I am sure you will remember some of the photos from the photo contest you helped judge. I still have 5 printed books to distribute to the Scarborough Councillors, and have reached out to each one asking how best to deliver it but have not had any response, except for Councillor Ainslie who confirmed he will be picking it up. Please let me know when you have had a chance to check your schedule and if you will be seeing any of the other Scarborough Councillors in person soon and I can drop off copies for you to share with them.

(Councillor Michael Thompson,,Councillor Nick Mantas,Councillor Jamaal Myers, Councillor Jennifer McKelvie, Scarborough-Rouge Park,)

The student *stories* were an unexpected surprise for me to receive and when I did I had to find a place for each and every one in the book. Scarborough really is a hidden gem in the City with so much potential. My message at the back of the book in the book's epilogue is sincere, "I wistfully await to see what decisions will be made, what sad or happy *stories* will be captured."

I was also glad to have had the opportunity to catch up on some of the many moving parts happening in our neighbourhoods. Following are some of the details I said I would send:

1. Bluffers Park & proposed plaza:

Here is a link to the details regarding projects being proposed for Bluffers Park, I've highlighted in yellow the "outdoor plaza" in the script of the image below.

<https://www.toronto.ca/city-government/planning-development/construction-new-facilities/improvements-expansion-redevelopment/bluffers-park-east-washroom-building-improvements/?fbclid=IwAR0508ZtiS9LMtCvuiYW7E9h5mtwJdAWqflmqVbRvEf28mRt6HkgQtN1QbQ>

Some of my thoughts, not RA's in blue:

2. Details you requested for Pilot "Environment Guideline Project" :

Below is the email chain with regards to the **Pilot "Environment Guideline Project" that you asked me to resend**. The details for the Secondary Plan follow up happen to be included as well as original attachments in these follow ups. Instead of reviewing development site by site both these projects would have put the rules and guidelines ahead of development with full impact studies supporting the development. **I still do not understand why these projects never went forward? Please have a look and I welcome hearing your thoughts.**

3. Support at TLAB for concerned residents:

While I have you on email, one thing that I meant to ask about when you were here was the request from residents who are also members of the RA. RE: TLAB hearing 32 Markham Road (Case File Number 22 234806 S45 20

TLAB) scheduled on April 28, 2023. The COA of November, 2022 **rejected** the variance violations of this build. It is our understanding that 32 Markham Road has been involved in three previous COA meetings and one TLAB hearing prior to our residency in the neighbourhood. They want to know if the City will support the COA decision to reject the variance? Will the City have a legal representative present at the upcoming TLAB to defend the COA decision? We are concerned about the role of the COA should its decisions be easily overturned at the TLAB. Please let me know what I can advise these concerned residents? Would you also be able to let us know if a lawyer is still assigned for 37 Allister Ave?

Let me know if you have any questions with regards to the AGM slides I shared with you. It's hard to believe it's been 2 years since you first came to visit my front porch and I had the chance to hand deliver the newly incorporated RA Press Release. I had also prepared a booklet with RA information and called it a coffee table book. This visit I was able to hand deliver our memory book, a much nicer coffee table book which I hope you enjoy.

When you have a chance please send me the details when available about the "Changes in Policy Information Session" & the "Bike Lanes" project.

With the nice weather just around the corner I was hoping that perhaps you could come on site again and meet with the core RA group. So many moving parts we did not get a chance to catch up on everything, MTH, speeding, and more.

Let me know if I have missed something or have any questions and I look forward to hearing back from you.

Sincerely,
Marina
647 299 1889

March 20, 2023 – 3rd Follow up sent asking Councillor Crawford to respond to previous inquiry.

3rd Follow up - time sensitive

Marina Tadenc <mtadenc@gmail.com>
to Gary Crawford <Gary.Crawford@toronto.ca>

Good morning Councillor Crawford,

Hope you enjoyed your weekend and all is well.

I am following up again with regards to some outstanding items we discussed.

I have a meeting with the team tomorrow and would like to be able to provide an update.

Please let me know if there is anything you need from me at this time.

Look forward to hearing from you!

Marina

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>
Date: Thu, Mar 16, 2023 at 8:57 AM
Subject: Follow up to last weeks meeting - time sensitive
To: Gary Crawford <Gary.Crawford@toronto.ca>

Good morning Councillor Crawford,

Hope your day is off to a good start.

I am hoping that you have some updates to my follow up message below? In particular:

1. Delivery of the "Scarborough's Yellow Brick Road" memory book to Scarborough Councillors, please let if you have had a chance to check your schedule and if you will be seeing any of the other Scarborough Councillors in person soon and I can drop off copies for you to share with them? If not, are you able to send a message to them to let them know we have printed copies to deliver to them?
([Councillor Michael Thompson](#), [Councillor Nick Mantas](#), [Councillor Jamaal Myers](#), [Councillor Jennifer McKelvie](#), [Scarborough-Rouge Park](#).)

2. The details you requested re Environment Guideline Project" and also "Secondary Plan" are captured below. We still do not understand why these projects never went forward, **can something still be done?** These projects would have called for studies that look at the **combined impact of development** coming to our neighbourhoods. **This is a concern to many of our neighbourhood residents, what can I tell them?**

3. Support at TLAB for concerned residents:

TLAB hearing 32 Markham Road (Case File Number **22 234806 S45 20 TLAB**) scheduled on April 28, 2023. The COA of November, 2022 **rejected** the variance violations of this build. It is our understanding that 32 Markham Road has been involved in three previous COA meetings and one TLAB hearing prior to our residency in the neighbourhood. Residents want to know if the City will support the COA decision to reject the variance? Will the City have a legal representative present at the upcoming TLAB to defend the COA decision? We are concerned about the role of the COA should its decisions be easily overturned at the TLAB. Please let me know what I can advise these concerned residents? Would you also be able to let us know if a lawyer is still assigned for 37 Allister Ave?

I look forward to your reply asap as these items are time sensitive.

Sincerely,
Marina Tadenc
647 299 1889

March 20, 2023 - A response is received from Councillor Crawford's office with regards to Secondary Plan and Environmental Guidelines indicating that they have asked City planning to provide a written response to ensure that their position is clearly outlined in writing.

Tue, Mar 21, 3:35 PM (5 days ago)

Monique Lisi
to me

Hi Marina,

I am doing well thanks! I hope you are doing the same. Happy that spring seems to be springing.

When e-mailing the Councillor directly, it is always best to copy the general Councillor account. Gary did share your e-mail with me and although I do not have all of the information, I can provide some updates:

- Scarborough's Yellow Brick Road – The photography is absolutely beautiful and the content is great. We have also let the other Scarborough Councillors know to expect a copy. Let's touch base next week and a time can be arranged for one of the staff to arrange a meeting to collect the extra copies
- Secondary Plan and Environmental Guidelines – I know that these topics have been discussed with City staff both individually and addressed in meetings with the RA. I have asked City planning to provide a written response to ensure that their position is clearly outlined in writing.
- TLAB support – 32 Markham Road – resources have not been assigned for this file; however, I am preparing a motion for next week's City Council to assign resources to support the C of A refusal for 68 Sunnypoint Crescent.

Thanks Marina,

Monique

March 26, 2023 – Studies for sewer assessment planning – flood mitigation infrastructure upgrades were to be ready 1st quarter of 2023, 3rd follow up with team to find out when these studies will be ready.

Re: Basement Flooding (BF) Area 52 & 59 Study Public Consultation

4:36 PM (0 minutes ago)

Marina Tadenc <mtadenc@gmail.com>
to fairbanksewer, Councillor, Monique

Hi,

I did not receive a response to my previous email.

Would you kindly provide an approximate time when the studies will be ready for review.

The website is not activated yet? toronto.ca/bf52 & toronto.ca/bf59

Thanks!
Marina

On Sat, Mar 18, 2023 at 3:44 PM Marina Tadenc <mtadenc@gmail.com> wrote:
Hi,

We are approaching the second quarter of 2023.

Checking to see if there are any materials that can be shared at this time with regards to area 52 & 59 studies?

Has a date been set for public consultation?

Any information would be greatly appreciated.

Thanks
Marina

On Tue, Dec 27, 2022 at 2:20 PM fairbanksewer <fairbanksewer@toronto.ca> wrote:
Hi Marina:

Thank you for your enquiry regarding the Southwest Scarborough sewer assessment planning – flood mitigation infrastructure upgrades.

BF Area 52 - Cliffcrest/Highland Creek will have the sewer and underground storage infrastructure improvements ready for review soon in 2023 (attached maps – citywide BF and local for Scarborough SouthWest). For your reference, I've attached a sample sewer/catchbasin/underground storage sample map for West Hill.

Therefore, the direct website toronto.ca/bf52 is not activated yet until the materials are ready for review in early 2023; the project team will reach out to you directly regarding potential sewer easement before a public event in spring (online or in-person at Scarborough Civic Centre).

Stay warm and Best to your 2023! Mae

Mae Lee
Public Consultation Unit
City of Toronto

55 John Street, Metro Hall
Toronto ON M5V 3C6

BFEA Flooding Study

Mon, Mar 27,
7:55 AM (1 day
ago)

to me, Councillor, Monique

Marina, The Project Team continues to work on the sewer improvement recommendations details. We will be in touch.

Thank you for your patience, Mae Lee

Marina Tadenc <mtadenc@gmail.com>

Mon, Mar 27,
8:16 AM (1 day
ago)

to BFEA, Councillor, Monique

Good morning!

Thanks for the update!

Are you able to advise approximately
what month you think these details will be available?

Marina

March 28, 2023 –CSVSWRA Project Proposal follow up and response to Councillor Crawford with regards to "Secondary Plan and Environmental Guidelines": We agree that CSVSWRA has asked about Secondary Plan and Environmental Guidelines, it has been discussed but do not agree that our concerns & questions have ever been addressed. Provided a synopsis of follow ups over the 2 years and asked what could still be done at this time to address concerns regarding cumulative impact and need for full information before developments move forward.

Tue, Mar 28, 2023 at 10:12 AM

Marina Tadenc <mtadenc@gmail.com>

To: Gary Crawford <Gary.Crawford@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>, info <info@csvsw.ca>

Good morning,

With reference to below March 21, 2023 update and comments on* **"Secondary Plan and Environmental Guidelines"**:

- I agree that CSVSWRA has asked about Secondary Plan and Environmental Guidelines, it has been discussed but I **do not agree** that our concerns & questions have ever been addressed.
- With regards to City planning providing a written response so that their position is clearly outlined, we have been waiting for more than 2 years to engage and look forward to at last receiving these details.

Below is a synopsis in **blue** with regards to CSVSWRA request for **"Secondary Plan"** and for **"Environmental Neighbourhood Character Guidelines"**. These projects would have called for studies that look at the **combined impact** of development coming to our neighbourhoods.

Councillor Crawford, It remains unclear why these projects never went forward, and more importantly what **CSVSWRA wants to know is what can be done at this time to address the cumulative impact concerns raised?**

How will combined impact that development will bring to our neighbourhoods be reviewed so that **full impact is revealed and informed decisions** are made?

I look forward to your reply.

Sincerely,
Marina Tadenc

Synopsis:

According to my records, **CSVSWRA presented 5 Projects to Councillor Crawford May of 2021**, including a request to consider **"Secondary Plan"** and request for **"Environmental Neighbourhood Character Guidelines"**.

The BIG Picture map created by CSVSWRA shows 14 active proposals in CSVSWRA boundaries. Analysis indicates the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcp&ll=43.7350905540572%2C-79.223535&z=14>

According to the Official Plan (5.2.1):

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. The Plans will not be prepared for stable areas of the City, where major physical change is not expected or desired. Secondary Plans guide the creation of new neighbourhoods and employment areas while ensuring adequate public infrastructure and environmental protection. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.

Without a **Secondary Plan**, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future. CSVSWRA was told we should engage in conversations with City Teams with regards to Secondary Plan. So, we waited, we followed up, and we waited. After more than 2 years of follow ups we were told that **City Teams advised** that normally a Secondary Plan is a mechanism that opens up more development and intensification especially along main corridors such as Kingston Road. **Without a doubt intensification is here, isn't it?**

We learned that when a Secondary Plan is not in place, as in the case of Cliffcrest and Scarborough Village, 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. **For more than 2 years the Association has advocated that City Planning look at the cumulative impact of three immediate proposals at 3291, 3355 and 3310 Kingston Road collectively.**

Each applicant for these projects has presented a different Avenue Study, without consideration of the BIG PICTURE and incomplete (to varying degrees). **None of the Avenue Segment Studies look at the picture of all three of these proposals collectively and none address affordability and the "Missing Middle" (up to 6 stories in which units would accommodate families)**

Where are the quality studies that capture the full impact of development?

CSVSWRA submitted a motion for Interim Control By-Law (ICBL) for consideration. This would allow for time for appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods. We are told, "From a planning perspective, all studies are complete so there are not even grounds for one."

CSVSWRA also asked for **"Environmental Neighbourhood Character Guidelines"** for all of Cliffcrest & Scarborough Village SW advocating that this **environmentally fragile area** needs to be given additional **clear guidelines and consideration** before infill development applications are approved. These projects were opportunities for the City and Community to collaborate together and ensure the best possible outcome for our neighbourhoods.

The October 6, 2021 email has data provided by CSVSWRA to Councillor Crawford calling for immediate action 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 to understand why this was stopped but have yet to be provided with details and explanation. (The following NEW application on **Parkcrest Drive** submitted 12/10/2022 should now also be added to any segment study. 22 216036 ESC 20 OZ OPA & Rezoning submitted 12/10/2022.)

Discussion during the July 7th Water Review meeting, successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **outstanding action item** that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

Records indicate that CSVSWRA have followed up on concerns for studies and cumulative impact on:

- April 5, 2021
- May 27, 2021
- June 14, 2021
- August 3, 2021

- October 1, 2021
- October 6 2021, follow up included in email chain below
- October 20, 2021, follow up included in email chain below
- January 19 2022, follow up included in email chain below
- February 24 2022, follow up included in email chain below
- April 18, 2022
- May 9, 2022
- July 7, 2022 - Toronto Water meeting
- July 14, 2022
- July 28, 2022
- (August 24, 2022 to October 24, 2022 black out due to election)
- November 30 2022, follow up included in email chain below
- March 9th, 2023, follow up included in email chain below
- March 16, 2023, follow up included in email chain below

(*Note: For simplicity I have only included details related to Secondary Plan & "Environmental Neighbourhood Character Guidelines" in this follow up. I will follow up other items separately)

Tue, Mar 21, 3:35 PM (5 days ago)

Monique Lisi
to me

Hi Marina,

When e-mailing the Councillor directly, it is always best to copy the general Councillor account. Gary did share your e-mail with me and although I do not have all of the information, I can provide some updates:

• Secondary Plan and Environmental Guidelines – **I know that these topics have been discussed with City staff both individually and addressed in meetings with the RA. I have asked City planning to provide a written response to ensure that their position is clearly outlined in writing.**

Thanks Marina,
Monique

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>
Date: Thu, Mar 16, 2023 at 8:57 AM
Subject: Follow up to last weeks meeting - time sensitive
To: Gary Crawford <Gary.Crawford@toronto.ca>

Good morning Councillor Crawford,

Hope your day is off to a good start.

I am hoping that you have some updates to my follow up message below? In particular:

2. The details you requested re Environment Guideline Project" and also "Secondary Plan" are captured below. We still do not understand why these projects never went forward, can something still be done? These projects would have called for studies that look at the combined impact of development coming to our neighbourhoods. This is a concern to many of our neighbourhood residents, what can I tell them?

I look forward to your reply asap as these items are time sensitive.

Sincerely,
Marina Tadenc
647 299 1889

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Thu, Mar 9, 2023 at 9:49 AM

Subject: Fwd: Follow up to CSVSWRA Projects Presentation dated May 2021

To: Gary Crawford <Gary.Crawford@toronto.ca>

Good morning Councillor Crawford,

Thank you for taking time to visit, it really was great to have been able to hand deliver our memory book "Scarborough's Yellow Brick Road" to you in person!

2. Details you requested for Pilot "Environment Guideline Project" :

Below is the email chain with regards to the **Pilot "Environment Guideline Project"** that you asked me to resend. The details for the Secondary Plan follow up happen to be included as well as original attachments in these follow ups. Instead of reviewing development site by site both these projects would have put the rules and guidelines ahead of development with full impact studies supporting the development. **I still do not understand why these projects never went forward? Please have a look and I welcome hearing your thoughts.**

Let me know if I have missed something or have any questions and I look forward to hearing back from you.

Sincerely,
Marina
647 299 1889

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Wed, Nov 30, 2022 at 1:40 PM

Subject: Follow up CSVSWRA Projects Presentation dated May 2021

To: Councillor Crawford <councillor_crawford@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>

Good afternoon,

I am resharing details presented in May of 2021 with regards to the projects the Residents Association had hoped to explore with you and the City. I have followed up regularly on the Pilot Characters of the Neighbourhood Project for Parkcrest and the Segment Study Discussion and am now asking for a firm commitment.

My notes indicate that a motion to look at Pilot Characters of the Neighbourhood Guidelines for Parkcrest was to be prepared in January 2022 but was stopped when City Planning reported that the Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council and there was no value in exploring this for Scarborough. This was incorrect information that was provided to the Councillor. We shared and provided the following information in blue that indicates otherwise?

[The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports in the Long Branch area. Here is the notice of adoption of the Long Branch Neighbourhood Character Guidelines. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15> Of note, these have not held up growth in our Neighbourhood at all with Long Branch growing in population by 13.3% in the past 5 years. Far above the city wide average. It is merely directing growth where it should be occurring according to the Growth Plan.](#)

A motion for ICBL (interim control by-law) was also submitted for consideration. This would allow for the appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods, as well as time to establish the Environmental Neighbourhood Character Guidelines.

The Segment Study Project was an opportunity to look at cumulative impacts of the large scale developments being proposed. We created the BIG Picture map to show the scale of development coming and the need for such a review. We have been waiting to start first with conversations with City Planning and you to better understand impact & options for our neighbourhoods.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=14>

This week we were notified of a 145 unit townhouse proposal at 27 & 29 Parkcrest and we are currently involved with the OLT appeal for 3291 Kingston Road.

Developers continue to move forward with applications and the Community is being left behind...

The City of Toronto is not making decisions within the 6-month time frame and therefore decisions become an appealable issue to the Ontario Land Tribunal. It is concerning that City Staff can not meet the timelines to review these applications. The

system **wrongfully** removes the planning decision from the City, the close up zoom lens that allows scrutiny by a familiar and local level that allows the real life impact to be heard by the community.

Discussion during the July 7th Water Review meeting successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **action item** that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

A motion for ICBL (interim control by-law) for both Condo Developments and Infill homes is needed so that studies can be completed and informed decisions made with regards to environment and infrastructure can be made.

Kindly provide an update that I can share with the team.

Sincerely,
Marina Tadenc
VP Cliffcrest Scarborough Village SW RA

----- Forwarded message -----

From: **Monique Lisi** <Monique.Lisi@toronto.ca>
Date: Thu, Feb 24, 2022 at 3:18 PM
Subject: RE: Neighbourhood Character Guidelines
To: Marina Tadenc <mtadenc@gmail.com>

Thanks for this Marina.

I also found greater detail following our conversation.

Thanks for hosting a great AGM the other night, and thank you for the thank you ;) to the Councillor.

From: Marina Tadenc [mailto:mtadenc@gmail.com]
Sent: February 24, 2022 12:47 PM
To: Monique Lisi <Monique.Lisi@toronto.ca>
Subject: Neighbourhood Character Guidelines

Hi Monique,

I am following up on our conversation of last week regarding the motion to start Pilot for Characters of the Neighbourhoods.

I understood that City Planning indicated that the The Longbranch Neighbourhood Character Guidelines were completed but never adopted by Council.

We followed up with our Longbranch contacts to understand the challenges and were surprised that they advised the opposite. The Long Branch Neighbourhood Character Guidelines were passed unanimously by City Council in January 2018 and have been identified by a number of TLAB members as extremely useful in their Decision making. The Planning department has used them also in their Planning Reports.

This is the notice of adoption of the Long Branch Neighbourhood Character Guidelines for reference.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC36.15>

Who in planning indicated that this was not adapted?
What can I advise the team with regards to moving forward on our Pilot project?

Let me know,
Marina

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>
Date: Wed, Jan 19, 2022 at 5:51 PM
Subject: Fwd: CSVSWRA Dir & Exec Fwd: Follow up to CSVSWRA Projects Presentation
To: Councillor Crawford <councillor_crawford@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>

Good afternoon,

The Team was very excited when I shared details about the Pilot Project moving forward for the Characters of the Neighbourhood Guidelines.

Attached is the CSVSWRA Projects Presentation for your reference. Please let us know if there is anything we can do to assist as this moves forward.

With regards to the Segment Study Project, we value your good advice that we should start first with conversations with City Planning and your team to better understand impact & options for our neighbourhoods and look forward to your direction for this project also.

Looking forward to working together in 2022!

Sincerely,
Marina Tadenc

Monique Lisi <Monique.Lisi@toronto.ca>
to me

Tue, Jan 18, 2022, 10:34 AM

Thanks Marina!

I owe you a call and an e-mail.

It is Budget Launch and season and the meetings have been back to back.

Quick update on all of the below:

William is working on coordinating the meetings for C of A follow-up.

If you have the dates for the upcoming meetings it will help to schedule a rep from Toronto Water or would you like it to be a separate meeting all together for the RA?

Characters of the Neighbourhood – ideally would like to get something to next Community Council to direct staff to work with the community. I haven't had an update meeting yet with Gary and staff but we are working on it.

I can call you later on this afternoon to discuss all of the above.

Sorry about the rapid response; however, I did not want to miss responding.

Thanks,

Monique

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Wed, Oct 20, 2021 at 10:05 AM

Subject: Fwd: Follow up to CSVSWRA Projects Presentation

To: Councillor Crawford <councillor_crawford@toronto.ca>

Cc: TONY Lombardi <drlandscape@hotmail.com>, Janet May <janetmay1127@gmail.com>, Emily Smit <smit.emily@gmail.com>, Marybeth McTeague <Marybeth.McTeague@toronto.ca>, Archives <scarborougharchives@rogers.com>, Lorne Atkinson Atkinson <lorne.atkinson@sympatico.ca>, Thomas Granofsky <thomas.granofsky@gmail.com>, Monique Lisi <monique.lisi@toronto.ca>, Dan Tadenc <dtadenc@gmail.com>

Good morning Councillor Crawford,

With reference to my email from last week, we are sharing some additional details and look forward to your direction on how to move forward on next steps for these two important projects.

Change in our neighbourhoods is rapid, not taking place slowly over time as required by the OP.
The following details point to rapid change that is taking place in Toronto today:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-house-review/>

Despite what is allowed as of right now, some developers want more. In approximately 1988, the City of Scarborough recognized the need and passed a bylaw that put controls on development in Scarborough. Since Scarborough was amalgamated into Toronto, it appears the residents voice & their concerns are repeatedly ignored, trees are cut and variances to existing bylaws allowed regularly to the benefit of developers.

The following graph captures **only M1M Refusal Rate** at COA and Number of Applications, this does not capture deferred applications & developments approved without variances by Community Planning.

Although 2021 is still incomplete, this graph tells the story of what is happening in our neighbourhoods. There is a slight rise in refusals from 2020 just when the Association began to participate. The Association has participated regularly at each session since our Incorporation. For this month's COA session, 37 Hill Crescent is being submitted for a second time, the Association and neighbours gathered 137 signatures in opposition of the build. As we indicated in our project review with you in May, to continue at this pace is not sustainable. **Why are residents regularly defending the Official Plan and Zoning Bylaws?** Similar to the Long Branch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The projects we propose will help provide clear standards and direction, without this no one actually needs to address the concern.

With regards to the Segment Studies, it is alarming what is being proposed for our neighbourhoods. Our BIG PICTURE map has had more than 5400 views, residents are concerned.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

When can we begin discussions for these two projects?

I am glad to provide any details you need from us to move this forward.

Sincerely,
Marina Tadenc
CSVSWRA

Attached for your reference is:

- Original presentation "Our Journey & Projects Presentation"
- Follow up letter with agreed action items, "Projects Letter"
- Cliffcrest Scarborough Village SW Residents Association August/September Newsletter
- M1M Refusal Rate and Number of Applications Graph

----- Forwarded message -----

From: **Marina Tadenc** <mtadenc@gmail.com>

Date: Wed, Oct 6, 2021 at 4:24 PM

Subject: Follow up to CSVSWRA Projects Presentation

To: Councillor Crawford <councillor_crawford@toronto.ca>

Cc: Archives <scarborougharchives@rogers.com>, Dan Tadenc <dtadenc@gmail.com>, Janet May <janetmay1127@gmail.com>, Lorne Atkinson Atkinson <lorne.atkinson@sympatico.ca>, Marybeth McTeague <Marybeth.McTeague@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>, TONY Lombardi <drandscape@hotmail.com>, Thomas Granofsky <thomas.granofsky@gmail.com>

Dear Councillor Crawford,

The Team has asked me to follow up with regards to the projects presented to you and pending next steps. In particular I would like to bring to the top of the conversation 2 items.

1. Characters of the Neighbourhood Guidelines
2. Secondary Plan

Regarding **Character of the Neighbourhood Guidelines**, currently there is an urgent concern for Parkcrest Drive that requires attention before it is too late. With the recent sale of homes on 11, 16, 19, and now 18 currently up for sale there is a concern of potential development that could irrevocably change the character of this special neighbourhood. We would like to discuss a **pilot** "Character of the Neighbourhood Guidelines". With the recent review of 19 Parkcrest Drive as a Heritage Property there is significant information readily available about this area that has some of the oldest homes in the area that could be used for the pilot. <https://www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-168296.pdf>

Regarding the **Secondary Plan**, the Association continues to follow up with City Planning and to advocate that they look at the three immediate proposals at 3291, 3355 and now 3310 Kingston Road collectively. Each applicant for these projects has presented an Avenue Study that is incomplete (to varying degrees). None of the Avenue Studies look at the picture of all three of these proposals collectively and none address the "Missing Middle". Given the impact of all three proposals and that they continue to move forward this requires immediate attention before it is too late.

When can we begin discussions for these two projects?

Following is a summary of previous discussions and some notes for your quick reference:

1. CHARACTER OF THE NEIGHBOURHOOD GUIDELINES

Objective: Character Guidelines would give Planning and the Committee of Adjustment clear criteria to evaluate development applications. When City teams are provided clear direction, the process becomes proactive instead of reactive. The guidelines would promote practices where development preserves the integrity and existing physical character of the established neighbourhoods & natural environment. Standards and requirements need to change to be more GREEN.

Action item from May meeting: Councillor Crawford recommends starting with conversations to define areas and parameters for character of the neighbourhoods with various city support teams including Forestry Team, By-Law Team, City Planning & TRCA. Similar to the Longbranch area, our neighbourhoods are experiencing significant development and urgent concern by many that the character of the neighbourhood is being eroded and needs action immediately. The preparation of Long Branch Character Guidelines has followed a three-step process: 1. The analysis of issues and opportunities; 2. The development of a vision and design priorities 3. The preparation of the guidelines.

Monique advised to start thinking about what to include in details for "Characters of the Neighbourhood Guideline" and what issues will the "Guidelines" support. Monique is looking into providing a "roadmap" & "template". This project will also need to determine where it fits in the Official Plan. Grandfathering of trees as well as ICBL (interim control by-law) are other items to consider. Given the urgent concern for this area when can we begin discussions for this project?

2. SECONDARY PLAN

Objectives: Ensure smart condominium, apartment and business development in Cliffcrest and Scarborough Village that will complement the current characters of the many residential neighbourhoods. This includes lower density-sized buildings with 4-6 stories, and affordable business and retail space. Ensure development does not proceed prior to the completion of an Avenue Study to ensure no adverse impacts to established neighbourhoods and environment.

Action item from May meeting: Prior to CSVSWRA submitting a formal secondary plan request, Councillor Crawford recommends a meeting with City Planning, including Paul Zuliani & Christian Ventresca before the end of June 2021 to gather information and then proceed with informed next steps.

In addition to the Project Team members in this email I have included Rick Schoefield from Scarborough Historical Society & Marybeth McTeague from Heritage Planning who worked on the Heritage Designation for 19 Parkcrest Drive. I have also included Lorne Atkinson and Thomas Granofsky, both residents living on Parkcrest Drive and who also submitted letters of support for the Heritage designation of 19 Parkcrest Drive.

I would like to point out that our most recent newsletter includes details about 19 Parkcrest in 3 articles; Announcing the exciting news about 19 Parkcrest being listed as a Heritage Property; As a stop included in our Treasure Map for the Association Tree Ribbon Campaign; & as a property of concern in our MTH letter to all Scarborough Councillors and Mayor Tory.

Councillor Crawford, I look forward to your direction on how to move forward on next steps for these two important projects.

Sincerely,
Marina Tadenc
CSVSWRA

Attached for your reference is:

- Original presentation "Our Journey & Projects Presentation"
- Follow up letter with agreed action items, "Projects Letter"
- Cliffcrest Scarborough Village SW Residents Association August/September Newsletter

Cliffside Village Urban Design Standards-

Are you aware of this study? Why was a study done here but not for our catchment?

<https://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-24629.pdf>

Just a confirmation that we, CSVSWRA, would like you to contact the City lawyer assigned to OLT-22-004294 & OLT-22-004295 to express our willingness to speak to the City. And to indicate our concerns about the applicant possibly playing parties off against each other. As well, is the City requesting additional information from the applicant about traffic and drainage.

Note his one invite came late a night for a meeting early the next day.

While he has not said no, he is not being responsive.

While I know he was in hearings, the last e-mail was the first time he gave a full days notice for potential alternate meeting time. I will call him from home but also gave him my cell number.

February 26, 2023 – The CSVSWRA Planner attempted to reach out to City Planning and was told that protocols established by City Legal required all communication to go through Legal Council..

From: robert_stephens59 robert_stephens59 <robert_stephens59@sympatico.ca>

Sent: February 27, 2023 12:57 PM

To: Paul Zuliani <Paul.Zuliani@toronto.ca> Christian Ventresca <Christian.Ventresca@toronto.ca> Xue Pei <Xue.Pei@toronto.ca> Rory McNeil <Rory.McNeil@toronto.ca>

Subject: 3291 Kingston Road and 2 & 4 Windy Ridge

Good afternoon! I have been retained by the Cliffcrest Scarborough Village SW Residents' Association to provide Urban Design consulting services with regard to the application and appeal of the proposal for 3291 Kingston Road and 2 & 4 Windy Ridge Drive.

This e-mail is to make initial contact and ask if you could let me know where the application stands at your end.

Cheers

RS

Robert Stephens B.A., B.Arch

President, Publica Design Consultants Ltd

robert_stephens59@sympatico.ca

416 691 7068

From: Christian.Ventresca@toronto.ca

To: robert_stephens59@sympatico.ca; Xue.Pei@toronto.ca; Rory.McNeil@toronto.ca

Sent: Tuesday, February 28, 2023 4:40 PM

Subject: RE: 3291 Kingston Road and 2 & 4 Windy Ridge

Hi Robert,

I understand that our lawyer has been in touch with your client's legal rep and he would prefer that requests happen through those channels.

At a high level, I think when we last commented on the applicant's submission outlining a number of issues largely centered on built form, servicing and forestry concerns. They have had a couple questions of clarification but have not yet submitted anything on record through their solicitor as they consider what the comments say.

Just to make sure we're all managing the requests though I'd like to abide by the communication protocols established by legal counsel so have William reach out to Daniel if you have more detailed requests for disclosure etc.

Thanks,

CV.

Christian Ventresca, MScPL, MCIP RPP (he/him)

Acting Director - Community Planning, Scarborough District

Scarborough Civic Centre, 150 Borough Drive, 3rd Floor, Toronto, ON M1P 4N7

Phone 416.392.3439 \ Fax: 416.396.4265 \ christian.ventresca@toronto.ca \ www.toronto.ca

February 26, 2023 City Solicitor advised that any questions or communications regarding this appeal for City Staff or Councillors Office must go through legal Council.

From: Daniel.Elmadany@toronto.ca

To: willadvocate@aol.com

Sent: 2023-02-27 6:15:46 PM Eastern Standard Time

Subject: 3291 Kingston Road - CSVSW RA

Hi Robert,

I hope you are doing well. As the Cliffcrest Scarborough Village SW Residents Association are now represented, if there are any questions or communications from your clients regarding this appeal, I would appreciate that they come from you to me and then we can determine if that request or communication is appropriate to be advanced to City staff and the Councillor's Office.

It is unclear to me whether your client has retained any professional expert, can you please advise of their name and area of expertise?

I am trying to manage various sets of requests and need to ensure those that are represented have their Solicitor involved rather than reaching out directly to City staff or the Councillor's Office.

If you have any questions, please let me know.

Regards,

Daniel Elmadany | Solicitor, City of Toronto, Legal Services

Planning & Administrative Tribunal Law Section |

55 John Street, 26th Floor Metro Hall, M5V 3C6, Toronto

EMAIL FROM BILL TO Daniel approx. March 14th

March 3, 2023 CSVSWRA Legal asked Solicitor for some information and was sent fishing and directed to speak to the applicant.

From: William Roberts [<mailto:willadvocate@aol.com>]

Sent: March 3, 2023 3:44 PM

To: Daniel Elmadany <Daniel.Elmadany@toronto.ca>

Subject: [External Sender] Re: 3291 Kingston Road - CSVSW RA

I would appreciate knowing what is planned for the 8th at the OLT.

Also I understand this matter may be going to either Community Council or Council in the near future on an in camera basis. I do not expect the details of any settlement but that there is one and that it is going to be considered.

I should be available Monday between 2 and 3:30 and Tuesday between 11 and 3 if you want to set up a time for a brief status update re 8th.

I am reviewing some of the documents to familiarize myself with the application.

Thanks.

Yours truly

William H. Roberts

William H. Roberts

Barrister & Solicitor

Notary Public

Jane-Park Plaza

203A/881A Jane St.

TORONTO, Ontario

M6N 4C4

416-769-3162

In a message dated 2023-03-03 3:50:43 PM Eastern Standard Time, Daniel.Elmadany@toronto.ca writes:
Hi William,

You can direct your question to the applicant's lawyer, it is their, not the City's CMC.

Regards,

Daniel Elmadany | Solicitor, City of Toronto, Legal Services

Planning & Administrative Tribunal Law Section |

55 John Street, 26th Floor Metro Hall, M5V 3C6, Toronto

T: (416) 397-5709 | F: (416) 397-5624 | E: Daniel.Elmadany@toronto.ca

March 28, 2023, CSVSWRA attempted to engage with City Legal but received no response.

From: willadvocate@aol.com

To: willadvocate@aol.com, Daniel.Elmadany@toronto.ca

Sent: 2023-03-28 3:48:29 PM Eastern Standard Time

Subject: Re: 3291 Kingston Road - CSVSW RA

As you are aware my client is a party and will be meeting with the applicant concerning the development.

My client does not want to take a position that is in opposition to that of the City and in any way undermines the position being taken by your planners; however my client does not know what position your planners have taken in regard to the proposal, except what was shown in the directions report.

Is it possible that my client's planner can meet with the City planner(s) on a planner to planner basis so he has a broad brush understanding of the issues from the City's perspective?

Thanks.

Yours truly

William H. Roberts

William H. Roberts
Barrister & Solicitor
Notary Public
Jane-Park Plaza
203A/881A Jane St.
TORONTO, Ontario
M6N 4C4

416-769-3162

June 29, 2023, CSVSWRA Legal attempted to reach out to City Legal, responding asking for what the inquiry was for, times and Kingston Road address were provided. Note City Solicitor did not offer times he would be available. No further response from City Legal.

From: willadvocate@aol.com
To: Daniel.Elmadany@toronto.ca
Cc: WILLADVOCATE@AOL.COM

Sent: 2023-06-29 3:33:45 PM Eastern Standard Time

Subject: : OLT-22-004294 & OLT-22-004295 – OLT 2 Windy Ridge Drive and 4 Windy Ridge Drive) -- WITHOUT PREJUDICE

I am writing to your solicitor to solicitor. The developer has approached us and of course he has approached your client.

It would make sense if we had a lawyer to lawyer talk in general terms about our respective approached.

We are in a sense operating blind.

If this makes sense contact me.

I am gone until the 10th. Are you available on the 11th or the 13th to the 15th to talk?

Yours truly

William H. Roberts

William H. Roberts
Barrister & Solicitor
Notary Public
Jane-Park Plaza
203A/881A Jane St.
TORONTO, Ontario
M6N 4C4

416-769-3162

From: Daniel.Elmadany@toronto.ca

To: willadvocate@aol.com

Sent: 2023-06-29 7:53:33 PM Eastern Standard Time

Subject: RE: : OLT-22-004294 & OLT-22-004295 – OLT 2 Windy Ridge Drive and 4 Windy Ridge Drive) -- WITHOUT PREJUDICE

Hi William,

I am not sure what you are referring to. I am available during that week you noted below. Please provide specific times you are available and we can talk.

Regards,

Daniel Elmadany | Solicitor, City of Toronto, Legal Services

Planning & Administrative Tribunal Law Section |

55 John Street, 26th Floor Metro Hall, M5V 3C6, Toronto

T: (416) 397-5709 | E: Daniel.Elmadany@toronto.ca

July 7, 2023 Confirmation re CNC no response from City Solicitor to date.

OLT-22-004294 & OLT-22-004295 – CMC Notice (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive)

Molnar, Christopher (MAG)

Fri, Jul 7, 5:04 PM (12 days ago)

Good afternoon,

Please be advised that the Tribunal has scheduled a future Case Management Conference to be held on September 14, 2023 as per the letter attached above. For your convenience the call-in details are as follows:

AT: 10:00 AM

ON: Thursday, September 14, 2023

AT: <https://global.gotomeeting.com/join/709076365>

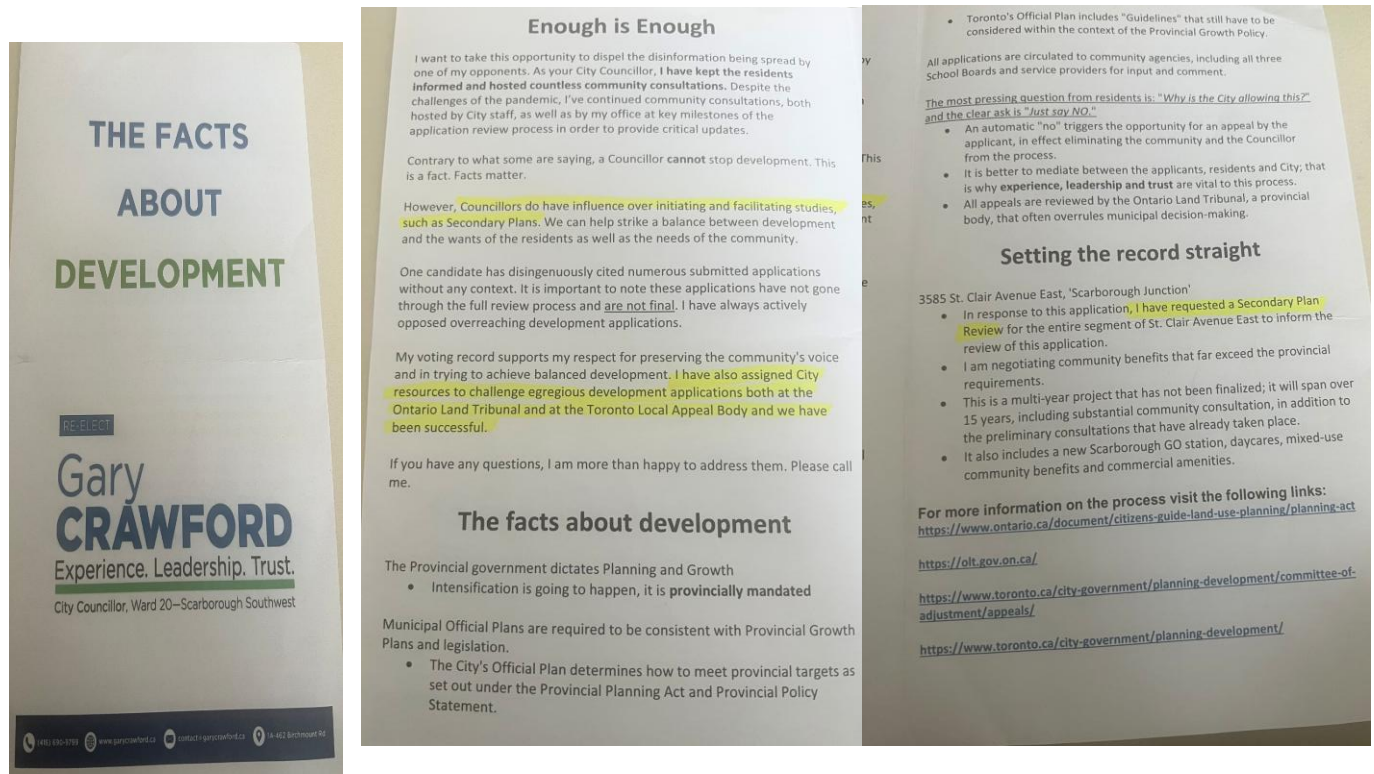
Access code: 709-076-365

CSVSWRA Legal attempted to engage with City Legal. An invite was extended by City Legal for the next morning, CSVSWRA did not see this message as it was sent late in the evening for next morning.

July 17, 2024 **5pm** email to Monique Lisi indicating it was a surprise to learn about the Request for direction report going to City Council given that City Legal had not once engaged with the RA as a Party.

July 17, 2014 City Legal responded to CSVSWRA at 6:42 pm with an offer to meet very next morning at 9:30 am, clearly this message was not received by CSVSWRA legal within a reasonable timeframe. CSVSWRA accepted the second option for July 19th, the same day that the Direction Report would be presented to City Council. Is this reasonable engagement?

The following was shared by a resident asking the RA why we did not get a Secondary Plan & why did Councillor Crawford not request reports needed to assess impact to environment and traffic.



" City is not adhering to Section 3.4 of the official plan re a Natural Heritage site and buffer zone. "

See page 42, <https://www.toronto.ca/wp-content/uploads/2017/11/981f-cp-official-plan-chapter-3.pdf>

This 2021 city document... lessons learned or mistakes repeated....

<https://www.toronto.ca/legdocs/mmis/2021/bu/comm/communicationfile-126316.pdf>

Were thorough and unbiased studies completed prior to approving these developments to determine impact? In parallel, we could say if condo developments are approved and decisions left to developers' studies could the same happen? **We need unbiased independent combined impact studies.**

See screen shots:

Bluff Erosion Stalls Condominium Conversion

Erosion of the Scarborough Bluffs is one man's problem right now.

While homeowners are losing their backyards as large chunks of the bluffs plunge into Lake Ontario, Jack Pearson is looking for a way to curb the erosion.

Pearson, landlord of a townhouse development on Livingston Rd., must find a solution, if he is ever to gain permission to convert the rental units to condominium.

The development is owned by Towncliff Properties Ltd. Pearson is the landlord.

When Scarborough Council approved the condominium conversion, one condition was that "suitable measures shall be provided to prevent further erosion of the bluffs."

The entire conversion question hinges on this condition.

Pearson says he has hired consulting soil engineers to work out a solution.

But Controller Ken Morrish, at a board of control meeting last week, said it was "an impossible condition" to meet.

"We've been discussing this problem for years," he said. "I think we're asking for the impossible. We have to be reasonable. There's not any solution I have heard of yet."

And Pearson, who is described by tenants as "the friendly landlord", remains optimistic.

"It is difficult to resolve," he said. "However, in our opinion, some measures can be taken to eliminate this problem."

CITY OF TORONTO BUDGET COMMITTEE – JANUARY 26, 2021 – 6:00 PM ONWARDS

ITEM BU28.1 – PUBLIC PRESENTATIONS ON THE 2021 CAPITAL AND OPERATING BUDGETS

PRESENTED BY:

JOHN HARRIS
26, 28, 30 LIVINGSTON ROAD
SCARBOROUGH, ONTARIO
M1E 4S4, CANADA
CHAIR OF THE BLUFFS EROSION REMEDIATION COMMITTEE FOR
CONDOMINIUM CORPORATION MTCC 1130

As the duly appointed representative of the Condominium Corporation MTCC 1130 in the matter of the Bluffs Erosion Remediation Project, I request that the Condominium Corporation MTCC 1130 be provided financial support from the 2021 City of Toronto Capital and Operating Budgets (most likely the Capital Budget) to assist the Corporation in arresting the ever increasing loss of crest line of the Scarborough Bluffs on our property that will eventually provide a loss of safety to the existing essential structures on the property. If this erosion is left unabated it will eventually provide a challenge to other property owners in the area to the north of our location.

BACKGROUND:

26, 28, 30 Livingston Road, Scarborough, Ontario is a residential property that is located along 307 metres of the Scarborough Bluffs. Many years ago, the Toronto and Region Conservation Authority provided fortification along the shoreline directly below our property with the intent of stopping wave erosion by the lake at the toe of the property. This action was successfully completed and the erosion at the toe of the bluffs appears to have been arrested.

Advert for offering lake view terraces

← → ↻ 📍 buzzbuzzhome.com/toronto-on/3291-kingston-road-condos

OVERVIEW

PLANS & PRICING (0)

IMAGES (3)

3291 Kingston Road Condos Details

Building Type: Condo	Builder(s):
Ownership: Condominium	LCH Developments / Lifestyle Custom Homes
Selling Status: Pending	Architect(s): RAW Design
Sales Start: To Be Determined	
Construction Status: Preconstruction	
Construction Start Date: To Be Determined	
Estimated Completion: To Be Determined	

3291 Kingston Road Condos Summary

3291 Kingston Road is uniquely situated just steps from one of Toronto's most beautiful ravines. Gates Gully has captivated generations of nature enthusiasts on their journey from Kingston Road, down through the Scarborough Bluffs to the peaceful shores of Lake Ontario.

Resting above the tree canopy on Windy Ridge Drive, suites would open up to expansive lake-view terraces. Offering over 300 suites and a host of luxurious amenities to complement its serene surroundings, 3291 Kingston is an escape from the city that is just steps away from all that Scarborough has to offer.