



September 28, 2026

TO: Jason Thorne, **Chief Planner at the City of Toronto**

SUBJECT: Request for Correction of OLT Final Record and Immediate Disclosure of Technical Sign-offs for 3291 Kingston Road and 2-4 Windy Ridge Drive, Rezoning Application Number: 20209863ESC20OZ, Ontario Land Tribunal (OLT) Case Number: OLT-22-004294

Dear Mr. Thorne,

On behalf of the Cliffcrest Scarborough Village SW Residents Association (**CSVSWRA**), we are writing to collaboratively resolve a critical breakdown in transparency and process regarding the development at 3291 Kingston Road and 2-4 Windy Ridge Drive.

At our June 30, 2026 meeting, City Legal informed us that the City actively opted not to utilize **Holding (H) provisions** for this file. Staff stated that technical concerns had already been fully addressed, making the safety net of a Holding symbol unnecessary. We wish to believe that the City has done its homework thoroughly.

However, the City's internal files directly contradict the claim that these matters are resolved. A detailed Revision List Letter for the Site Plan Agreement (**SPA**) was uploaded to the Application Information Centre (**AIC**) on September 4, 2025. This list indicates that there are technical items that remain outstanding. Furthermore, the community is deeply concerned that a sudden shift from a condominium to a purpose-built rental model is being rushed through city approvals to meet a late-2026 federal grant deadline.

As recognized, official legal Party to the Ontario Land Tribunal (OLT) proceedings CSVSWRA) represents local citizens whose individual **party status requests were explicitly redirected by the Tribunal to be coordinated through our association**. This legal directive established a binding expectation of ongoing, good-faith municipal consultation.

From the outside looking in it appears City staff have actively bypassed CSVSWRA and ignored our continued follow up looking for response to unresolved questions dating back to 2021. If these issues have indeed been successfully resolved, we ask that the City simply share the proof with us.

To establish a clear record of our association's compliance and the subsequent lapses in City notification, we have provided our milestone timeline below, followed by a list of unresolved technical concerns and our formal requests for data and immediate action which we require so we can confidently reassure our residents that their neighborhood is safe and stable.

Milestone Timeline:

- **August 10, 2022:** The applicant filed a non-decision appeal to the Ontario Land Tribunal (**OLT**).
- **August 24, 2022:** CSVSWRA followed up with City Planning to inquire how outstanding community concerns would be captured through the OLT process.
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Follow-up-on-Community-Planning-and-Urban-Design-Comments-for-3291-Kingston-Road-and-2-and-4-Windy-Ridge-Drive.pdf>
- **November 9, 2022:** CSVSWRA followed up with City Planning asking for clarification on how community concerns, including cumulative impacts, would be captured in the Request for Directions Report.
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Letter-to-City-Planning-re-3291-Kingston-Rd-and-OLT-appeal.pdf>
- **November 20, 2022:** CSVSWRA met with City Legal and formally asked to be included in Direction Report discussions. <https://cliffcrestscarboroughvillagesw.ca/data/documents/OLT-follow-up-with-Councillor-Crawford-re-3291-KR-November-20-2022.pdf> and

- **February 26, 2023:** The CSVSWRA private Planner attempted to reach out to City Planning but was told that protocols established by City Legal required all communication to go strictly through Legal Counsel, effectively freezing direct planner-to-planner discussions.
- **July 14, 2023:** CSVSWRA learned entirely by chance through the applicant that the confidential Request for Directions Report (**CC8.14**) was heading to City Council on July 19, 2023. The attached correspondence captures that the only workable date provided to us was July 19th, the exact same day the report was voted on in-camera, stripping us of our right to meaningful input.
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-City-Correspondence-follow-up-re-3291-KR-July-25-2023.pdf>
- **September 15, 2023:** Despite our status as an official Party to OLT the CSVSWRA was left to discover by chance that the confidential Request for Directions Report which had been debated in-camera by City Council on July 19, 2023 had been unsealed and posted publicly on the City's portal.
- **November 10, 2023:** The OLT issued an Interim Order approving the proposed Official Plan Amendment (**OPA**) and Zoning By-law Amendment (**ZBA**) in principle. **The Tribunal explicitly withheld its Final Order until the developer and the City finalized all outstanding technical and legal prerequisites.**
- **July 24, 2024:** CSVSWRA sent a follow-up letter regarding our May 30, 2024 list of community concerns. Recognizing that preliminary planning reports only evaluate high-level density policies rather than site-specific engineering challenges, **we were reassured by the inclusion of Holding (H) provisions.** We continued to engage with City staff to voice community concerns and request clarity on the specific infrastructure and environmental criteria mandated to lift these Holding provisions.
- **July 30, 2024:** CSVSWRA shared our July 24th letter to the City with the applicant noting outstanding questions for which we are still awaiting responses.
- **July 31, 2024:** City staff abruptly terminated communication with CSVSWRA regarding our infrastructure concerns, issuing a directive stating that *"no further discussion or email exchanges [were] warranted"* because all outstanding matters *"will be addressed at site plan review."*
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-Follow-up-questions-to-Toronto-Engineering-re-3291-Kingston-Road-24-Windy-Ridge-Development.pdf>
- **January 9, 2025:** The OLT sent notice that it had released its Final Order amending Zoning By-law 569-2013, transferring jurisdiction back to the City to implement, enforce, and notify involved parties.
- **January 9 to January 17, 2025:** CSVSWRA and local participants immediately responded by submitting major outstanding technical objections.
- **September 4, 2025:** A detailed revision list letter for the Site Plan Agreement (**SPA**) was uploaded to the AIC. No notification was provided to CSVSWRA.
- **January 12, 2026:** The City enacted **By-law 1582-2025** to implement the final amendments. No notification was provided to CSVSWRA.
- **March 9, 2026:** CSVSWRA discovered the new AIC uploads by chance. The detailed **Revision List Letter** uploaded to the Application Information Centre (AIC) on September 4, 2025 indicated to us that the City's own engineering or planning staff found outstanding issues that the developer still needed to fix. CSVSWRA again reviewed all details and resubmitted technical concerns pertaining to the missing H provisions. **Five separate follow-ups were sent with no response from City staff.**
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-3291-Kingston-Road-Site-Plan-Review-March-9-2026.pdf>
- **June 30, 2026:** In response to our March 9 letter, a meeting was finally held with City Legal. CSVSWRA was advised that the City actively chose to drop the Holding provisions entirely, directly contradicting the explicit assurances given to us on July 31, 2024 by City Staff. It was **a surprise to learn** that our community concerns would not be protected through holding symbols until technical issues were resolved during Site Plan Review.

Clarification of facts and assumptions captured in OLT Final Record:

We must urgently correct a critical factual inaccuracy contained within the official documentation leading to the issuance of the OLT Final Order. The record explicitly states final planning instruments were filed **on consent "without objection from the other parties to this proceeding."**

This statement is entirely false. Following the January 9, 2025 release of the Final Order, between January 9 and January 17, 2025, CSVSWRA alongside numerous local participants formally submitted comprehensive written objections and explicitly restated our technical concerns **within the mandated window**.

We confirm that CSVSWRA Legal and Planning team collaborated with the Applicant who was open to working with us where we explicitly focused our limited resources on negotiating the high-level massing (building size and shape) with the developer. We did not have the financial capital to hire independent engineering firms to match the developer's studies. **This was not absolute consent.**

Following CSVSWRA exclusion from Closed-Door Settlement (CC8.14) and Direction Report discussions, our board attempted to salvage due process by engaging directly with City staff to discuss specific technical parameters and concerns for items captured in the Holding (H) provisions. **This clearly indicates the community still had concerns and CSVSWRA did NOT pass absolute consent.**

It was noted that the segment study, one of the concerns that had been captured by planners during the municipal review, was dropped as a H provision. This item remains a significant concern for residents. CSVSWRA has a long record of inquiries addressed to the city warning of the uncoordinated cumulative impacts of 3291 Kingston and adjacent pipeline applications dating back to 2021.

Through our recent engagement on the 5 to 11 Bellamy application review, we have now learned the structural flaw within the City's process: a positive preliminary planning report effectively bars the City from using its own internal planners to oppose a development at the OLT. City staff used that early report to justify heading behind closed doors and pushing through a confidential settlement under **CC8.14**, leaving CSVSWRA standing completely alone to defend the neighborhood.

Despite meeting with us, City staff failed to provide data-driven responses to our inquiries. When CSVSWRA persistently followed up asking for accountability, City staff abruptly terminated all communication on July 31, 2024, explicitly advising us that "no further discussion or email exchanges [were] warranted" because outstanding elements "will be addressed at site plan review"

Relying in good faith on staff's explicit assurances that our community's safety was locked behind the Site Plan Review stage and holding provisions, **we were blindsided** to discover by chance that the **City actively chose not to utilize holding provisions** when By-law 1582-2025 was enacted on January 12, 2026.

The City's report, *Review of Mediation and Settlement in the Planning Process*, explicitly states that *"there are opportunities for public participation in OLT mediation, which interested members of the public can, and should be encouraged to, avail themselves of"*. Despite these clear guidelines, City Legal actively excluded CSVSWRA from sharing the community's technical concerns regarding the appropriateness and site-specific impacts of this development.

As well, because **we were never informed that the City had opted to drop the Holding Provisions in January 2025**, we **reasonably believed there was still an active opportunity to engage** and have these issues addressed during the Site Plan Review.

The City's current position that this matter was resolved "on consent" erases our active legal opposition and constitutes a severe breach of natural justice and tribunal procedure and must be corrected.

Reference similar concerns raised previously:

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

The OLT-Directed Community Support and Lack of Municipal Response:

There was great community concern with this application, many residents registered as participants and more than 5 requested Party Status. During the Case Management Conference on November 30, 2022, the Ontario Land Tribunal

explicitly directed five of the residents seeking individual Party Status to funnel their concerns directly through CSVSWRA. This procedural directive created a clear expectation that the RA would serve as the unified vehicle for community issues.

As a volunteer-led, non-profit organization with strictly limited funds, the RA cannot match a private developer's budget for third-party expert witnesses. The community fundamentally relied on the City of Toronto and Toronto and Region Conservation Authority (TRCA) and utilizing municipal resources.

Acting in good faith under the Tribunal's mandate, the CSVSWRA team rigorously reviewed the files and formally submitted granular, site-specific technical concerns regarding slope erosion, stormwater runoff, and mature tree destruction, traffic on Windy Ridge Drive etc. Regrettably, the City has failed to provide a formal response to these submissions or clarify how it intends to defend these critical, public-interest environmental risks during the tribunal proceedings.

Technical Concerns Not Addressed:

As a Residents Association, we have fulfilled our civic role by identifying the data gaps and structural concerns raised by our residents across all publicly available application materials. The City has consistently failed to provide any data-driven responses to these critical issues, including completely ignoring the cumulative impacts of the surrounding development pipeline along the Kingston Road corridor.

The Development Pipeline Blindspot: The site-specific Functional Servicing Reports (FSRs) evaluate 3291 Kingston Road in complete isolation, using baseline criteria that measure sewer capacity only against today's existing infrastructure footprint. This approach completely omits the compounding, concurrent loads of four active, high-density developments within an immediate two-block radius:

- 27–29 Parkcrest Drive
- 3310 Kingston Road
- 3355 Kingston Road
- 5–11 Bellamy Road South

Together, these five projects insert **over 3,000 new residents** into a tight, highly localized infrastructure bottleneck. The RA has continued to submit these concerns for more than 5 years.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/MM43.119-Considering-the-cumulative-impacts-of-development-activity-in-Cliffcrest-to-ensure-proper-planning-and-balance-growth.pdf>

Technical Concerns Not Addressed for this application:

1. **Omission of the Avenue Segment Study:** City Planning previously established that an Avenue Segment Study was required to evaluate cumulative neighborhood impacts along this corridor. It is unclear why this was dropped during closed-door settlement negotiations. Most critically, forcing massive concrete footprints and a significant loss of permeable surface area directly adjacent to the ecologically sensitive Scarborough Bluffs hazard zone alters underground hydrology. Failing to audit how this intense localized concentration affects stormwater runoff and accelerated Bluffs erosion represents a failure of municipal oversight. City staff previously explicitly advised us: *"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."*
2. **Outdated Traffic & Regional Arterial Gridlock:** The traffic analysis relies on obsolete data from 2010 and completely omits the critical afternoon school dismissal period at the complex 5-point intersection of Ravine Drive, Kingston Road, and Windy Ridge Drive. The City has failed to explain how forcing a median to restrict left turns won't trigger dangerous U-turns and push severe bottlenecks onto residential side streets. Furthermore, the uncoordinated layering of high density will paralyze Kingston Road—a vital daily artery for thousands of Durham Region commuters.
3. **Removal of Windy Ridge Ditches:** City Engineering previously agreed that local ditches are vital for stormwater control. The applicant agrees with keeping the ditches, but it remains entirely unclear if the City has officially captured this item in the site-specific requirements.
4. **Hydrogeological Contradictions:** The May 23, 2025 Fisher Engineering report reversed previous mandates, claiming long-term groundwater requires "no treatment" under Municipal Code Chapter 681. The City has failed

to explain what technical standards shifted to allow this reversal, or whether the deep geothermal system proposed below the parking structure risks causing structural sinkholes in the local sandy/silt soil.

5. **Obsolete Stormwater rules & Grandfathering:** Site grading and servicing plans assume storm flows will be safely managed using outdated thresholds. It is our understanding as well that despite the City enacting updated Stormwater Management Requirements in 2022, City staff are permitting LCH Developments to bypass these modern standards under of administrative "grandfathering" rules. Site grading plans assume storm flows will be safely stored in an underground tank, but Toronto has suffered several catastrophic storm events exceeding this threshold in recent decades alone, including two this year, July and September 2026, which proves beyond a doubt 100 year storm is an obsolete standard. Compounding this risk, **3355 Kingston Road** and **5 to 11 Bellamy Road S** are also approved, and **3310 Kingston Road** represents an inevitable redevelopment that will funnel millions of additional litres into the same system. Allowing LCH to escape modern storage mandates such as underground attenuation tanks to effectively hold back-to-back 100-year events while the system is overloaded by a multi developments + significant infill is a failure of municipal oversight. CSVSWRA 2022 letter suggested back then a study and analysis be performed by a specialist Geotechnical firm like McMillan Jacobs Associates that can offer an unbiased report by teams trained to assess climate change impacts. (<https://mcmjac.com>)
https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf
6. **Flawed Sewer Shed Analysis:** On December 10, 2025, staff claimed downstream sewers face zero impact because the development discharges to a different sanitary sewer shed. Our review indicates the opposite, and that local flows run directly into the overcapacity sanitary sewer west of Ravine Drive and route directly into overcapacity pumping stations to the north.
7. **Urban Forestry Non-Compliance:** Urban Forestry explicitly refused to support this application because it violates Tier 1 of the Toronto Green Standard (TGS). The development requires the total erasure of 76 mature, water-absorbing canopy trees along a vital wildlife migratory route. Verified research from the CSVSWRA reveals that mature trees in this area provide immense environmental infrastructure utility; for instance, the 93 trees slated for destruction at the nearby 5–11 Bellamy Road South site mitigate 504,387 litres of annual stormwater. Combined with the 80 trees targeted at 3291 Kingston Road, the City is permitting the eradication of **over 1.18 million litres of natural water absorption**, swapping protective tree canopies for concrete. Where has this impact been considered in the review details?
8. **Environmental Impact Study (EIS) and Official Plan Chapter 3.4 Compliance:** Chapter 3.4 of the Toronto Official Plan outlines 25 strict policies governing development on or near the Natural Heritage System (Map 9). This protected system directly encompasses the Scarborough Bluffs, the Doris McCarthy Trail, and the Bellamy Ravine, extending right to the corner of Kingston Road and Windy Ridge Drive. Given the site's immediate proximity to TRCA-regulated lands, a designated Environmentally Significant Area (ESA), and an Area of Natural and Scientific Interest (ANSI), a comprehensive, independent Environmental Impact Study (EIS) is legally and ecologically mandatory.
Despite persistent efforts to obtain a municipal response on this critical matter, City staff have repeatedly brushed off our inquiries, claiming it is "not necessary to include the TRCA." This position represents a severe failure of mandatory administrative procedure. By opting not to formally circulate these Site Plan documents to the TRCA for a comprehensive Chapter 3.4 baseline evaluation, City Planning has intentionally created an environmental review blindspot. This structural omission effectively allows the developer to bypass watershed safety regulations adjacent to a documented hazardous erosion zone. The TRCA is a primary regulatory body for watershed safety, and we cannot find a shred of evidence supporting that Chapter 3.4 policies have actually been considered or signed off.
TGS Metrics & Lack of Community Transparency: Beyond tree canopy loss, parts of this application remain fundamentally inconsistent with Sections 3.1.1 and 3.4.1 of the Official Plan regarding the Toronto Green Standard (TGS) Tier 1 requirements. On a documented migratory bird flyway, the site design fails to demonstrate strict adherence to mandatory Bird Collision Deterrence metrics for exterior glazing. Furthermore, the plans fail to verify the structural allocation of the required 30 m³ of high-quality soil volume per large shade tree required to sustain replacement canopies. These protections must translate into transparent, enforceable conditions within the development application or forthcoming Site Plan approval. If this protection is happening, why are the details being hidden from the community and responses denied to community questions?

Non-Transparency on the Application Information Centre (AIC):

Depending on the Toronto Application Information Centre (AIC) portal is not acceptable. While the portal lists the developer's technical, self-funded arguments, it completely omits internal city staff review comments, audit memos, and non-compliance notices from Toronto Water, Urban Forestry, and Transportation Services. As a formal party to this planning process, we cannot effectively monitor application progression when the City hides its own experts' critiques from public view.

FORMAL IMMEDIATE ACTION NEEDED:

To restore administrative integrity, ensure due process, and protect the residents of South Scarborough, CSVSWRA requests that your offices execute the following actions immediately:

1. **Direct City Legal to Correct the Record:** Instruct City Legal to immediately issue a formal clarification to the OLT under Tribunal Rules 24 and 25, explicitly amending the final record to reflect that CSVSWRA was not made aware of the removal of the holding provisions, and that formal technical concerns had been persistently resubmitted within the mandated 30-day window regarding the final planning instruments.
2. **Request Public Disclosure of Engineering Sign-offs:** If these engineering and environmental reports are truly satisfactory as staff claims, the City must share the technical proof. We request that Toronto Water and Engineering Services immediately release the names, professional designations, stamped liability certificates, and specific written justifications of the city engineers who signed off on the local pipe, stormwater, and hydrogeological capacities for the 3291 Kingston Road file, making them part of the public record. **We also require a formal, written reply to the questions and concerns submitted by CSVSWRA on behalf of the community including our March 9, 2026 letter.**
3. **Disclose Stormwater Grandfathering Rationale and Tank Specifications:** Disclose the exact administrative mechanism, date, and legal directive utilized by Toronto Water to grant LCH Developments an exemption from the 2022 City of Toronto Stormwater Management Requirements. As well, written confirmation as to whether LCH will be constructing an onsite underground stormwater retention tank capable of completely capturing back-to-back 100-year storm events without discharging into the overcapacity regional grid.
It is our understanding that, Under the Planning Act, "transition provisions" (grandfathering) usually protect a developer's right to use a specific land density, building height, or usage type if they filed their application before a new Zoning By-law was passed. However, environmental, servicing, and stormwater rules are not zoning rights. They fall under municipal infrastructure codes (like Toronto Municipal Code Chapter 681) and the Ontario Water Resources Act. The City has the legal authority to apply updated, climate-resilient engineering guidelines to any project currently undergoing active Site Plan Review, regardless of when the initial rezoning application was submitted. The legal H mechanism was in place to mandate these modern climate-resilient protections following these recent storms, was this considered before lifting the H protection?
4. **Provide a Formal Rationale for Chapter 3.4 Exemptions:** Provide a formal, written reply which includes the exact planning provision, provincial policy statement, or council directive that legally exempts 3291 Kingston Road and 2 & 4 Windy Ridge Drive from the mandatory natural heritage and buffer protections outlined in Chapter 3.4, given its documented adjacency to an ESA and the Natural Heritage System.
5. **Immediate Release of Internal Comment Sheets:** Facilitate the immediate release and direct emailing to CSVSWRA of all internal comment sheets, review matrices, and non-compliance notices issued by Toronto Water, Urban Forestry, and Transportation Services for the ongoing Site Plan Review.

Please confirm receipt of this letter by September 30, 2026. We await your response regarding the scheduling of next steps and the retrieval of the requested documentation.

Sincerely,

The Board of Directors
Cliffcrest Scarborough Village SW Residents Association
cliffcrestscarboroughvillagesw.ca

Other information:

Pre-OLT Applicant Summary leading up to OLT Application

Some questions remain unanswered prior to the OLT Application:

- Community consultation was held via a zoom call because of Covid restrictions. This was a new at the time and many residents did not yet know how to navigate the online process for the consultations. Despite these more than 120 residents joined the meeting. Given the significant concern shared by residents, the Councillor promised a second Consultation following the release of the Urban Planning report.
- **Non- decision appeal:** Many follow ups were sent to City Staff by the RA asking for status updates. Written records from **June 29, 2022** indicate that City Planning admitted to our association that the applicant had received technical feedback but had failed to submit a resubmission, stating: *"The timing for them to respond to the technical comments is in their hands... Of course, at this stage we have no indication if they are able or willing to resolve issues."*
- It appears that despite the developer not responding, the City permitted the applicant to leverage the *Planning Act's* legislated timelines to file a non-decision appeal to the OLT on August 10, 2022. This effectively subverted the public Community Consultation process promised by Councillor Crawford following the Urban Design Report.
- 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.
- Community Planning completed its internal Urban Design evaluation report on July 29, 2022. Despite follow-ups from CSVSWRA on July 7, 14, 21, and August 4, City Planning did not share this report until **August 11, 2022**—the exact morning *after* the applicant filed their OLT appeal
- To date we have still not received the responses to questions promised from the first consultation.
- Can this part of the process be explained to residents?

Timeline document captures significant effort by the RA to share concerns and learn details from the City and TRCA, many but not all emails are included.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Key-Dates-Timeline-Engaging-with-City-Teams-2020-to-2023.pdf>

The CSVSWRA has asked for technical response that the City has not provided:
[Read Letter] <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-Area-52-and-59Flooding-Team-November-21-2025.pdf>

City guidelines only require these tanks to capture 66 millimetres of rain. When a storm drops 105.9 millimetres as it did September 202, the system instantly overloads. Tanks fill in minutes, forcing water backward, overflowing catch basins, and flooding our streets and properties. Multiply this by 5 developments all contributing to this impact.

CSVSWRA attempted to ask for TRCA to engage in the review but were told it needed to go through municipal review first, in the end we were told TRCA was not required to engage <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Response-Letter-re-Toronto-Water-Follow-Up-February-5-2024.pdf>

To demonstrate scale of development the RA created the BIG Picture map:

- Link to BIG Picture Map created by RA in 2022 to demonstrate scale of development being proposed <https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>

Significant effort to understand holistic impact of development:

s [Read Letter] <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-re-follow-up-to-September-9thPlanning-Meeting-request-for-Local-Area-Study-follow-up.pdf>

See **deputation** where cumulative impact concerns were presented July 9, 2026 regarding SC33.2 Zoning By-law Amendment for 3310–3314 Kingston Road, starting at 1:13 <https://www.youtube.com/watch?v=rhhwAgrE4ul&ra=m>

Details have been shared over and over again with various City Teams: ... most recently in our summary to City Planning Teams. **See pages 37 to 55.**

<https://cliffcrestscarboroughvillagesw.ca/data/documents/2025-Cliffcrest-Scarborough-Tour-FINAL.pdf>

Data collected and submitted is included in the attached letters points to further risks from the many changes being pushed by the City, who is looking at this? through EHON Initiatives. Where can we find where the City included impact from these infill applications? Who in the City will be signing off that there will be no impact? [PLN-CA-TL-Letter-of-Objection-Letter-of-Objection-2-187-Oakridge-Drive-4.pdf](#)

MyTree Benefits	
Tree Collection Totals, ()	
Serving Size: 93 trees	
Estimated i-Tree benefits this year: \$2,293.34	
Annual values:	
Carbon Dioxide Uptake	\$150.29
Carbon Sequestered ¹	1,364.79 kg
CO ₂ Equivalent ²	5,004.24 kg
Storm Water Mitigation	\$1,640.82
Runoff Avoided	504,387.92 L
Rainfall Intercepted	684,979.42 L
Air Pollution Removal	\$502.23
Carbon Monoxide	18.47 g
Ozone	23,595.13 g
Nitrogen Dioxide	6,223.82 g
Sulfur Dioxide	1,033.21 g
PM _{2.5}	1,120.52 g
Values are totals to date:	
Carbon Dioxide Uptake ⁴	\$7,230.95
Carbon Storage ⁴	65,666.4 kg
CO ₂ Equivalent ^{2, 4}	240,776.81 kg
Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.	

My-Tree data chart for the 93 trees captured in the 5-11 Bellamy Road S development points to further risk through significant loss of water absorbing mature trees. This impact is further increased with the removal of 80 mature trees located at 3291 Kingston Road development that would almost double the stats shown. Data compiled by the Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) highlights that the proposed development at 5-11 Bellamy Road S. alone will eliminate 93 mature trees, wiping out over 504,000 litres of natural, annual stormwater mitigation in a single stroke. Combine that with the removal of 80 mature trees at the 3291 Kingston Road site, and the city is effectively trading away millions of litres of natural absorption for completely impermeable concrete slabs. Where can we find where the City has considered the impact the loss of these trees will have? Who in the City will be signing off that there will be no impact?

Urban Forestry's did NOT support the application as summarized in the below February 2022 report as it did not demonstrate compliance with Tier 1 of TGS Version 3 (ecology section) and that significant changes need to be made to address this combined issue of excessive tree removal and insufficient tree replacement. **Where has the impact of losing 76 (RC or R) water absorbing mature trees (located directly in a significant migratory route for wildlife) been considered? Can you summarize what**

“significant changes” were made to address the excessive tree loss?

Can you please confirm the name of the engineer that will be signing off on this approval so that we can ask them to consider again our request in the attached letter?

https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf

- The Site Servicing Plan was revised to indicate the type and model of quality control devices and confirm pipe materials for existing sewers. The Site Grading Plan addressed stormwater management, confirming that all storm flows will be stored in the proposed underground tank, with no ponding expected during a 100-year storm event. Adjustments were made to capture stormwater runoff from the ramp to the underground parking, ensuring compliance with city guidelines. **Isn't the 100-year storm standard outdated?** Toronto has experienced at least four storms in the last 20 years (2005, 2013, 2018, and July 2024 and recently September 2026) that met or exceeded the 100-year rainfall threshold. **Please explain this part?**

Mr. Khans reply to us on capacity is still not fully addressed, **see our comments in Red captured in our follow up:**

- On Dec 10, 2025 Mr. Khan provided the following reply to one of our questions submitted with regards to Basement Flooding Studies. We have included our comments in red that have never been responded to?
 - Are located in different sanitary sewer shed from 3291 Kingston site. The 3291 Kingston site discharges the proposed sanitary flow to the existing sanitary sewer draining west. **correct but it then gets pumped to north not all to west** The above 4 developments sites discharge to the existing sanitary sewer to the east. **incorrect 11 Bellamy Rd Dev & 3291 Kingston Rd both developments sanitary flow north does not** Therefore, the 4 development sites have no impacts to the downstream sewers from the 3291 Kingston site, as they are different sewers. **Not correct 3291 Kingston road add the overcapacity sanitary sewer west of Ravine Dr. Plus add to overcapacity pump station and lines north. per following plan.** (see image on page 8)
- Mr. Khan advised that most of our other questions were "not related to the scope of review of his unit" I include the remaining questions captured in our October 31, 2024 follow up so they can be responded to prior to Site Plan Approval. <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-Area-52-and-59-Flooding-Team-November-21-2025.pdf>

Segment Study:

- 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, City Staff indicate they are not satisfied, per comments provided from ECS. **Where are the report/details (or equivalent) that considers cumulative impacts and how can city staff put forward a recommendation to council to approve this rezoning without this study?**
- The Natural Heritage study submitted by the developer dated November 19, 2021 is brief, incomplete, lacks detail and supportive evidence and is not in keeping with previous TRCA studies and makes no reference to them. Chapter 3.4 outlines 25 Policies pertaining to development on or near lands shown as part of the natural heritage system on Map 9 which again includes the Scarborough Bluffs, Doris McCarthy Trail and Bellamy Ravine extending to the corner of Kingston Road and Windy Ridge Drive. **Show us where we can find the details that support that Chapter 3.4 has been considered?**
 - I.e. Page 2 notes Natural Heritage Information Centre (NHIC) records several species at risk within the 2 -1 km squares that includes the property, but the report states these occurrences are likely

associated with the Bellamy Ravine and Bluffs. This is pure speculation, **do birds know to just fly in the ravine?** They use the existing road, gas station and houses that the setback is sufficient to prevent any negative impacts. No evidence, and then go on to say there should be an erosion sediment control plan, as a minimum erosion control fencing should be installed around the perimeter of the work area. As a minimum? What does this mean? **A fence is going to prevent erosion?**

- **The report is pure speculation, show us where we can find the evidence to support it?**

Following are links to correspondence with **MORE QUESTIONS** that still need to be addressed for which we were told would be addressed at site plan review:

November 2024, <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-document-review-of-OLT-precondition-for-3291-Kingston-Road-24-Windy-Ridge-Development-October-2024.pdf>

September 30, 2024,

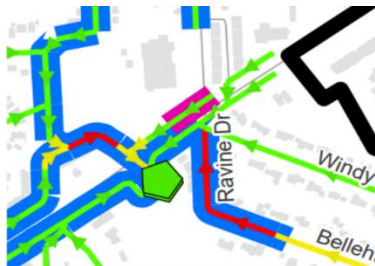
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-Follow-up-questions-to-Toronto-Engineering-re-3291-Kingston-Road-24-Windy-Ridge-Development.pdf>

and July 31, 2024,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Follow-up-to-Toronto-Engineerin-Meeting-July-24-2024-re-3291-Kingston-Rd..pdf>

Also included for your reference is the presentation by Cliffcrest Scarborough Village SW Residents Association May 23, 2023 meeting with Lou Di Gironimo, Jennifer Graham Harkness, and Councillor Kandavel,

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



DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces			
		Total Units	Town Homes	Est. Residents	High limit	School/Daycare Potential	% Children	Total Parking	Resident Parking	Estimated St. Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	12	320		608	846	198	23%	202	182	42	266
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	271	17	228
27 & 29 Parkcrest	4		144	357	486	198	41%	137	122	0	109
5, 7, 9, 11 Bellamy Rd. S	4		115	400	502	272	54%	73	67	14	94
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	243	0	262
(Proposed on Toronto AIC) TOTAL		952	277	2382	3155	984	31%	1022	885		959



Parks, Forestry & Recreation
Janie Romoff, General Manager

Urban Forestry
Scarborough District
150 Borough Dr. 5th Floor
Toronto, ON M1P 4N7

Memorandum

Janice Allen, Supervisor
Tree Protection & Plan Review
Tel: 416-396-5131
Fax: 416-396-4170
Email: Janice.Allen@toronto.ca

DATE: February 28, 2022

TO: Paul Zuliani, Director, Community Planning, Scarborough District
Attention: Rory McNeil
Telephone: 416-394-5683 Email: Rory.McNeil@toronto.ca

FROM: Janice Allen, Supervisor, Tree Protection & Plan Review, Scarborough District
Attention: Amanda Puopolo
Telephone: 416-338-5056 Email: Amanda.Puopolo@toronto.ca

RE: Application for Approval of Plans: 3291 Kingston Rd/2-4 Windy Ridge Dr
Official Plan Amendment
Zoning By-Law Amendment Application No. 20 209863 ESC 20 OZ

This memo acknowledges receipt of your revised Request for Comments circulated on January 12, 2022, regarding the above noted OPA and OZ applications which propose 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.

The information below represents comments from Urban Forestry TPRP (Tree Protection & Plan Review), with respect to the City Street Tree By-law and the Private Tree By-law, Municipal Code Chapter 813, Trees, Articles II and III. These comments do not include those of Urban Forestry's Ravine & Natural Feature Protection (RNFP) branch.

The following plans and reports were reviewed:

- Architectural Plans, prepared by RAW Design, revision dated December 9, 2021
- Civil Plans, prepared by Lithos Group Inc., revision no. 2, dated December 14, 2021
- Arborist Report, prepared by Jon Woodside Arborist, dated September 17, 2020 and revised October 22, 2021
- Tree Protection Plan, prepared by Adesso Design Inc., revision no. 8, dated December 15, 2021
- Landscape Plans, prepared by Adesso Design Inc., revision no. 8, dated December 15, 2021
- Toronto Green Standard Version 3- Checklist and Statistics Template

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. The City's Official Plan recommends policies that have been adopted by City Council that call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 28 percent tree canopy coverage to 40 percent. The planting of large growing shade trees on both public and private lands should be an important

objective for all development projects. The early co-ordination of utilities and other infrastructure elements with the soil volume and air space required to permit the growth of large growing trees is particularly important. Suitable conditions for tree planting must be considered integral to the design, planning, and construction of all development projects.

Official Plan & Zoning Bylaw Amendment Application No. 20 209863 ESC 20 OZ:

Urban Forestry is not opposed in principle to development of this site, however at this time we do not support the Official Plan and Zoning By-law Amendment proposal, because aspects of the overall plan/concept for the site are, in Urban Forestry's opinion, inconsistent with parts of the City's Official Plan and council's objectives concerning tree canopy cover (summarized above), and do not demonstrate compliance with Tier 1 of TGS Version 3 (ecology section).

Specifically:

1. At the earliest stages of design, special attention should be given to the retention and protection of existing (healthy) mature trees, located on City road allowance or private property, over the planting of new/replacement trees, as large mature trees provide significantly greater contributions (e.g. environmental, community benefits) than new or small trees.
2. Tree by-laws to protect and preserve trees on City and private property have been established in order to attempt to retain as much crown cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing site plans, and whenever possible, buildings and driveways are to be diverted around trees. As proposed, this project would require the removal of all but three (3) By-Law protected trees on the subject site. In total, it would require the removal of thirty-six (36) By-law protected privately owned trees, located on the subject site and two or three (inconsistent between plans) City street trees, located adjacent to Windy Ridge Dr., including a Silver maple tree of 101cm in diameter. In addition, it would require the injury of one (1) City street tree and three (3) private (neighbour/boundary) trees.
 - a) Urban Forestry finds this unacceptable. Large-growing, long-lived shade trees, particularly those on City property and the outer edges of the site, should have every effort made for their retention.
 - b) Under this proposal, there is a net canopy loss, with at least 36 by-law protected trees being proposed for removal (in addition to dozens of undersized trees) and only 21 new trees being proposed. Significant changes need to be made to address this combined issue of excessive tree removal and insufficient tree replacement.
3. Prior to approval of any zoning bylaw amendment application, the applicant should be required to demonstrate that they can comply with all elements of the city's Toronto Green Standards, including the parts of the ecology section, which pertain to existing and proposed trees.
4. Buildings and underground building structures (eg. parking garage) should be designed and built with sufficient setbacks from the property lines, proposed and existing public and private

Following is the response to RA when we aske about being excluded from Direction Report.

On Thu, Jan 25, 2024 at 6:01 PM Kelly Matsumoto <Kelly.Matsumoto@toronto.ca> wrote:

Goode evening Ms. Tadenc,

I am writing in response to your email below. I have reviewed your correspondence including all attachments. I have spoken to Mr. Elmadany, reviewed his file and read the OLT Decision issued November 10, 2023. I understand that Mr. Elmadany and the local councillor met with your association at an evening meeting in November 2022 and that your association was given party status at the first Case Management Conference on November 30, 2022. My understanding is that as of the second Case Management Conference your association was represented by experienced legal counsel throughout the proceedings leading up to and including the settlement hearing at the Ontario Land Tribunal. I further understand that there was no formal mediation of this matter, but your association had discussions with the landowner and as a result a letter was sent to the City from the landowner's counsel advising that a resolution had been reached between your association and the landowner. This was confirmed to Mr. Elmadany by your legal counsel in a conversation prior to a staff report regarding the settlement offer going to City Council for consideration. The decision of the Tribunal sets out that your legal counsel was present at the

hearing and "reiterated that his client was not objecting to the Proposed draft OPA and Proposed draft ZBA, and supported the Settlement of the matter."

As you may be aware, the City Solicitor represents City Council. While it is important for us to know the concerns of the residents in the area of a proposed development and those of any other party, we do not and cannot represent individuals or resident associations in any proceeding. Your association absolutely has a right to participate in proceedings before the OLT and in this case, you were afforded that opportunity and did so through your legal counsel with whom City of Toronto legal representatives engaged directly.

Regards,

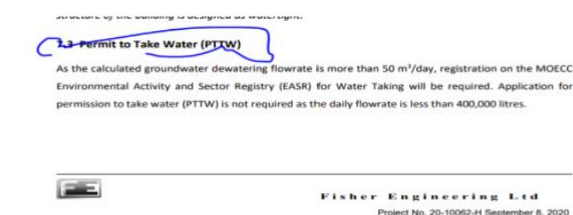
Kelly

Kelly Matsumoto | Director, City of Toronto Legal Services

Planning & Administrative Tribunal Law Section

55 John Street, 26th Floor Metro Hall, Toronto, M5V 3C6

T: (416) 392-8042 | F: (416) 397-5624 | E: kelly.matsumoto@toronto.ca



3291 Kingston Road and 2 & 4 Windy Ridge Drive, Toronto, Ontario - Hydrogeological Investigation Page | 11

7.4 Groundwater Quality

The results of analyses for groundwater quality under the Toronto Municipal Code Chapter 6B1, Sewers, By-Law No. 100-2016, Table 1 – Limits for Sanitary and Combined Discharge and Table 2 – Limits for Storm Sewer Discharge show compliance with all parameters except as listed in Table 5.

Table 5: Results from Sewer Use Bylaw tests

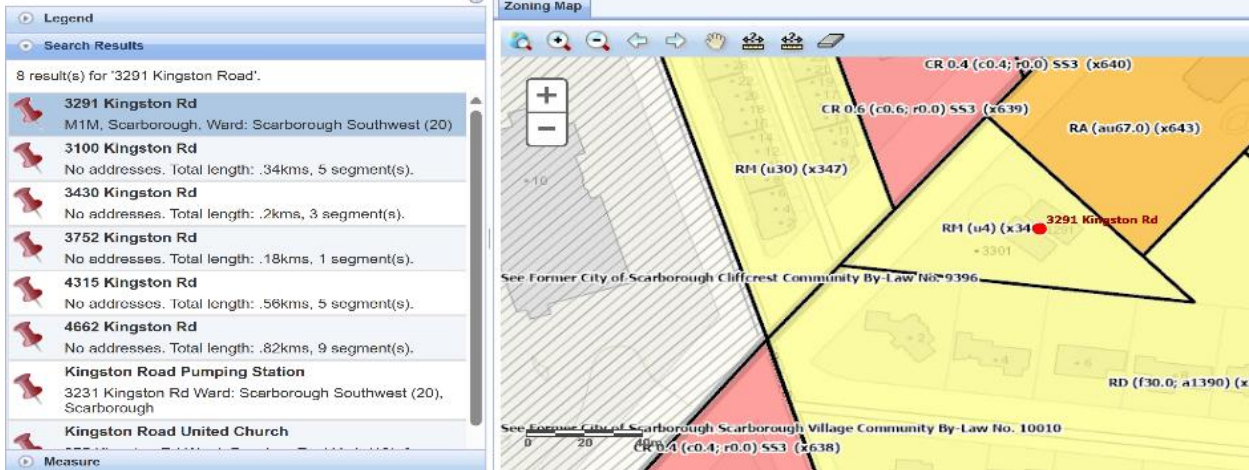
Parameters	Guide Limits		Results
	Table 1 (Sanitary Sewer)	Table 2 (Storm Sewer)	
Total suspended solids, mg/L	350	15	3.8
Phosphorus, mg/L	10	0.4	0.96
Manganese, mg/L	5	0.05	0.154

Based on the results, presented in Table 5, pre-treatment of the groundwater will be required prior to discharging to the storm sewer system. The groundwater, in its present form, can be discharged to the public sanitary system without treatment.

It should be noted however that testing of groundwater at the depths observed during the investigation would not be representative of the water that might accumulate during a high rainfall event. Any accumulation of precipitation occurring in the excavation during construction, that may require offsite discharge, will have to be tested at the time of the event to determine the quality of water for discharge.

The

MyTree Benefits	
Tree Collection Totals, 0	
Serving Size: 93 trees	
Estimated I-Tree benefits this year: \$2,293.34	
Annual values:	
Carbon Dioxide Uptake \$150.29	
Carbon Sequestered ¹	1,364.79 kg
CO ₂ Equivalent ²	5,004.24 kg
Storm Water Mitigation \$1,640.82	
Runoff Avoided	504,387.92 L
Rainfall Intercepted	684,979.42 L
Air Pollution Removal \$502.23	
Carbon Monoxide	18.47 g
Ozone	23,595.13 g
Nitrogen Dioxide	6,223.82 g
Sulfur Dioxide	1,033.21 g
PM _{2.5}	1,120.52 g
Values are totals to date:	
Carbon Dioxide Uptake ⁴ \$7,230.95	
Carbon Storage ⁴	65,666.4 kg
CO ₂ Equivalent ^{2, 4}	240,776.81 kg
Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.	



Following captures a 5-year history of cumulative impact studies requests. (2021–2026) :

- **March 2021:** CSVSWRA contacted the Toronto and Region Conservation Authority (TRCA) regarding the potential impact of new development on our fragile environment.
 - We were advised that a TRCA hydrogeologist can only review an application if formally invited by the City.
- **May 2021:** CSVSWRA formally requested full cumulative impact studies for multiple proposed large-scale developments.
 - A presentation was made to Councillor Crawford requesting a “Secondary Plan” and “Environmental Neighbourhood Character Guidelines.”
 - ***Councillor Crawford recommended a roundtable meeting** with City Planning, Forestry, Toronto Water, and the TRCA.
 - Mr. Ventresca recommended this approach, cautioning that a larger area study could invite more development.
 - We followed up more than 15 times just to secure a meeting date.
- **January 2022:** City Planning blocked a motion for a Pilot Environmental Neighbourhood Character Guidelines Project.
 - CSVSWRA submitted data proving City Planning gave the Councillor **incorrect** information, yet we have never received an explanation despite many follow ups.
- **June 20, 2022:** Councillor Crawford’s office finally confirmed a July 7, 2022, meeting with Toronto Water, TRCA, and City Planning.
 - **July 8, 2022:** Follow up letter with action items from the meeting and presentation was sent.
 - The attached letter has a long paper trail of follow ups as well as **no real answers and no understanding of cumulative impact.**
[Read Letter]. [CSVSWRA-Response-Letter-re-Toronto-Water-Follow-Up-February-52024.pdf](#)

- **September 9, 2024:** With a new Councillor Kandavel in office, we attended a 3-hour meeting where City Staff finally recommended a **Local Area Study (LAS)**. The Councillor agreed.
 - Staff questioned our Big Picture Map data for 2746 & 2800 Kingston Rd. To a policy expert, a 22-storey tower in that location looked like a typo. Staff were surprised to verify it was correct. This override violates the City's own official mid-rise "Avenue" policies. Pushed through as an isolated, site-specific zoning amendment behind closed doors, it ignores cumulative impacts adjacent to the already -congested Bluffer's Park entrance.
 - **As a side note:** At last final City Council session, we strongly support Council confirming the authorization of the City Solicitor and an outside planner to oppose this development at the **OLT for Item SC31.2 (3718 and 3730 Kingston Road – Zoning By-law Amendment – Appeal Report)** where City Planning staff recommended a 24-storey condo tower in complete isolation. We thank Council for acknowledging the danger of staff's siloed review process.
 - Link to BIG Picture Map created by RA in 2022 to demonstrate scale of development being proposed <https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>
 - **September 23, 2024:** CSVSWRA submitted a letter with criteria for the LAS. Our September 6, 2024 notes advocating for a LAS sent in advance of the meeting is also included.
[Read Letter]
 - <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-letter-re-follow-up-to-September-9thPlanning-Meeting-request-for-Local-Area-Study-follow-up.pdf>
 - **November 2024:** We were passed from contact to contact receiving no details and then being pointed back to the Councillor's office. We were advised that staff recommended LAS should be requested with the next application before Council.
 - **February 2025:** We deputed and requested a LAS at SC20.1 2759-2763 Kingston Rd. Councillor Kandavel advised that there would be no motion for LAS, it would be requested with the *next new* application before Council.
 - **July & August 2025:** A completely **new** application was issued for 5-11 Bellamy Rd S. At the subsequent roundtable, we asked for the promised LAS. We were told staff advised that a development "could not be held back" based on cumulative impact review. **The Bellamy development was reviewed in an isolated silo.**
 - **November 6, 2025:** Letter sent to Councillor Kandavel asking for next steps on Launching LAS. Instead of the promised study, ***Councillor Kandavel recommended a round table meeting** with City Planning, Forestry, Toronto Water, and the TRCA.
 - - **This is the exact same recommendation we were given in May 2021.**
- We are trapped in a five-year bureaucratic loop while the concrete keeps pouring.**

EHON considerations:

While the focus of cumulative impact studies is often placed on large-scale condominium developments, City Council must urgently address the **unmonitored, compounding strain caused by multiplexes and 'gentle density' expansions**. Under the current framework, the **Committee of Adjustment evaluates each application as an isolated island, entirely blind to the aggregate toll on a neighbourhood**. In high-demand areas like Ward 20, minor variances are approved at an overwhelming rate without any mechanism to track how dozens of concurrent builds collectively wipe out the natural tree canopy, eliminate permeable soft landscaping, exacerbate localized basement flooding, and exhaust on-street parking capacity. If the City's [Multiplex Monitoring Program](#) is purely observational and delayed until 2027, infrastructure will fail in real time. We urgently need cumulative impact assessments integrated into the Committee of Adjustment's review process so that 'gentle density' does not inadvertently result in severe infrastructure degradation."

Scarborough SW should be considered for immediate impact review given number of infill applications and loss of preamble surface.

The City continues to cite policy on why a development should move forward without any checks and balances. There is not one traffic study that assesses the developments the city has approved all together.

- ✓ 52% of applications that go to COA are located in Scarborough SW.
- ✓ **Developers are driving this change and the trend is directly connected to MTH concerns that have been raised. See letter of concerns submitted to City:**
<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-MTH-Review-and-next-steps-March-2026.pdf>

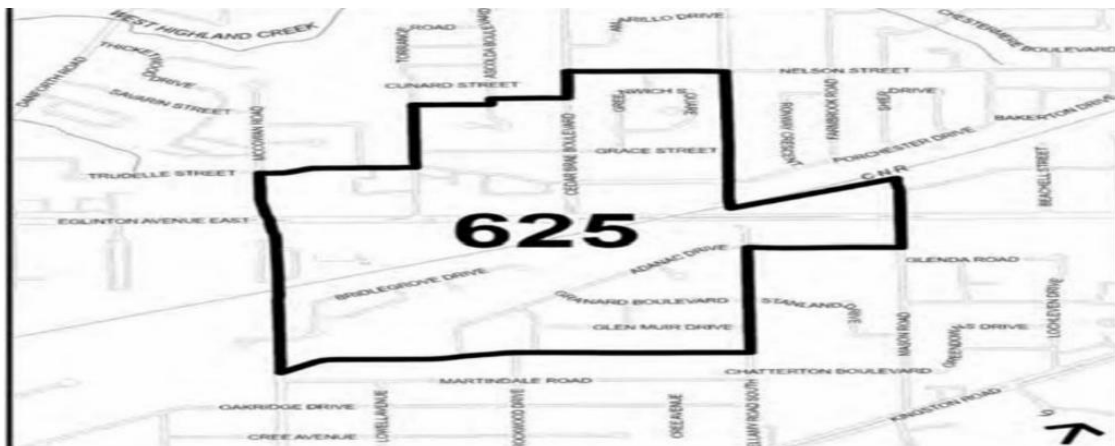
Count of C_OF_A_DECISION	Column Labels								
Row Labels	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
Scarborough Centre	47	52	55	44	59	35	46	33	371
Approved	43	51	53	42	58	32	45	33	357
Refused	4	1	2	2	1	3	1		14
Scarborough North	28	33	24	24	25	14	24	9	181
Approved	26	22	24	16	25	13	22	9	157
Refused	2	11		8		1	2		24
Scarborough Southwest	279	284	169	146	203	186	119	85	1,471
Approved	253	252	161	131	190	179	114	81	1,361
Refused	26	32	8	15	13	7	5	4	110
Scarborough-Agincourt	30	33	25	11	21	27	24	14	185
Approved	25	28	22	10	20	24	24	14	167
Refused	5	5	3	1	1	3			18
Scarborough-Guildwood	37	33	27	21	26	31	27	18	220
Approved	34	30	24	16	24	29	27	18	202
Refused	3	3	3	5	2	2			18
Scarborough-Rouge Park	67	73	47	44	53	46	50	24	404
Approved	65	73	47	42	47	44	42	24	384
Refused	2			2	6	2	8		20
Grand Total	488	508	347	290	387	339	290	183	2,832

Data included in the attached letters points to further risks from the many changes being pushed by the City through EHON Initiatives.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/PLN-CA-TL-Letter-of-Objection-Letter-of-Objection-2-187-Oakridge-Drive-4.pdf> Where can we find where the City included impact from these infill applications? Who in the City will be signing off that there will be no impact?

Zooming into Bellamy Application currently under review: There are 5 applications within 2 blocks of the development, 3291 Kingston Road Condo, 27 & 29 Parkcrest Drive townhomes, 3310 Kingston Road Condo, 3355 Kingston Road Condo, 5 – 11 Bellamy Road South. These **developments** alone will bring 3155 new **residents** within 2 blocks.

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces			
		Total Units	Town Homes	Est. Residents	High limit	School/Daycare Potential	% Children	Total Parking	Resident Parking	Estimated Street Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	12	320		608	846	198	23%	202	182	42	266
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	271	17	228
27 & 29 Parkcrest	4		144	357	486	198	41%	137	122	0	109
5, 7, 9, 11 Bellamy Rd. S	4		115	400	502	272	54%	73	67	14	94
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	243	0	262
(Proposed on Toronto AIC) TOTAL		952	277	2382	3155	984	31%	1022	885		959



The MTSA boundaries for Eglinton Go just up the street on Bellamy that will add more to what is already in the pipeline.

The Applicant was also made aware of the outstanding concerns of the community:

From: **Janet May** <JanetMay@protonmail.com>

Date: Tue, Jul 30, 2024 at 3:21 PM

Subject: RE: OLT-22-004294 - OLT Decision Issued (3291 Kingston Road, 2 Windy Ridge Drive and 4 Windy Ridge Drive - Municipality of Toronto)

To: Gill, Rodney <rgill@goodmans.ca>

CC: Molnar, Christopher (MAG) <Christopher.Molnar@ontario.ca>, Bronskill, David <dbronskill@goodmans.ca>, tkapelos@ritchieketcheson.com <tkapelos@ritchieketcheson.com>, clerk@toronto.ca <clerk@toronto.ca>, Roberts, William H. <willadvocate@aol.com>, julie.amoroso@toronto.ca <julie.amoroso@toronto.ca>, Daniel Elmadany <Daniel.Elmadany@toronto.ca>,

To all concerned,

CSVSWRA was made aware **in April of 2024** of the reports dated November 2023 and have since reviewed them.

It is our understanding that one of the conditions of final approval of this application is the submission of revised stormwater, hydrogeological and traffic reports.

The attached July 24th letter to City Teams captures related questions to which we are still awaiting responses.

We also ask that any additional reports or updates/supplements that have been submitted to the City for review are also shared with the CSVSWRA as outlined in our agreement.

We concur with the additional time as we will need time to review the new reports that have yet to be shared with us again

Thank-you,

Janet May

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Follow-up-to-Toronto-Engineerin-Meeting-July-24-2024-re-3291-Kingston-Rd..pdf>

The attached contains email from the city cutting off communications until Site Plan Review and our response.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSW-Follow-up-questions-to-Toronto-Engineering-re-3291-Kingston-Road-24-Windy-Ridge-Development.pdf>

Despite minutes of settlement with applicant indicating, reports would be shared and despite the City being aware of the RA's outstanding concerns we learned again by chance.

19. The Developer consents to the Association being circulated with the Site Plan application as well as providing comments to the City and the developer regarding the site plan.

20. The Developer consents to the Association being circulated with the following revised reports at the same time they are circulated to the City: a. b. c. d. e. f. Functional Servicing Report; Stormwater Management Report; Hydrogeological Review; Foundation Drainage Report; Transportation Impact Study; and Arborist Report.

See March 9 follow up, <https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-re-3291-Kingston-Road-Site-Plan-Review-March-9-2026.pdf>