

**COMMUNITY CONCERNS
ABOUT LCH DEVELOPMENT
APPLICATION
(20 209863 ESC 20 OZ)**

3291 Kingston Rd., 2 and 4 Windy Ridge Drive



*Cliffcrest Scarborough Village SW
Residents Association*

January 21, 2021

Andrea Reaney

Senior Planner, Community Planning
City of Toronto, City Planning
Scarborough District
Tel. (416) 396-7023

Dear Ms. Reaney

Re: Application # 20 209863 ESC 20 OZ

On behalf of the members of the Cliffcrest Scarborough Village SW Residents Association (the "Association"), I'd like to thank you for accepting our letter and supporting documentation in opposition to the proposed amendments to the Official Plan and rezoning of 2 and 4 Windy Ridge Drive. These comments are not exhaustive, and the Association reserves the right to make further comments.

The subject lands are unique in orientation and 2 and 4 Windy Ridge form an integral part of a well established neighbourhood with well-defined pre-existing form: 1 and 2 storey homes with generous front, rear and side yard setbacks to ensure a reasonable expectation of privacy and to enhance the walkability and character of the well-treed neighbourhood and gateway to the Doris McCarthy Trail and Waterfront Trail system.

Unlike much of Kingston Road, none of the subject lands are zoned commercial and the reasonable expectations of neighbourhood residents and related planning considerations are quite different.

The intent of the enclosed document is to provide you with a real sense for how the residents and visitors are currently experiencing life in our well established neighbourhood, and to present the many significant concerns the Association has with the current development application, which is nowhere close to a "fit" to the existing physical character of the neighbourhood and neither sensitive nor gradual to the area.

The City's own Avenues and Mid-Rise Buildings Study (2010) recommends against locating a condo development here. If approved, doing so would be in conflict with the City's Official Plan, in particular the infill requirements in neighbourhood policies, and with the Growth Plan for the Greater Horseshoe.

Finally, we wish to echo the five asks stated by our neighbouring Birchcliff Residents Association:

1. Prevent displacement of affordable housing
2. Stop encroachment and rezoning of residential streets
3. Limit the density, width and height of the development and future developments (in the case of the subject lands, to keep with 2-storey single family residential on Windy Ridge Drive and Medium Density Residential on 3291 Kingston Road)
4. Protect safe traffic flow and school intersections
5. Reduce the strain on environment and community infrastructure, including schools, public transit and traffic

We cordially request a formal response from City Planning to our submission and questions.

Sincerely,

Tom Kasanda, President,
Cliffcrest Scarborough Village SW Residents Association
tomkasanda@gmail.com

CC: Councillor Gary Crawford

EXECUTIVE SUMMARY

Based upon our review of the proposed application and the applicable decision framework, below is a summary of key issues raised in our review. These issues are not exhaustive and further detail supporting the arguments can be found in the documentation following this summary.

1. **The subject lands are unique in orientation and 2 and 4 Windy Ridge form an integral part of a well-established neighbourhood with well-defined pre-existing form**, being 1 and 2 story homes with generous front, rear and side yard setbacks ensuring a reasonable expectation of privacy and enhancing the walkability and character of the well-treed neighbourhood. Unlike much of Kingston Road, *none of the subject lands are zoned commercial* and the reasonable expectations of neighbourhood residents and related planning considerations are quite different.
2. **The Official Plan and zoning amendments that would be required for a poorly located development are contrary to recommendations contained in both the Official Plan and the Avenues & Mid-Rise Buildings Study.** The Avenues and Mid-rise Buildings Study contains a directive that states: “*While other land use designations on the Avenues, including Neighbourhoods, Apartment Neighbourhoods, Parks and Open Space Areas, and Natural Areas are not intended for intensification.*” The fact that two properties in the application require changes to the Official Plan and all three require zoning changes in order to build this particular project clearly indicate that this is not a location intended for a mid-rise condominium.

Further, the rezoning of 2 and 4 Windy Ridge drive would destroy the physical character of this established neighbourhood which is also a gateway to the Doris McCarthy Trail and the Waterfront Trail system, and would have a material impact on 3 and 8 Windy Ridge Drive and 4 Ravine Drive, in addition to a disproportionate impact on 6 Windy Ridge Drive, all contrary to good planning practice.

3. **The proposed development is out of scale, so the impact of the proposed development is neither sensitive nor gradual to the neighbourhood**, including with respect to its lack of adherence to the neighbourhood’s pre-existing form, the resulting shade and wind issues, the loss of a substantial tree canopy, and the proposed addition of a commercial driveway on Windy Ridge with its resulting traffic, parking and safety issues.
4. **The proposed development and main driveway onto Windy Ridge Drive would create havoc on local traffic, parking and safety:**
 - A commercial driveway on Windy Ridge Drive and resultant volume of vehicular traffic to and from the development would result in congestion and dangerous traffic flow, in particular as vehicles wait to turn onto Ravine Drive at the stop sign and then proceed onto Kingston Rd. To complicate the matter, there is considerable pedestrian traffic at the 5 point intersection generated by the students going to Bliss Carman Senior Public School, visitors to the Doris McCarthy Trail, cyclist following the Toronto Cycling Network, and also additional traffic from the Pioneer Gas station onto Ravine Drive.
 - The community has preserved the mature trees that line both sides of Windy Ridge Drive, hence there are no curbs and sidewalks on this local road.
 - There are no transit improvement or expansion planned for this area of Scarborough Village and it will continue to remain a predominantly car community. So, the proposed parking to resident ratio is too low and parking overflow would occur along Windy Ridge and Ravine Drives. Overflow parking is further complicated by the increased use of the Doris McCarthy Trail and increased parking and traffic along Bellehaven, Ravine and Windy Ridge Drives. The Toronto & Region Conservation Authority (the “TRCA”) has taken note of this concern and has flagged Doris McCarthy Trail access and parking considerations as important issues of consideration. The parking issues will further exacerbate traffic flow due to the narrow local roads and correspondingly increase related safety concerns.

5. **This development would not help the City with affordable housing goals or addressing the “missing middle” and would be detrimental to the natural environment.**

- The subject lands have 161 trees, almost half of the tree canopy is proposed for destruction.
- The proposed development is not family- or affordable housing-oriented - proposing to allocate 90% of the units to studio or one-bedroom apartments. In addition, allocating 6 studios is not an acceptable replacement for 2-or 3-bedroom units in the existing building at 3291 Kingston Road, and will displace families.

6. **Scarborough Village is an underserved area.** Increased demand on public facilities such as schools and other services should first be addressed, particularly given the number of proposed condo developments in the area. Scarborough Village, where this site is located, does not have adequate transit or community services - schools and daycares are at or near capacity. Bussing of students to out-of-area schools is not a solution. Because the City recognizes the lack of community services in this area, the Mid-Rise Buildings Study recommends against locating a condo development here.

7. **Many of the key underlying studies are inconsistent, rely on faulty assumptions and/or stale data.**

Contrary to the studies:

- Scarborough Village has a disproportionately high number of apartment buildings compared to the city average, as well as a lower-income demographic.
- There are no transit improvement or expansion plans on the segments of Kingston Road that lead to and pass-through Scarborough Village, and this is predominantly a car community.
- A traffic study conducted at the end of July (i.e., during summer peak vacation times and when schools are closed) is not reflective of normal traffic volumes on the local streets and Kingston Road.
- The soils and water are contaminated and must be treated. The development proposes a 2 to 3-storey deep underground parking garage, which requires that the soils be treated before going into Stormwater or to go into the Sanitary Sewer. Daily dewatering would be 149 m³ per day. It is unlikely that the local sanitary sewer has this capacity.
- Studies of the full impact of wind, shadow, air quality, and noise impacts to the immediate neighbourhood must be completed.

We hope that this report will result in further scrutiny of the viability of using this site for a condominium project. We know that this particular site would not be suitable for a development of this scale and would not be of benefit to the community, but rather would add several serious problems to the existing neighbourhood. The Official Plan and the Avenues and Mid-rise Building Study both recommend against this type of location and we hope that the planning department will agree that this application should be denied.