



August 15, 2022

Councillor Gary Crawford
Ward 20, Scarborough-Southwest
100 Queen St. W., Suite A11
Toronto, ON M5H 2N2

councillor_crawford@toronto.ca

RE: Geotechnical Concerns, Rezoning and SPA Application No: 20 209863 ESC 20 OZ; 20 209873 ESC 20 RH, 3291 KINGSTON RD/2-4 WINDY RIDGE DR

Councillor Crawford,

We would like to thank you and Monique Lisi for our Zoom conference call on July 28, 2022 to discuss the CSVSW Residents Association geotechnical concerns regarding the above noted proposed project and the suggested need for further review, study, and engagement of Geotechnical expertise by the City of Toronto.

As discussed, LCH's proposed design for the 2 levels of underground/basement garage to prevent groundwater infiltration is "perimeter weeping tiles around the bottom of the garage wall footings and interior weeping tiles below the floor slab". The weeping tile drainage would flow to the sump pit and pump system that goes to city street storm water sewers (see LCH's ref. "Geotechnical Investigation Report," by Fisher Environmental LTD. Dated; March 31, 2020). The report states basement foundations are located approximately 7 meters below grade and the groundwater table at the highest level was 3m below grade, and the subsoil is sand/silt.

This proposed method of draining ground water to city storm sewers is officially no longer permitted by the City's "Foundation Drainage Policy" as of Jan. 1, 2022. Therefore, the only alternative for LCH is to waterproof the underground garage foundation walls and floor slab. The result, as per Archimedes Principle, the ground water will rise around the building into soils that normally are not saturated with ground water, plus the added fact



that the building will act as a dam in the path of the natural flow of ground water from the high point at 3311 Kingston Rd. (near Whitecap Blvd.) to the Doris McCarthy Trail and Bellamy Creek following the topography. The resulting concern is instability of the now saturated sandy/silt soil that may result in sink holes and the rising ground water table impact to adjacent homes' structures and Kingston Rd. and utilities services.

We therefore suggest further study and analysis be performed by a specialist Geotechnical firm like McMillan Jacobs Associates. (<https://mcmjac.com>)

We look forward to learning about the next steps the City will undertake regarding the above concerns.

Yours Sincerely

Marina Tadenc,

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Director and VP

Cliffcrest Scarborough Village SW Residents Association

Cc. Monique Lisi, Y. Di Tullio, Vincent, D. Tadenc, D. McParland