



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