

Protecting Scarborough's Gateway to the Waterfront

(Consultation with Scarborough Residents Associations)



Presentation to: Waterfront Revitalization Team
March 1, 2022

Cliffcrest Scarborough Village SW Residents Association

Overview

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.

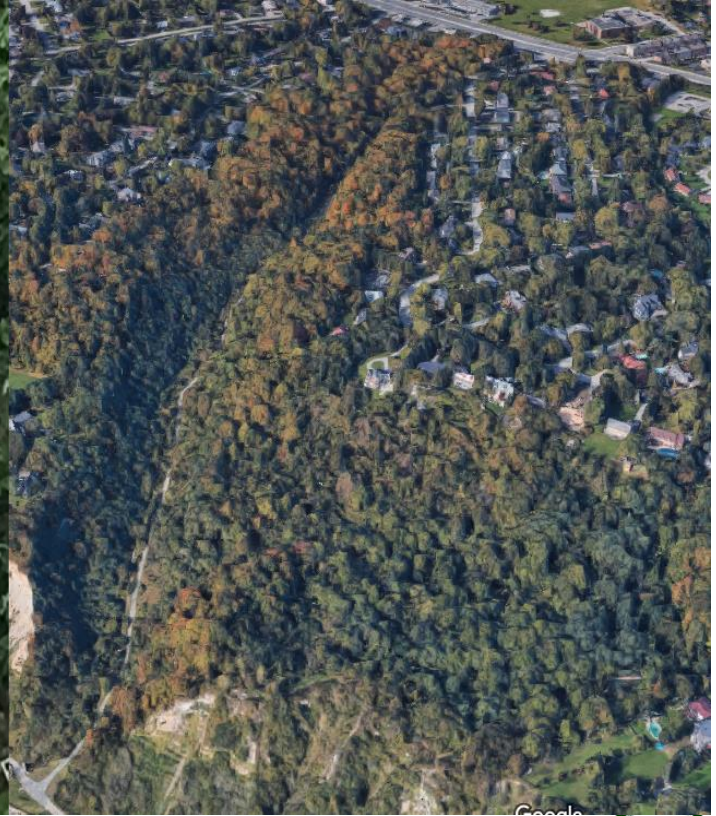
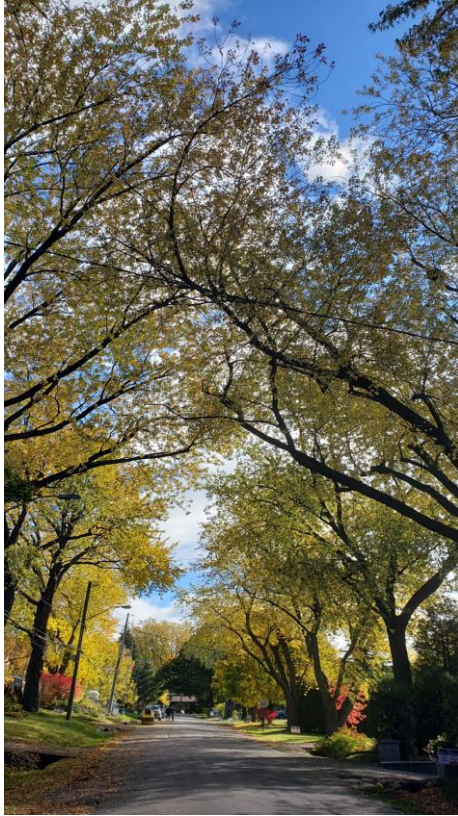
Certain proposed developments along Kingston Road, and in particular on a site 80 meters from the ravine entrance, are incompatible with the Waterfront Revitalization Project.

Specific concerns we wish to discuss are:

1. Watershed and Erosion
2. Access and Parking
3. Natural Heritage

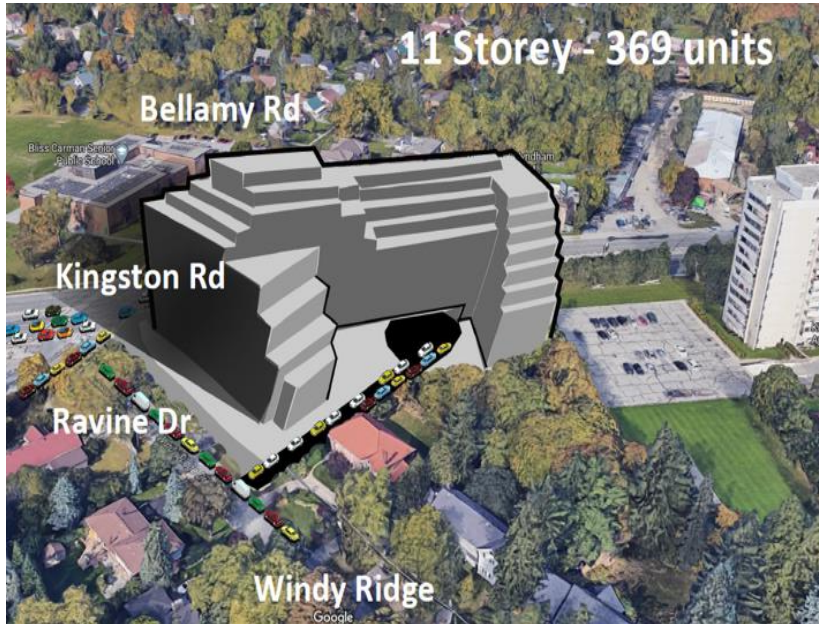


Ravine, Windy Ridge & Bellehaven are part country road & part community forest and a Gateway to the Waterfront



A proposed development at the top of the ravine

The Doris McCarthy Trail / Bellamy Ravine is the only accessible way to the Waterfront and cannot be made fully accessible due to the fragile nature of the terrain.



Development Application: 20 209863 ESC 20 OZ
3291 Kingston Road, 2 & 4 Windy Ridge Drive

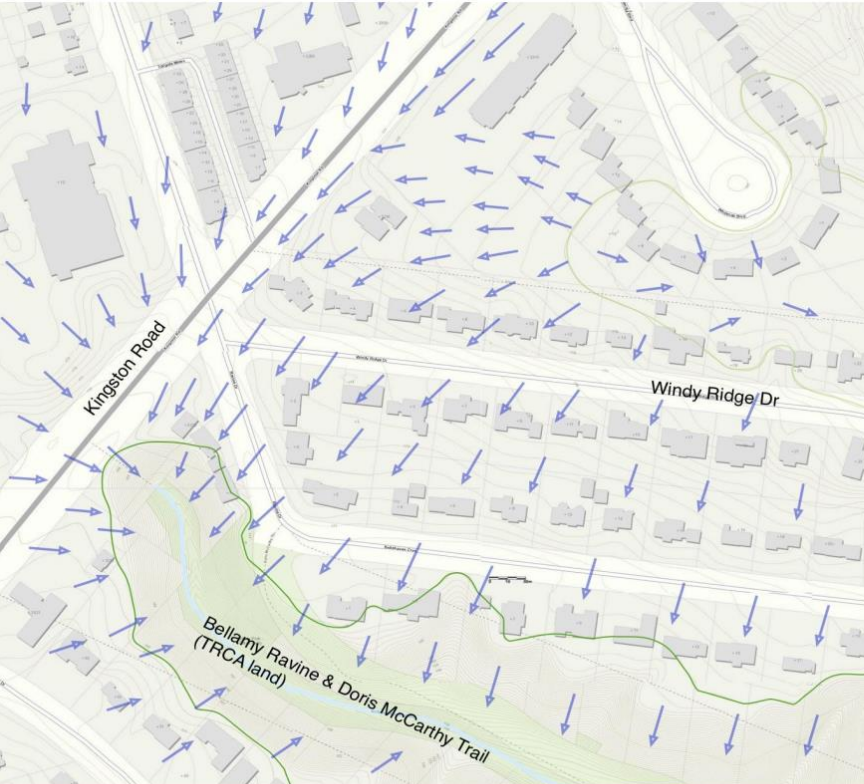
A site adjacent to this natural heritage system and sitting directly on archeological potential is presently the subject of a condominium development application for a **300+ units** and a **three storey underground parking lot**.

We believe a statement/study is required due to the fragility/erosion issues and importance of the affected ravine trail and bluffs adjacent / south of the subject site, particularly given the millions of dollars spent (or to be spent – estimated at \$170 million) by the City of Toronto and the Provincial Government on the Scarborough Waterfront Project.



Serious potential for groundwater issues

TRCA confirms surface and underground water generally flows south and locally follows the topology of the watershed towards the ravine.

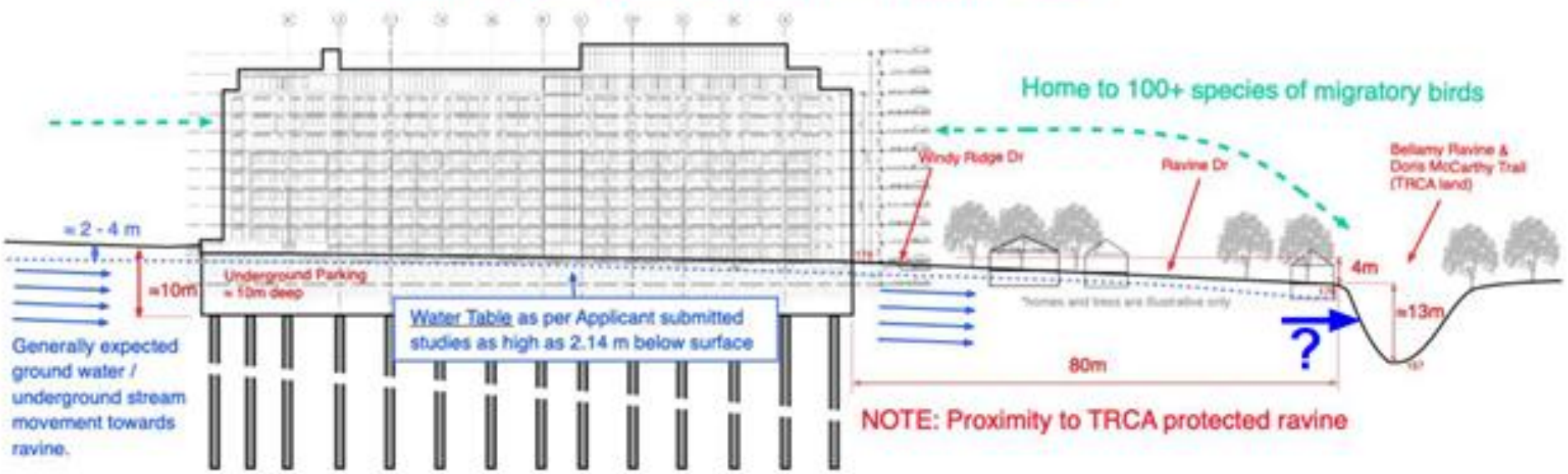


How will the rerouting of hundreds of thousands of litres of water affect the neighbouring houses, trees and protected lands?



Serious potential of increased erosion of the Ravine and Bluffs

Section A-A : Proposed condo to Bellamy Ravine (to scale)



Serious potential for impact on parking & access to the Waterfront



Dora McCarthy Trail looking up Bellehaven Crescent toward Hill Crescent.



Dora McCarthy Trail looking up Bellehaven Crescent toward Hill Crescent.

Currently the parking at Ravine and Bellehaven is not sustainable for where the TRCA's pedestrian pathway starts and the overflow parking frequently spills to Windy Ridge Dr and Hill Street.

There seems to be no future provision for additional parking at Ravine and Bellehaven. The need for parking will increase as the City moves forward with the Waterfront Revitalization Project.



Detrimental to Toronto's tree canopy and local ecosystem



Our urban forest is in crisis. 161 trees that would be impacted on this site. The matter cannot be fixed by just planting. We have to protect what we have. We can't plant our way out of this.

Shade, wind, contaminated soils, stormwater run-off, and impact on local and migratory animal and bird species are all serious concerns.

Thorough investigation is needed to assess the impact of digging 3 storeys underground at this location.

A Natural Heritage Study should be undertaken.



The Wider Waterfront

There is opportunity to advance these priorities beyond Toronto's central waterfront – to the wider waterfront, from Etobicoke to Scarborough.

- Focus on parks, trails, natural heritage and shoreline restoration.
- Many projects already underway by City divisions, partner agencies (e.g. TRCA) and community groups, with support from government partners.
- Need for a more comprehensive and coordinated approach, along with a long term funding strategy.



Conclusion:

This and other nearby proposed condo developments were put forward after the Scarborough Waterfront Project was submitted to the Province for the EA, so were not part of the TRCA assessment.

Toronto Parks, TRCA, and City Planning must work together to ensure that the Doris McCarthy Trail/Gates Gully is preserved as a main access point to the Waterfront for residents and visitors of Toronto.



Questions

1. Is there a plan to incorporate the EA approved Scarborough Waterfront Project construction and funding into the Waterfront Revitalization Plan?
2. How is the TRCA involved in the next phase of this plan?
3. Will the February 2012 TRCA Scarborough Shoreline Terrestrial and Biological Inventory Assessment report be considered?
4. Prior to our presentation, were you aware of the proposed condo developments on Kingston Road and adjacent to the Scarborough Waterfront portion of your Waterfront Revitalization Plan?
5. Have you considered how these developments will affect the Scarborough Waterfront Project portion of the overall plan, and address the concerns we have presented to you? Has the TRCA weighed in on this?
6. It is our position that these developments clearly do not meet the 4 priorities of the Intersecting Next Phase Outcomes. You state that you want to advance these priorities beyond Toronto's central waterfront to the wider waterfront from Etobicoke to Scarborough. Will these developments be reviewed by City Planning, Water, Forestry, in conjunction with the priorities of the Waterfront Revitalization Plan?





*Cliffcrest Scarborough Village SW
Residents Association*

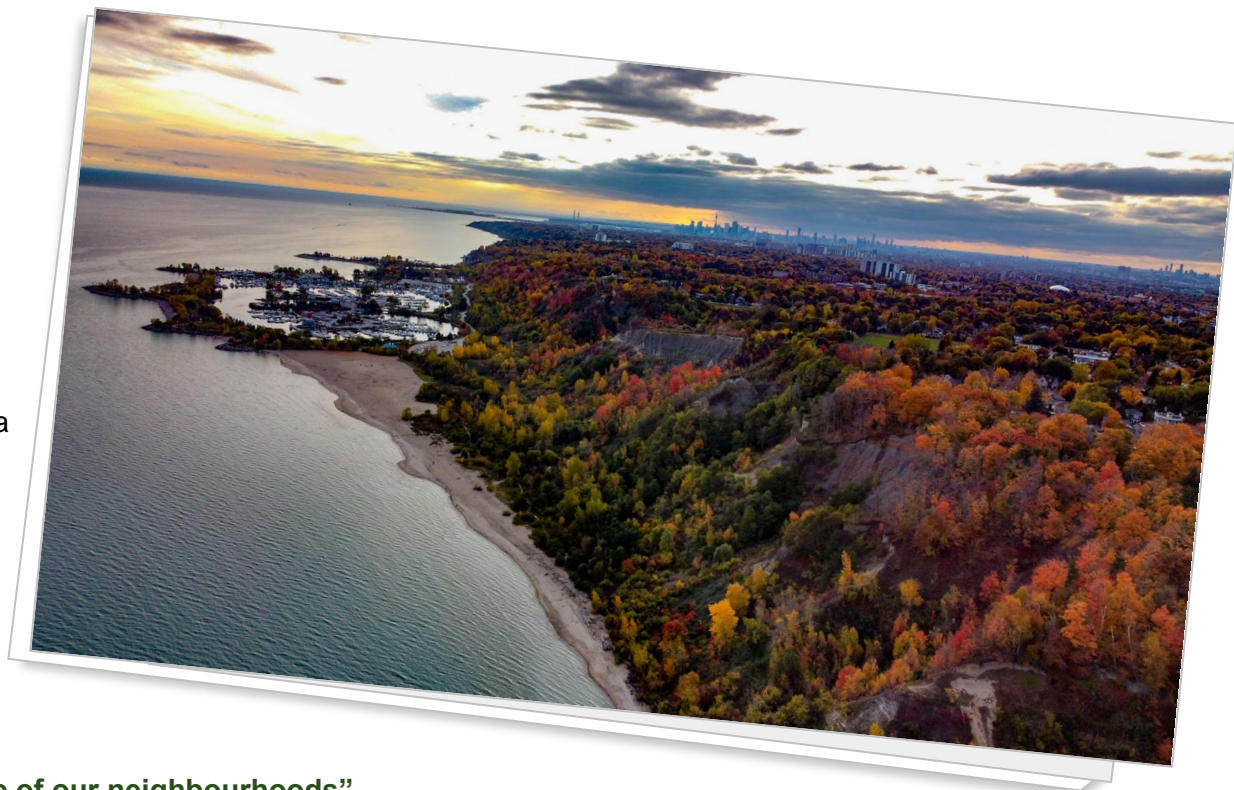
Thank you for meeting with us,
We look forward to working together.

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Per our mission statement,
“Together we preserve the unique nature of our neighbourhoods”