

# Toronto Water Review

**Presentation to:** Councillor Crawford, TRCA - Nancy Gaffney, City Planning -  
Christian Ventresca, Engineering - Saleem Khan, Toronto Water - Amy Winterhalt  
**July 7, 2022**



Cliffcrest Scarborough Village SW Residents Association

# Agenda

- Introductions
- Objective for meeting
- Discussion points to review
- What is your position and reasons?
- Next steps - action items



# Objective of meeting

- ❑ High water tables are a known fact for this region. The Doris McCarthy trail, the neighbourhood forest canopy and our spectacular Bluffs are known as an environmentally sensitive green space.
- ❑ We need your help to ensure the appropriate studies are completed to identify potential impacts to the surrounding water table, tree canopy, Doris McCarthy Trail, Bluffs and lakeshore as well as impact to immediate residents and neighbourhood if this Condo Proposal (Application # 20 209863 ESC 20 OZ) moves forward.
- ❑ Considering that **3 condo developments** totalling over 800 units are proposed along Kingston road between Annis Road and Bellamy/Ravine Drive, there should be detailed studies that **collectively** report on the consequential impacts to the watershed and environment. There is enough information available that points to potential impacts of putting a wall of Condos (essentially a dam) that will redirect surface and underground water along Kingston Road.



# Discussion Points

1. Surface and underground water flow and impacts (basement flooding/foundations, Bellamy Ravine, the Bluffs), including intense rain events
2. Contaminated soils - disturbance; dewatering
3. Local sanitary and storm sewer capacity
4. Fire Hydrant and water pressure.
5. Approval to take water
6. Groundwater replenishment
7. Determine what other studies are needed?

## Following are additional items added for discussion:

- Is there storm and sanitary capacity study for all 3 developments as a whole, not individually? Also, the same for water capacity and pressure study for all 3 developments?
- Environmental compliance approval would be needed for the proposed vertical loop geothermal system & approval by MECP, but there are implications on water. What is the City's role?
- The TRCA is involved in several flood mitigation projects in Toronto. Has there been coordination with the TRCA and the Toronto Waterfront Revitalization Committee when considering the condo developments in such a sensitive area?
- If Toronto Water and City Planning assessment of the development is incorrect where neighbourhood flooding, sewer backup and sinkholes are the consequence of construction, what is the City of Toronto's responsibility?



# What is your position and reasons?

**We would like to learn if all the required studies have been provided and are complete and if they show the proposed development comply with all city standards and requirements?**

## **To Toronto Water:**

What due diligence is being done to ensure the proposed development meets all controls, that there is capacity in the sanitary and storm sewers, water and fire hydrants have capacity, and shows that the development have no impact on the community, and the trail are safe. It has been 3 years now the reports and studies should be complete.

What is your position for this development? Will it comply with existing utilities services? **why or why not?**

## **To Engineering:**

What due diligence is being done to ensure the proposed development meets all controls, that there is capacity in the sanitary and storm sewers and has the hydroGeology studies show that surrounding homes are not impacted long term/that basements and the trail are safe It has been 3 years now the reports and studies should be complete.

What is your position for this development? Will it comply with all Engineering standards, **why or why not?**

## **To TRCA:**

With the development just meters from TRCA lands, and noting your mandate to regulate development in or near valleys, streams, wetlands and the Lake Ontario Shoreline, **why have you not been involved?**

Have these developments been considered in conjunction with the SWP Final EA Assessment, the TRCA Living Cities Policies, and the Official Plan? Should the TRCA consider revising the SWP Final Environmental Assessment to assess/study the impact from this and other proposed condominium developments?



# What is your position and reasons?

## **To City Planning:**

What is the City's current position on this development? Will this be approved based on current design? **What are the reasons?**  
Are further assessments needed, what are they and **why?**

## **To Councillor Crawford:**

At this time, the soonest this development proposal would move to Scarborough City Council is the January 2023 SCC Meeting. The applicant also has the right to appeal the file to the OLT, at which point a separate process with different timelines would be triggered.

**Will you maintain your position that the application as proposed is not acceptable for this site and should not be approved?**





*Cliffcrest Scarborough Village SW  
Residents Association*

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

Visit: [www.cliffcrestscarboroughvillagesw.ca](http://www.cliffcrestscarboroughvillagesw.ca)

Call: 416-686-4085

Email: [info@csvsw.ca](mailto:info@csvsw.ca)

[www.facebook.com.group/csvsw](https://www.facebook.com/group/csvsw)

Winning 1st prize photo from our  
Inaugural Nature Photo Contest

To see all photos entries visit

<https://cliffcrestscarboroughvillagesw.ca/current-events-projects>

Per our mission statement,

**“Together we preserve the unique nature of our neighbourhoods”**



# Next Steps

## Top 5 action items following July 7th, 2022 meeting:

1. Councillor Crawford will be following up with City Teams and TRCA to have further discussion and provide an update to RA.
2. Christian Ventresca will send details that report on the **combined impact** of the 3 developments.
3. Any new reports will be shared with the RA for review so that they can stay current with information
4. Schedule a follow up meeting with RA, Toronto Water, Engineering, TRCA, Councillor to review next steps
5. The RA has indicated that more studies are needed to assess the impact of these developments beyond City standards for this region known to be environmentally fragile. A summary of the RA's concerns was submitted in a formal letter to Councillor Crawford. The letter asks for consultation of an expert that deals with Foundation Geotechnical Design - Hydro Geology to assess impacts.

*(Copy can be found on the following slide.)*



# Next Steps

August 15, 2022

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

**Formal letter submitted indicating reason & request for further study and analysis be performed by a specialist Geotechnical firm.**

[councillor\\_crawford@toronto.ca](mailto: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 metres 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,

*Marina Tadenc*

Director and VP  
Cliffcrest Scarborough Village SW Residents Association



# Next Steps

## **What the RA understood from City Planning, Toronto Water and Engineering:**

"The City review is limited to the extent of ensuring that all City Standards are complied with."

## **What the RA understood from the TRCA :**

"The site is beyond their purview"

## **What the RA understood from Councillor Crawford was that:**

"He is against the intrusion into the neighbourhoods and the development as is presented in the the second submission."

**The underground watershed migrates through this community and multiple hydrological studies have shown that the immediate surrounding geography maintains a shallow water table. A thorough and long term model of water migration should be demonstrated to the community to ensure all aspects of these development are explored thoroughly. Third party studies and models should be explored to exhaust all.**



# Additional Details:

During the July 7th 2022 meeting concerns were raised that this area is known for its environmentally sensitive green space and high-water tables.

To protect our green space and natural habitat we need all city departments including the TRCA to take a closer look beyond their standard practices for assessing developments in this area. In addition there should be a consultation of an expert that deals with Foundation Geotechnical Design - Hydro Geology to assess impacts.

The proposed development is oversized and a two storey deep parking structure and geothermal system is not appropriate for the site.

Water concerns is just one area of key concern related to the proposed development on this site; issues concerning traffic, forestry and other areas all point to refusing this development as proposed.

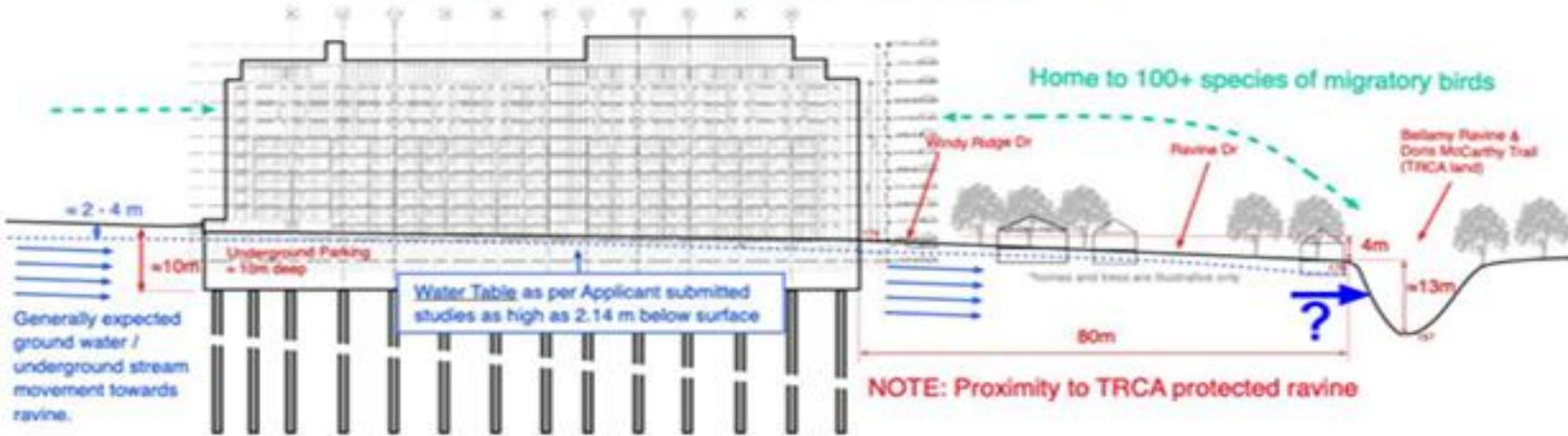
Today we want City Teams to have foresight The City is accountable and City Planning and TRCA are responsible for protecting the residents and environment from sinkholes and flooding caused by damming from the developments design and construction, and mitigating erosion of Scarborough's ravines and the Bluffs.

Due diligence is needed to ensure the proposed developments are scrutinized differently when located on or by environmentally sensitive lands.



# Additional Details

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



What impact will removing approximately 100 mature trees from this site and digging a 2.5 storey deep hole on more than 50% of the site have to the water flow and levels?



# Additional Details

Snapshot taken from **36 page summary** of concerns submitted to City Planning January 2021 LCH Application Review

The following is a slide show and video prepared by the CSVSWRA and presented to City Planning outlining some of the issues with the proposed development:

<https://cliffcrestscarboroughvillagesw.ca/data/documents/City-Presentation-re-3291-Kingston.pdf>

<https://www.youtube.com/watch?v=Pu8QCOxTolw>

See our newsletter story, Flooding Concerns from Large Builds

[https://cliffcrestscarboroughvillagesw.ca/data/documents/9-Newsletter\\_May\\_2021.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/9-Newsletter_May_2021.pdf)

Our voices matter! More than 100 residents attended the virtual community consultation held on October 5, 2021.

**A recording of the consultation can be found here:**

<https://toronto.webex.com/recording/service/sites/toronto/recording/cfe6609a0855103abfbe0050568f5b9f/playback>

## ENV IMPACT PH #2

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Reference	Original Text	Comments
Recommendations	"Based on the current surface investigation, it is concluded that no evidence of soil and groundwater contamination has occurred at the selected sampling locations. No further investigation is recommended at this time."	The Fischer hydro-geological report shows contamination of soil and water does exist. It contradicts what is stated in this report.

## GEOTECH STUDY

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Reference	Original Text	Comments
7.2 Foundation Considerations	Dewatering will be required to bring the wet soils into moist state prior to any excavations into them for foundations.	The Fischer hydro-geological report shows contamination of soil and water exists. The architectural drawings show storm water retention tanks in the basement, while landscape drawings show these below the outdoor patio area behind 6

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## STORMWATER MANAGEMENT

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Reference	Original Text	Comments
iii, Executive Summary	Sanitary Sewers  "Under Dry and Wet-weather, post-development conditions, the maximum downstream capacity of sanitary sewer network will slightly be affected by the proposed development and the existing infrastructure will be able to support it."	There is no mention of storm water management during construction.  What does slightly mean in numbers?



# Additional Details

Consultation of an expert that deal with Foundation Geotechnical Design - Hydro G to assess impacts is needed before developments move forward. Ie. Investigation and Root Cause Analysis of the June 8, 2016 Sinkhole on Rideau Street. [https://documents.ottawa.ca/sites/documents/files/OLRT%20\\_Analysis\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/OLRT%20_Analysis_en.pdf)

Review Geotechnical Map Valley before development, in particular contour of ravine.

Lost Rivers of Toronto Map The purple one according to the legend indicates 1937, 1942.

<http://www.lostrivers.ca/disappearing.html>

This map shows the underground river that weaves right around the proposed site and under Kingston Road.

One resident reported that there were small ponds between Mason Road and Lochlevan and Stanland in the 1960's. "We used to catch frogs and tadpoles. I guess that was the water surfacing. There is also the wetland in McCowan District park which is likely part of it. They just buried them deeper and built more houses."

What other studies are needed? <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH34.1>

City Council encourage the Province of Ontario to act on Recommendation 5 of the Independent Review of the 2019 flood events in Ontario which concerns updated technical guidance pertaining to flood and natural hazards, and would contribute to coordinated approach to planning across municipal boundaries. 6. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Toronto Water, the Chief Engineer and Executive Director, Engineering and Construction Services and the Executive Director, Environment and Energy, to review the assumptions and trends which inform development planning reviews, and to review mitigation standards for more frequent and severe storm events to ensure that anticipated precipitation in the future is fully accounted for.

This is the link to the final report that contains all of the TRCA studies, <https://trca.ca/conservation/green-infrastructure/scarborough-waterfront-project/final-environmental-assessment/>  
The Geotechnical report is part of the Final EA, but below is the separate link, <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2018/06/17163612/SWP-EA-FINAL-Appendix-B-Geotechnical-Report-REV-JN15.pdf>

The Stage 1 Archaeological Assessment in the Final EA identified areas with potential and recommended that a Stage 2 Archaeological Assessment be done prior to any ground disturbing activities for the Trail. Also a Stage 1 assessment should be done for areas not covered in this report. The map on page 57 of this report confirms that the condo site has medium potential.



# Additional Details:

## Other details to consider:

- We have been witnessing frequent and intense storms and excessive amounts of rain falling on our city. The City's risk assessment study of flooding in Area 52 (which covers this area) is incomplete and hence, **potential impacts are currently unknown**. The scope of this project was recently expanded which suggests that there may be relevant impacts.
- <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/>
- The hydrogeological report for this site states on page 11 the groundwater is contaminated, and as part of required dewatering it cannot be dumped into the storm sewers. It can go into the sanitary sewers. Toronto Water has to study the proposed volume of water that is going to be dumped into the existing sanitary sewers to determine if the sanitary sewer has the capacity to handle the dewatering flows planned plus an ongoing weeping tile system that would use the sewers indefinitely. Daily dewatering would be 149 m3 per day. It is unlikely that the local sanitary sewer has this capacity.
- We learned that the Groundwater Table under the existing 12-story apartment building at [40 Parkcrest Drive is so](#) high from a prolific aquifer that daily dewatering is required. The developers won a Design Award for building extremely deep footings to stabilize the superstructure & were only able to build 1 level of Parking partially underground, with the second level above ground. Wouldn't any condo development proposal running east of Gates Gully on the south side of Kingston Road be dealing with the same? Is this a full proof plan, or will it leak in time and be a costly expense for the condo board?

assessors, by the University of Toronto for this project.

### 3.3 Permit to Take Water (PTTW)

As the calculated groundwater dewatering flowrate is more than 50 m<sup>3</sup>/day, registration on the MOECC Environmental Activity and Sector Registry (EASR) for Water Taking will be required. Application for permission to take water (PTTW) is not required as the daily flowrate is less than 400,000 litres.



Fisher Engineering Ltd

Project No. 20-10062-H September 8, 2020

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

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### 7.4 Groundwater Quality

The results of analyses for groundwater quality under the Toronto Municipal Code Chapter 681, 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)	MW102
Total suspended solids, mg/L	250	15	53.8
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.



# Additional Details:

## Excerpt from letter sent to Andrea Reaney and Christian in November 2020:

It is our understanding that a heritage study is or may be required as the subject site is adjacent to and not actually a heritage site.

A Natural Heritage Impact Study **is required** in the following circumstances:

- for any proposed undertaking on lands within the natural heritage system that are particularly sensitive as shown on Map 12 of the Official Plan (see OP policy 3.4.13); and
- **prior to permitting development in or on lands adjacent to certain provincially significant natural heritage features as defined by the Ministry of Natural Resources (e.g., wetlands, areas of natural and scientific interest) and the City of Toronto (e.g., significant woodlands and valley lands) (see OP policy 3.4.14).**

Natural Heritage Impact Studies **may be required** for the following types of applications:

**Official Plan Amendment**

**Zoning By-law Amendment (or combined)**

Plans of Subdivision

Consent to Sever

Site Plan Control

This site is adjacent to a natural heritage system (Figure 1 below) and further [3291 Kingston Road](#) sits directly on archeological potential (Figure 2 below).

The Bellamy Ravine creek conveys a substantial quantity of overland flow through the ravine to the water's edge, and five storm sewer outflows are located within the lower half of Bellamy Ravine<sup>14</sup>.

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 Euro-Canadian settlers.

We believe a statement/study is required as set out above, or alternatively should be requested due to the fragility/erosion issues and importance of the affected Doris McCarthy Trail (it is only one of a handful of official access points to the Scarborough Waterfront) 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.



Taken 2021



In 1903, A.P Coleman, Head of the Geology Department at University of Toronto, reported on the geological importance of the Bluffs and cautioned against development to mitigate erosion on the unstable cliffs. Large scale development went forward despite the risk and in recent years houses and backyards started to fall over the edge. **Attention needs to be given to protection & conservation.**

Our future?

It is unknown what the impact to the fragile Bluffs will be

