



TRCA CORRESPONDENCE WITH REGARDS TO SANITARY & STORM WATER MODELING

Following is correspondence with TRCA suggesting there is impact from the Condo Development as well that a Pier review could be done if invited by the City.

Also, we continue to ask for over the years and have never received the following:

“Information for Sanitary & **Storm Modeling**: Raw data from the City records for project Engineering team to analyze for capacity in the City’s sewer system. If available: EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations Flow monitoring data showing actual flow in the sewers under various conditions.”

Sent: Monday, March 1, 2021 1:14 PM

To: Matt Johnston <Matthew.Johnston@trca.ca>

Cc: Steve Heuchert <Steve.Heuchert@trca.ca>

Subject: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Good afternoon,

Hope all is well and your week is off to a good start.

Following is some additional research gathered on possible impacts to surrounding environment if the condo proposal at the gateway of the Doris McCarthy Trail is allowed to move forward.

We welcome any feedback from your team, even if it is to say we are incorrect.

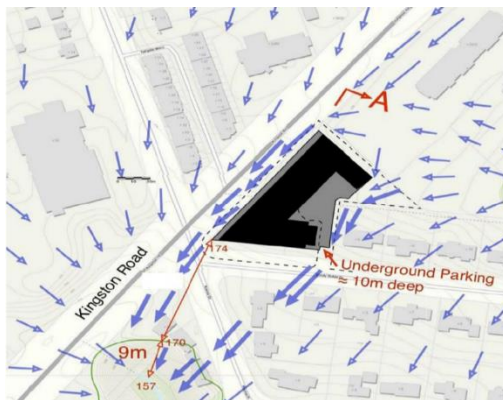
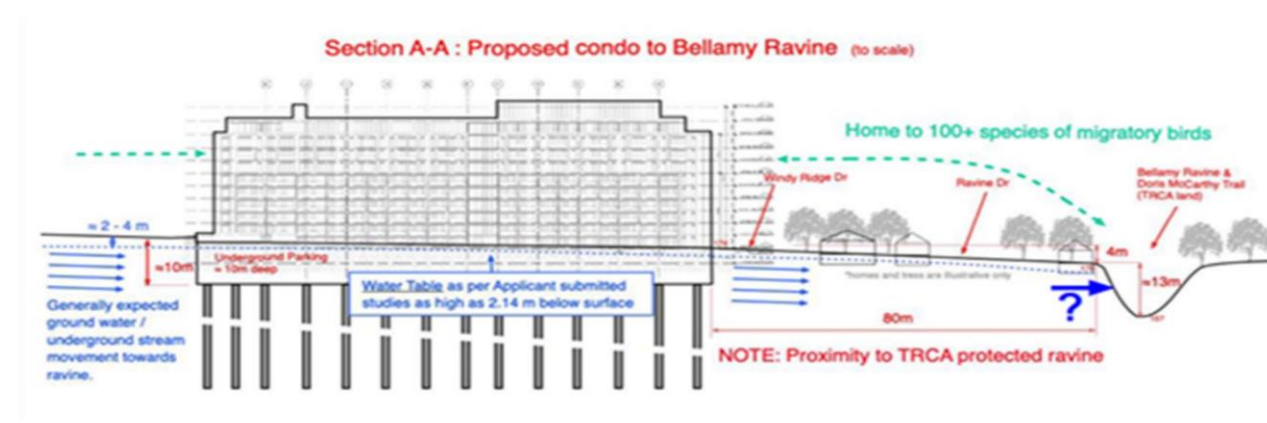
For your convenience here is a link to LCH application documents <https://aic.to/3291KingstonRd>

Attached are some diagrams created by one of the graphic designers in our neighbourhood and his message in blue.

Another concern is if the city storm sewer can handle the development’s peak flow discharge rate of 132,620 L/Day - due to required dewatering during construction and after construction weeping tile drainage. It should also be noted at the ground water is contaminated. The sewers lines sizes on Kingston Rd are a 250mm diameter sanitary sewer, and the Storm sewer is 450mm diameter.

The 100 year event storm flow will be staggering 45.3 L/sec. Are you able to assist or would you be able to direct us to who we could reach out to find information for Sanitary & **Storm Modeling**: Raw data from the City records for project Engineering team to analyze for capacity in the City’s sewer system. If available: EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations Flow monitoring data showing actual flow in the sewers under various conditions.

Our message today is sent with **genuine concern for our neighbourhoods** and we welcome any guidance on possible next steps for support. We sincerely appreciate your time in reviewing our request and look forward to your response.
Sincerely, Marina Tadenc



I have a list of questions below to confirm my assumptions based on my rudimentary understanding of watersheds. Could you forward this to your contact at the TRCA and ask if they might be able to advise or confirm if the following is correct with respect to our watershed here in South Scarborough?

1. In South Scarborough the groundwater (including underground streams) generally moves from the north to south towards the lake?
2. More locally it would also be expected that groundwater (including underground streams) would move towards the Bellamy Ravine and follow the general slope and topography of the watershed?

3. Are the attached diagrams generally plausible or what could be expected given the contours of the land?
Attached are diagrams I have been developing to serve as visuals for the issue of groundwater rerouting from the condo garage and proximity of this large scale condo to the Ravine and migratory birds. The topology (contour lines) are from the city maps.

I added the blue arrows based on the slopes indicated on the map to show likely above and below ground water flow. The section is to scale based on map measurements and heights from the maps and the LCH architectural plans. Some additional research found that the area is environmentally sensitive and the City has deemed the area a heritage environment and also a critical part of the green space corridor through the south Scarborough area.

[Toronto Official Plan Map 9 - Natural Heritage System](#)

[Map 12A – Environmentally Significant Areas February 2019 \(toronto.ca\)](#)

[Map 12B – Provincially Significant Wetlands and Areas of Natural and Scientific Interest February 2019 \(toronto.ca\)](#)

Doris McCarthy trail is on all of these maps as very important areas within environmentally protected and sensitive space. The entire area south of the affected area is all sensitive environmental space. It is all critical to the water shed patterns of the area.

We have learned that water moves on sites in two fashions:

Surface water drainage

Subgrade water migration.

Without question, the condo will affect water flow through the property and around it. It will most certainly affect water flow beneath it. It appears there will be a large catchment system beneath the building to capture and redirect water to a subgrade water management system. With this, the redirection of water below grade may not be measurable nor realized for a significant time period. It may not affect the immediate properties in the manner we may assume if there are measures to control the water flow. There are a multitude of maps here on this city site here:

[Official Plan Maps – City of Toronto](#)

Shouldn't consideration be given to a combined "environmental" and "health" impact?

From: [Matt Johnston](#)

Sent: March 1, 2021 1:33 PM

To: [Marina Sartoretto](#)

Cc: [Steve Heuchert](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello Marina,

Thank you for reaching out to Toronto and Region Conservation Authority (TRCA) regarding this, and I hope you are doing well also. I'd like to clarify that my team doesn't directly comment on development proposals within TRCA regulated areas, so I'll be deferring this to Steve or others in TRCA's Development & Engineering Service division as appropriate.

Regarding some of your other comments, it is correct that groundwater and localized surface runoff will generally be directed towards Bellamy Ravine. The sanitary sewer information you are requesting is something that Toronto Water from the City of Toronto would have to provide to you and not TRCA. I'd suggest contacting 311 to request additional details about the capacity of the existing infrastructure.

Thanks,

Matt Johnston, B. Sc. (Hons.), C.E.T.

From: [Marina Sartoretto <msartoretto@rogers.com>](#)

Sent: Monday, March 1, 2021 2:34 PM

To: [Matt Johnston <Matthew.Johnston@trca.ca>](#)

Cc: [Steve Heuchert <Steve.Heuchert@trca.ca>](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi,

Matt,

I had thought to direct to your team as the questions related to the under water tables and drainage. Thank you for taking the time to review and for your quick reply, it is very appreciated.

Steve,

Any guidance would be appreciated and I look forward to your response.

Sincerely,
Marina Tadenc
647 299 1889

From: [Steve Heuchert](#)
Sent: March 9, 2021 9:19 AM
To: [Marina Sartoretto](#); [Matt Johnston](#)
Cc: Andrea.Reaney@toronto.ca; [Mark Rapus](#)
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello Marina

Thank you for your email and thoughtful analysis. I am sorry for the delay in response as I have been preparing for a hearing this Friday and am only now getting to emails. I appreciate your concerns regarding the groundwater and other matters. Typically in these cases the underground garages are designed in a way to allow groundwater to flow around them and I know the City staff will be reviewing this. **If the City (by copy to Ms. Reaney) wants TRCA's hydrogeologist to review this application we would need a formal request from them and the landowner would be required to pay a fee for our peer review.** However, typically in applications that are not in TRCA's area of jurisdiction, we do not review these and the City's experts complete the review.

We are happy to assist if the City requests. I am copying my Senior Planner, Mark Rapus, who will take this from me going forward if any TRCA involvement is necessary.

Thank you.

Best

From: [Marina Sartoretto](#)
Sent: March 10, 2021 3:39 PM
To: [Steve Heuchert](#); [Matt Johnston](#)
Cc: Andrea.Reaney@toronto.ca; [Mark Rapus](#)
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hello,

Steve,

Hope all is well and thank you for reviewing the details I shared and for your comments, they are very valued and thank you for introducing me to Mark.

I understand that there are protocols to be followed and have full respect for the process.

With Doris McCarthy Trail and TRCA boundaries in such close proximity to the proposed site, the concerns outlined below are genuine and shared with hopes that **all alternatives and impacts are explored** in this process.

A small group in the neighbourhood will be meeting with City Planning on the 19th and we will share these details.

Andrea, nice to meet you also and if you have any information to share prior to the meeting on the 19th I would be glad to pass it along to the rest of the team.

Thank you all and stay safe.

Sincerely,
Marina Tadenc

From: [Marina Sartoretto <msartoretto@rogers.com>](#)
Sent: Thursday, March 11, 2021 3:23 PM
To: [Steve Heuchert <Steve.Heuchert@trca.ca>](#); [Matt Johnston <Matthew.Johnston@trca.ca>](#)
Cc: [Mark Rapus <Mark.Rapus@trca.ca>](#)
Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi Steve,

Thank you again for taking the time to read and respond to our concerns.

I have just one more question, are you able to advise what the fee cost range would be to complete a hydrogeologist review for this application? What would the timeline be to complete such a review?

Are there any other reports or studies that would be of value in the review of this application that we should explore?
As always, your help is very appreciated.

Sincerely,
Marina

From: [Mark Rapus](#)

Sent: March 16, 2021 1:33 PM

To: [Marina Sartoretto](#); [Steve Heuchert](#); [Matt Johnston](#)

Subject: RE: LCH Condo Proposal and concerns of possible impacts to Doris McCarthy Trail

Hi Marina,

If asked by the City to review a Hydro G study, a fee of \$2,950.00 would be the minimum based on a ZBA/OPA application.

Generally it takes approximately 4 weeks to complete the review.

I can't say what other reports would be valuable for you to review. If I were assessing the development proposal and its overall impacts to the local community I would review all the information that has been submitted to the City. If you think a report is missing some information or a particular study is missing altogether I would recommend contacting Andrea at the City.

I hope this is helpful.

Regards,

Mark Rapus

Senior Planner

Development Planning and Permits | Development and Engineering Services