

October 20, 2020 – The entire leadership team at Toronto Region and Conservation Authority (TRCA) was contacted to make them aware of the development being proposed just meters from the Doris McCarthy Trail.

From: [Marina Sartoretto](mailto:msartoretto@rogers.com)

Sent: October 20, 2020 2:47 PM

To: John.mackenzie@trca.ca; Michelle.sirizzotti@trca.ca; anil.wijesooriya@trca.ca; tammy.bartley@trca.ca; richard.ubbens@trca.ca; Amanda.lazarevski@trca.ca; Sameer.dhalla@trca.ca; lisa.facini@trca.ca; laurie.nelson@trca.ca; Cindy.barr@trca.ca

Cc: info@trca.ca

Subject: Concern of possible impacts to Doris McCarthy Trail

To the TRCA Leadership Team,

Dear John Mackenzie, Michelle Sirizzotti, Anil Wijesooriya, Amanda Lazarevski, Richard Ubbens, Lisa Facini, Sameer Dhalla, Laurie Nelson & Cindy Barr, Tammy Bartley

I am reaching out to bring to your attention details for a large development proposal located at the gateway to the Doris McCarthy Trail, which is of recreational, natural, and historical significance and is one of only four access points for the Scarborough Waterfront Trail on the list of Toronto Region and Conservation Authority's erosion protection projects.

There appears to be a series of cascading problems for this location and the scale of development to be addressed not only during construction but also for the future that I have attempted to document in my attached letter to you all.

The proposed development will make a permanent change to the character of the neighborhood that will be irrevocable. We have an opportunity to review thoroughly to **ensure the right decisions are made** for this neighbourhood and **for the Doris McCarthy Trail**.

I sincerely hope to hear back from you soon with regards to these very serious and urgent concerns.

Sincerely,

Marina Tadenc

December 16, 2020 – CSVSWRA Follows up with TRCA advising that LCH has submitted the application as well as sharing development concerns again.

Followed up and updated TRCA that LCH has submitted application. **John McKenzie** responded and acknowledged he would make note of concern for the potential impact to visitor parking, but that the development was outside TRCA preview and pointed us to City Planning.

From: Marina Sartoretto <msartoretto@rogers.com>

Sent: Wednesday, December 16, 2020 11:04 AM

To: John MacKenzie <John.MacKenzie@trca.ca>

Subject: FW: Concern of possible impacts to Doris McCarthy Trail

Dear Mr. MacKenzie,

Hope all is well and you are staying safe during this crazy time in our world.

I am also hoping you can direct me to who is looking into responding to my inquiry from October.

I sincerely wanted to gain a better understanding of the TRCA's plans for the neighbourhood adjacent to the Doris McCarthy Trail, a unique and environmentally sensitive area.

The Condo Proposal has now been submitted and the City Planning Team is processing the application and will be bringing forward a Preliminary Report for consideration by Scarborough Community Council in early 2021.

There appears to be a series of cascading problems for this location and the scale of development to be addressed not only during construction but also for the future that I attempted to document in my attached letter.

The proposed development will make a permanent change to the character of the neighborhood that will be irrevocable. We have an opportunity to review thoroughly to **ensure the right decisions are made** for this neighbourhood and **for the Doris McCarthy Trail**.

I look forward to your reply.

Sincerely,
Marina Tadenc

From: [John MacKenzie](#)
Sent: December 18, 2020 4:07 PM
To: [Marina Sartoretto](#)
Cc: Christian.ventresca@toronto.ca; [Steve Heuchert](#)
Subject: RE: Concern of possible impacts to Doris McCarthy Trail

Good afternoon, Marina,

I am responding to your email dated December 16, 2020, regarding a condominium proposal on Windy Ridge Drive in the City of Toronto and your earlier email as well.

Thank you for apprising of this development proposal. The site in question is located entirely outside of the TRCA Regulated Area and not within the City of Toronto's Natural Heritage System. The site is also smaller than 5.0 hectares. For these reasons, TRCA would not have been circulated on this application by the City of Toronto. In order to have input on this file, if you have not done so already, we recommend that you submit your comments and concerns to the local City of Toronto Planning Manager for Ward 20, Christian Ventresca. For your convenience, Mr. Ventresca's email address is Christian.ventresca@toronto.ca

Doris McCarthy trail is part of the Central Segment of the Scarborough Waterfront Project (approved EA), which to date is yet unfunded and detailed design for this segment has not begun. TRCA is continuing to work with the City and other levels of government to secure funds so that we may further advance trail design and implementation for the Scarborough Waterfront Project. Given the concerns you have expressed regarding the impact on the trail that more density will bring,

TRCA has taken note of this concern and will be sure to flag trail access and parking considerations as important issues of consideration with the planning lead at the City.

Thank you for writing to us about your concerns for the local environment and this important part of the trail network in Scarborough.

John MacKenzie, M.Sc.(PI) MCIP, RPP
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From: [Marina Sartoretto](#)
Sent: December 21, 2020 1:42 PM
To: [John MacKenzie](#)
Cc: Christian.ventresca@toronto.ca; [Steve Heuchert](#)
Subject: RE: Concern of possible impacts to Doris McCarthy Trail

Good afternoon,

John,

I sincerely appreciate your time to review my concerns, your advice, and for introducing me to Mr. Ventresca & Mr. Heuchert.

I am very thankful for TRCA support regarding concerns to potential impact with development at this site. I also noticed that the City of Toronto web site show the condo site as potential archaeological site. Would a study and investigation be of interest to TRCA since the TRCA regulated area is adjacent and is also classified for being potentially archaeological?

Mr. Ventresca, I am glad to meet you. I am sharing some of the details with you also for your review and welcome your advise.

Attached 3 slides summarize:

- Access and parking congestion
- Congestion and increased traffic
- **Archaeological Potential map**

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

Living just a short walk from the Doris McCarthy Trail, I have had the opportunity to frequently chat with many visitors that travel to enjoy this spot, and can say for certain that accessible outdoor gathering places is something very much needed in our city. I am glad to have had the opportunity to connect with you all. I am happy to answer any questions you may have and glad to assist if I can be of help with regards to both the condo proposal as well as the waterfront project.

Thank you again for taking the time to listen to my concerns and I look forward to your reply.

Very Sincerely,
Marina Tadenc

SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

There are a series of cascading concerns for this location and the scale of development to be addressed not only during construction but also for the future.

Link to proposal submitted October 2020, <https://aic.to/3291KingstonRd>

Increased and Congested Parking

- Currently the parking at Ravine Dr. and Bellehaven Dr. where the TRCA's pedestrian pathway starts frequently spills to Windy Ridge Drive and Hill Street
- The need for parking will only increase as the TRCA moves forward with the future Waterfront Trail Project.
- Serious consideration should be given to adding 700 plus residents and their guests in such close proximity to the Doris McCarthy Trail and the impact to objectives the TRCA has for Scarborough Waterfront Shoreline.

Access

- Currently there are only four public access points to the Scarborough Waterfront Shoreline, in addition to the Doris McCarthy Trail the other access points are:
 - Guild Park (often congested by the spots allocated by the Guilds Inn Private Guests for Private events)
 - East Point Park
 - Bluffers Park (already grossly overly congested)

**Reminder of a potential comparison - Brimely Rd. and Bluffer's Park congestion with only one access and exit. 311 supervision and police presence increased due to increased demand to access the waterfront.*



SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

Congestion and Increased Traffic

- Increase congestion study at an intersection of 5 streets adjacent to the proposed residential entrance to the condo
- Increased traffic study of Kingston Road/Highway #2 and regulation for traffic to access the condo by a residential side street, including impact of utility vehicles accessing the condo
- **Pedestrian and cyclist impact** - Study in this residential area and impact to visitors of the **Doris McCarthy Trail**.
- 5 point intersection of Kingston Road, Ravine, Bellehaven and Bellamy South and the Pioneer Gas Station.
 - Pioneer Gas Station, which some motorists use as an **illegal shortcut** to bypass the existing light on Kingston Road
- The exit proposed for the condo onto Windy Ridge will be 9 cars from the stop sign of Windy Ridge
 - Traffic will be backed up on streets as well as on condo site with new condo residents waiting to find opening to exit
 - This condo development will add to the traffic pressure that has already developed as **more people seek access to the Doris McCarthy Trail**, to Lake Ontario shoreline to the TRCA's future Waterfront Trail.



Impact of LCH Development on intersection

SPECIFIC CONCERNS ABOUT THE 3291 KINGSTON ROAD CONDO PROPOSAL

Archaeological Potential

- Some properties on Windy Ridge and the developer property is classified on city map as Archaeological Potential.

TRCA Protected Lands

- The proposed condo development site is located at the **gateway to the Doris McCarthy Trail**, which is of recreational, natural and historical significance and is one of only four access points for the **Scarborough Waterfront Shoreline on the list of Toronto Region and Conservation Authority's erosion protection projects**.

