



November 21, 2025

To: Saleem Khan Development Engineering Manager

CC: Councillor Kandavel,, Adrian Molder, DevelopmentReview@toronto.ca, floodingstudy@toronto.ca, info@csvswra.ca

RE: Follow up to Flooding Area 52 & 59 Study & Public Consultation outstanding questions

Good morning Saleem,

As directed by the Development Review Team I am sharing my inquiry with regards to my October 31, 2024 letter, captured below for your review and response.

I would also like to take this opportunity to share that density continues to increase along with community concerns. **In addition to questions submitted in my October 31, 2024, I am submitting the following 3 comments for review and response.**

1. There are currently 5 development applications that will bring 3000+ new residents within 2 blocks along Kingston Road. There is concern of instability of saturated sandy/silt soil that may result in sinkholes and the rising ground water table impact to adjacent homes' structures and Kingston Rd utilities services and our Bluffs. **Where can we find details that consider the cumulative impact of these developments? Who in the City will be signing off that there will be no impact?**

DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces			
		Total Units	Town Homes	Est. Residents	High limit	School/Daycare Potential	% Children	Total Parking	Resident Parking	Estimated St. Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	12	320		608	846	198	23%	202	182	42	266
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	271	17	228
27 & 29 Parkcrest	4		144	357	486	198	41%	137	122	0	109
5, 7, 9, 11 Bellamy Rd. S	4		115	400	502	272	54%	73	67	14	94
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	243	0	262
(Proposed on Toronto AIC) TOTAL		952	277	2382	3155	984	31%	1022	885		959

Data included in the attached letters points to further risks from the many changes being pushed by the City through EHON Initiatives.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/PLN-CA-TL-Letter-of-Objection-Letter-of-Objection-2-187-Oakridge-Drive-4.pdf>

Where can we find where the City included impact from these infill applications? Who in the City will be signing off that there will be no impact?

2. My-Tree data chart for the 93 trees captured in the 5-11 Bellamy Road S development points to further risk through significant loss of water absorbing mature trees. This impact is further increased with the removal of 80 mature trees located at 3291 Kingston Road development that would almost double the stats shown.

Where can we find where the City has considered the impact the loss of these trees will have? Who in the City will be signing off that there will be no impact?

Please confirm receipt of this email and let me know if there is anything more you need from me at this time.

I look forward to your reply,
Marina Tadenc, Cliffcrest Scarborough Village SW Residents Association

MyTree Benefits

Tree Collection Totals, 0

Serving Size: 93 trees
Estimated i-Tree benefits this year: \$2,293.34

Annual values:	
Carbon Dioxide Uptake	\$150.29
Carbon Sequestered ¹	1,364.79 kg
CO ₂ Equivalent ²	5,004.24 kg
Storm Water Mitigation	\$1,640.82
Runoff Avoided	504,387.92 L
Rainfall Intercepted	684,979.42 L
Air Pollution Removal	\$502.23
Carbon Monoxide	18.47 g
Ozone	23,595.13 g
Nitrogen Dioxide	6,223.82 g
Sulfur Dioxide	1,033.21 g
PM _{2.5}	1,120.52 g
Values are totals to date:	
Carbon Dioxide Uptake⁴	\$7,230.95
Carbon Storage ⁴	65,666.4 kg
CO ₂ Equivalent ^{2, 4}	240,776.81 kg

Benefit estimates are based on USDA Forest Service research and are meant for guidance only. Visit www.itreetools.org to learn more.



October 31, 2024

RE: Flooding Area 52 & 59 Study

Dear Ms. Rahardja and Mr. Cheiko,

We were hopeful that once the Basement Flooding Studies for Area 52 & 59 were completed the information would help bring informed decisions to our City.

What I understood from your message, captured in the emails referenced below going back to 2022:

- No timeline for construction
- This is a Toronto Water Division project on sewer infrastructure and separate from City Planning Division (City teams work in silos)
- City Planning is aware of our studies. **(What does that mean?)**
- The project is unfunded
 - While we wait for funding, we watch development move forward, removing our large trees that absorb water, contributing to loss of more permeable surface increasing surface water run off as the City explores how to have taxpayers pay for infrastructure upgrades...
 - <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/stormwater-water-service-charges-consultation>

So, we have overwhelmed infrastructure, with no funds to improve, yet we continue to add density that will further overwhelm it. Why?

While your last response is appreciated it is not technical and not what flooding study is all about. With reference to your comments, *"As mentioned, the goal of the study is to reduce the risk of future flooding and therefore takes into account future population projections and land uses. Future population and land use projections of sanitary flows are added when evaluating and sizing the basement flooding protection solutions."*

Facts: future population projections can be used for expected future sanitary (toilets, sinks) flows, that is easy math..... BUT; cannot be used to determine exact storm water (flooding) sewers sizes. WHY - storm water sewers sizes are based on 2 items:

1. expected max projected amount of rain fall expected per hour.
2. the amount of hard and soft surfaces in the areas, to determine the flows and Storm water volumes for the sewer pipes to handle.

You may know item #1 BUT you can't know 100% of item #2 for the future development.

Since future infill development has more hard surfaces and more storm water runoff, the city plan is to control by storm water retention tanks for each NEW development going forward. But even this needs some projected flow rates expected.... which is a best guess estimate when considering all projected future development and unknowns of Climate Change.

We have been told that Toronto Water is involved in reviewing Servicing Studies that are submitted as part of development applications and provide feedback informed by various Toronto Water studies and initiatives, including Basement Flooding. Show us where the cautionary recommendations are and how they influence Planning?

The 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. I can say quite factually that despite this reality exceptions are being made to tanking despite knowing this risk. The city is approving developments on technicalities instead of taking a strong and serious position on the real impact it will most certainly have.

It is concerning that despite the fact that Basement Flooding studies for our communities show upgrades to the sewage system are needed to prevent basement flooding and overland flooding, City staff continue to recommend the approval of condominiums and infill housing in our neighbourhoods, seemingly oblivious to infrastructure deficits and the climate crisis.

The first step to solving a problem is admitting that there is one. Easier to stick our head in the sand and pretend everything is ok and that massive development will have no impact and present climate change is just a fairytale. Frightening the problems we will leave for our children.

Very concerned,
Marina Tadenc
Cliffcrest Scarborough Village SW Residents Association

CC. Councillor Kandavel, info@csvsw.ca

(Attached below is correspondence 2022 to 2024)

From: **BFEA Flooding Study** <floodingstudy@toronto.ca>
Date: Fri, Aug 9, 2024 at 11:44 AM
Subject: RE: Re: Re: Fwd: Follow up to Flooding Area 52 & 59 Study & Public Consultation
To: Marina Tadenc <mtadenc@gmail.com>
CC: Kirill Cheiko <Kirill.Cheiko@toronto.ca>
Hi Marina,
Please see responses to your questions below in [blue](#).
Have a nice weekend,
Kelly Rahardja
Senior Coordinator, Public Consultation Unit

From: Marina Tadenc <mtadenc@gmail.com>
Sent: Thursday, July 25, 2024 5:05 PM
To: BFEA Flooding Study <floodingstudy@toronto.ca>
Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>**Subject:** [External Sender] Re: Re: Fwd: Follow up to Flooding Area 52 & 59 Study & Public Consultation
Good afternoon Kelly,
Thank you for sharing these links, I will include them in our next RA newsletter to our membership and community.

Given the INTENSE RAIN EVENT ON JULY 16TH, how useful are these studies if:

1. they are looking backwards and not ahead
2. they are **not accounting** for the addition of many new condo builds along KR and potential EHON infills in our neighbourhoods, which are removing permeable surfaces, changing our watershed, and putting new pressures on the existing infrastructure

As mentioned, the goal of the study is to reduce the risk of future flooding and therefore takes into account future population projections and land uses. Future population and land use projections of sanitary flows are added when evaluating and sizing the basement flooding protection solutions.

If there is no funding when will we see the recommendations for sizing up pipes and underground storage tanks and alternative solutions happen and **why do these studies not put forward cautionary recommendations to influence Planning?**

There is no timeline for construction yet as the project is currently unfunded. This is a Toronto Water Division project on sewer infrastructure and is separate from City Planning Division. However, City Planning is aware of our studies. Additionally, Toronto Water is involved in reviewing Servicing Studies that are submitted as part of development applications and provide feedback informed by various Toronto Water studies and initiatives, including Basement Flooding.

We have been asked about the large project and upgrades started along Slowly? Can you provide any details on this project?

We assume the question is about a project that started recently on Sloy Road in Scarborough. The project is being delivered by Engineering and Construction Services on behalf of Transportation Services and involves road reconstruction, new sidewalks and bike-lane improvements. Contact is Lucas Da Costa (ldacost@toronto.ca).

As always, we appreciate your help in learning the answers to the many concerns the community continues to ask and we look forward to your reply.

Sincerely!
Marina Tadenc
CSVSWRA

On Fri, Jul 19, 2024 at 2:13 PM BFEA Flooding Study <floodingstudy@toronto.ca> wrote:

Hi Marina,

Sorry to hear you could not attend the event. It was a drop-in event so there was no presentation/recording, however you can view the project materials displayed at the events here:

Study Area 59 (July 17)

- [Project Information Panels](#)
- [Map of Recommended Solutions](#)

Study Area 52 (June 27)

- [Project Information Panels](#)

- [Map of Recommended Solutions](#)

There are no addendums or cost data to be shared at this time, but you can check the project website for future updates. As for the October 2022 newsletter, City staff have previously responded to this document in November 2023. Please see attached email for our response.

Thank you and have a nice weekend,
Kelly Rahardja
Senior Coordinator, Public Consultation Unit

From: Marina Tadenc <mtadenc@gmail.com>

Sent: Tuesday, July 16, 2024 4:04 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>

Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>

Subject: [External Sender] Re: Fwd: Follow up to Flooding Area 52 & 59 Study & Public Consultation

Hi Kelly, Hope all is well.

I understand that there is a meeting scheduled for the 17th in our neighbourhood.

It's disappointing that after so many delays (see follow ups below) these meetings are being held at the peak of summer when residents are away.

Could you kindly please share the presentation and recording if available so that I can then include in our RA newsletter to share with our membership.

Regards,
Marina Tadenc
CSVSWRA
BTW...

I will not be able to attend as we are away but hope you can respond to the following: Please find attached our October 2022 newsletter which includes a "Letter from a Concerned Resident" indicating the City's stormwater management Benchmark is outdated among other concerns. Following the rainfall today, see image. This concern is key to ensuring valid studies are completed, please confirm the City's position for this along with backup that we can review.

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

Given that your studies indicate so much work is needed to our infrastructure, how can the City take the position that currently there is capacity to move forward with these large developments?

EG: [3291, 3355, 3310 Kingston Road](#) and 27 & 29 Parkcrest.

Also, please share the Addendum that reflects probable cost for Area 52 & 59 similar to following example for Area 33.

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/basement-flooding-study-addendum-area-33-southwest-scarborough/>

End-of-Pipe Control Measures

- ✓ A minimum 1,500m³ off-line underground storage tank in the City easement immediately south of Warden Ave. Following a storage event, the tank would be dewatered (automatically using a small pump) to the sewer system for treatment at the Ashbridges Bay wastewater treatment plant.

The above recommended conveyance and end-of-pipe measures are sized to meet City flood mitigation targets and to eliminate combined sewer overflows from all sewer outfalls during an average year. Conceptual designs of the recommended conveyance and end-of-pipe measures were prepared and are presented herein. An opinion of probable costs was prepared and indicates a total net cost to the City of \$339M for the recommended works on public property. Guidance with respect to the implementation of the recommended solutions is also provided.



EX-iii

On Mon, Feb 26, 2024 at 9:00 AM Marina Tadenc <mtadenc@gmail.com> wrote:

Hi Kelly,
Hope all is well and you enjoyed the weekend.
Checking to find out if any dates have been set for the April consultation? I was hoping to include the update and details in our upcoming March newsletter to membership.
Also, would you be able to let me know who in Toronto Water is looking into responding to our questions?
Let me know if you need anything from me at this time.
Sincerely, Marina Tadenc, CSVSWRA

On Mon, Feb 5, 2024 at 2:17 PM Marina Tadenc <mtadenc@gmail.com> wrote:
Hi Kelly, Thanks for the update.

Yes, please do share details about the public consultation when available so that we can share with our membership. Thank you also for letting me know some of our inquiries have been directed to Toronto Water staff and I look forward to a response.

Please let me know if you need anything from me in the meantime.

Sincerely, Marina Tadenc, CSVSWRA

On Fri, Feb 2, 2024 at 1:55 PM BFEA Flooding Study <floodingstudy@toronto.ca> wrote:

Hi Marina,

Thanks for reaching out. Currently, we are working towards the public consultation for these two areas and anticipate a launch this April. We will share the public consultation notice with you once it's issued closer to the date. I've forwarded your other inquiries to Toronto Water staff and will provide you with a follow-up response in a couple of weeks.

Regards,

Kelly Rahardja

Senior Coordinator, Public Consultation Unit

From: Marina Tadenc <mtadenc@gmail.com>

Sent: January 31, 2024 1:42 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>; Kirill Cheiko <Kirill.Cheiko@toronto.ca> **Subject:** [External Sender] Fwd: Follow up to Flooding Area 52 & 59 Study & Public Consultation

Hi Tracy,

Hope all is well and hope the new year is off to a good start for you and the team.

I have included Ward 20's newly elected Councillor Kandavel in this follow up email.

I am following up to see if you have any updates that can be shared at this time with regards to area 52 & 59 Flooding Studies?

Thank you for the most recent comments provided in [blue](#) below. We still have the following concerns and questions:

1. None of the Avenue Studies look at the BIG picture of development proposals in close proximity to each other collectively.

o EG: [3291, 3355, 3310 Kingston Road](#) and 27 & 29 Parkcrest.

o How can City Planning move forward with mass development without understanding the sewers capacities current and future limitations of our infrastructure?

o We would like to get information to better understand what are the areas stormwater drainage and sewer capacities.

2. As we wait for Area 52 & 59 study details to be shared we reviewed details captured in the executive summary for the

completed Area 33 study. The Basement Flooding Improvement Study Addendum indicates that, "An opinion of probable costs was prepared and indicates a total net cost to the City of \$339M for the recommended works on public property"

The SCARBOROUGH WATERFRONT CSO/STORMWATER OUTFALL CONTROL & FLOOD PROTECTION STUDY EA
ADDENDUM

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/basement-flooding-study-areas/basement-flooding-study-addendum-area-33-southwest-scarborough/>

- o Please confirm that your studies will be the baseline for assessing what new/additional impacts on the City sewers infrastructure?
- o Will the City be moving forward with significant development without fully understanding/knowing what the existing limitations are?
- o Will the EHON initiatives being implemented by the City have a likely further undesirable impact?
- o Please confirm that the City is looking at the full/big picture and is looking at, (Current infrastructure + New Condo Developments + infill housing including EHON initiatives). Is this an accurate statement?
- o Please confirm that the City's different Teams (sanitary, stormwater, planning), TRCA and your Team are not working in silos?

3. In addition, we believe that more is needed, we believe we need experts that understand the impacts of climate change and unbiased reports that assess, where and what is warranted, in particular the full impact of multiple developments on the Bluffs. A letter submitted in August of 2022 outlines some possible complications that could occur if due diligence is not done.

- o Will your review address these concerns?

https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf

As always we look forward to your reply, thank you and appreciate your help in this matter.

Sincerely,
Marina Tadenc
CSVSWRA

----- Forwarded message -----

From: **BFEA Flooding Study** <floodingstudy@toronto.ca>

Date: Wed, Nov 1, 2023 at 9:42 AM

Subject: RE: Follow up to Flooding Area 52 & 59 Study & Public Consultation

To: Marina Tadenc <mtadenc@gmail.com>

Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>, Monique Lisi <Monique.Lisi3@toronto.ca>, Ward_20 <Ward_20@toronto.ca>, info <info@csvgw.ca>

Good morning Marina,

Staff have reviewed your further questions (as shown in red below) and provided the following responses in blue.

1. We are aware of several large condo developments moving forward in Cliffcrest & Scarborough Village as well as the Multiplex By-law. What are the implications of this study on decisions by City Council and Municipal Planning regarding these development applications, in particular where sewers are under capacity or under sized?

The Basement Flooding Protection Program is a multi-year program that is helping to reduce the risk of flooding by studying sewer and drainage systems and making improvements to the sewer system and overland drainage routes. This is a separate and distinct process from the development application review process, where new housing developments must meet City standards to provide for sufficient stormwater drainage management and sanitary sewer capacity prior to being approved.

The development application process requires that all new housing developments must meet City standards to provide for sufficient stormwater drainage management and sewer capacity before being approved.

First, we are fully aware of the requirements of the development application process, and that new developments have to comply with city Standards and requirements. As you pointed out, the key mandate for the BFPP is to "reduce risk for studying sewer and drainage systems and make improvements to the sewer system and overland drainage routes." As you pointed out, the resulting outcome will be improvement to the sewer system and city standards to be implemented and followed by new development. To do this successfully you need two benchmarks for both the synthetic storm expected and what would be the development density to successfully analyze and design the related infrastructure. That being the case we would like to understand what are the criteria you are using for development density? Current and future?

Future population used in modelling is based on projection data provided by City Planning. This study uses existing population data sets and forward-looking population projection data to 2041.

The above **edit** was made as the BFPP study will not revise standards for development. The development application review process is separate and distinct, as per the above.

2. Please find attached our October 2022 newsletter which includes a “Letter from a Concerned Resident” indicating the City’s stormwater management Benchmark is outdated among other concerns. This concern is key to ensuring valid studies are completed, please confirm the City’s position for this along with backup that we can review.

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

Referencing the letter’s comments applicable to the Basement Flooding Protection Program, the following response can be provided:

The City's 100 year design storm, applied by the Basement Flooding Protection Program, is a synthetic storm used to analyze and design infrastructure. This is a different storm from Hurricane Hazel which is not an example of the 100 year storm but rather a separate event applied by the Toronto and Region Conservation Authority for riverine flooding policy. Storms vary in spatial and temporal rainfall intensity and each storm is unique. The 100 year synthetic design storm is significantly larger (both intensity and total rainfall) than the majority of storm events that Toronto experiences, and sizing infrastructure to convey this storm results in a significant level of service improvement for the drainage system in Toronto.

Thanks for clarification. We assume your study data is aligned with Toronto and Region Conservation Authority data and policies?

The City of Toronto works closely with the TRCA on matters related to stormwater management. The studies engage the TRCA specifically on matters related to the TRCA’s jurisdiction such as the regulatory floodplain.

----- Forwarded message -----

From: **BFEA Flooding Study** <floodingstudy@toronto.ca>

Date: Wed, Nov 1, 2023 at 9:42 AM

Subject: RE: Follow up to Flooding Area 52 & 59 Study & Public Consultation

To: Marina Tadenc <mtadenc@gmail.com>

Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>, Monique Lisi <Monique.Lisi3@toronto.ca>, Ward_20 <Ward_20@toronto.ca>, info <info@csvgsw.ca>

Good morning Marina,

Staff have reviewed your further questions (as shown in red below) and provided the following responses in blue.

We are aware of several large condo developments moving forward in Cliffcrest & Scarborough Village as well as the Multiplex By-law. What are the implications of this study on decisions by City Council and Municipal Planning regarding these development applications, in particular where sewers are under capacity or under sized?

The Basement Flooding Protection Program is a multi-year program that is helping to reduce the risk of flooding by studying sewer and drainage systems and making improvements to the sewer system and overland drainage routes. This is a separate and distinct process from the development application review process, where new housing developments must meet City standards to provide for sufficient stormwater drainage management and sanitary sewer capacity prior to being approved.

The development application process requires that all new housing developments must meet City standards to provide for sufficient stormwater drainage management and sewer capacity before being approved.

First, we are fully aware of the requirements of the development application process, and that new developments have to comply with city Standards and requirements. As you pointed out, the key mandate for the BFPP is to “reduce risk for studying sewer and drainage systems and make improvements to the sewer system and overland drainage routes.” As you pointed out, the resulting outcome will be improvement to the sewer system and city standards to be implemented and followed by new development. To do this successfully you need two benchmarks for both the synthetic storm expected and what would be the development density to successfully analyze and design the related infrastructure. That being the case we would like to understand what are the criteria you are using for development density? Current and future?

Future population used in modelling is based on projection data provided by City Planning. This study uses existing population data sets and forward-looking population projection data to 2041.

The above **edit** was made as the BFPP study will not revise standards for development. The development application review process is separate and distinct, as per the above.

2. Please find attached our October 2022 newsletter which includes a “Letter from a Concerned Resident” indicating the City’s stormwater management Benchmark is outdated among other concerns.

This concern is key to ensuring valid studies are completed, please confirm the City's position for this along with backup that we can review.

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

Referencing the letter's comments applicable to the Basement Flooding Protection Program, the following response can be provided:

The City's 100 year design storm, applied by the Basement Flooding Protection Program, is a synthetic storm used to analyze and design infrastructure. This is a different storm from Hurricane Hazel which is not an example of the 100 year storm but rather a separate event applied by the Toronto and Region Conservation Authority for riverine flooding policy. Storms vary in spatial and temporal rainfall intensity and each storm is unique. The 100 year synthetic design storm is significantly larger (both intensity and total rainfall) than the majority of storm events that Toronto experiences, and sizing infrastructure to convey this storm results in a significant level of service improvement for the drainage system in Toronto.

Thanks for clarification. We assume your study data is aligned with Toronto and Region Conservation Authority data and policies?

The City of Toronto works closely with the TRCA on matters related to stormwater management. The studies engage the TRCA specifically on matters related to the TRCA's jurisdiction such as the regulatory floodplain.

Sincerely, Tracy

From: Marina Tadenc <mtadenc@gmail.com>

Sent: October 24, 2023 3:19 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>

Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>; Monique Lisi <Monique.Lisi3@toronto.ca>; Ward_20 <Ward_20@toronto.ca>; info <info@csvgsw.ca>

Subject: [External Sender] Follow up to Flooding Area 52 & 59 Study & Public Consultation

Good afternoon Tracy,

Thank you for your response. But we would still like to understand what will be the outcome/impact to future development, if any as a result of the BFEA flooding study.

We would appreciate a response to our comments in RED below.

Also, please provide a link to the webpage for Study Area 52 and 59 when available so we can share with our membership.

Kind regards,

Marina

On Tue, Sep 26, 2023 at 11:05 AM BFEA Flooding Study <floodingstudy@toronto.ca> wrote:

Good morning Marina,

Staff have had the opportunity to review your questions. Included below are our responses. I can also confirm that Kirill is the project manager for Study Area 52 and 59.

1. We are aware of several large condo developments moving forward in Cliffcrest & Scarborough Village as well as the Multiplex By-law. What are the implications of this study on decisions by City Council and Municipal Planning regarding these development applications, in particular where sewers are under capacity or under sized?

The Basement Flooding Protection Program is a multi-year program that is helping to reduce the risk of flooding by studying sewer and drainage systems and making improvements to the sewer system and overland drainage routes. This is a separate and distinct process from the development application review process, where new housing developments must meet City standards to provide for sufficient stormwater drainage management and sanitary sewer capacity prior to being approved.

The development application process requires that all new housing developments must meet City standards to provide for sufficient stormwater drainage management and sewer capacity before being approved.

First, we are fully aware of the requirements of the development application process, and that new developments have to comply with city Standards and requirements. As you pointed out, the key mandate for the BFPP is to "reduce risk for studying sewer and drainage systems and make improvements to the sewer system and overland drainage routes." As you pointed out, the resulting outcome will be improvement to the sewer system and city standards to be implemented and followed by new development. To do this successfully you need two benchmarks for both the synthetic storm expected and what would be the development density to successfully analyze and design the related infrastructure. That being the case we would like to understand what are the criteria you are using for development density? Current and future?

2. Please find attached our October 2022 newsletter which includes a “Letter from a Concerned Resident” indicating the City’s stormwater management Benchmark is outdated among other concerns. This concern is key to ensuring valid studies are completed, please confirm the City’s position for this along with backup that we can review.

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

Referencing the letter’s comments applicable to the Basement Flooding Protection Program, the following response can be provided:

The City's 100 year design storm, applied by the Basement Flooding Protection Program, is a synthetic storm used to analyze and design infrastructure. This is a different storm from Hurricane Hazel which is not an example of the 100 year storm but rather a separate event applied by the Toronto and Region Conservation Authority for riverine flooding policy. Storms vary in spatial and temporal rainfall intensity and each storm is unique. The 100 year synthetic design storm is significantly larger (both intensity and total rainfall) than the majority of storm events that Toronto experiences, and sizing infrastructure to convey this storm results in a significant level of service improvement for the drainage system in Toronto.

Thanks for clarification. We assume your study data is aligned with Toronto and Region Conservation Authority data and policies?

Sincerely, Tracy

Tracy Manolakakis (she/her)

Manager, Public Consultation Unit

Policy, Planning, Finance & Administration

City of Toronto

From: Marina Tadenc <mtadenc@gmail.com>

Sent: September 1, 2023 8:27 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>

Cc: Kirill Cheiko <Kirill.Cheiko@toronto.ca>; Monique Lisi <Monique.Lisi3@toronto.ca>; Ward_20 <Ward_20@toronto.ca>; info <info@csvsw.ca>

Subject: [External Sender] Re: Re: 3rd follow Flooding Area 52 Study Public Consultation

Hi Tracy,

Thank you for your reply and yes please add me to the list as well as Cliffcrest Scarborough Village SW Residents Association email, info@csvswra.ca.

If you review this email chain you will note that my original email was to floodingstudy@toronto.ca to which I received the response from fairbanksewer@toronto.ca and therefore continued to follow up to fairbanksewer@toronto.ca.

Going forward we would appreciate an email informing us of such changes.

Kirill,

Could you please confirm that you are still the project lead for Area 52& 59 Flooding study?

In the comments provided it is indicated that sewers are "under capacity", at this time we have these concerns and questions:

1. We are aware of several large condo developments moving forward in Cliffcrest & Scarborough Village as well as the Multiplex By-law. What are the implications of this study on decisions by City Council and Municipal Planning regarding these development applications, in particular where sewers are under capacity or under sized?

For the BIG PICTURE of development currently being proposed in Cliffcrest Scarborough Village please refer to the following interactive map: <https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIzBxOeVusDmb34ufJZlCP&usp=sharing>

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIzBxOeVusDmb34ufJZlCP&usp=sharing>

2. Please find **attached** our October 2022 newsletter which includes a “Letter from a Concerned Resident” indicating the City’s stormwater management Benchmark is outdated among other concerns. This concern is **key to ensuring valid studies are completed, please confirm the City’s position for this along with backup that we can review.**

https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf

I look forward to your reply.

Sincerely, Marina

“Letter from a Concerned Resident” found in October 2022 CSVSWRA newsletter.

On Wed, Aug 16, 2023 at 12:13 PM BFEA Flooding Study <floodingstudy@toronto.ca> wrote:

Dear Marina,

I apologize for the delay in getting a response to you.

We are working to have the webpage for Study Area 52 and 59 live in the coming weeks. In terms of when you can expect consultation for these two studies, I've confirmed with our staff and consultant that we anticipate a public consultation event in January 2024.

Both study area have a large number of existing sewers that are located in easements on private property or in parks and open spaces. Some of these sewers are under capacity and will need to be upsized. The study team has been undertaking a detailed review of solution alternatives to minimize the need for such upsizing by developing improvements in other parts of the sewer system to keep sewer upgrades to the City's roads, whenever possible. This exercise has unfortunately caused a delay in schedule.

I will have your name and email added to our list of interested persons to notify once we have confirmed a date for the consultation event. Please also note that the fairbank@toronto.ca email account in which you sent your email is unrelated to these studies. All emails should be sent to floodingstudy@toronto.ca.

Sincerely, Tracy

Tracy Manolakakis (she/her)

Manager, Public Consultation Unit

Policy, Planning, Finance & Administration

City of Toronto

From: Marina Tadenc <mtadenc@gmail.com>

Sent: August 16, 2023 8:32 AM

To: Kirill Cheiko <Kirill.Cheiko@toronto.ca>; fairbanksewer <fairbanksewer@toronto.ca>

Cc: Monique Lisi <Monique.Lisi3@toronto.ca>; Ward_20 <Ward_20@toronto.ca>; info <info@cvsww.ca>

Subject: [External Sender] Re: 3rd follow Flooding Area 52 Study Public Consultation

Good morning,

This is my 3rd follow up email, I have no record of a response?

We were advised details would be available by the second quarter of 2023?

Checking to see if there are any materials that can be shared at this time with regards to area 52 & 59 studies?

Has a date been set for public consultation?

Any information would be greatly appreciated.

Thanks, Marina

On Wed, Jul 26, 2023 at 5:36 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Hi,

We were advised details would be available by the second quarter of 2023? Checking to see if there are any materials that can be shared at this time with regards to area 52 & 59 studies? Has a date been set for public consultation?

Any information would be greatly appreciated.

Thanks Marina

On Sat, Mar 18, 2023 at 3:44 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Hi,

We are approaching the second quarter of 2023.

Checking to see if there are any materials that can be shared at this time with regards to area 52 & 59 studies?

Has a date been set for public consultation?

Any information would be greatly appreciated.

Thanks Marina

On Tue, Dec 27, 2022 at 2:20 PM fairbanksewer <fairbanksewer@toronto.ca> wrote:

Hi Marina:

Thank you for your enquiry regarding the Southwest Scarborough sewer assessment planning – flood mitigation infrastructure upgrades.

BF Area 52 - Cliffcrest/Highland Creek will have the sewer and underground storage infrastructure improvements ready for review soon in 2023 (attached maps – citywide BF and local for Scarborough SouthWest). For your reference, I've attached a sample sewer/catchbasin/underground storage sample map for West Hill.

Therefore, the direct website toronto.ca/bf52 is not activated yet until the materials are ready for review in early 2023; the project team will reach out to you directly regarding potential sewer easement before a public event in spring (online or in-person at Scarborough Civic Centre).

Stay warm and Best to your 2023! Mae

Mae Lee

Public Consultation Unit

City of Toronto

[55 John Street](#), Metro Hall
Toronto ON M5V 3C6

mae.lee@toronto.ca Web: toronto.ca/bfea

From: Marina Tadenc <mtadenc@gmail.com>

Sent: December 26, 2022 6:17 PM

To: BFEA Flooding Study <floodingstudy@toronto.ca>

Cc: Councillor Crawford <councillor_crawford@toronto.ca>; Monique Lisi <Monique.Lisi@toronto.ca>

Subject: **Area 52 Study Public Consultation**

Hi,

This link is a notice for Area 53 notice.

[Microsoft Word - BF Notice of Commence and Consult South Etobicoke BF53 Bundle B.docx \(toronto.ca\)](#)

The website says that Area 52 was started in 2022 and will be completed in 2023.

I also could not find any details for public consolidation or link where feedback could be submitted for area 52, similar to what is indicated for area 53?

Could you also kindly provide the project manager contact info for area 52 study?

Please advise asap.

Kind regards,

Marina Tadenc