



November 11, 2024

To: Councillor Kandavel

CC: Lou Di Gironimo, Jennifer Graham Harkness, Simon Hopton, Karen Kryzanowki, Mika Rainsanen, Daniel Elmadany, Saleem Khan, Lukasz Powlowski, Christian Ventresca, Paul Vincent, Alexandra Kyriakos, Ariella Barmash, Grace Tessa, Rodney Gill, Janet May

Subject: Review of the revised documents submitted on Oct. 4, 2024 with regards to 3291 KINGSTON RD/2-4 WINDY RIDGE DR - Rezoning Application Number: 20209863ESC20OZ

Councillor Kandavel,

The Cliffcrest Scarborough Village SW Residents Association has continued to follow up with both the City and the Applicant on the matter of pre-conditions for “**rezoning application**” and “**site plan application**” submitted to be reviewed concurrently by the Applicant.

In addition to concerns/questions shared in our pervious correspondence following is our summary and review of the revised documents submitted on October 4, 2024. Listed below are errors and omissions:

First; the following is what was to be submitted to the city and residences as per OLT requirement on Oct. 4, 2024.

- a. Functional Servicing Report; - **provided**
- b. Stormwater Management Report; - **provided**
- c. Hydrogeological Review; - **revised report provided - deleting contamination and treatment requirement**
- d. Foundation Drainage Report; - **provided**
- e. Transportation Impact Study; - **NOT provided**
- f. Arborist Report - **Provided**

1. Hydrogeological Report – discrepancy

Can you please explain why the May 6 2024 report contradicts the September 8 2020 Hydrogeological report?

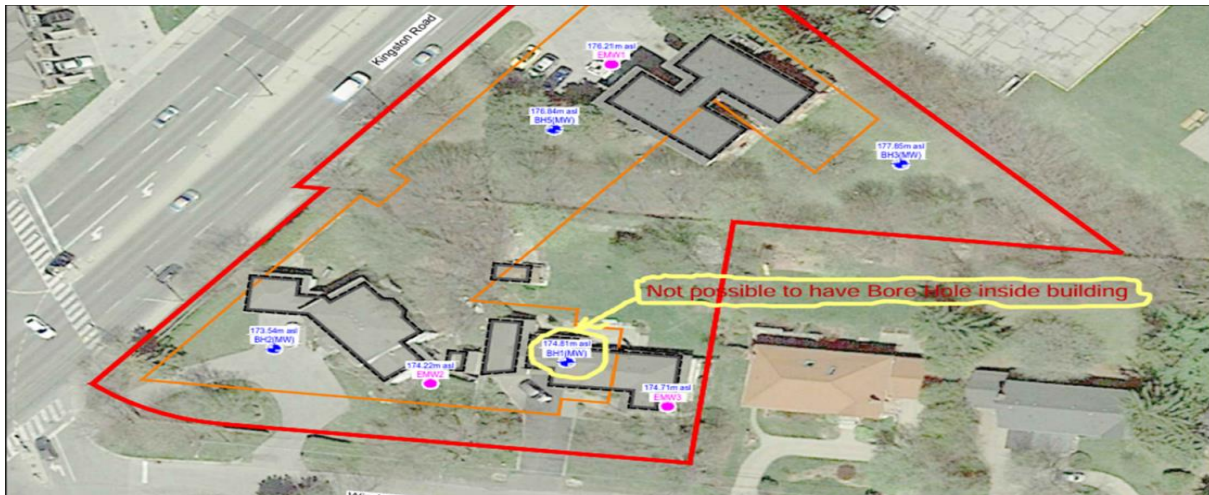
The Sept 8, 2020 Hydrogeological Report (see attached) Identified contamination present in the Groundwater and need for Treatment before draining weeping tiles into the storm sewers. LCH letter dated Nov 8, 2023 stated they will be treating the ground water entering the storm sewers. (see attached)

The May 6, 2024 Hydrogeological Report (see attached) revises the Sept 8, 2020 Hydrogeological report findings and states "the ground water quality determined by laboratory analyses revealed no exceedances" and contradicting the Sept 8, 2020 report findings. **HOW IS THIS POSSIBLE.** Plus, LCH reissued letter stating no Storm water treatment.

2. Hydrogeological Report - Error with Borehole location

Can you please explain how it is possible to conduct/preform soil boreholes within this building?

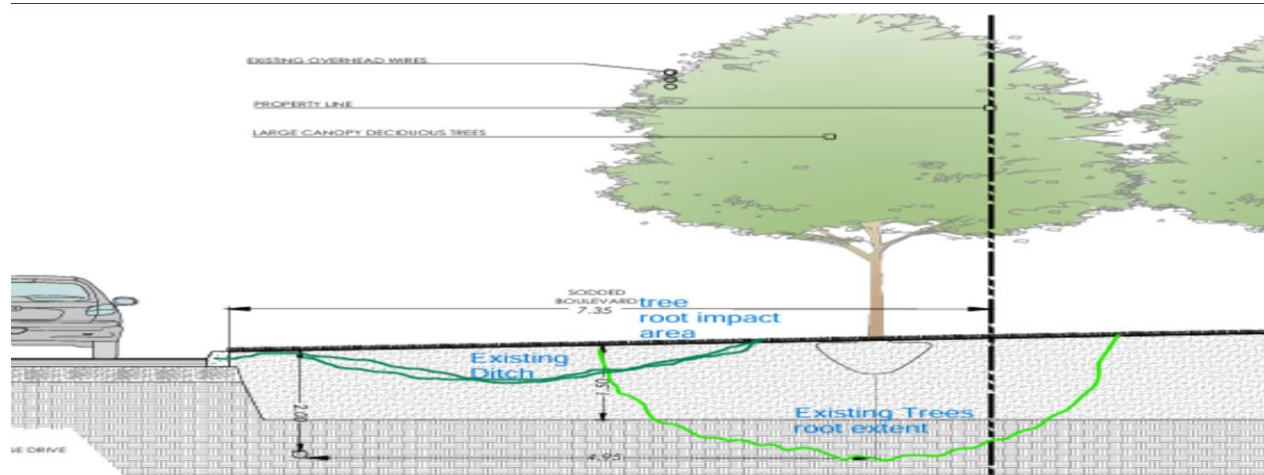
The following report plan shows the borehole #1 located inside of building at 4 Windy Ridge Dr. - Not possible to conduct/preform soil boreholes within this building.



3. Removal existing Ditch on Windy Ridge Dr. + Tree impact.

Can you please explain why contrary to agreements the ditches are no longer being kept?

LCH landscape is to provide street curb and removal of existing ditch along Windy Ridge in front of development. This contradicts the residents on Windy Ridge petition & agreement with to city in mid-1990's to not install curbs on the street. Also, City Chief Storm water engineer agreed at a meeting with RA that ditches are good for storm water control and provide soak away for the storm water into the ground. Also. the filling in of the ditch will impact the existing boulevard tree's roots system. See attached cross section.



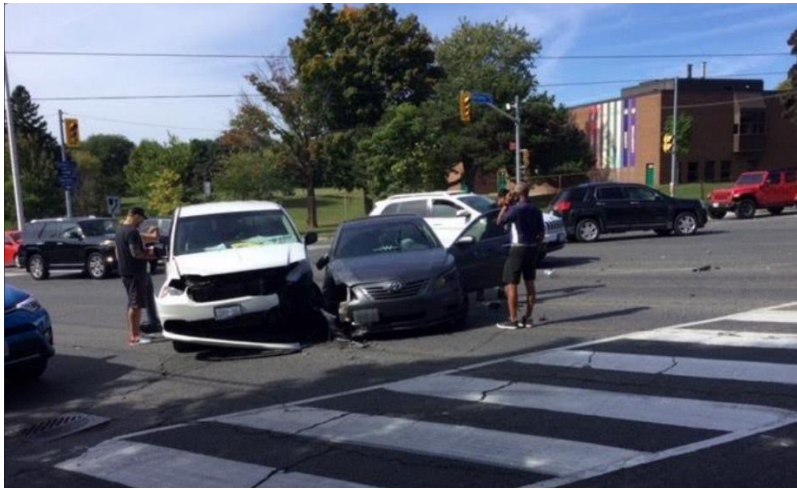
4. Transportation Impact Study

Can you please explain why the Transportation Impact Study is not available for review?

The applicant has submitted the “**rezoning application**” and “**site plan application**” to be reviewed concurrently. We fail to understand how rezoning can move forward if they are being reviewed concurrently. **Please clarify how this process works?**

With reference to previous concerns raised as well as Grace Tessa July 31, 2024 reply to CSVSRA, “*For the purposes of what is required to be addressed at Zoning, Engineering and Construction Services has been advised that the submitted Transportation Impact Study is satisfactory.*” Yet critical end of day school dismissal hour period is missing in the previously submitted traffic report.

See photo 1 shared by a resident and taken around lunch time Friday September 27, 2024. According to a witness the firemen and ambulance were on the scene within 10 minutes and both drivers of the cars sustained injuries.



See photo 2, captures the school at the north west corner and students crossing the road. The photo also captures a long standing 'Do Not Block Intersection' sign at the intersection of Windy Ridge, Ravine and Kingston Road which indicates it has already been identified by the city as a congestion-prone location. This intersection is further complicated by the on going busy in/out traffic from the Pioneer Gas Station on the south west corner.



Councillor Kandavel, you were the School Trustee for our ward when a 17year old girl was **fatally struck** near her Scarborough high school in Birchcliff. I ask you to consider “**what if**” this collision had happened when the students were out for lunch or end of school day and crossing the road.

Why, is the City willing to allow a massive development at this **complicated 6-point intersection** in close proximity to a school to move forward with reports that they indicate are “satisfactory” when in fact the reports are not satisfactory.

Why, is the City not looking at the cumulative impact that a potential population growth of 2500 residents within 2 blocks could have at this intersection?

More details here,

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Traffic-Safety-Concerns-re-Windy-Ridge.pdf>

5. Consideration in the current balcony design type

The residences ask that serious consideration be given to a change in the current balcony railing design type from a picket railing design to a solid or tinted glass railing.

The reasons are the balconies become storage area for the units and not very appealing for the building in the community. Also, it not a pleasant feeling to be standing beside an open picket railing 8+ stories up. See photo below as example. Many new quality condo buildings have solid balcony railings. Also, the condo rule regarding storage on balconies is never followed, this change would give certainty



6. Pervious questions

We continue to look for updates on items that **still have not be responded to in our September 30th and July 31st follow ups.**

We look forward to your reply and ask that your response/details are circulated well in advance so that we will have sufficient time for our review and comment.

Regards,
Marina Tadenc
CSVSWRA