

# **3291 KINGSTON RD/2-4 WINDY RIDGE DR**

Application Number: 20209863ESC200Z

## Understanding Stormwater Drainage Impacts & Understanding Traffic/Parking/Safety Impacts



### **Attendees:**

Lou Di Gironimo, Jennifer Graham Harkness,  
Councillor Kandavel, Alexandra Kyriakos,  
Paul Vincent, Marina Tadenc

Cliffcrest Scarborough Village SW Residents Association

**May 23, 2023**

# Understanding Stormwater Drainage Impacts



# A look at 3291 Kingston Road, 2 & 4 Windy Ridge

The image of TRCA maps shows in **purple** TRCA regulated Lands, In **yellow** proposed 360-unit condo



# Side by side - 3 condo developments within 2 block (totalling over 800 units)

3310-3314 KINGSTON RD

**Application Number:** 0219229ESC200Z

Application Status: Open

Milestone Status: Notice of Complete Application Issued

**Date Submitted: 2020-11-17**

Type: Community planning

**ULR:** <https://www.toronto.ca/city-government/planning-development/application-details/?id=4831272&pid=52117>

**Location summary:** Demo site that has been left empty for years.

**Note:** We do not want this to happen to the next 2 properties.



3355-3365 KINGSTON RD/34 ANNIS RD

Application Number:20189568ESC200Z

Application Status: Open

Milestone Status: City Council Decision Made

**Date Submitted: 2020-09-03**

Type: Community planning

**ULR:** <https://www.toronto.ca/city-government/planning-development/application-details/?id=4807630&pid=699398>

**Location summary:** Currently a vacant Strip Plaza

**Impact:** Loss of 1 Residential home, loss of long-time business store front shops



3291 KINGSTON RD/2-4 WINDY RIDGE DR

Application Number:20209863ESC200Z

Application Status: Open

Milestone Status: Notice of Complete Application Issued

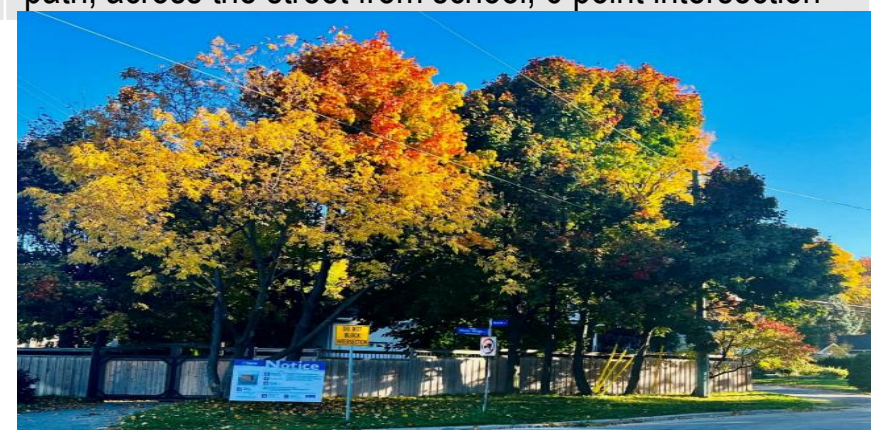
**Date Submitted: 2020-10-22**

Type: Community planning

**ULR:** <https://www.toronto.ca/city-government/planning-development/application-details/?id=4831272&pid=52117>

**Location summary:** Tree covered lot, 2 residential homes and 8 affordable housing units

**Impact:** Loss of 8 tenant replacement units, loss of 2 residential homes, 80+ mature trees, closest proximity to ravine and Bluffs, directly in known migratory bird path, across the street from school, 6 point intersection



# STORMWATER OPTIONS - Discussing potential impacts

## Current Environment:

- 2 residential homes, 1 3-story 8 unit multiplex
- Stormwater ***drainage through soil***

## There are 2 options under consideration:

1. New Rule - Storm water is tanked and released, gradual ***drainage through soil***
2. Old Rule - Draining ground water to city storm sewers (**officially no longer permitted by the City's "Foundation Drainage Policy" as of Jan. 1, 2022.**)

## Hydrogeological Investigation by Fisher Engineering (dated revised Aug. 23, 2023)

The report states “An application for **permission** to discharge to the municipal sewer will be required unless the subsurface structure of the building is designed as watertight.” [City of Toronto Municipal Code Chapter 681 \(Sewers By-Law\) does not allow basement dewatering/weeping tiles to be connected into city storm or sanitary sewers.](#)

# STORMWATER OPTIONS – Discussing potential impacts

It is our understanding that the City Teams are considering giving *permission* to grandfather the **old process**?

## Capacity:

- Can you confirm **capacity of storm sewers** and **pump station** for multiple sites within 2 blocks?
- Does our infrastructure have the capacity to accommodate the cumulative impacts of the **three proposed large-scale developments** in this segment of the neighbourhood? As well future infill including stacked townhomes, MTH ,multiplex units & garden suites?



# STORMWATER OPTIONS – Discussing potential impacts

## Unknown

- Sewer Study for area 52 & 59 are underway with a target to be complete for 2023
- What happens then and how will this information be integrated with the impacts of NEW builds being proposed and shouldn't these studies be the **baseline** for assessing capacity for new developments?

## Why is the TRCA not involved?

*(See page 3, the development is directly across from the TRCA lands)*

## How the City is adhering to Official Plan, Chapter 3, Section 3.4 regarding a Natural Heritage site and buffer zone?

- **Close proximity** of the Ravine/Doris McCarthy Trail and Scarborough Bluffs demands detailed studies that **collectively report** on the **consequential impacts of putting a wall of Condos** (essentially a dam) to the watershed and known fragile environment for all 3 condo developments within 2 block (totalling over 800 units).

An **additional concern** is the reports indicate **contaminated soils** that will need equipment to continuously clean the water before its released.

### 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	350	15	53.8
Phosphorus, mg/L	10	0.4	1.96
Manganese, mg/L	5	0.05	0.154

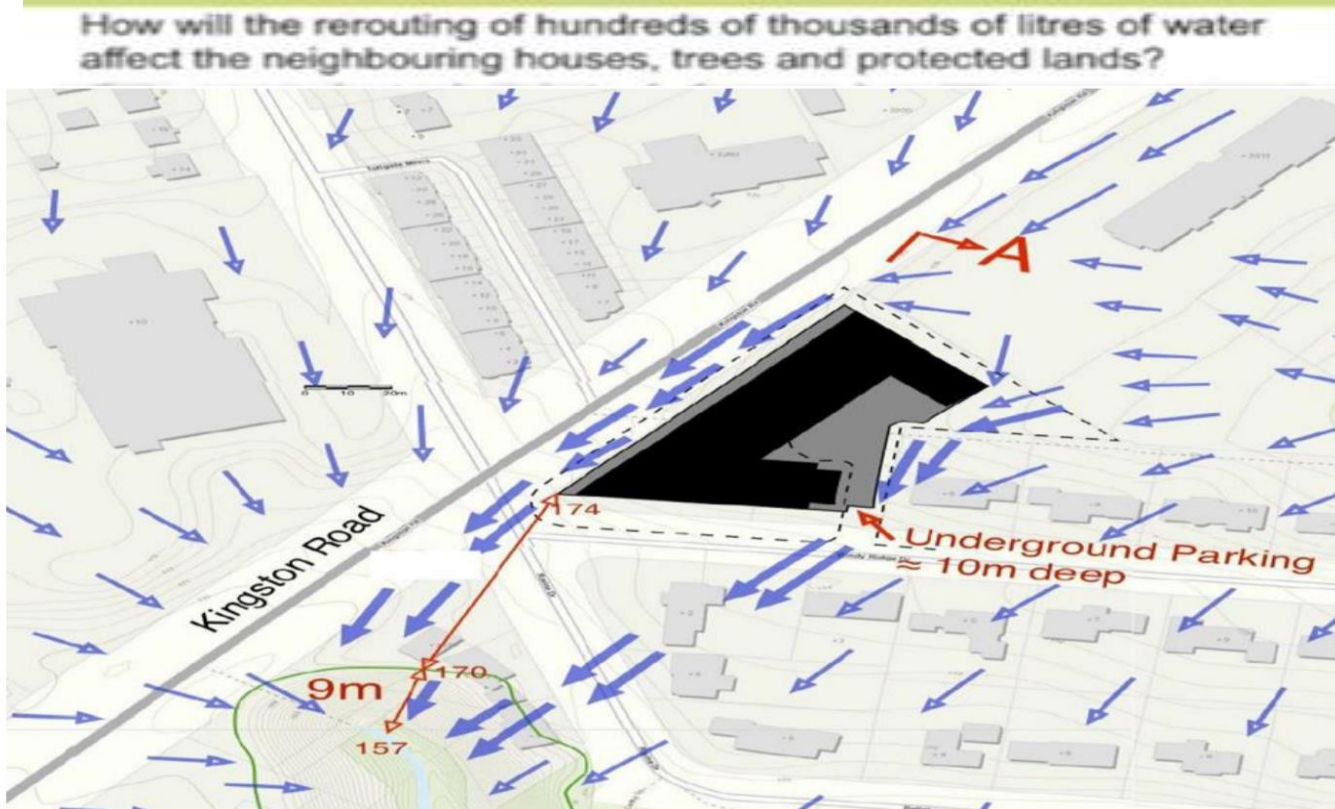
Based on the results, presented in Table 5, *pre-treatment of the groundwater will be required prior to discharging to the storm sewer system.* The groundwater, in its present form, can be discharged to the public sanitary system without treatment.

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.

# Consider the impacts

Loss of 80 + mature trees (**which forestry advised against**) located directly in a known bird migratory flight path, as well as contaminated soils and stormwater run-off, are all serious concerns that could dramatically affect the surrounding area. and must be considered to capture full impact.

**These diagrams were shared with the TRCA and asked for comments.**



**This image was shared with the TRCA and asked for comments.**

**Response:** “Regarding some of your other comments, it is correct that groundwater and localized surface runoff will generally be directed towards Bellamy Ravine.”

(What happens to trees when it does not?)

**The TRCA also indicated that:** “if the City wanted the TRCA to conduct a pier review for the application a fee of \$2,950.00 would be the minimum. Generally it takes approximately 4 weeks to complete the review. “

# STORMWATER OPTIONS – Discussing potential impacts

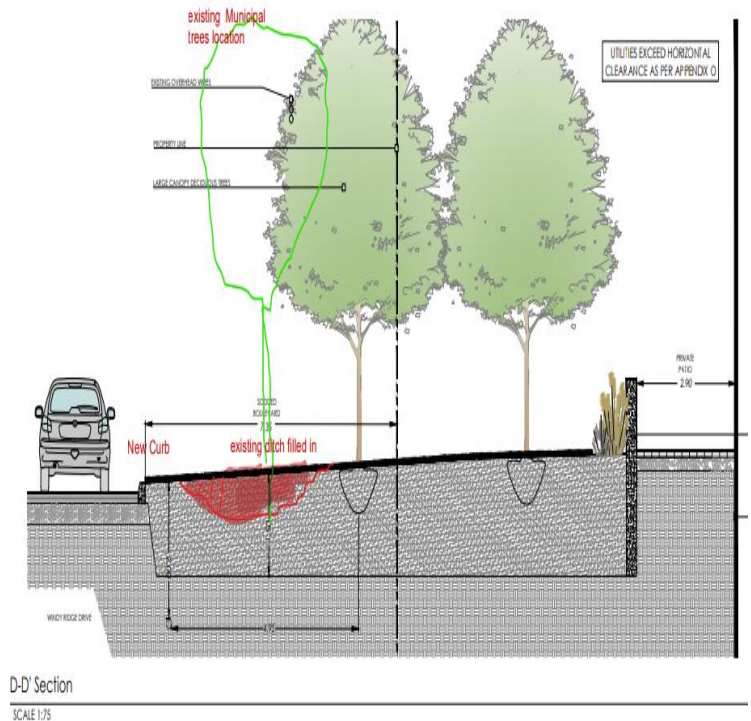
The **only other alternative** for LCH is to waterproof the underground garage foundation walls and floor slab. The concern is instability of saturated sandy/silt soil that may result in sink holes and the rising ground water table impact to adjacent homes' structures and Kingston Rd. and utilities services.

Attached letter submitted in 2022 suggests analysis be performed by a specialist Geotechnical firm

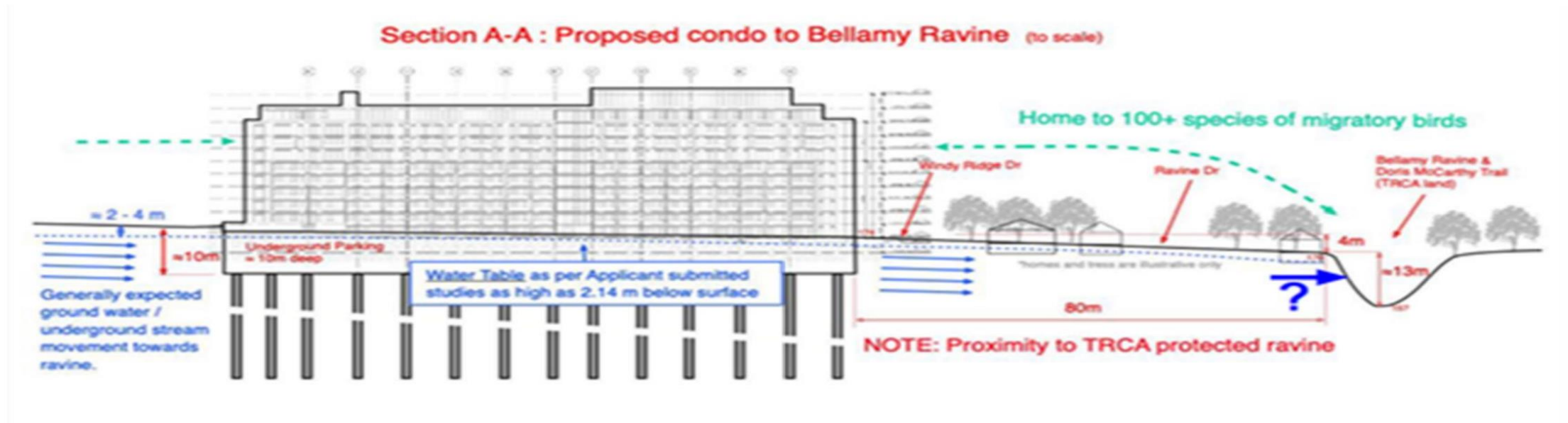
[https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD\\_2-4-WINDY-RIDGE-DR.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf)

## Functional Servicing, Stormwater Management Report and Site Grading plan by Lithos

The Site Grading drawing SG-01 shows surface water drainage from the site toward and onto Windy Ridge Dr. roadway over new proposed curb. The extent/limits of the new curb are not clearly shown, in addition the filling in of the existing ditch will negatively impact the existing saved municipal trees in the ditch. See following section from landscape drawing L-4b. **Recommendation:** is to retain the ditch thereby saving the trees, eliminate the curb to match the rest of the street, and to avoid wet and icy conditions for pedestrians walking along the roadway. It will also save on development cost. **Do you agree?**



# Consider the impacts



## Best possible outcome...

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.

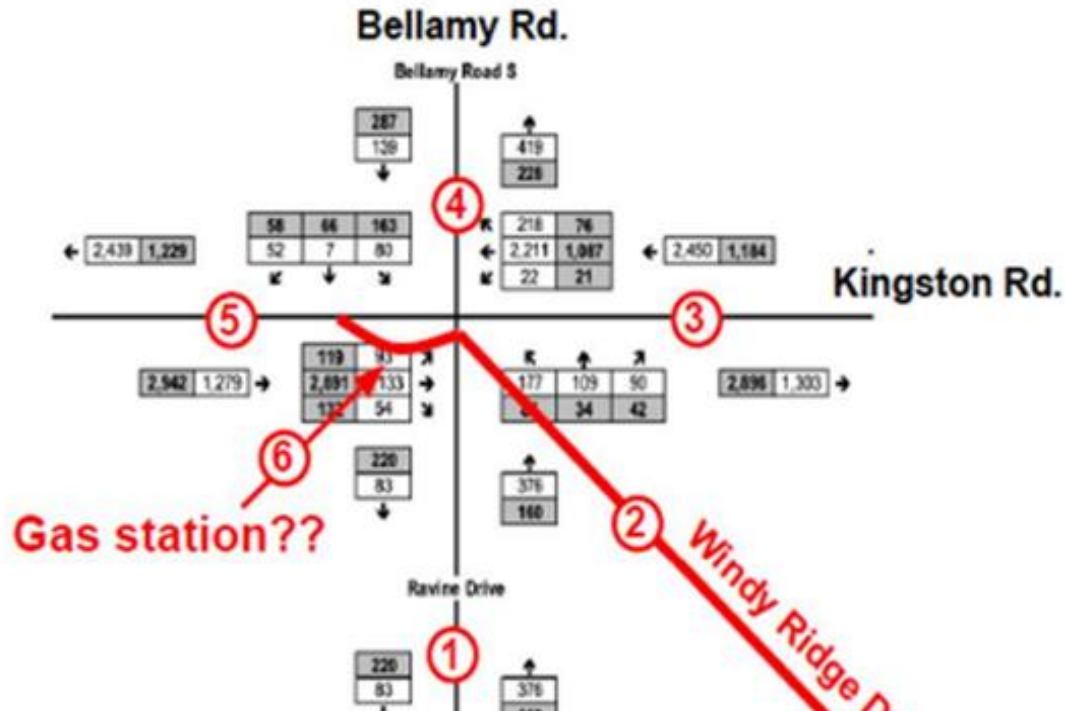
We need to ensure appropriate studies that **collectively review nearby developments** are completed so that informed decisions as to the full impact to the surrounding water table, infrastructure, tree canopy, Doris McCarthy Trail, Bluffs and lakeshore as well as impact to immediate residents are understood before this Condo Proposal and other nearby proposals move forward

None of the developments will help with affordable housing and all the developments will have impact to our infrastructure. Decisions must look for the **best possible outcome** it to be made for the Neighbourhood.

# Understanding Traffic/Parking/Safety Impacts



# A look at the intersection



Students crossing Kingston Road from Windy Ridge to Bellamy North



- Studied July 31 during school vacation
- Not one photo or diagram representative of the actual structure of the intersection.
- Ignores the gas station
- Suggests plenty of distance between Windy Ridge and intersection.
- No examination of the number of cars from Windy Ridge crossing two lanes of Ravine Drive to turn west.
- An unbiased City Transportation Planning assessment of the actual nature of the intersection, local traffic flows and parking for the Doris McCarthy Trail is required

# Consider the impacts - Safety

The proposed condo with its **357** units will produce **more residential and service vehicles bloating traffic and increasing congestion**, all entering and exiting along this busy Kingston Road thoroughfare.

This busy intersection or 'hub' serves many moving people.

The school community on the NW corner, Businesses on the SW corner, Townhouse residents on the NE corner, Commuters driving to the Eglinton GO located at the top of Bellamy Road, Visitors to the Doris McCarthy Trail, Cyclists on the Waterfront Trail, all accompanied by those regularly travelling along Kingston Road. Consider the impact of adding approximately 900 new condo residents to the SE corner that **can only travel east** when exiting the development. Impact to response of First Responders must be assessed also.

Cars parked on Bellamy North delivering their children

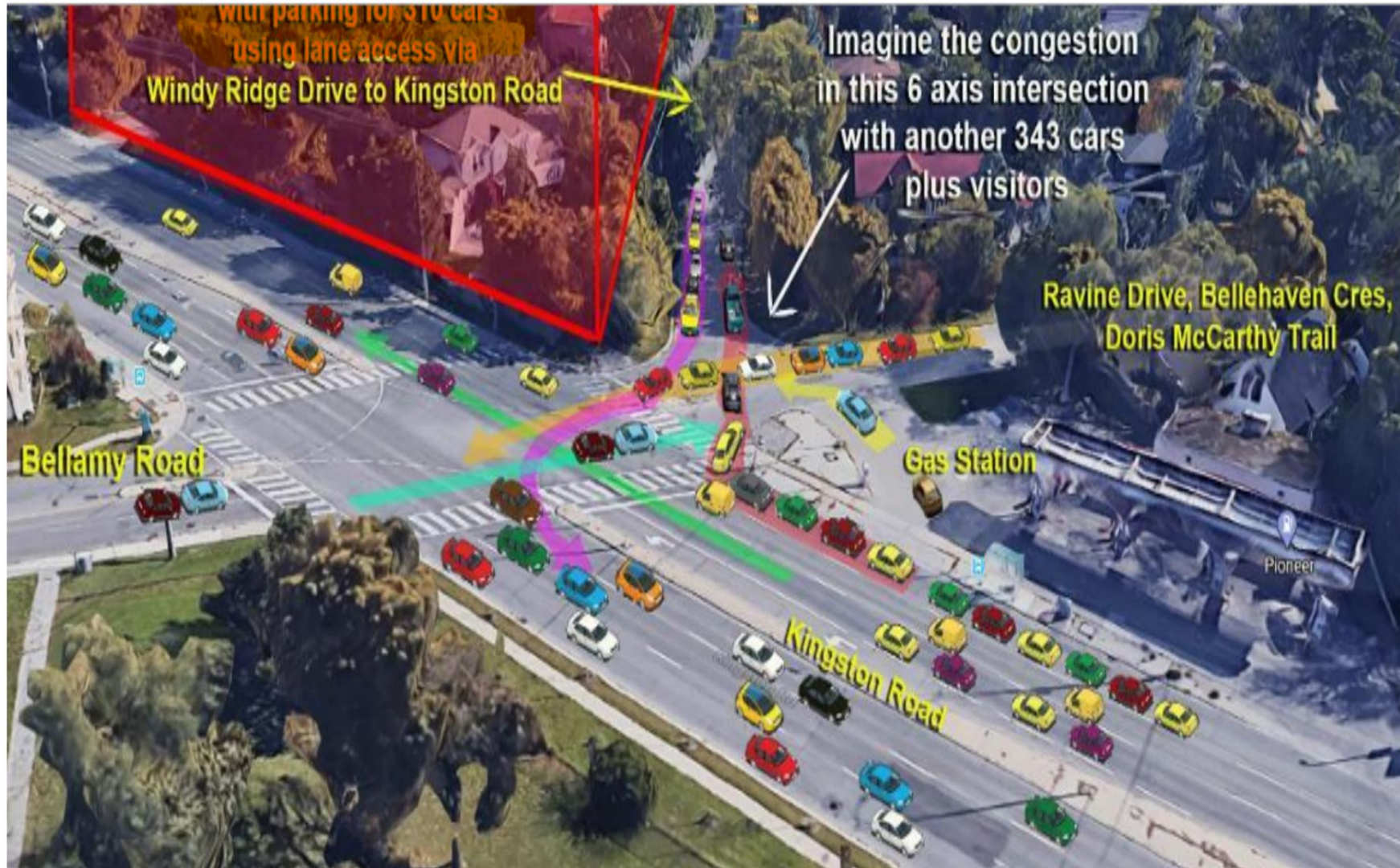


North Bellamy Road Posted School Safety Zone Warnings: Signs, Lights, and Radar



# Consider the impacts - Parking

Arial image of Kingston Road with proposed condo, traffic lanes and 7 access points

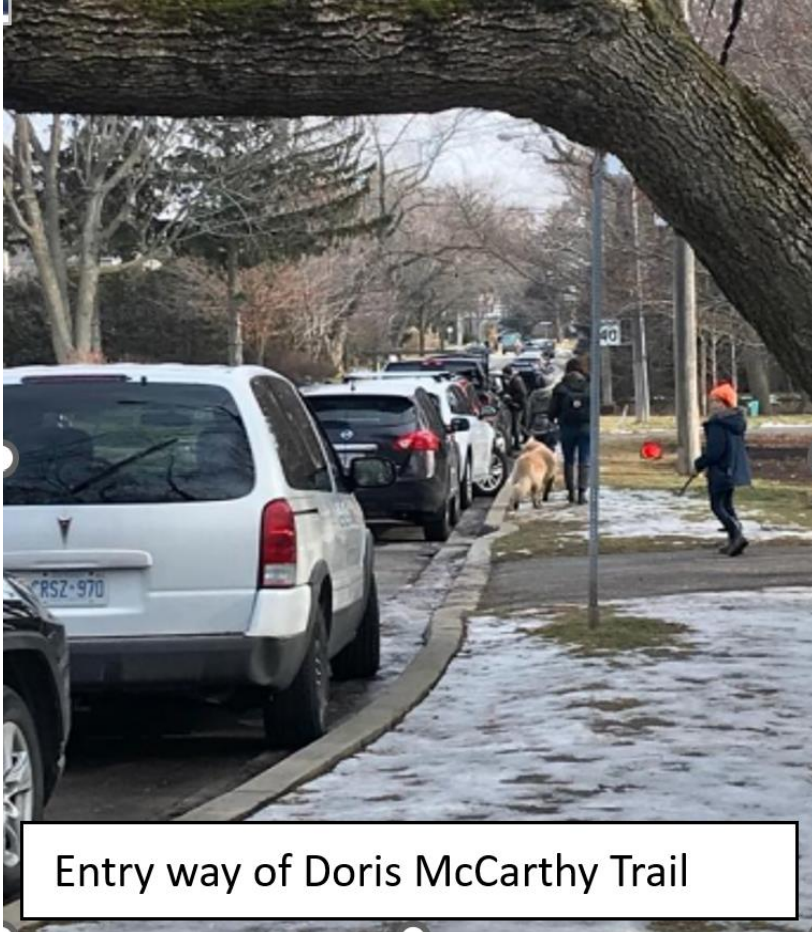


The **TRCA confirmed parking consideration** for visitors looking to access the Doris McCarthy Trail (50 meters from the site) **as important issue of consideration** with the planning lead at the City

**This condo** development will add to the traffic pressure and safety concerns that has already developed naturally as more people seek access to the Doris McCarthy Trail, and to the Scarborough Waterfront shoreline and to the TRCA's future Waterfront Trail.

# Consider the impacts – Parking

The Environmental Assessment for the Scarborough Waterfront Project **specifically acknowledges the lack of parking at the Doris McCarthy Trail** entrance section.4.3.2 of its executive summary, section 2.5.2.2. of main body.



Ravine Drive looking toward Doris McCarthy Trail. This condo development will add to the traffic pressure and overflow parking needs to be considered as more people seek access to the Doris McCarthy Trail, to the Scarborough Waterfront shoreline and to the TRCA's future Waterfront Trail.



Bellehaven Crescent looking westerly toward Hill toward Doris McCarthy Trail.

# Consider the impacts - Traffic Study

Traffic Data information raises questions on the accuracy and reliability of the reports, based on the dates data was taken.

The pre-COVID Data was not based on actual data collected in 2019 but **extrapolated** numbers based on 2010 and earlier.

*Data is missing between 3 & 4 pm?*

unt_id	count_date	location_id	location	time_start	time_end	sb_cars_r	sb_cars_t	sb_cars_l	nb_ca
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T07:30:00	2022-06-01T07:45:00	6	1	4	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T07:45:00	2022-06-01T08:00:00	5	3	4	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T08:00:00	2022-06-01T08:15:00	4	2	6	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T08:15:00	2022-06-01T08:30:00	4	0	13	
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45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T09:00:00	2022-06-01T09:15:00	12	2	10	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T09:15:00	2022-06-01T09:30:00	5	2	3	
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45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T11:00:00	2022-06-01T11:15:00	9	0	2	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T11:15:00	2022-06-01T11:30:00	4	1	7	
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45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T13:00:00	2022-06-01T13:15:00	9	1	5	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T13:15:00	2022-06-01T13:30:00	8	1	6	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T13:30:00	2022-06-01T13:45:00	10	1	5	
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45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T14:15:00	2022-06-01T14:30:00	8	2	4	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T14:30:00	2022-06-01T14:45:00	13	1	3	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T14:45:00	2022-06-01T15:00:00	9	3	4	
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45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T16:15:00	2022-06-01T16:30:00	11	2	8	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T16:30:00	2022-06-01T16:45:00	4	1	11	
45561	2022-06-01	3951	BELLAMY RD S AT KINGSTON RD & RAVINE DR (PX 1027)	2022-06-01T16:45:00	2022-06-01T17:00:00	9	1	10	
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TABLE 3.1: TURNING MOVEMENT COUNT DATA SUMMARY

Intersection	Date of Count
Kingston Road/McCowan Road-Cathedral Bluffs Drive	27 May 1993
	09 February 1998
	02 April 2002
	06 October 2005
	15 October 2009
Kingston Road/Bellamy Road S-Ravine Drive	10 June 1992
	17 February 1998
	01 October 2002
	30 August 2005
	23 May 2006
	27 May 2010
Kingston Road/Mason Road-Whitecap Boulevard	25 February 2020
Kingston Road/Parkcrest Boulevard	25 February 2020
Kingston Road/Markham Road	15 February 2001
	03 May 2001
	21 June 2004
	22 March 2007
	06 June 2011
	22 October 2014



*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: 647-245-3277

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”**

