



February 5, 2024

From: Marina Tadenc, Cliffcrest Scarborough Village SW Residents Association (CSVSWRA)

To: Councillor Parthi Kandavel, Christian Ventresca & Tristin McCredie

cc: Mayor Olivia Chow, Councillor Paul Ainslie, Antonette DiNovo, Alex Amelin, Tamara Hermann, Anna Lim, John MacKenzie, Johanna Kyte, Lou DiGironimo, Saleem Khan, Amy Winterhalt, Kirill Cheiko, Donna McParland

Subject: July 7, 2022 **Toronto Water Meeting Action Items**

For three years CSVSWRA has been raising concerns that multiple developments in the Kingston Road corridor of Cliffcrest and Scarborough Village could contribute to dire consequences to homeowners close to the Bluffs, the natural feature that is the Scarborough Bluffs and local ravines. We are asking once again for City of Toronto and Toronto City Planning to conduct a full cumulative impact study for the area. Each applicant for these large condo projects has presented an Avenue Study that is incomplete (to varying degrees), and none of the Avenue Studies look at the BIG picture of all of these proposals collectively.

Following a summary capturing key dates is a listing of concerns that still have not been responded to. When will the City of Toronto and Toronto City Planning take accountability and conduct a full cumulative impact study for this segment of the City?

Background and key dates:

- **March 2021 - CSVSWRA contacted Toronto and Region Conservation Authority (TRCA) with concerns about development's potential impact to the environment.**
 - We were advised that for a TRCA hydrogeologist to review an application the City must invite the TRCA
- **May 2021 - CSVSWRA formally request for studies so that FULL impact is assessed for the multiple large-scale developments being proposed.**
 - Full presentation made to Councillor Crawford formally asking for "**Secondary Plan**" and for "**Environmental Neighbourhood Character Guidelines**"
 - Councillor Crawford recommended a meeting with City Planning, various City support teams including Forestry, City Planning & the Toronto Region and Conservation Authority (TRCA) as well as City By-law Teams
 - Our records capture **more than 15 follow ups** asking to firm up a meeting date
 - We continued to raise concerns for cumulative impact, provided new data to support concerns and advocate why we need the studies that the Secondary Plan and *Environmental Neighbourhood Character Guidelines* would provide.
- **January 2022 - City Planning stops a motion for a Pilot Environmental Neighbourhood Character Guidelines Project**

- When the motion was stopped CSVSWRA submitted data showing that incorrect information was provided by City Planning to the Councillor, we have yet to be provided with an explanation why it was not resubmitted.
- **June 20, 2022 - Councillor Crawford's office at last confirmed July 7 meeting with Toronto Water/TRCA/ City Planning**
 - **July 8 2022**, a letter along with presentation capturing **action items** discussed at the July 7th meeting was sent and followed up several times, attached.
 - We also continued to follow up on *Secondary Plan* and *Environmental/Neighbourhood Character Guidelines* in a separate email, attached.
 - **September 1, 2023**, CSVSWRA received a response from Christian and Tristan, attached.
 - As we did not have a Councillor in Ward 20 from July to December 2023, we delayed our response.

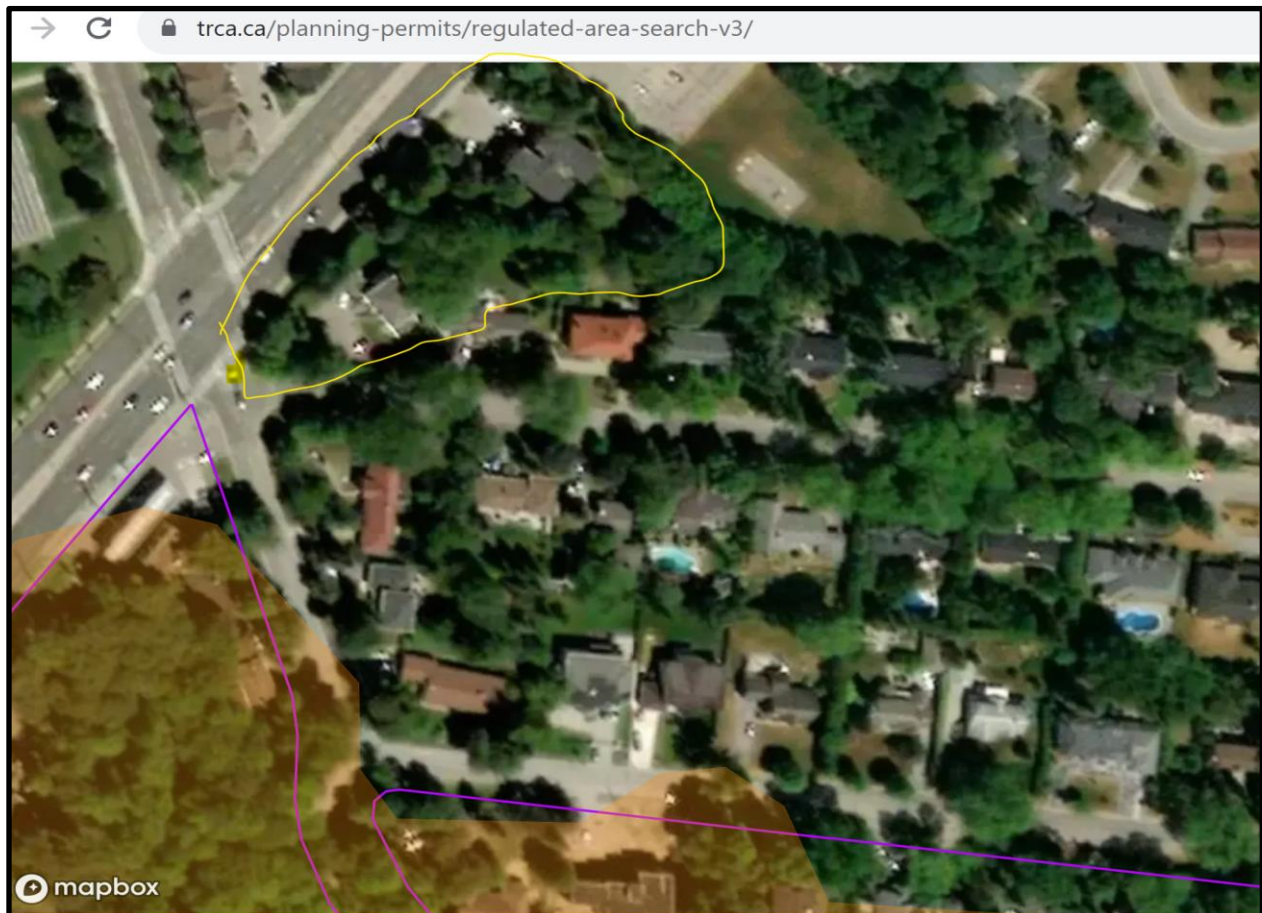
(We have now added our new Ward 20 Councillor Kandavel to this follow up.)

Christian and Tristin,

The CSVSWRA appreciates your response of September 1st, 2023 and the comments you have shared from TRCA, Toronto City Planning and Toronto Water. However, we are disappointed that our concerns are still not addressed.

To Christian,

It just seems negligent that Toronto City Planning and the TRCA will not collaborate to provide the necessary assessments to determine if developments will have a negative impact. What's more shocking is both groups will not acknowledge the proximity of the developments being proposed to TRCA lands? **The image of TRCA maps shows in purple TRCA regulated Lands, In yellow the subject site for a 360-unit mid-rise building proposal.**



How is the City adhering to Official Plan, Chapter 3, Section 3.4 regarding a Natural Heritage site and buffer zone? It is our understanding that the planning tool for the City is a Natural Heritage Impact Study - for any proposed undertaking on lands within the natural heritage system that are particularly sensitive as shown on Map 12 of the Official Plan (see OP policy 3.4.13); and prior to permitting development in or on lands adjacent to certain provincially significant natural heritage features as defined by the Ministry of Natural Resources (e.g., wetlands, areas of natural and scientific interest) and the City of Toronto (e.g., significant woodlands and valley lands - see OP policy 3.4.14).

- The applicant's Natural Heritage Impact Study dated December 2022 prepared by LGL Ltd indicates, "The closest distance between the Property and the Bellamy Ravine is approximately 50 m."
- Section 28 allows TRCA to regulate the following activities on all properties within the defined area: Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse or to change or interfere in any way with a wetland.
- Given the subject site and TRCA lands are "upstream" by the way the waters flow and the site sits directly in migratory path of many species of birds to the lake, **can you please confirm that there is no need to engage with TRCA?"**

We have no record of receiving the following details discussed at the July 7, 2022 meeting, "Christian Ventresca will send details that report on the combined impact of the 3 developments."

To Tristin,

It is unclear from the September 1st response from Toronto Water why it presumes that there will be no problems in the findings in future control of water for this Area? We are aware that extensive flooding and damage in 2012 & 2014 called for a second EA in 2020 and that the City has identified and developed a plan to study 67 different areas of Toronto in order to determine the cause of basement and road surface flooding and develop sewer/drainage improvement plans. **These studies are now underway throughout Toronto to look at current infrastructure.** CSVSWRA continues to follow up with the Sewer Study Team because details for area 52 & 59 improvements are not yet complete. We have been told that **new developments are not in scope.** Shouldn't these studies be the baseline for assessing new developments? **How can you move forward without knowing what the existing limitations are?**

The following link captures the **BIG PICTURE** map of development currently being proposed in Cliffcrest Scarborough Village. What impact will be putting a dam of condo's have to this segment of the City? **In addition, the EHON initiatives being pushed through by the City will very likely-further exacerbate impacts.** <https://www.google.com/maps/d/u/0/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&ll=43.7350905540572%2C-79.223535&z=13>



A letter submitted in August of 2022 outlines some possible complications that could occur if due diligence is not done.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD-2-4-WINDY-RIDGE-DR.pdf>

To Councillor Kandavel,

In our August 8th, 2023 email to City Team, TRCA, Mayor Olivia Chow, & Councillor Paul Ainslie we had asked and received no response on the following,

We requested that City Council direct:

1. Toronto Water to provide a summary of all studies and any gaps in those studies.
2. City Planning complete an area wide study of infrastructure (Stormwater Management concerns, Traffic Concerns and other infrastructure concerns raised) and demands of existing projects, proposed development including soft sites.
3. Status on Area 52 & 59 Sewer Study should be included and considered as to how it relates to infrastructure
4. TRCA, to provide reports that indicate what due diligence is being done to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village.
5. A summary report to Community Council on status of these studies no later than November of 2023.

In recent weeks, we have learned of a Master Plan that is under development aimed at assessing impact of new developments on Vale of Avoca (Yellow Creek Ravine). **What makes a significant landmark like the Bellamy Ravine/Gates Gully different so that similar consideration is left off?** <https://secure.toronto.ca/council/agenda-item.do?item=2023.IE2.9>

Lastly, the recently released assessment by the Province points to stark predictions and serious concern for the future - "Ontario's climate is changing, with more frequent and extreme events such as severe rain, ice and windstorms, prolonged heat waves and milder winters". **What action is being taken to address these warning signs?** <https://www.ontario.ca/page/ontario-provincial-climate-change-impact-assessment>.

These facts point to the growing importance of closely assessing impacts and with a view of the BIG PICTURE- that is to say, the cumulative impacts of proposed developments and sufficiency of current infrastructure. Our concerns remain that we are faced with complex issues, we need experts to evaluate the engineering issues with consideration of the new norm as a result of climate change, beyond what is currently being checked by the City.

With the **City Budget currently under review we ask you to consider** our calls over the last 3 years for "Environmental Character of the Neighbourhood Guidelines" and "Secondary Plan" that have been deflected so that the necessary studies are completed to mitigate unwanted costs and impacts-to our infrastructure, neighbourhoods, residents and the Scarborough Bluffs. We ask you to also consider and Interim Control Bylaw (ICBL) until these studies are completed.

No place else in the city does development come so close to our Bluffs. Will you help us protect the "City above the Bluffs"?

Thank you as always and we look forward to the City's responses.

Respectfully,
Marina Tadenc
VP, Director CSVSWRA
647-245-3277
<https://cliffcrestscarboroughvillagesw.ca/about-us>

*See attachments and backup

ATTACHEMENTS & BACKUP

Correspondence sent by CSVSWRA regarding Secondary Plan/Policy Area Planning Study and Environmental Character of the Neighbourhood Guidelines follow ups, including links to initial presentation.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-Mayor-Chow-Counsellor-Ainslie-re-Project-Proposal-Follow-up.pdf>

Toronto Water July 7th Presentation with action items and follow up letter

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

October 2022 Newsletter, see Letter of Concerned Resident

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

May 2021 newsletter, see FLOODING CONCERNS FROM LARGE BUILDS

https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf

See what Council is doing in Shelburn, http://shelburnefreepress.ca/?wpfb_dl=657

See pages 9 to 13 on combined impact

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Photo-Collage-of-Concerns-with-LCH-proposal.pdf>

BELOW CAPTURES

- **Jul 8, 2022, Nov 25, 2022, Feb 20, 2023, and Aug, 8, 2023 CSVSWRA follow up**
- Sept 1, 2023 City Response (some additional CSVSWRA **comments added in green below**)

From: **Christian Ventresca** <Christian.Ventresca@toronto.ca>

Date: Fri, Sep 1, 2023 at 4:49 PM

Subject: Response to August 8 Correspondence

To: mtadenc@gmail.com <mtadenc@gmail.com>

Cc: Lou Di Gironimo <Lou.DiGironimo@toronto.ca>, Gregg Lintern <Gregg.Lintern@toronto.ca>, Antonette DiNovo <Antonette.DiNovo@toronto.ca>, Monique Lisi <Monique.Lisi3@toronto.ca>, Tristin McCredie <Tristin.McCredie@toronto.ca>, Alex Amelin <Alex.Amelin@toronto.ca>, Charrissa Klander <Charrissa.Klander@toronto.ca>, john.mackenzie@trca.ca <john.mackenzie@trca.ca>, Johanna Kyte <johanna.kyte@trca.ca>

Hi Marina,

I'm sending this on behalf of Gregg Lintern in response to your Association's August 8, 2023 Correspondence. Comments below benefitted from direct correspondence to City Planning from TRCA staff. My colleagues in Toronto Water will provide their response under separate cover.

TRCA Response:

TRCA staff have advised that the developments noted fall outside of TRCA's regulation limit under the Conservation Authorities Act, and as a result, TRCA would not be able to provide comments on these applications or their ecological impacts. The Scarborough Bluffs and the Scarborough Waterfront Project Environmental Assessments delivered by TRCA on behalf of the City of Toronto evaluate alternatives to improve the shoreline and public waterfront lands.

The Environmental Assessment Act is not the planning tool laid out by the province to address or comment on private development sites. TRCA actively monitors ravine and waterfront sites across Toronto to support the city with technical data that informs planning policy and decision making. See letter sent to Bill Blair, raising concerns that significant development proposals currently under review by City Planning have been submitted since the time the Scarborough Waterfront Project was undertaken, and so were not considered in the Environmental Assessment.

Why do stakeholders continue to work in silos?

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Bill-Blair-follow-up-re-Scarborough-Bluffs-01152024.pdf>

City Planning Response:

With respect to the 3 specific development applications noted in your correspondence, this stretch of the corridor generally between Midland Road and Guildwood GO Station is the only part of Kingston Road without in force Avenue Zoning By-laws permitting intensified mixed-use development. (we were advised that the Avenue Zoning By-laws would be in place if we had the secondary plan, we requested in 2021)

However, this stretch is as you know identified as *Avenues* in the Official Plan with lands designated *Mixed Use Areas*. This growth-enabling planning framework allows for development to proceed prior to the completion of an Avenue segment review to staff and Council's satisfaction.

As noted in previous correspondence and in the [staff report on 3355 Kingston Road/Annis Road application](#), staff required the applicants to revise the Avenue segment study to have consistent boundaries with 3291 Kingston Road and 3310 Kingston Road to assist in the review and to comply with policies.

(These studies are required but City Staff comments reflect they are NOT satisfied with studies submitted by the applicants. Segment studies do not address the full impact of Stormwater Management concerns, Traffic Concerns and other infrastructure concerns raised; Given the scale of development being proposed we need unbiased studies that will reveal FULL impact. We have raised these concerns in detail in many previous correspondences.)

As provided for by Official Plan policies, Avenue segment studies provide information to assist in determining and evaluating the existing and planned context of a proposed development along an Avenue segment. However, these policies state that the infrastructure review is tied to the proposed development, not the soft site analysis and assumptions made about the segment. The infrastructure review is done for the proposed development under application in accordance with the terms of reference for the required studies and servicing reports. These studies evaluate the proposed sewer shed a development is part of the boundaries of which are not always coincident with the boundaries of the segment review. For example, it is my understanding that 3310 Kingston and 3355 Kingston Road drain into a different sewer network than 3291 Kingston Road even though they are both in the same Avenue segment. That said, the terms of reference do require servicing reports to include proposed/approved developments within the sewer shed as part of the analysis in addition to existing development which is reviewed by Engineering and Construction Services (ECS) staff. Working with ECS, Toronto Water also supports the review process where applicable.

There is 20+ major development applications along Kingston Road within our Cliffcrest Scarborough Village neighbourhoods alone. Each proposal is managed by a different city planner. Considering that 3 condo developments totalling over 800 units and approximately 1,600 new residents are proposed along Kingston Road between Annis Road and Bellamy/Ravine Drive at close proximity to the Bluffs, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

For the two proposals that have been to Council for approval or endorsement of an Ontario Land Tribunal (OLT) settlement, the proposed developments can be serviced in principle, but mechanisms are in place for a final satisfactory review of available infrastructure. (City Council adopted PH5.1 on July 19, 2023 that gives delegated authority to removal of H status,

[item=2023.PH5.1 https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.1](https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.1)) For the 3355 Kingston Road approval, the zoning is subject to an H (holding provision) that cannot be lifted for development to advance until a satisfactory final functional servicing report (FSR) has been filed by the proponent. On the 3291 Kingston Road OLT settlement, a final order from the OLT enacting the Zoning By-law will not advance until the City Solicitor advises the OLT that the FSR and transportation work have been completed to the satisfaction of approval City officials.

Thank you for your continued engagement on this matter and I'm available if you have any questions on the above.

Have a good long weekend.

CV.

Christian Ventresca, MScPL, MCIP RPP (he/him)
Acting Director – Community Planning, Scarborough District
Scarborough Civic Centre, 150 Borough Drive, 3rd Floor, Toronto, ON M1P 4N7
Phone 416.392.3439 \ Fax: 416.396.4265 \ christian.ventresca@toronto.ca \ www.toronto.ca

From: **Tristin McCredie** <Tristin.McCredie@toronto.ca>
Date: Fri, Sep 1, 2023 at 5:07 PM
Subject: RE: August 8 Correspondence
To: mtadenc@gmail.com <mtadenc@gmail.com>
Cc: Lou Di Gironimo <Lou.DiGironimo@toronto.ca>, Gregg Lintern <Gregg.Lintern@toronto.ca>, Antonette DiNovo <Antonette.DiNovo@toronto.ca>, Monique Lisi <Monique.Lisi3@toronto.ca>, Tristin McCredie <Tristin.McCredie@toronto.ca>, Alex Amelin <Alex.Amelin@toronto.ca>, Charrissa Klander <Charrissa.Klander@toronto.ca>, john.mackenzie@trca.ca <john.mackenzie@trca.ca>, Johanna Kyte <johanna.kyte@trca.ca>, Amy Winterhalt <Amy.Winterhalt@toronto.ca>, Christian Ventresca <Christian.Ventresca@toronto.ca>

Hello Marina,

Thank you for reaching out to follow up on behalf of the Cliffcrest Scarborough Village SW Residents Association respecting concerns about the cumulative impacts of developments in your area. I am responding with respect to Toronto Water related items noted in the attached correspondence from August 8.

All new housing developments must meet City standards to provide for sufficient stormwater drainage management before being approved. To ensure the interests of the City are met and to adequately assess the technical aspects of a proposal, the City may require submission of certain information items with the application, including a Stormwater Management Report to:

- identify the quality and quantity impacts of the change in stormwater runoff on existing infrastructure and watercourses due to a proposed development
- determine improvements to municipal servicing infrastructure required to support the proposed level of development, where applicable
- determine mitigation measures to minimize any negative impacts on the drainage system.
- identify opportunities for enhancement of stormwater management facilities and features in redevelopment sites.

The objective of a Stormwater Management Report is to evaluate the effects of a proposed development on the stormwater and drainage system, and to recommend how to manage rainwater/snowmelt for the proposed development, consistent with the City's Wet Weather Flow Management Policy and while also meeting TRCA, provincial and federal regulations.

A Stormwater Management Report must include the basic quantity and quality assumptions upon which the report is based, and all appropriate functional plans of infrastructure elements for major and minor flow, which could have an impact on the layout of the site and building design. These infrastructure elements may include stormwater management facilities, all water resources features and functions (i.e., watercourses, riparian areas, recharge/discharge areas), existing overland flow routes, surface features (i.e., top of bank of valleys) and existing infrastructure (i.e., water and wastewater infrastructure and underground utilities).

Additionally, the Wet Weather Flow Management Guidelines provide technical guidance on stormwater management requirements (e.g., flood management, water quality and water balance) for new and re-development opportunities. These measures help ensure stormwater management is incorporated into the development application process, and are required for Draft Plan of Condominium Applications. The level of detail for the Stormwater Management Report depends on the type and scope of application, the size of the development and the types of stormwater management schemes proposed.

(Can the City confirm if the new 2023 Wet Weather Flow Master Plan Implementation Update will be used as the standard for the development? Please elaborate on the regulations that the TRCA has in place for our area of concern.)

As you noted as well in your correspondence, the Foundation Drainage Policy also came into effect on January 1, 2022. It was developed to preserve sewer capacity in the City's sewer systems and to sustain future development growth through managing foundation drainage on-site rather than discharging to the City's sewers. This policy applies to all new Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA), or Plan of Subdivision applications, as well as new Site Plan (SPA) applications.

With respect to your question to Toronto Water regarding how the ongoing Basement Flooding Studies (Areas 52 and 59) will be considered with respect to the noted developments, these studies are ongoing as has been conveyed in earlier communications. Studies can be complex and take some time to complete, but there will be further opportunities for public input on the study recommendations and report. Currently it's expected the preferred alternatives for this study will be available by the end of the year, with public consultation opportunities expected in January 2024. Updates on public consultation opportunities for study areas 52 and 59 can be found on the city's website: <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/>, or by emailing floodingstudy@toronto.ca.

The City's Basement Flooding Protection Program (BFPP) is a multi-year program that is helping to reduce the risk of flooding by 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.

Environmental Assessment (EA) study area boundaries for the BFPP are defined by "sanitary subsewersheds" (i.e., areas that are serviced by the same local sewer infrastructure) and are prioritized based on past flooding experiences. Once a study is complete, projects are prioritized and scheduled to protect the greatest number of properties as soon as possible, within approved budgets and coordinated with other construction work, as per Council-approved criteria. The length and type of construction will vary depending on the type of projects being implemented. A five-year project list of basement flooding projects is presented on an annual basis to City Council. You can find additional information in a briefing note prepared and included as part of Toronto Water's 2023 approved capital budget here:

- **Briefing Note:** <https://www.toronto.ca/legdocs/mmis/2023/bu/bqrd/backgroundfile-230870.pdf>
 - Attachment 1 - Program Status Update - 2023 to 2027: <https://www.toronto.ca/legdocs/mmis/2023/bu/bqrd/backgroundfile-230871.pdf>
 - Attachment 2 - Project List - 2023 to 2027 - Schedule B: <https://www.toronto.ca/legdocs/mmis/2023/bu/bqrd/backgroundfile-230872.pdf>

Thank you once again for bringing your concerns to our attention, and have a good long weekend.

Tristin McCredie
Program Manager, General Manager's Office
Toronto Water
416-392-4311 (office)
437-488-4627 (cell)



August 8, 2023

Good morning,

(Councillor Ainslie, as newly appointed Chair of TRCA & newly elected Mayor Olivia Chow have been added to this follow up)

This is the **4th follow up** after the July 2022 meeting between the Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) and Toronto Water. We outlined the concerns of residents and the association that the impacts to the community and infrastructure of multiple massive developments are not being considered as a whole. We have had no response from the City. **Who is looking at the combined impact for NEW developments being proposed for Cliffcrest Scarborough Village Neighbourhoods and Ravines and Scarborough Bluffs?**

Following are recent photos of 2 separate significant landslides that occurred in March 2023 just east of the Doris McCarthy Trail. Residents reported that the landslide came across the pedestrian



path and into the water. Residents also noted at Cudia Park three fairly recent landslides along the ravines. Residents are concerned that **this will happen more and more as water is diverted and displaced. We continue to have questions and concerns and are asking for answers...**

To Toronto City Planning Team:

There is 20+ major development applications along Kingston Road within our Cliffcrest Scarborough Village neighbourhoods alone. Each proposal is managed by a different city

planner. Considering that 3 condo developments totalling over 800 units and approximately 1,600 new residents are proposed along **Kingston Road between Annis Road and Bellamy/Ravine Drive at close proximity to the Bluffs**, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

Segment studies do not address the full impact of Stormwater Management concerns, Traffic Concerns and other infrastructure concerns raised.

City Planning has provided no response to CSVSWRA about **who is looking at the combined impact for NEW developments.**

To the Toronto Water Team:

There is enough information available that points to potential impacts of putting a wall of condos (essentially a dam) that will redirect surface and underground water along Kingston Road.

Additional studies of the **cumulative impacts** to stormwater services due to the multiple developments are needed, especially as the new developments are adding impermeable surfaces which add more drainage flow to existing limited storm drainage systems.

The December 5, 2020 studies adapted from the 1985 studies both speak to the Bluffs as being one of the most troublesome coastal erosion issues citing; groundwater, development, hardened watersheds, vegetation removal, development, overland flow, storm water runoff etc that will exacerbate the existing problem

<https://storymaps.arcgis.com/stories/0945fa57552147cab48acf9568427d2a>

&

<https://journals.lib.unb.ca/index.php/GC/article/view/3419>

The Sewer Study Team advised the details for area 52 & 59 improvements will be available early 2023, we have followed up regularly and to date we have received no update on status. **What happens then and how will this information be integrated with the impacts of NEW builds being proposed?**

Separately, draining groundwater to city storm sewers is officially no longer permitted by the City's "Foundation Drainage Policy" as of Jan. 1, 2022. **What was the reason for this change and will it apply to the proposals currently being reviewed?**

To the TRCA Team:

The major ongoing threat to the erosion of the Bluffs is groundwater/underground stream erosion which is enhanced greatly by development. These neighbourhoods have many underground streams buried by development which flow and empty into Lake Ontario eroding the Bluffs face. The Scarborough Waterfront Project (SWP) Final Rev. 06/2021 Environmental Assessment as well as previous TRCA studies of the Scarborough Waterfront and Bluffs should be considered before this scale of development being proposed moves forward. With reference to the Official Plan, Chapter 3, is the City adhering to Section 3.4 regarding a Natural Heritage site and buffer zone? **Could you please share with our membership information that indicates that due diligence is being done to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village?**

Example: of sink hole on Rideau Street, Ottawa



To All:

Development without studies to assess the full cumulative impacts could result in an environmental catastrophe and considerable damage to residential properties, our ravines, Bluffs and the Waterfront Trail, and significant costs for the City and its ratepayers.

To Councillor Ainslie & Representative for Ward 20:

Why are we moving forward without understanding true combined impact for these NEW developments being proposed?

We request that City Council direct:

1. Toronto Water, to provide a summary of all studies and any gaps in those studies.
2. City Planning complete an area wide study of infrastructure (Stormwater Management concerns, Traffic Concerns and other infrastructure concerns raised) and demands of existing projects, proposed development including soft sites.
3. Status on Area 52 & 59 Sewer Study should be included and considered as to how it relates to infrastructure and all new developments.
4. TRCA, to provide reports that indicates that due diligence is being done to protect the Bluffs and Ravines along the stretch of Cliffcrest and Scarborough Village.
5. A summary report to Community Council on status of these studies no later than November of 2023.

These important reports are needed to reveal **FULL** impact, capture gaps and identify steps needed to ensure the future stability of Cliffcrest Scarborough Village Neighbourhoods, Ravines and Scarborough Bluffs before moving forward with developments being considered.

Considering our calls over the last 3 years for “Environmental Character of the Neighbourhood Guidelines” and “Secondary Plan” have been deflected, **CSVSWRA asks you to put forward a motion for an ICBL (Interim Control By-Law)** so that the necessary studies are completed to mitigate unwanted costs and impacts to our infrastructure, neighbourhoods, residents and the Scarborough Bluffs.

Councillor Ainslie and Representative for Ward 20 kindly provide a response by September 1st, 2023.

Respectfully,

Marina Tadenc

VP, Director Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/about-us/>

Email: info@csvsw.ca or call 647-245-3277

To:

Councillor Gary Crawford, Scarborough Southwest,

councillor_crawford@toronto.ca, Ward_20@toronto.ca

Councillor Paul Ainslie, Scarborough-Guildwood

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Mayor Olivia Chow

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TRCA

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City Planning

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Attached:

Toronto Water July 7th Presentation

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

October 2022 Newsletter, see Letter of Concerned Resident

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See pages 9 to 13 on combined impact

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Synopsis of Projects Proposal following in blue

SYNOPSIS for Projects Proposal Request deflected:

CSVSWRA presented 5 Projects to Councillor Crawford May of 2021, including a request to consider **“Secondary Plan”** and request for **“Environmental Neighbourhood Character Guidelines”**.

The BIG Picture map created by CSVSWRA shows 14 active proposals in CSVSWRA boundaries. Analysis indicates the BIG PICTURE – 5,709 units, with 11,171 to 15,204 new residents.

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=14>

According to the Official Plan (5.2.1):

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. The Plans will not be prepared for stable areas of the City, where major physical change is not expected or desired. Secondary Plans guide the creation of new neighbourhoods and employment areas while ensuring adequate public infrastructure and environmental protection. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.

Without a **Secondary Plan**, condominium developments in our surrounding area will be approved on a site-by-site basis, which means developers will determine our future.

CSVSWRA was told we should engage in conversations with City Teams with regards to Secondary Plan. So, we waited, we followed up, and we waited. After more than 2 years of follow ups we were told that **City Teams advised** that normally a Secondary Plan is a mechanism that

opens up more development and intensification especially along main corridors such as Kingston Road. **Without a doubt intensification is here, isn't it?**

CSVSWRA learned that when a Secondary Plan is not in place, as in the case of Cliffcrest and Scarborough Village, applicants are required to do an Avenue Segment Study – a mini planning study – and submit it for review, in order that development not set unwanted precedent or undesirable standards for new development of the Avenue segment. **For more than 2 years the Association has advocated that City Planning look at the cumulative impact of three immediate proposals at 3291, 3355 and 3310 Kingston Road collectively.**

Each applicant for these projects has presented a different Avenue Study, without consideration of the BIG PICTURE and incomplete (to varying degrees). **None of the Avenue Segment Studies look at the picture of all three of these proposals collectively and none address affordability and the "Missing Middle" (up to 6 stories in which units would accommodate families)**

Where are the quality studies that capture the full impact of development?

CSVSWRA also asked for “**Environmental Neighbourhood Character Guidelines**” for all of Cliffcrest & Scarborough Village SW advocating that this **environmentally fragile area** needs to be given additional **clear guidelines and consideration** before infill development applications are approved. These projects were opportunities for the City and Community to collaborate together and ensure the best possible outcome for our neighbourhoods.

The October 6, 2021 email has data provided by CSVSWRA to Councillor Crawford calling for immediate action and a Pilot Project for **Environmental Neighbourhood Character Guidelines** for Parkcrest Drive to be introduced. A motion was to go to Council in January 2022 but City Planning provided **incorrect information** to the Councillor. This **stopped a motion for a Pilot Project for Parkcrest Drive**. CSVSWRA asked and has followed up many times to understand why this was stopped but have yet to be provided with details and explanation. (The following NEW application on **Parkcrest Drive** submitted 12/10/2022 should now also added to any segment study, 22 216036 ESC 20 OZ OPA & Rezoning submitted 12/10/2022.)

CSVSWRA submitted a motion for Interim Control By-Law (ICBL) for consideration. This would allow for time for appropriate studies to be completed to understand impact to infrastructure for these unique and environmentally sensitive neighbourhoods. We are told, “From a planning perspective, all studies are complete so there are not even grounds for one.”

Discussion during the July 7th Water Review meeting, successfully raised additional concerns with regards to looking at the cumulative impacts of Condo developments currently under review with City Planning. This presentation has an **outstanding action item** asking that studies beyond City standards is to be completed.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>

CSVSWRA concerns for studies and cumulative impact were followed up many times with Councillor Crawford including:

- April 5, 2021

- May 27, 2021
- June 14, 2021
- August 3, 2021
- October 1, 2021
- October 6, 2021,
- October 20, 2021,
- January 19, 2022,
- February 24, 2022
- April 18, 2022
- May 9, 2022
- July 7, 2022 - Toronto Water meeting
- July 14, 2022
- July 28, 2022

(August 24, 2022 to October 24, 2022 black out due to election)

- November 30, 2022,
- March 9th, 2023,
- March 16, 2023,

PREVIOUS FOLLOW UPS:

From: Marina Tadenc <mtadenc@gmail.com>

Date: Mon, Feb 20, 2023 at 11:47 AM

Subject: Re: Toronto Water Meeting - July 7, 2022

To: <Amy.Winterhalt@toronto.ca>, <Anna.lim@trca.ca>, Christian Ventresca <Christian.Ventresca@toronto.ca>, Councillor Crawford <councillor_crawford@toronto.ca>, <Nancy.Gaffney@trca.ca>, <Saleem.Khan@toronto.ca>

Cc: Dan Tadenc <dtadenc@gmail.com>, Donna McParland <dmcparland@sympatico.ca>, Kirill Cheiko <kirill.cheiko@toronto.ca>, Monique Lisi <monique.lisi@toronto.ca>, info <info@csvsw.ca>

Good morning,

I have no record of a response, are there any updates that can be provided?

Considering that 3 condo developments totalling over 800 units are proposed along Kingston road between Annis Road and Bellamy/Ravine Drive, there should be detailed studies that collectively report on the consequential impacts to the watershed and environment.

I have inquired with the Sewer Study Team to ask if the study gives any **consideration to the combined “environmental” and “health” impact of new builds**. I was advised that this sewer planning study is part of long-term drainage improvement on public roadway/parks (city properties); the study process is mandated by the Ontario Environmental Assessment Act; not a part of the City Planning process and that the respective City Planner for each Development under City Planning (CP) Division - CP has more information related to new developments.

There are 20+ major development applications along Kingston road within our Cliffcrest Scarborough Village neighbourhoods alone. Each proposal is managed by a different city planner. CSVSWRA still does not understand how the City can ensure that the impacts to the community and infrastructure of multiple massive developments are considered as a whole, **who is looking at the combined impact for NEW developments?**

<https://www.google.com/maps/d/viewer?mid=1-V1dBqxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

I have added the lead to area 52 & 59 sewer planning study, Kirill Cheiko, to this email chain.

I am happy to provide any other information you may require, and I look forward to an update.

Sincerely,
Marina Tadenc
Cliffcrest Scarborough Village SW Residents Association
www.cliffcrestscarboroughvillagesw.ca

Attached:
July 7th Presentation
Letter of Concerned Resident featured in RA November 2022 Newsletter

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On Fri, Nov 25, 2022 at 11:02 AM Marina Tadenc <mtadenc@gmail.com> wrote:
Good morning all,

I am following up to see if there are any updates that can be shared with regards to our July 7th meeting?

It is our understanding that on September 15, the City of Toronto [re-] initiated studies to identify causes of flooding and develop solutions to reduce the risk of future surface and basement flooding in areas throughout Scarborough. **Our Study Area is #52 and this study has not been completed.** It is our understanding that the study only looks at existing buildings and infrastructure and **does NOT** consider the individual or cumulative **impacts of future builds.**
<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/basement-flooding-investigation-environmental-assessment-studies/scope-of-the-study/>

All new housing & Condo developments currently must meet City standards to provide for sufficient stormwater drainage management before being approved. Attached again are details shared from our July 7th meeting where the RA raised the concern that **more is needed than standard practice** checks to determine impact, including cumulative impact, to ensure residents, ravines and Bluffs are protected.

*(*note: slide 14 has been updated with details reflecting that the condo site has medium potential and assessment should be done prior to any ground disturbing activities.)*

Our concerns remain that we are faced with complex issues, **we need experts** who understand the engineering issues and unpredictability of Climate change beyond what is currently being checked.

I also thought I would share a copy of the RA's most recent newsletter, in particular I point you to the "**Letter from a Concerned Resident**" that raises some important concerns, attached.

I am happy to provide any other information you may require, and I look forward to an update.

Sincerely,
Marina Tadenc
Cliffcrest Scarborough Village SW Residents Association
www.cliffcrestscarboroughvillagesw.ca

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On Fri, Jul 8, 2022 at 6:48 PM Marina Tadenc <mtadenc@gmail.com> wrote:

Good afternoon,

We would like to thank Councillor Crawford for bringing yesterday's meeting together and to the City Teams for taking the time to meet with us.

Concerns were raised that this area is known for its environmentally sensitive green space and high-water tables. To protect our green space and natural habitat we need all city departments including the TRCA to take a closer look beyond their standard practices for assessing developments in this area.

Councillor Crawford, we appreciate that you will be following up with City Teams and TRCA to have further discussion.

Christian, the development documents that were shared with us recently show updates up to February 2022, we look forward to receiving the most recent updated *City Response Summary* as well as the details that report on the **combined impact of the 3 developments**.

We look forward to more good discussions in the near future.

Thank you again for meeting with us and wishing you all a good weekend!

Sincerely,

Marina Tadenc

647 299 1889

Cliffcrest Scarborough Village SW Residents Association

www.cliffcrestscarboroughvillagesw.ca