



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** following the July 2022 meeting between the Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) and Toronto Water. At this meeting we presented and outlined the concerns of residents and the Association to Toronto Water, City Planning & TRCA that the **impacts to the community and infrastructure of multiple massive developments are not being considered as a whole**. We have had no response to concerns raised.

We ask that Toronto Water, City Planning and TRCA provide an update as to what steps are being taken to review cumulative impacts of these developments?

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 are 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>

City Planning, you have not responded to our request for reports showing cumulative impacts or indicated they are going to do a review. Segment Studies do not address the full impact of Stormwater Management concerns, Traffic Concerns and other infrastructure concerns raised.

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.

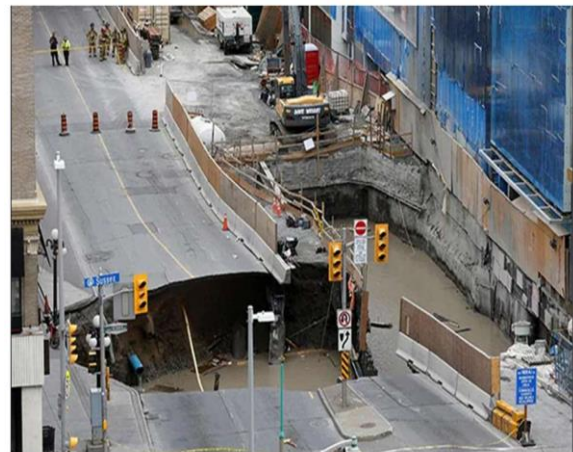
The December 5, 2020 studies adapted from the 1985 studies both speak to the Bluffs as being one of the most troublesome coastal erosion issues citing; groundwater, development, hardened watersheds, vegetation removal, development, overland flow, storm water runoff etc that will exacerbate the existing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

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

&

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

Example: of sink hole on Rideau Street, Ottawa



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.

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?**

<https://www.toronto.ca/wp-content/uploads/2017/11/981f-cp-official-plan-chapter-3.pdf>

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:

Representative for Ward 20

Ward_20@toronto.ca

Councillor Paul Ainslie, Scarborough-Guildwood

councillor_ainslie@toronto.ca

Mayor Olivia Chow

mayor_chow@toronto.ca

TRCA

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Cc: dtadenc@gmail.com, dmcparland@sympatico.ca, Monique.Lisi3@toronto.ca, Antonette.Dinovo@toronto.ca, Alex.Amelin@toronto.ca, charrissa.klander@toronto.ca

Attached:

Toronto Water July 7th Presentation

<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>

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-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&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
<dmparland@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-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&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

Considering our calls over the last 3 years for “Environmental Character of the Neighbourhood Guidelines” and “Secondary Plan” have been deflected, CSVSWRA now **asks you to put forward a motion for a Policy Area Planning Study** for Kingston Road between Brimley and Scarborough Golf Club Roads or **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