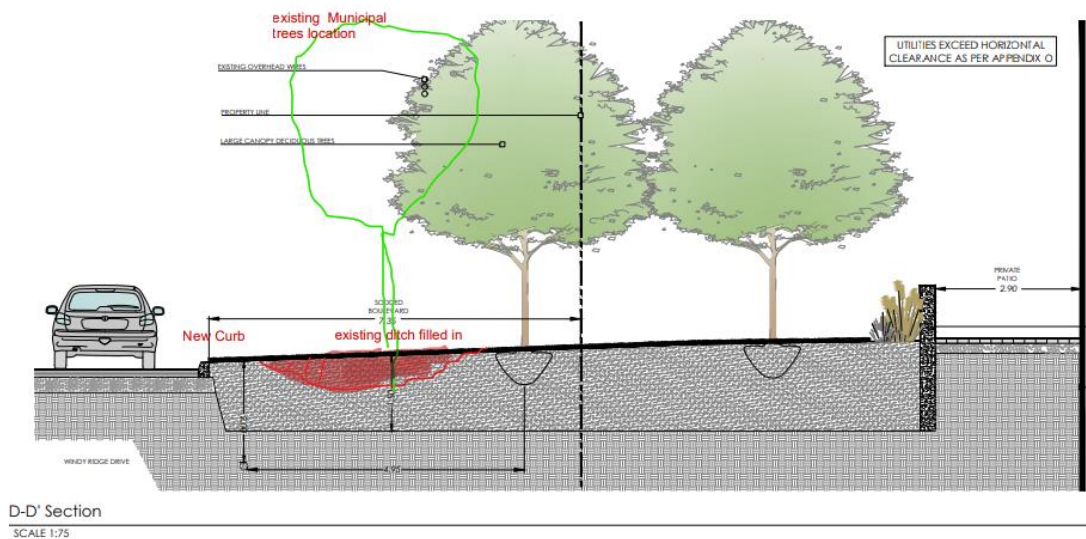


CSVSWRA – Review Comments on 2023-11-27 Submission documents.

Date: March 8, 2023

1. Functional Servicing, Stormwater Management Report and Site Grading plan by Lithos (dated revised Nov. 21, 2023)

No comment on any of the proposed service connections onto Kingston Road. 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.



2. 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. Therefore, the building basement would have to be waterproof(watertight), this was not currently proposed as the development solution. Also, the Ground water quality does not meet the storm sewers minimum standards. The report addresses dewatering impacts, it does not address the impact due to waterproofing the basement, and Archimedes Principle effect on raising the adjacent ground water levels. This may potentially negatively impact the adjacent homes’ basements that are currently above the spring groundwater level. Plus, mixing the rising groundwater with the silty, sand sub soil (saturating it) creates a quicksand-like composition of structurally unstable soil, and potential sink holes, etc.

See letter sent by RA: https://cliffcrestscarboroughvillagesw.ca/data/documents/Geotechnical-Concerns-3291-KINGSTON-RD_2-4-WINDY-RIDGE-DR.pdf

3. Foundation Drainage in Servicing Report Groundwater Summary by Quasar (dated Nov. 7 2023)) & Hydrogeological Review Summary by Fisher Engineering;

States: “the total Volume (L/day) Long Term drainage of groundwater (from foundation drainage, weeping tiles, sub slab drainage) into Storm sewers to be 132,620 L/day.” This contravenes City of Toronto Municipal Code Chapter 681 (Sewers By-Law) that does not allow basement dewatering/weeping tiles to be connected into city storm or sanitary sewers.

4. Traffic Impact Study by Paradigm (report dated Nov. 1, 2023)

See red marked up comments on the attached report. The main concern is the entire Transportation Impact Study Report is based on Data collected during COVID 19 Pandemic when traffic volumes were low and not accurate for post Pandemic. A new Current Traffic Survey Study should be performed in order to work with accurate data on traffic volumes.

City of Toronto commented on (Preliminary) Zoning By-Law Amendment Conditions – LCH to Include in the Site-Specific By-law, the following effective parking requirements: a) Residential parking spaces at 0.77 spaces per dwelling unit. This equates to 275 spaces required, where as the Study report states only 211 spaces to be provided, which equates to 0.59 spaces per dwelling unit. This does not appear to comply with the relevant By-law.

From: [John MacKenzie](#)
Sent: December 18, 2020 4:07 PM
To: [Marina Sartoretto](#)
Cc: Christian.ventresca@toronto.ca; [Steve Heuchert](#)
Subject: RE: Concern of possible impacts to Doris McCarthy Trail

Good afternoon, Marina,

I am responding to your email dated December 16, 2020, regarding a condominium proposal on Windy Ridge Drive in the City of Toronto and your earlier email as well.

Thank you for apprising of this development proposal. The site in question is located entirely outside of the TRCA Regulated Area and not within the City of Toronto's Natural Heritage System. The site is also smaller than 5.0 hectares. For these reasons, TRCA would not have been circulated on this application by the City of Toronto. In order to have input on this file, if you have not done so already, we recommend that you submit your comments and concerns to the local City of Toronto Planning Manager for Ward 20, Christian Ventresca. For your convenience, Mr. Ventresca's email address is Christian.ventresca@toronto.ca

Doris McCarthy trail is part of the Central Segment of the Scarborough Waterfront Project (approved EA), which to date is yet unfunded and detailed design for this segment has not begun. TRCA is continuing to work with the City and other levels of government to secure funds so that we may further advance trail design and implementation for the Scarborough Waterfront Project. Given the concerns you have expressed regarding the impact on the trail that more density will bring.

TRCA has taken note of this concern and will be sure to flag trail access and parking considerations as important issues of consideration with the planning lead at the City.

Thank you for writing to us about your concerns for the local environment and this important part of the trail network in Scarborough.

John MacKenzie, M.Sc.(PI) MCIP, RPP
 Chief Executive Officer
 T: (416) 667-6290
 E: john.mackenzie@trca.ca
 A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca

5. Arborist Report by Jon Woodside Arborist (dated revised Oct. 22, 2021)

Total of 73 trees (88% of trees) will need to be removed from the construction site, (34 of those trees (40% of trees) have a trunk greater the 30cm) only 10 trees are saved of the total 83 trees. 67 new trees will be planted, for a site total of 77 trees.

Three (3) neighbours' trees will need to be removed due to the construction. The construction should avoid impacting or removing neighbours' trees.

6. Landscape Lighting plans by Quasar (dated Oct. 6, 2023)

Missing information on type of Fixture No. ZB1, plus, missing cross reference schedule to lighting fixtures indication in fixtures specifications.

7. Sun Shadow Study by RAW (dated Nov. 23, 2023)

The shadow study for June 21 shows the rear yards of 6 & 8 Windy Ridge all in shadow at 6:18pm, yet the sun up for another 3 hours till sunset.

The shadow study for September 21 (similar on April 21) shows the rear yards of 6 & 8 Windy Ridge and 4 homes on Whitecap Blvd. and the open space parkland area for 3311 Kingston Rd. all in shadow at 6:18pm, resulting in uncomfortable outdoor spaces (see Figure 1 -chart below)

The December 21, Shadow study shows the rear yards of 6 Windy Ridge and 3 homes on Whitecap Blvd., all in shadow.

City of Toronto, Tall Building Guidelines (Mar. 2013) Page 4 states: "the design and placement of the tower should effectively resolve these matters to ensure that a tall building minimizes its impact on surrounding streets, parks, public and private open space" This is not the case for this proposed development.

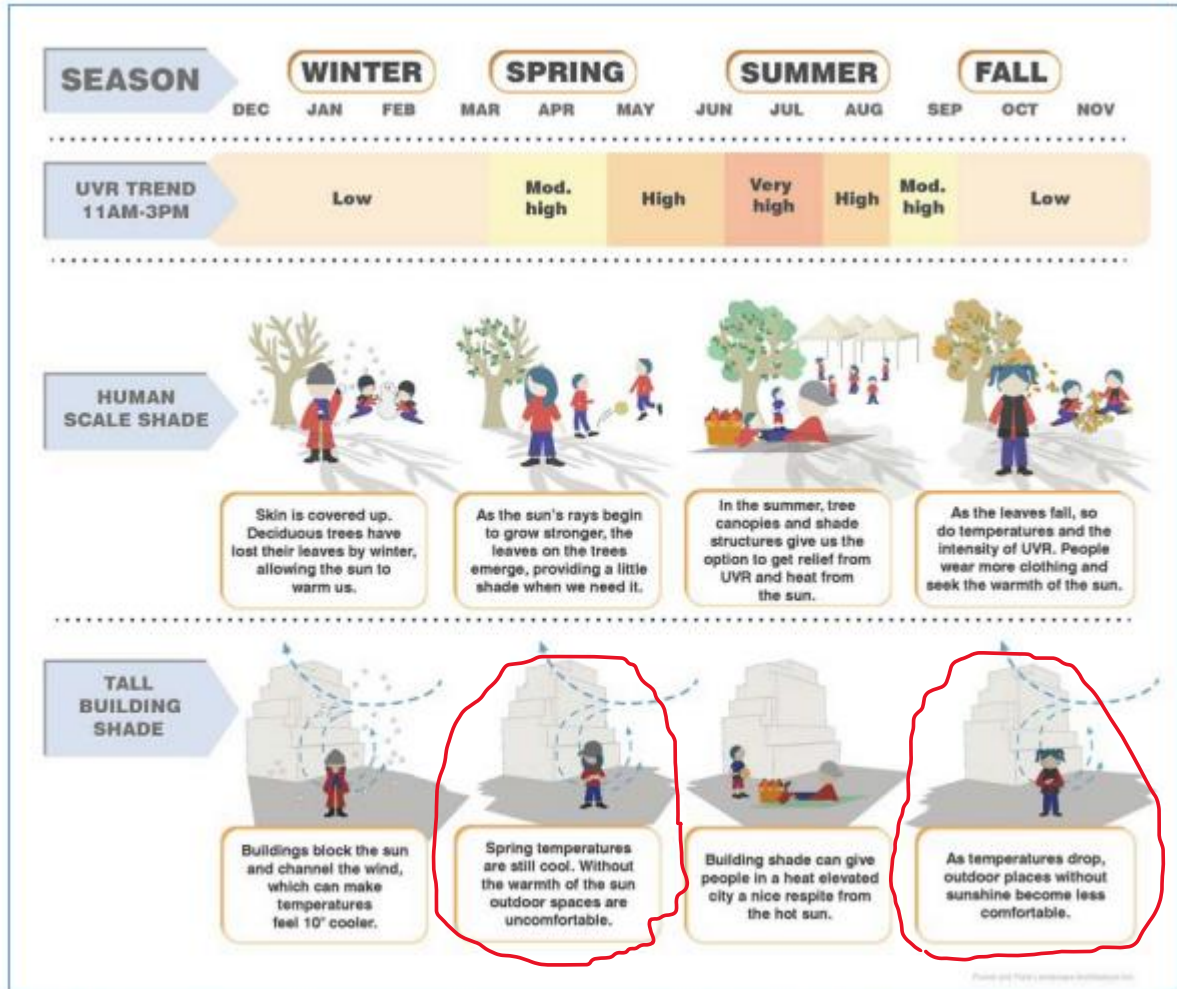


Figure 1. Climate Variations in Toronto (source: Forest and Field Landscape Architecture Inc.)