

Highlight of Key Community Concerns due to LCH Development

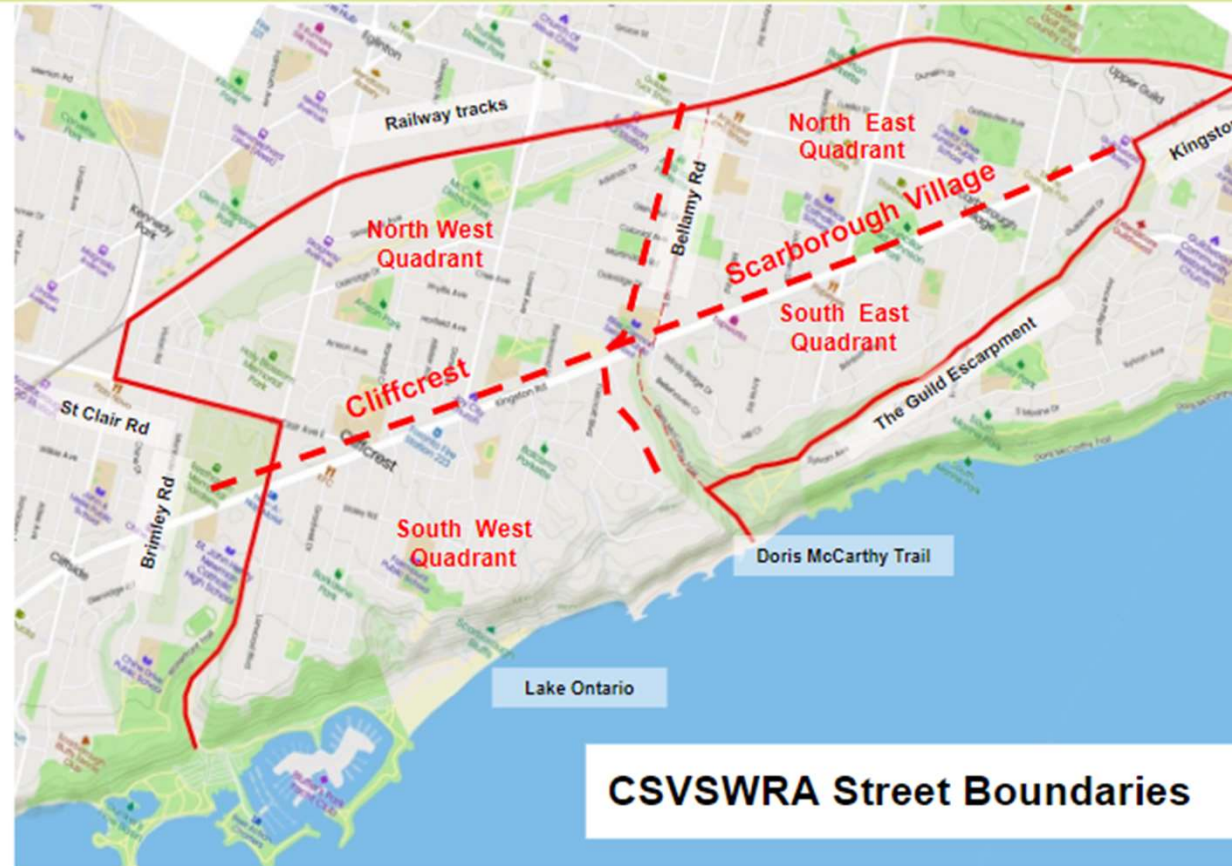
Presentation to: Councilor Crawford, & City Legal
November 21, 2022



Cliffcrest Scarborough Village SW Residents Association

Intro to the Association

- ❑ The Association was incorporated in September 2020.
- ❑ Our mission statement is:
“Together we preserve the unique nature of our neighbourhoods”
- ❑ **Our Objective:** To represent the voices in the neighbourhood, to raise awareness and advocate for inclusion and due process in the decisions that impact our community.



Presentation Objective

- ❑ First, CSVSWRA does **not support the rezoning** of #2 and #4 Windy Ridge Drive
- ❑ Rational concerns around this **development issues** and the **intrusion into our neighbourhoods**
- ❑ The Community wants the **proposed rezoning of #2 and #4 Windy Ridge Drive be denied** for the following reasons and concerns presented
- ❑ The Community are **not opposed to all development ... we appose this development, due to its **intrusion into the neighbourhood** and concerns presented.**
- ❑ CSVSWRA **work with the City Legal** at OLT



KEY CONCERN LIST – Part 1 - *without-prejudice basis*

- 1. Transition to Neighbourhoods concerns**
- 2. 2 & 4 Windy Ridge properties are oriented to Windy Ridge, and as a result form an integral part of a well-established neighbourhood with well-defined pre-existing form.**
- 3. Overbuild out of scale with abutting property homes**
- 4. Geotechnical Ground Water Concerns**
- 5. Lack of outdoor open Amenity Space at grade, also concern in City Parks response**
- 6. Transportation Traffic Impact Concerns – traffic study dated July 31, 2019**
- 7. Local Schools have no available spaces, calling for bussing and additional traffic and environmental issues.**
- 8. Sun/Shadow study shows a shadowing impact**



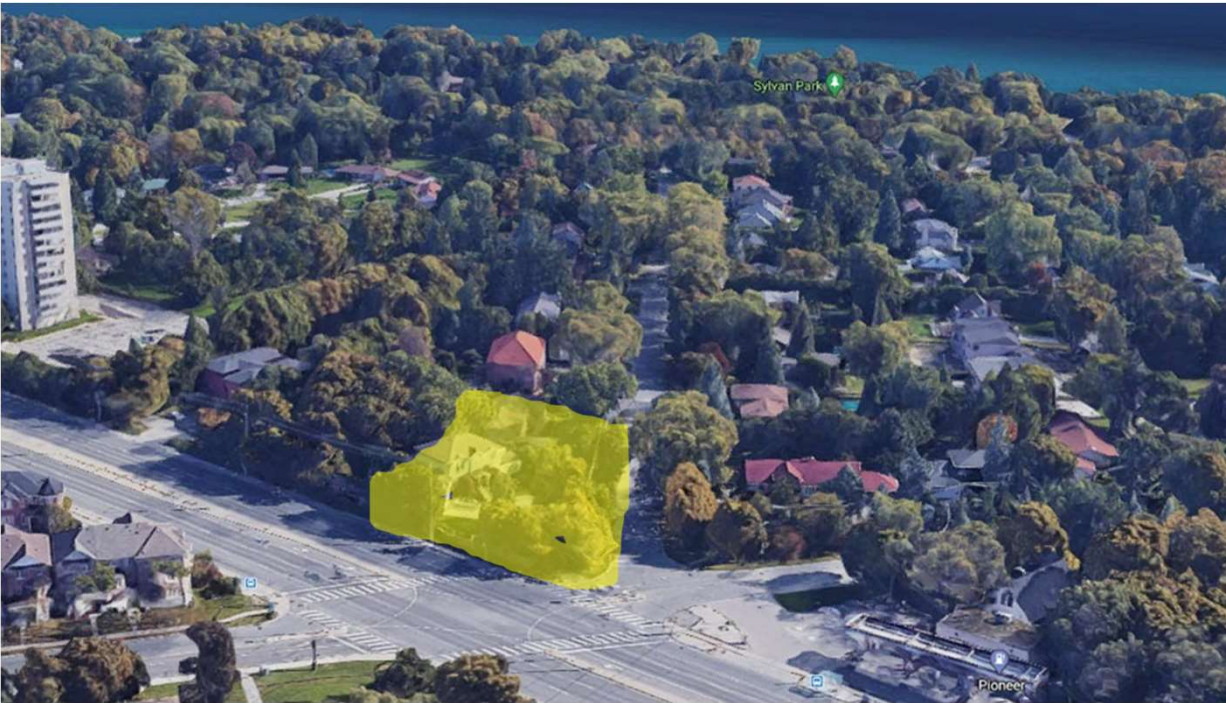
KEY CONCERN LIST – Part 2 - *without-prejudice basis*

- 9. Courtyard noise due to amphitheater building form**
- 10. Loss of all privacy in the back yards of 6 & 8 Windy Ridge.**
- 11. Loss of 80 mature trees, all trees to be not the small decorative type as specified, but large shade and privacy types**
- 12. Combined impact of all nearby proposed developments (3310-3314 Kingston Rd., 2872-2882 Kingston Rd., 2746-2800 Kingston Rd.)**
- 13. Development is approximately 75 meters from the Bellamy Ravine, environmental Impact**
- 14. Building setback inconsistent with existing WR homes**
- 15. The proposed development is out of scale with adjacent homes, so the impact of the proposed development is neither sensitive nor gradual to the neighbourhood**
- 16. This development would not help the City with affordable housing goals or addressing the “missing middle” and would be detrimental to the natural environment.**



CONCERN & REASON - #1 Transition to Neighbourhoods

1. 2 and 4 Windy Ridge property are oriented to Windy Ridge, and as a result form an integral part of a well-established neighbourhood with well-defined pre-existing form



- What constitutes a mentally healthy built environment?
 - Low stress, low noise
 - Feels and is safe
 - Short commutes
 - Social connection and trust
 - Beauty, nature contact
 - Well maintained



CONCERN & REASON - #2 2 & 4 WRD integral part of neighbourhood

- ❑ 2 and 4 Windy Ridge property are oriented to Windy Ridge, and as a result form an integral part of a well-established neighbourhood with well-defined pre-existing form



Neighbourhood

- Design
- Amenity spaces
- Housing
- Transportation
- Schools
- **Security**



CONCERN & REASON - #3 Overbuild out of scale with homes

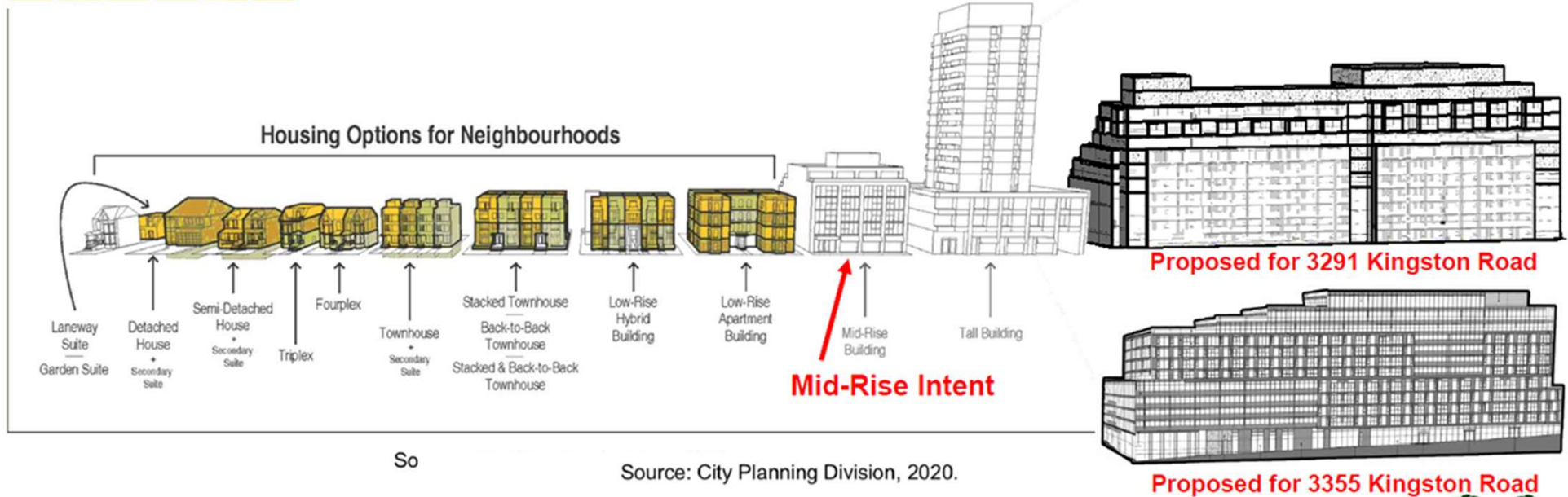
Expanding Housing Options in Neighbourhoods

City Planning Division
July 2020

Out of scale... application of Mid-rise intent

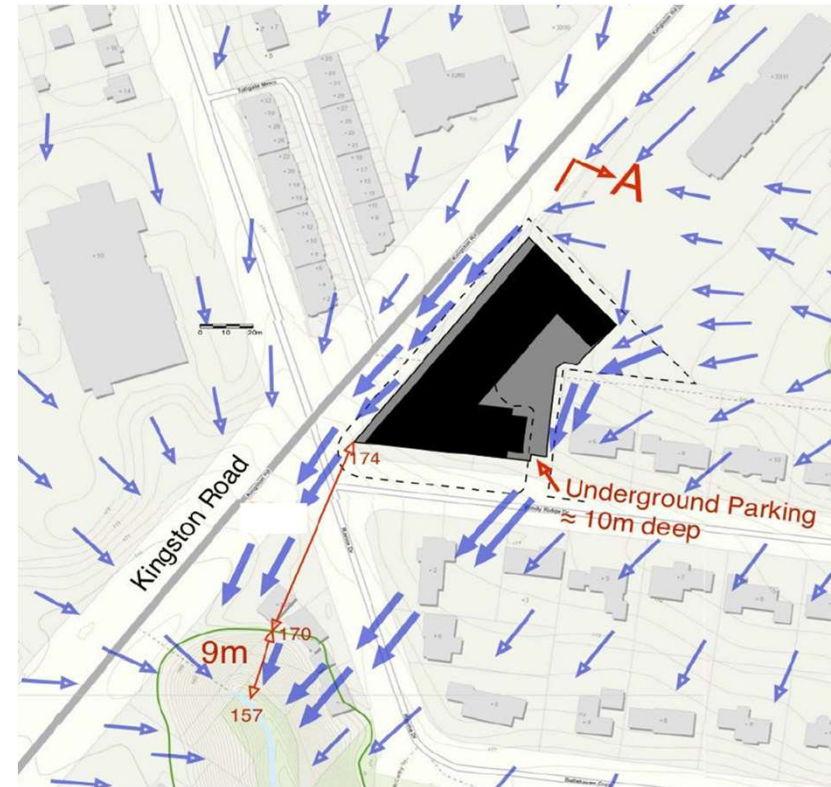


Figure 1. Housing Options for Neighbourhoods.

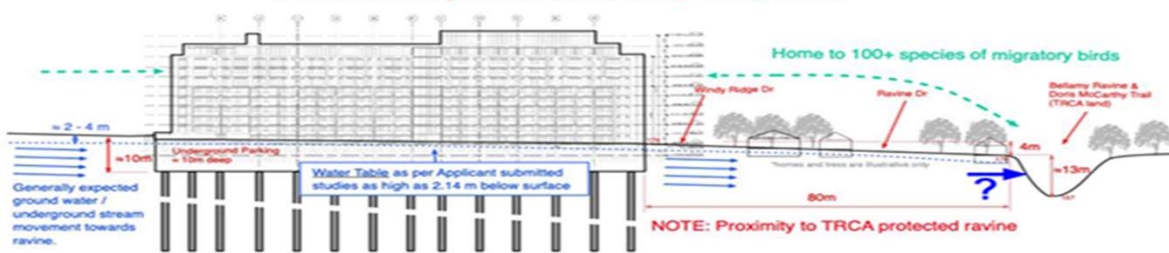


CONCERN & REASON - #4 Geotechnical Ground Water

- ❑ Draining ground water to city storm sewers is officially no longer permitted by the City's "Foundation Drainage Policy" as of Jan. 1, 2022.
- ❑ Waterproofing of basement will create dam and raise ground water levels.

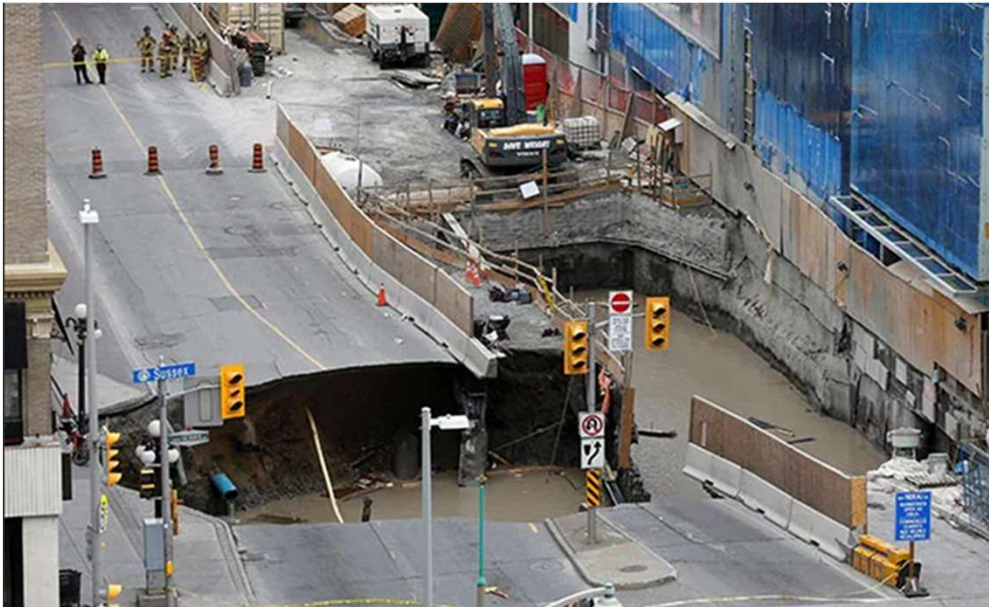


Section A-A : Proposed condo to Bellamy Ravine (no scale)



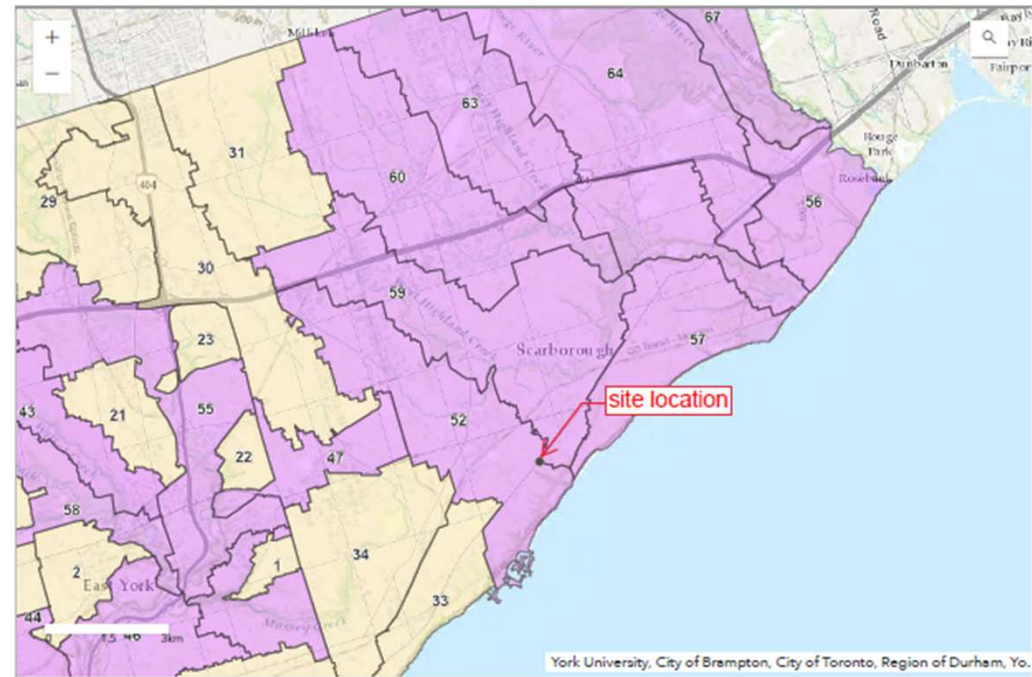
CONCERN & REASON - #4 Geotechnical Ground Water

Example: of sink hole on Rideau Street, Ottawa



Basement Flooding Study in Progress (started in 2019)

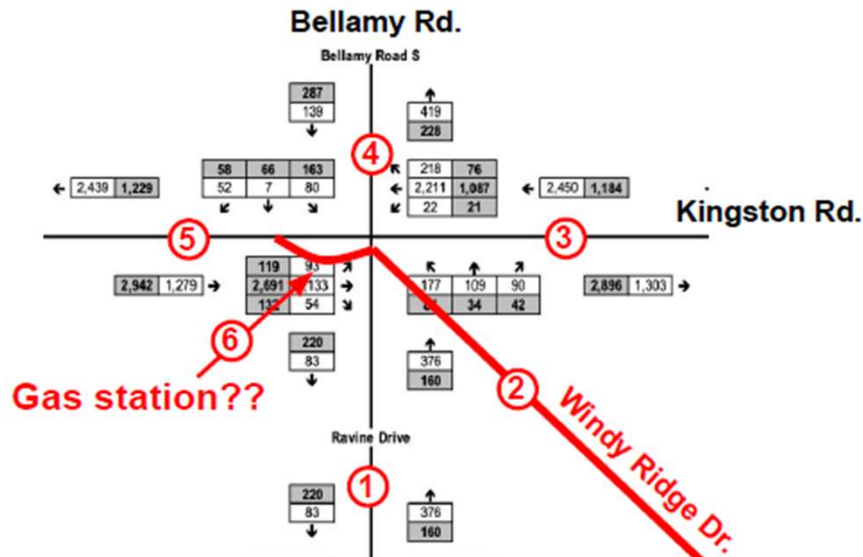
For more information enter an address in the search bar and/or click on the shaded area in the map



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.



CONCERN & REASON - #6 Transportation Traffic Impact



- 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**



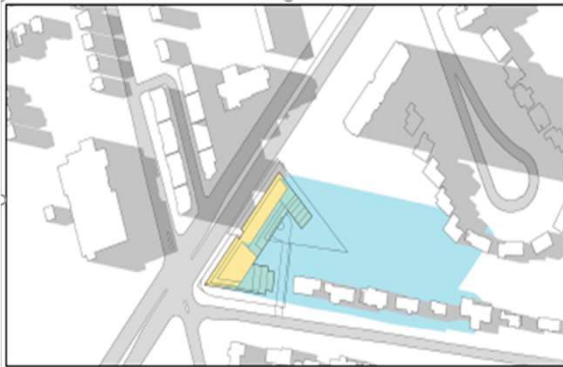
CONCERN & REASON - #7 No Local School Spaces

- ❑ TDSB and TCDSB both confirmed that no spaces are available for student at elementary school, Junior High School and High School. Students would have to be bussed to other available Scarborough Schools.
- ❑ Bussing students will cause traffic issues at drop-off and pick-up on Kingston road. Plus, bussing has an impact on the environment and carbon footprint.



CONCERN & REASON - #8 Sun/Shadow Study

1. TDSB express concerns that the development shadow will impact the efficiency of the existing Solar on the roof of adjacent Junior High School (Bliss Carman Senior Public School)
2. Shadow study does not show the afternoon sun after 6:18pm during summer months and the resulting impact to backyards of #6 #8 #10 #12 Windy Ridge Drive



June 8:45 pm shadow



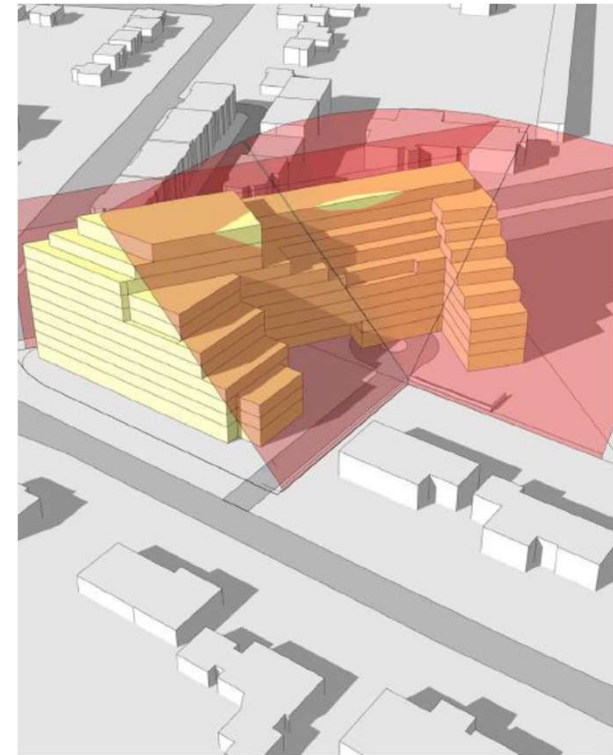
Dec 8:18 am shadow



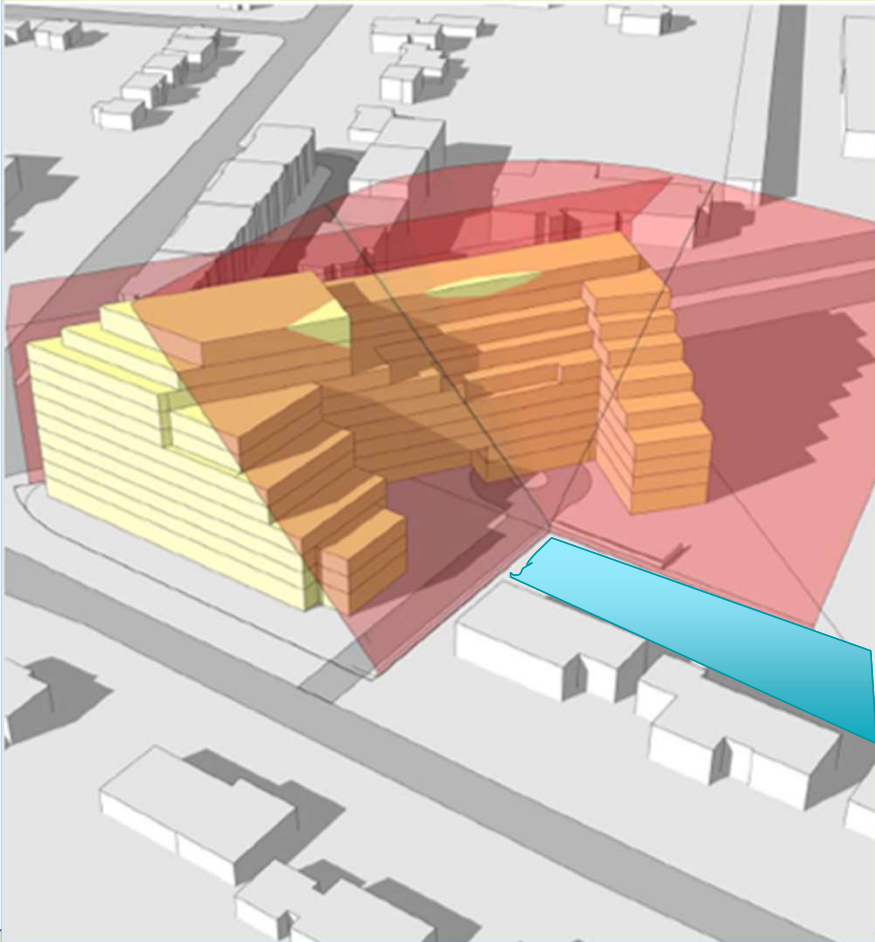
June 6:18 pm shadow

CONCERN & REASON - #9 Courtyard Noise

1. Courtyard noise due to amphitheatre building configuration and orientation.



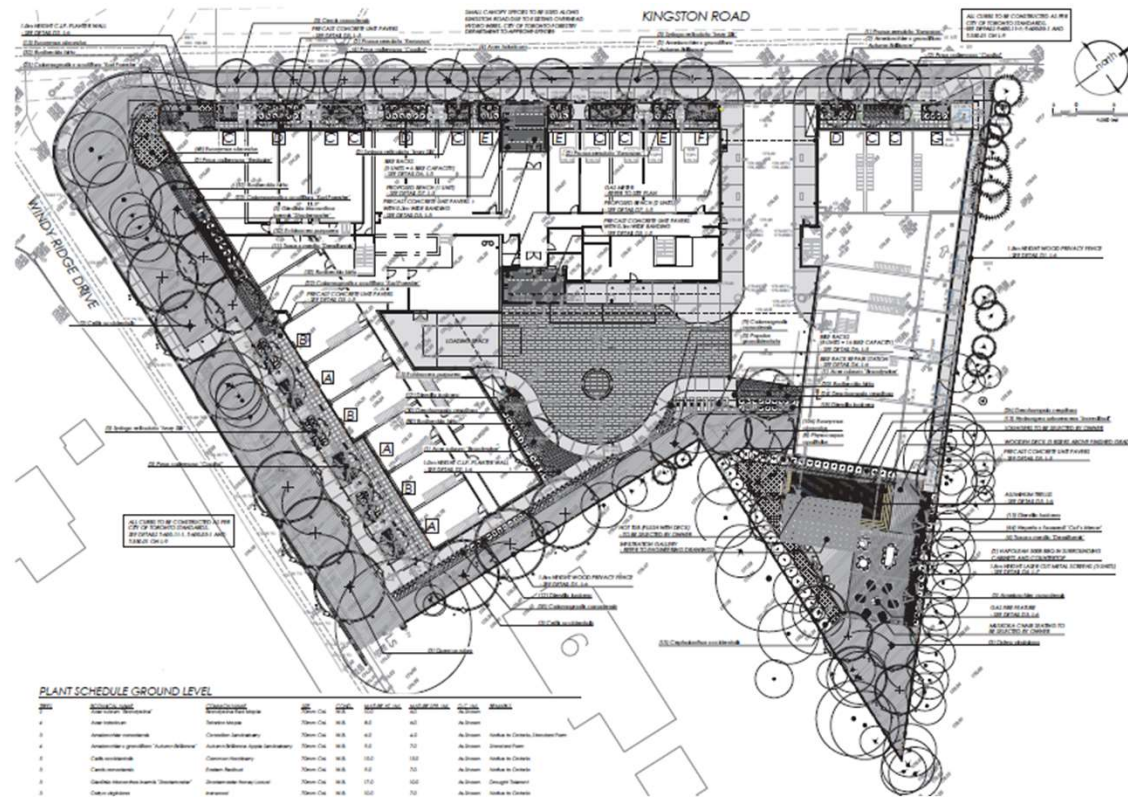
CONCERN & REASON - #10 Loss of backyard Privacy



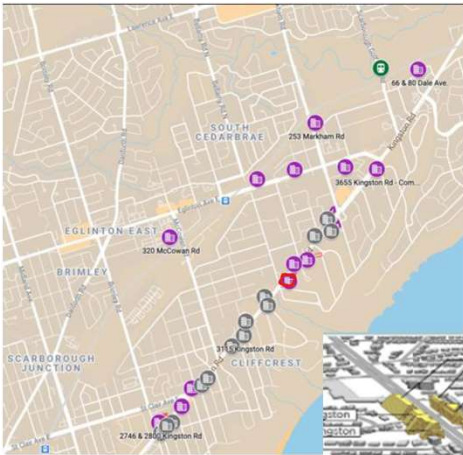
CONCERN & REASON - #11 Type of Trees for Shade and Privacy

❑ City Urban Forestry comment on Landscape plans:
The Planting Plan focuses primarily on the planting of small, decorative trees, which do not provide anywhere near the same benefits of large-growing, long-lived shade trees (which should be the priority of any planting plan, especially where such a significant number of trees are proposed for removal).

Dec 2020 report - *Urban Forestry is not opposed in principle to development of this site, however at this time we do not support the Official Plan and Zoning By-law Amendment proposal, because aspects of the overall plan/concept for the site are, in Urban Forestry's opinion, inconsistent with parts of the City's Official Plan and council's objectives concerning tree canopy cover (summarized above), and do not demonstrate compliance with Tier 1 of TGS Version 3 (ecology section).*



CONCERN & REASON - #12 Combined Development Impact studies



DEVELOPMENT ADDRESS	# Storeys	# of units		# Resident				# Parking Spaces	
		Total Units	Town Homes	Est. Residents	High limit	School/Days are Potential	% Children	Total Parking	Bicycles
3291 Kingston Rd., 2 & 4 Windy Ridge Dr.	11	309		520	706	137	19%	284	233
34 Annis Road, 3355, 3357, 3365 Kingston Rd.	12	309	18	590	800	198	25%	318	228
2746, 2800 Kingston Rd.	11 & 22	439		815	1003	266	27%	558	426
2799, 2815 Kingston Rd.	9	182		360	506	147	29%	169	
2872, 2880, 2882 Kingston Rd.	10	143		244	317	56	18%	145	114
3310 3312 3314 Kingston Rd.	11	323		427	521	118	23%	292	262
3655 Kingston Rd.	10	104		177	229			87	115
3150 Eglinton Ave. E	12	132		244	339	82	24%	136	104
3060 Eglinton Ave. e	4 5-storey	76		170	238	86	36%	76	62
320 McCowan Rd.	27 & 31	520		1012	1403	383	27%	537	422
253 Markham Rd.	18 & 19 + Towns	691	89	1406	1912	438	23%	635	602
66 & 80 Dale Ave.	7 & 12	285		545	733	209	29%	305	290
3201 Eglinton Ave.	12	132		244	324	82	25%	136	104
3718 - 3730 Kingston Rd.	14	435		680	843	139	16%	383	339
Scarborough Golf Club Rd. at the rail tracks.									
		MetroLinx Project							
(Proposed on Toronto AIC) TOTAL		4080	107	7434	9874	2341	24%	4061	3301



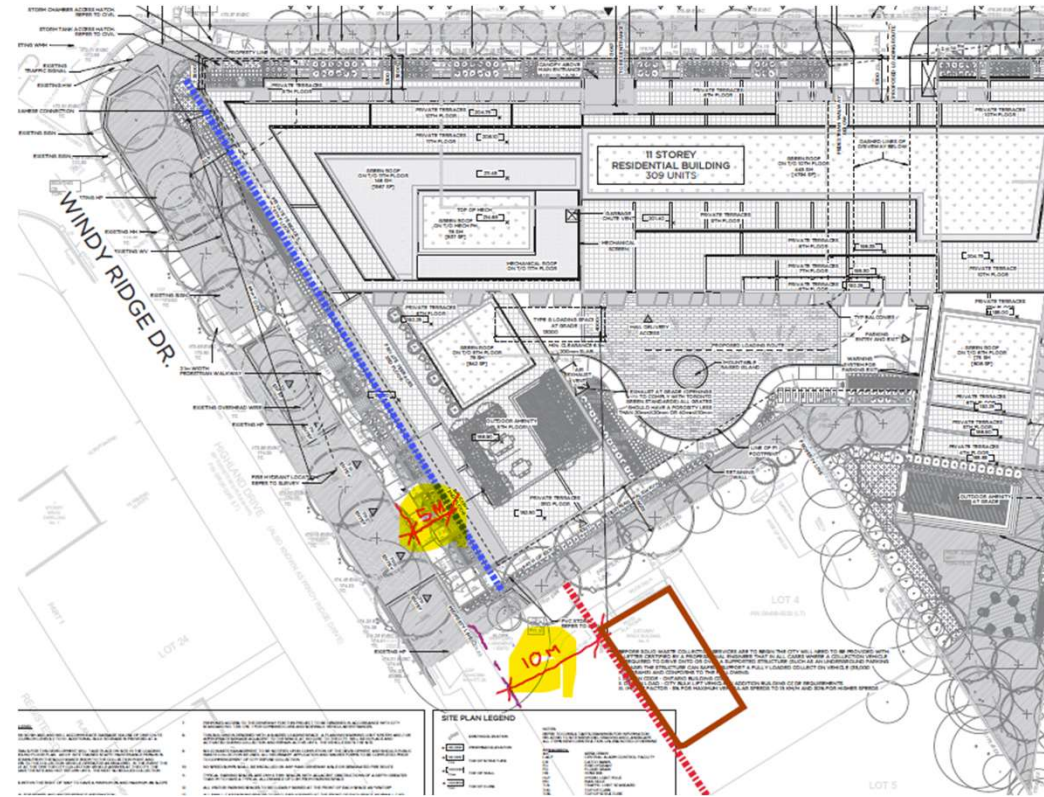
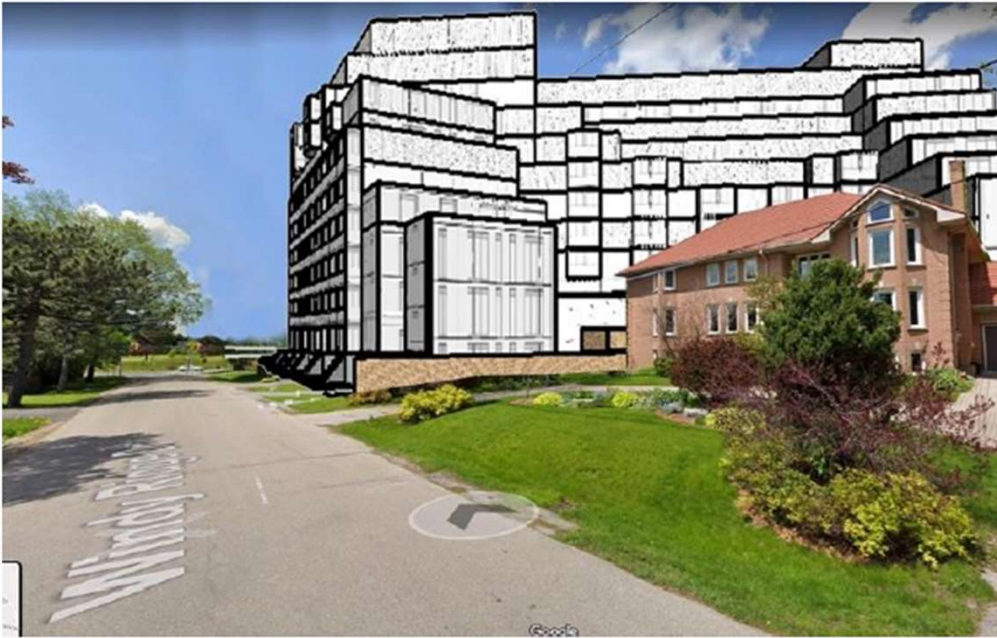
CONCERN & REASON - #13 Development within 75m of Bellamy Ravine

- The November 2019 TRCA SWP Final Environmental Assessment, and the February 2012 Scarborough Shoreline Terrestrial Biological Inventory and Assessment, have not been considered by the City. The impact of this development on the erosion of the Bluffs and effect on the numerous flora and fauna species of concern have not been considered. We feel that TRCA should be consulted and comment on the effects of the proposed development on the Scarborough Bluffs and Doris McCarthy Trail.
- Environmental impact of development.

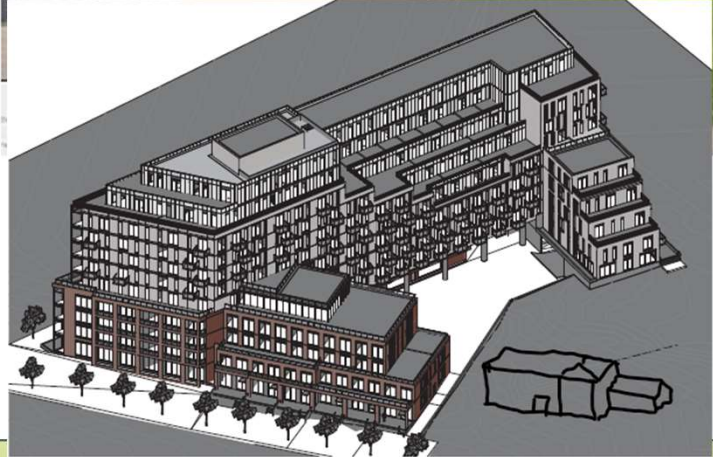


CONCERN & REASON - #14 WR Frontage building setback inconsistent

- ❑ LCH rezoning asking for balconies to be built within the Building setbacks.



CONCERN & REASON - #15 Out of scale with adjacent Homes

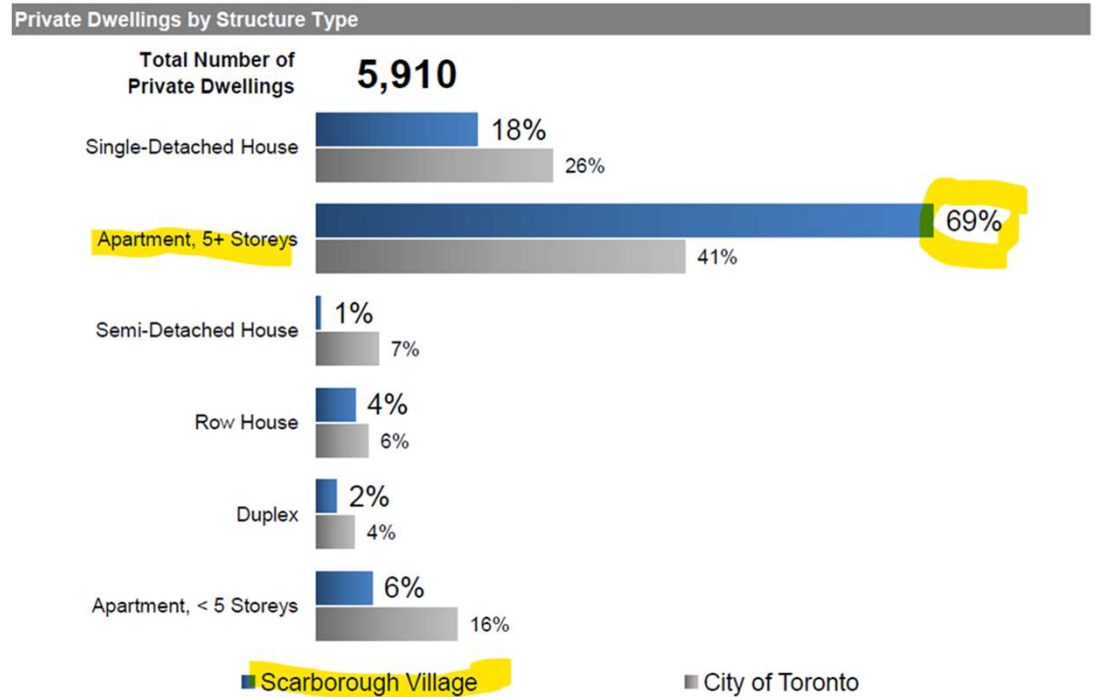


CONCERN & REASON - #16 Development not meeting Affordable Goals

- ❑ Scarborough Village has disproportionate high amount of 5+ storey apartments compared to city average, and most of the apartment are low income

139. Scarborough Village

(Note: These are initial neighbourhood estimates and are subject to change.)



CONCERN – LCH not responding to City comments - *EXAMPLE*

SECOND SUBMISSION COMMENT RESPONSE MATRIX
20 209863 ESC 20 OZ and 20 209873 ESC 20 RH
 3291 Kingston Road LP
 3291 Kingston Road and 2 & 4 Windy Ridge Drive
 City of Toronto

City Stakeholders comments.	Reply by	LCH Response	City's Responses Feb 2022
c) Please note the detailed population calculations for each catchment area under pre and post development conditions must be provided in Sanitary Drainage Plans. The Revised Drainage Plan must include the type of land use, and their total population, taking consideration of the future developments based on the City's development application website where zoning has been completed and where applications are currently in progress, in order to determine the population density and the drainage areas contributing to each sewer segment.	Lithos Group	The Sanitary Drainage Area Plans (DAP-3A & DAP-3B) have been revised accordingly, including the land use type, the population and the drainage areas that refer to each segment of the sanitary network contributing to the downstream sanitary network. Furthermore, takes into consideration the future developments in the subject area.	not addressed
a) A letter written by a Mechanical Consultant (signed, sealed and dated by a licenced P.Eng. of Ontario) stating the peak flow rate of the groundwater discharge for the development site for all groundwater sump pump(s) is required to be appended to the revised report. This peak flow rate must be based on the pump schedule(s) that have been designed by the Mechanical Consultant. A template of this letter is attached to this memo.	Lithos Group	The requested letter has been provided in Appendix B of the updated FSR-SWM report.	not addressed
i. The floor areas shown in fire flow calculations do not match the areas shown in Architectural plans. Please revise.	Lithos Group	Water calculations have been revised accordingly.	not addressed
b) ii. C=0.6 was used to calculate the Fire demand. The above noted factor is for fire-resistive construction (fully protected frame, floor, and ceiling). Additionally, the short form calculation for A was used to calculate the Fire demand (largest floor area + 25% of two immediately adjoining floors). Per FUS 1999 Guidelines, this is only valid if the "vertical openings and exterior vertical communications are properly protected (one hour rating)." Please provide a letter from the Architect verifying these construction methods (per FUS guidelines) for all proposed buildings to justify these assumptions in your fire flow calculations.	Lithos Group	The requested letter has been provided in Appendix E of the updated FSR-SWM report.	not addressed

Example of outstanding items



Take away actions

- ❑ The Residents Association list of concerns is to be included in the **Request for Direction Report**
- ❑ We need your help to **ensure the appropriate studies are completed** to identify potential impacts to the surrounding water table, tree canopy, Doris McCarthy Trail, Bluffs and lakeshore as well as impact to immediate residents and neighbourhood if this Condo Proposal (Application # 20 209863 ESC 20 OZ) moves forward.
- ❑ **Complete combined impact studies with all nearby proposed developments (3310-3314 Kingston Rd., 2872-2882 Kingston Rd., 2746-2800 Kingston Rd.)**
- ❑ **Resolve OLT case.**



THANK YOU



*Cliffcrest Scarborough Village SW
Residents Association*

