



July 24, 2024

**From:** Marina Tadenc, Cliffcrest Scarborough Village SW Residents Association  
**To:** Councillor Parthi Kandavel, Lou Di Gironimo, Jennifer Graham Harkness  
**cc:** Paul Vincent, Alexandra Kyriakos, GraceTesa, Ariella Barmash

**Subject:** Follow Up to May 23<sup>rd</sup> Toronto Engineering Meeting with regards to 3291 KINGSTON RD/2-4 WINDY RIDGE DR - Application Number:20209863ESC20OZ

Dear Ms. Harkness,

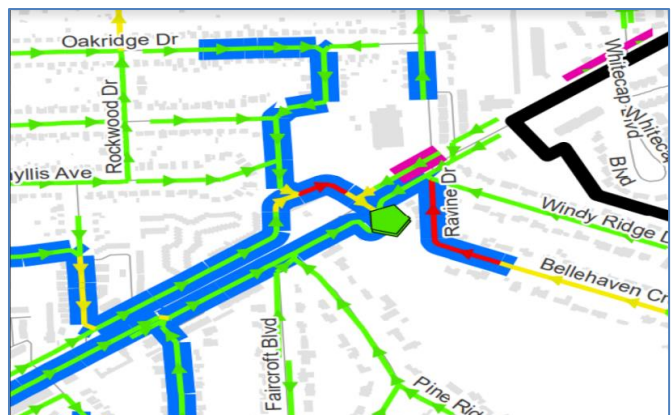
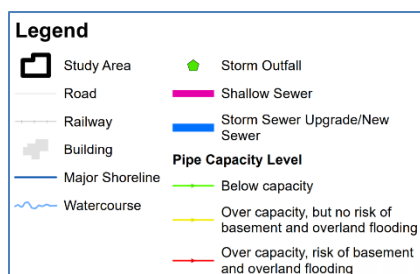
With reference to our letter of May 30<sup>th</sup>, although we did get some updates from Grace Tesa on July 2<sup>nd</sup> & July 10<sup>th</sup> we still have some items that have not been addressed.

Immediately we have these concerns:

1. On the issue of a satisfactory Transportation Impact Study (TIS) to be achieved for rezoning as part of the OLT requirement. We are at a loss how this would be not a condition of rezoning and is now pushed off after rezoning to Site Plan Application process. **This does not comply with rezoning requirement.** Could you please let us know the details of ECS & Transportation Services response to satisfy the OLT conditions to rezoning.
2. Could you please share with us a copy of the supplementary memo for the Functional Servicing and Stormwater Management Report prepared by Lithos Group Inc. **revision dated April 18, 2024 - It is not on currently on AIC website.** We did not see a proper or any technical information or explanation on how conditions are met for rezoning. A technical response would be appreciated.

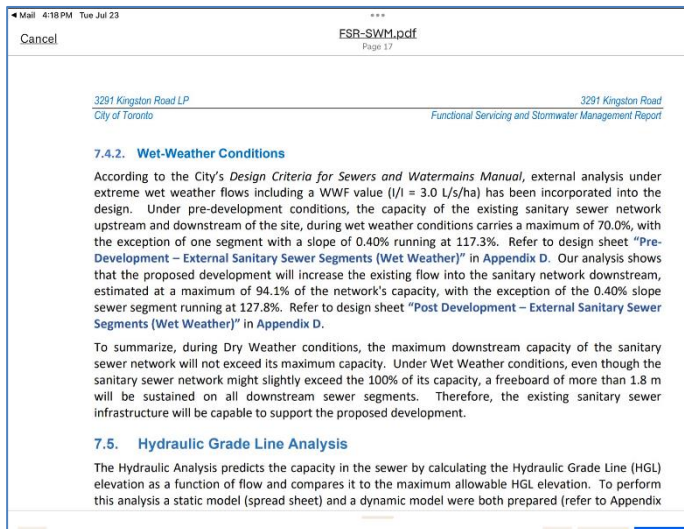
The Basement Flooding study for Area 52 was not available when we met in May are now available.

Following are screen captures indicating upgrades are needed where this development is being proposed.



The project team confirmed on July 19, 2024 that new developments are not considered in their review, *“This BF Study is a separate and distinct process from new 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.”*

They also confirmed that as of right now, there is no funding or prioritization for the BF Study recommended solution. It still needs to go to council.



It is reasonable to say that the applicant has been very conservative with the persons per unit calculations, (1.4 persons per unit for 1 bedroom, 2.1 persons per unit for 2 bedroom, 3.1 persons per unit for 3 bedroom) and that the estimated maximum of 94.4 will surely be surpassed.

Given the INTENSE RAIN EVENT on JULY 16<sup>TH</sup> and that the Area 52 Study is **not accounting** for the addition of many **new condo builds** along Kingston Road and potential EHON infills in our neighbourhoods, which are

removing permeable surfaces, changing our watershed, and putting new pressures on the existing storm sewers infrastructure **we want to understand how** Engineering and Construction Services is satisfied with those engineering reports for the purposes of the zoning by-law amendment.

Our May 30 letter has several other questions that have still not been responded to which I have highlighted in yellow below for your review.

We look forward to your reply and please let me know if we can help with any details or if there are any questions you may have for us.

Very Sincerely,  
Marina Tadenc  
CSVSWRA

### **City Replies for reference:**

On July 2<sup>nd</sup> from Grace Tessa

Thanks for your email which was forwarded to me by Jennifer Graham Harkness. I understand that you had some questions regarding the OLT conditions and the transportation impact study (TIS).

The OLT conditions are satisfied for zoning purposes as it relates to ECS and Transportation Services matters.

Through discussions with our colleagues in Transportation Services, ECS has been informed that the TIS is still under review as part of the Site Plan application.

ECS has also been in correspondence with the Councillor's office about this development. I have copied the Councillor's office and our colleagues in City Planning as they may be able to address further questions you have about this development.

On July 10<sup>th</sup> from Grace Tessa

Based on the submitted Functional Servicing and Stormwater Management Report prepared by Lithos Group Inc. revision dated October 2023 and supplementary memo prepared by Lithos Group Inc. dated April 18, 2024, Engineering and Construction Services is satisfied with those engineering reports for the purposes of the zoning by-law amendment.

The requirement to provide a satisfactory Transportation Impact Study (TIS) is being achieved through site plan application process. As noted in my earlier correspondence, the TIS remains under review by Transportation Services as part of the site plan application process. Based on the above, there is no need for any further meetings or discussions pertaining to servicing or traffic impacts for this development, as it relates to the Zoning By-law Amendment



May 30, 2024

**From:** Marina Tadenc, Cliffcrest Scarborough Village SW Residents Association  
**To:** Councillor Parthi Kandavel, Lou Di Gironimo, Jennifer Graham Harkness  
**cc:** Paul Vincent, Alexandra Kyriakos, info@csvsw.ca

**Subject:** Follow Up to May 23<sup>rd</sup> Toronto Engineering Meeting with regards to 3291 KINGSTON RD/2-4 WINDY RIDGE DR - Application Number:20209863ESC20OZ

All,

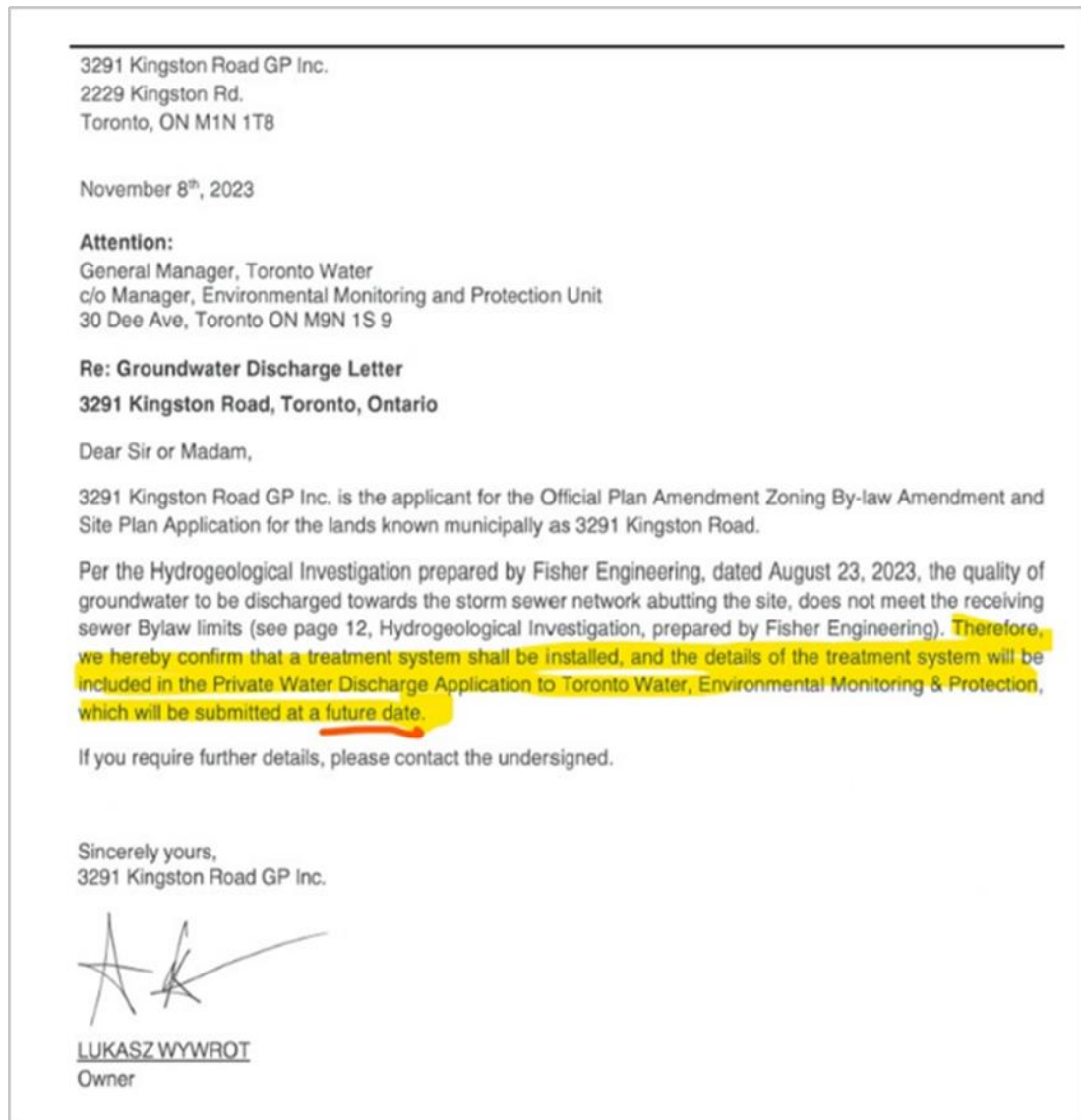
Thank you all for taking the time to meet with us on May 23<sup>rd</sup>. We were glad to have had an opportunity to share our concerns with you all as well as to understand better the process to be followed by City Teams.

**It was a good and productive discussion but time went quickly and we still have some questions we hope you can assist with:**

1. **Grandfathering** - We understand from our discussion that grandfathering works on a first come first serve basis, no other consideration is possible. We would like to understand better how these rules are applied. For example, why is the stormwater grandfathered but not the parking requirements? **Where can we find these rules in City Policy?**
2. **Cumulative impact** - The AIC indicates "City Council Decision made" for the 3355 Kingston Road development.
  - a. Can you confirm that 3355 and 3291 Kingston Road developments will both have available storm and sanitary capacity via the current sewers and pumps?
  - b. If 3355 and 3291 storm and sanitary capacity are grandfathered do you expect there is available capacity left for 3310 Kingston Rd development? Do you feel it would be enough?  
(For AIC site ULR see "**NOTE 1**" below)
  - c. **In the past we asked for but never received a response for the following, "Information for Sanitary & Storm Modeling: Raw data from the City records for project Engineering team to analyse capacity in the City's sewer system. If available: EA reports for Basement flooding program projects outlining initial findings from hydraulic analysis and recommendations Flow**

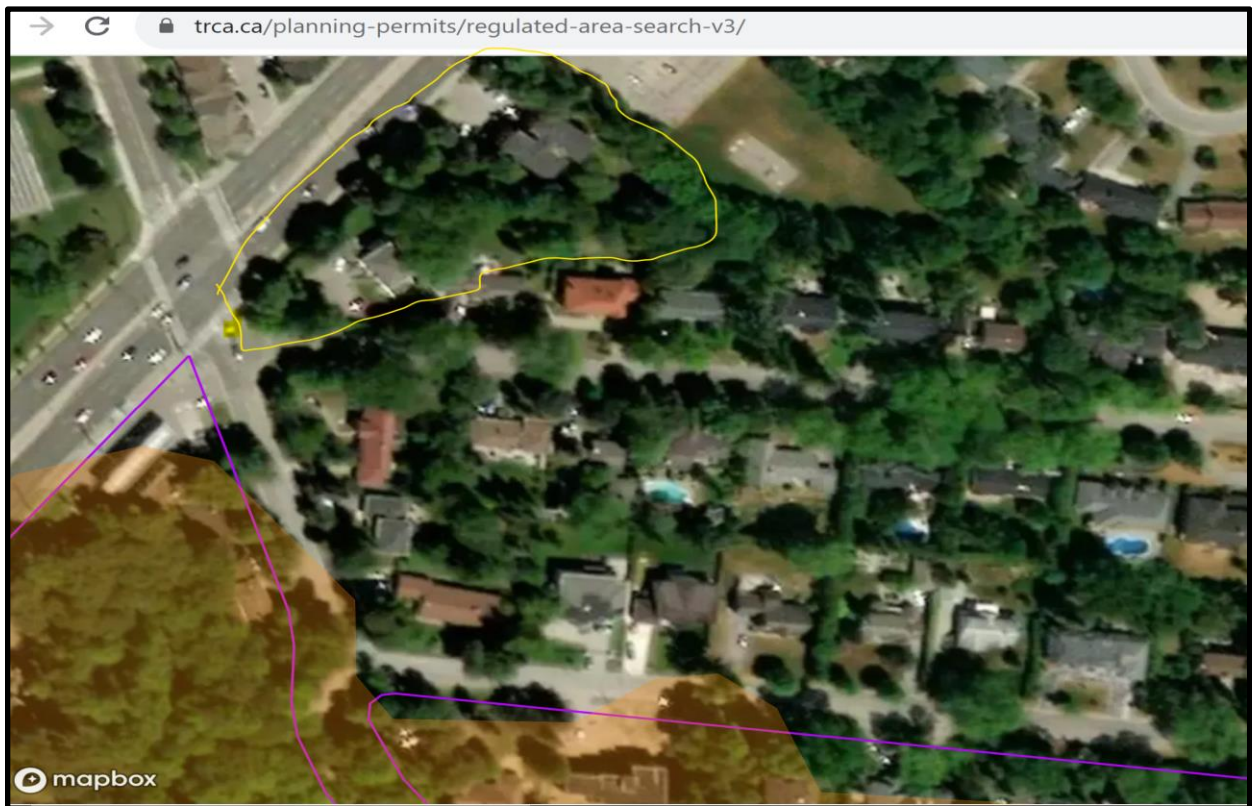
monitoring data showing actual flow in the sewers under various conditions.” Can these details be shared?

- d. Can you confirm that the most recent reports submitted by the applicant for City team’s review are dated November 2023.
3. **Contaminated water** - With regards to contaminated groundwater, the city requirement for a treatment system for the ground water disposal into the storm sewers. This will increase LCH development and operating costs for the condo corporation.
- a. What stage in the city reviews and approvals process does the “future date” (stated in the following image) is needed for city review?
  - b. What checks are done to make sure this is a viable solution that comply with requirements and can be funded so that the development can be completed before any renters are displaced and demolition started. In addition, will new condo residents be made aware of the additional cost and ongoing maintenance of the treatment system? We understand that this process is very expensive, what impact will this have to affordability? Similar, when is capacity for schools needs to be disclosed?



4. **Environmental Impact** - Given the subject site and TRCA lands are "upstream" by the way the waters flow and the site sit directly in migratory path of many species of birds to the lake. Please confirm what the change of removing water that currently flows downstream will have no impact to the sensitive environment and that there is no need to engage with TRCA to determine if each development will have a negative impact.
- a. Neither the City or TRCA will not acknowledge and confirm the proximity of the developments being proposed to TRCA lands?
  - b. We have asked but had no response as to how is the City adhering to Official Plan, Chapter 3, Section 3.4 regarding a Natural Heritage site and buffer zone? (see **"NOTE 2"** below for more detail)

The image of TRCA maps shows in purple TRCA regulated Lands, In yellow the subject site for a 360-unit mid-rise building proposal.



5. **Climate Change** - Where is climate change considered in these applications?
- a. Please find attached our October 2022 newsletter which includes a "Letter from a Concerned Resident" indicating the City's stormwater management Benchmark is outdated among other concerns. This concern is key to ensuring valid studies are completed, please confirm the City's review is accurate and complete, and no issues are anticipated in the future. [https://cliffcrestscarboroughvillagesw.ca/data/documents/21\\_NEWLETTER\\_SEPTEMBER\\_OCTOBER\\_2022.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/21_NEWLETTER_SEPTEMBER_OCTOBER_2022.pdf)

- b. We are still not clear why Area 52 and 59 studies not being considered. See Executive Study for Completed Area 33 Study which indicates considerable cost to be needed to maintain infrastructure, is there reason to expect a different outcome for area 52 & 59?

View the [Executive Summary for Area 33 Study Addendum](#)

The above recommended conveyance and end-of-pipe measures are sized to meet City flood mitigation targets and to eliminate combined sewer overflows from all sewer outfalls during an average year. Conceptual designs of the recommended conveyance and end-of-pipe measures were prepared and are presented herein. An opinion of probable costs was prepared and indicates a total net cost to the City of \$339M for the recommended works on public property. Guidance with respect to the implementation of the recommended solutions is also provided.

6. **Traffic/parking/safety** - The traffic take away at the meeting is that the City plans to review the concern raised regarding the missing 3pm to 4pm traffic data (school out period) on the June 1 2022 Traffic audit.
- a. In addition to parking concerns raised by the RA, the Environmental Assessment for the Scarborough Waterfront Project specifically acknowledges the lack of parking at the Doris McCarthy Trail entrance and the TRCA confirmed parking as important issue of consideration. **Has impact been considered and what were the comments?**
- b. See attached summary of traffic and safety concerns raised by the community for your reference also.

**Lou**, you mentioned that the City is collecting information and wants to hear from residents when they are impacted with flooding. I am happy to share details with our membership on what the steps are to share their experience. **Do you have a flyer or site I can point them to that has the steps to follow?**

At this time I can share the following examples captured in our May 2021 newsletter. See, FLOODING CONCERNS FROM LARGE BUILDS, capturing two examples of what our neighbourhoods experience.

[https://cliffcrestscarboroughvillagesw.ca/data/documents/9\\_Newsletter\\_May\\_2021.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/9_Newsletter_May_2021.pdf) It includes photos of a very nearby construction site in October where builders hit the water table. (\*btw...water table is low in fall and high in spring) Water was pumped for 3 days, several concrete trucks later poured cement and closed the area. What will happen when the condo foundations are dug?

These discussions are very appreciated, it is good to meet, learn, discuss and understand next steps. Our common goal is to ensure that the **best possible outcome** can be made for the Neighbourhood.

We look forward to your reply and please let me know if we can help with any details or if there are any questions you may have for us.

Very Sincerely,  
Marina Tadenc  
CSVSWRA

## REFERENCE:

### Attached, May 23<sup>rd</sup> Presentation.

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Presentation-May-23-2024-Toronto-Engineering-Meeting-re-3291-Kingston-Rd.pdf>

### NOTE 1 –

3355 ULR <https://www.toronto.ca/city-government/planning-development/application-details/?id=4807630&pid=699398>

3291 ULR

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

3310 ULR <https://www.toronto.ca/city-government/planning-development/application-details/?id=4831272&pid=52117>

**NOTE 2** - 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). 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.

## OTHER NOTES:

The BIG PICTURE MAP was created by the RA to capture what is coming to our neighbourhoods, summary of impact for each development is included.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcP&ll=43.7350905540572%2C-79.223535&z=13>

See what Council is doing in Shelburn, [http://shelburnefreepress.ca/?wpfb\\_dl=657](http://shelburnefreepress.ca/?wpfb_dl=657)

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>



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>

We understand that there are mechanisms in place for a final satisfactory review of available infrastructure. How could the changes passed in 2023 impact how "H" status works?  
<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.1>

For 4 years CSVSWRA has been advocating for studies to be completed so **full impact** is known and informed decisions are made but have been **ignored**.  
Item- 2024.SC15.2 was the second item on the agenda where we raised again the same concerns on cumulative impact, see letter submitted by RA that capture concerns on cumulative impact.  
<https://www.toronto.ca/legdocs/mmis/2024/sc/comm/communicationfile-181728.pdf>

It remains unclear why Councillor Crawford never went forward with our Projects Proposed in particular the Secondary Plan and Environmental Neighbourhood Character Guidelines.  
[CSVSWRA-Letter-to-Mayor-Chow-Councillor-Ainslie-re-Project-Proposal-Follow-up.pdf](#)  
([cliffcrestscarboroughvillagesw.ca](http://cliffcrestscarboroughvillagesw.ca))

July 7, 2022 presentation to City Teams  
<https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>