



Mr. Christian Ventresca
Manager, Community Planning
City of Toronto

November 9, 2022

Re: Ontario Land Tribunal Appeal - 3291 Kingston Road, 2 & 4 Windy Ridge Drive

Dear Christian,

This message follows our emails to date requesting updates starting March 14, 2022. On September 13th City Planning confirmed that there was no activity to this file going back to February 2022 except for the Urban Planning Report that was submitted just days before the appeal was launched. The timing of the Urban Planning Report did not give the Community an opportunity to respond and the municipal election further precluded the involvement of the community that had been following the process and waiting for the opportunity to make their voices heard.

There are a few items that the Residents Association would like to finalize before the initial OLT case management conference scheduled for November 30, 2022 for the proposed Condo Application at 3291 Kingston Rd (plus 2 and 4 Windy Ridge Dr)

- A. **Please provide more details on the planning rationale/justification and any specific tests or criteria, statutory or otherwise, used by City Planning for the potential rezoning of 4 Windy Ridge Drive, since it is entirely in the neighbourhood on Windy Ridge Drive not Kingston Road?** Since September 2020 concerns have been raised for this application as currently proposed including that we do not support rezoning of #2 and #4 Windy Ridge Drive. The subject lands' unique orientation, with 50 per cent neighbourhood composition and as currently proposed a material and disproportionate impact to the abutting neighbour, are all major indicia against the rezoning of #2 and #4 and in particular 4 Windy Ridge Drive. The Community Planning and Urban Design Comments indicate that, "After the review of the second submission, staff could, in principle, support the redesignation of 2 and 4 Windy Ridge to Mixed Use Areas subject to the proposed building adhering to the use and built form policies of the Official Plan and City-wide urban design guidelines (as well as satisfying comments related to housing, transportation and servicing)." These comments are substantive and also identify where studies are incomplete or do not exist. Councillor Crawford has also indicated on the record that he is opposed to the application and rezoning of #2 and #4 Windy Ridge Drive.

- B. **We are refining a full list of concerns to be captured in the "Request for Direction Report", when do these details need to be submitted so that they can be captured in the issues list to the City Solicitor?**

Top 3 areas of concern:

1. Overdevelopment and incursion into the existing neighbourhood, including impact/proximity to 5-way intersection, traffic, parking, school safety, massing and shadowing issues, plus the need for combined impact study of the three developments in the area - 3291, 3355 & 3310 Kingston Road.
 2. Environmental impact – loss of mature tree canopy (80 trees) and impact of stormwater surface runoff onto Windy Ridge Dr., the Doris McCarthy Trail and Scarborough Bluffs when the 2 year stormwater capture capacity is exceeded.
 3. Lack of studies for proposed condo basement/underground parking and its impact to the neighbourhood given our spring-time high water table, damming concerns and presence of contaminated soils.
- C. Following the October 2022 Community Consultation outstanding questions raised by Participants and the RA still have not been received. We have followed up and were advised that they were ready but needed to be organized. We have no record of receiving this information. **Is this information available to be shared?**
- D. In the latest July 2022 Community Planning report it says the following: As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and other matters under Section 111. **We have no record of this meeting taking place?**
- E. **The RA has submitted extensive information with regards to Community Concerns, will these documents and concerns be part of the record?**
- A 36-page document highlighting specific concerns, https://cliffcrestscarboroughvillagesw.ca/data/documents/Executive-Summary-LCH-APP_RESPONSE_20209863ESC200Z_01212021.pdf
 - Recording of Presentation to City Planning: <https://www.youtube.com/watch?v=Pu8QCOxTolw>
 - Presentation to City Planning <https://cliffcrestscarboroughvillagesw.ca/data/documents/City-Presentation-re-3291-Kingston.pdf>
 - Presentation on Environmental impact to Toronto Water, Engineering, TRCA & Councillor Crawford: <https://cliffcrestscarboroughvillagesw.ca/data/documents/Toronto-Water-Review-.pdf>
- F. The RA captured the BIG PICTURE of what is currently under review in our neighbourhood. <https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlcp&usp=sharing>

The RA asked for reports that address the impact of combined developments. ECS has indicated they are not satisfied by the quality of reports by applicants. **The studies to assess the aggregate impact of these impacts in a region known to be environmentally fragile must be undertaken, will this be included in the issue list?**



Please continue to share any updates or publicly available reports and let us know how the Residents Association can remain involved in the process.

Sincerely,

Marina Tadenc

Marina Tadenc

VP & Director

Cliffcrest Scarborough Village SW Residents Association

CC.

Councillor Crawford, Monique Lisi, Rory McNeil, Directors CSVSWRA