

Dear Committee of Adjustment,

**Address:** 187 OAKRIDGE DR

**Application Number:** 24198352ESC20MV

**File Number:** A0215/24SC

**Legal Description:** Plan M615 Lot 24

Tony Lombardi, BA. CLD, CLHM, DM, OWSI

Certified Landscape Designer (CLD) and industry professional of 33 years.

Certified Landscape Horticultural Manager and business owner of 33 years.

CLD is the nationally and industry recognized designation for Landscape Designers, in Canada.

Industry expert/consultant in landscape grading and drainage.

Industry instructor in landscape grading and drainage for the last 15 years with Landscape Ontario - Horticultural Trades Association

Past Chair of the Landscape Ontario – Landscape Designers Commodity Group –

Contributor and Consultant to The CNLA Landscape Design Manual

As a professional Landscape Designer/ Consultant and Contractor, I have reviewed the plans for the aforementioned project proposal at 187 Oakridge Drive. I have some serious concerns related to the size of this project and the impact that it will have on the adjoining/surrounding and City Properties. The FSI of this home and the proposed structures presents a very large footprint and negative impact on the neighbouring properties and community on the whole. The structures – main building and garden suite – would require significant paved areas and access points through the property to provide parking and access to the buildings. When you review the size of the buildings and look at the overall impact to the site, it is quite apparent that the impact will extend beyond just the footprint of the new structures.

The lost green space and introduction of impermeable structures and surfaces will discharge significant amounts of surface water runoff and will impact surrounding properties negatively.

Grading, drainage and surface water management is an escalating major issue through the City of Toronto. Climate change is a major issue and a societal concern for us all. Subgrade water management is also a major issue throughout the City of Toronto. The displacement of water and removal of permeable soil and space below grade also creates major challenges for communities overall. The diversion of water above and below ground impacts in an

unpredictable manner. Quite often, negatively. The impacts and residual damage due to over development cannot be measured and evaluated until the impacts of these issues mentioned, are being experienced and realized. These issues are also not predictable in their frequency, intensity, duration or eventuality.

There is a strong relationship between over development and negative impact due to poor surface/subgrade water management. Development, when out of proportion, presents multitude of challenges, predominantly to the adjoining properties or to the City of Toronto storm water management system. We are all very aware of the extent of challenges which have arisen due to the frequency and unpredictability of rainfall and climate changes.

Some grading and drainage principles/guidelines/industry design standards:

1. Every property – with-in itself should maintain grading and surface water management which allows for water to move away from the building at approximately 2% gradient. This allows water management to be gentle diverted away from buildings and structures.
2. Every property should also maintain grading which allows the water to be managed and maintained, in itself – meaning that the water should not be diverted indiscriminately to neighbouring properties or to City Property. All surface water runoff should be maintained and managed on the subject property.
3. Grading from the subject property to the property line should maintain adequate green space allowance and gradient establishment to allow for the management of surface water runoff and also to prevent issue to neighbouring properties. Grading issues and water management issues should be limited and mitigated through proper design and adequate measures with surface and subgrade water management measures.
4. Impermeable surfaces must be in proportion with green space to allow for sustainable surface water management. This surface water management efficiency is affected by soil conditions, surrounding site conditions and the amount of water already present and being managed.
5. Infiltration rates (the rate at which water can be absorbed into the subject properties available green space) are subject to soil conditions, existing site conditions. Soil and site conditions should be evaluated to determine the site “efficiency” in permeability and onsite water management. Geotechnical engineers should be consulted to determine this information definitively.
6. The greater the amount of impermeable surface, the greater the amount of surface water runoff. See runoff chart provided.
7. The only water which is diverted to City property and infrastructure, is water that comes from City property. Surface runoff should not be indiscriminately diverted across property lines.
8. Site drainage efficiency is determined by multiple factors - green space balance/soil conditions and permeability/site conditions/mature tree health and location.

These are but just a few of the grading and design guidelines and principles which direct the decision-making process with landscape design. When a site loses valuable green space and permeable area for surface water management, there is a loss of site efficiency and also a serious impact to surrounding and City Storm Water management systems. Below are several major considerations for discussion and decision-making purposes related to over development:

City of Toronto matters of serious consideration.

1. The greater the area of impermeable surface, the greater the runoff and surface water discharge.
2. Existing COT infrastructure is not able to manage the abundance of water issues which persist due to global climate change. This has been a perpetual and escalating issue for the last 10-15 years.
3. Climate change is evolving faster than the City can manage issues related to over development.
4. City of Toronto is considering a surface water runoff “Rain Tax” on residents, but continues to allow larger and larger overbuilds on properties. Development is profiting at the expense of the community.
5. Cost of surface water runoff is being downloaded onto the resident, when developers profit on overbuilds.
6. 25 yr, 50 yr, and 100 yr. storm thresholds are exceeded annually, and rain events are unpredictably more common than the thresholds dictate. The unpredictability of storm events should alone be a reason to re-evaluate the decisions to allow for over development and the related issues with storm water management.
7. It is not possible for the City to manage the surface water management issues within its confines when allowing significant overdevelopment when water management is already an issue.
8. When not considering all the issues and matters, and when allowing overdevelopment to occur without consideration, negligence comes into consideration. I.e. – you are aware of the problems, yet you allow the problem to persist, and your decisions are exacerbating the problem.
9. It is not a feasible argument to claim ignorance to a matter of consideration or to state that this is not in the realm of consideration for the Committee of Adjustment. The decisions of the COA are a major contributing factor towards the negative impacts due to Climate change and excess surface water runoff.
10. There are 10 bathrooms, 4 kitchens, and 15 bedrooms proposed for this site. The aging city of Toronto infrastructure cannot manage the current volume of sanitary waste, so why would this additional volume be allowed. Allowing this type of development will set a dangerous precedent for future builds which will only exacerbate the infrastructure issues within the City.

These are but just a few of the reasons that this application should be refused. It is not feasible to continue allowing development, which does not consider the negative effects its changes will impose. The attached chart of surface water runoff easily provides a definitive value of surface water runoff. In this case, the impermeable surfaces on this site and the surface water runoff impacts are easily calculated.

Thank you for your attention to this matter. As a resident on the street, member of the community and proponent for responsible development, I greatly appreciate your attention to these matters.

Sincerely,

**Tony Lombardi** B.A., [CLD](#), [CLHM](#), DM, OWSI

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67	67	134	201	268	335	402	469	536	603	670	737	804	871	938	1005	1072	1139	1206	1273	1340	1407	1474	1541	1608	1675	1742	1809	1876	1943	2010	2077	2144	2211	2278	2345	2412	2479	2546	2613	2680	2747	2814	2881	2948	3015	3082	3149	3216	3283	3350
68	68	136	204	272	340	408	476	544	612	680	748	816	884	952	1020	1088	1156	1224	1292	1360	1428	1496	1564	1632	1700	1768	1836	1904	1972	2040	2108	2176	2244	2312	2380	2448	2516	2584	2652	2720	2788	2856	2924	2992	3060	3128	3196	3264	3332	3400
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72	72	144	216	288	360	432	504	576	648	720	792	864	936	1008	1080	1152	1224	1296	1368	1440	1512	1584	1656	1728	1800	1872	1944	2016	2088	2160	2232	2304	2376	2448	2520	2592	2664	2736	2808	2880	2952	3024	3096	3168	3240	3312	3384	3456	3528	3600
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