

**CLIFFCREST  
SCARBOROUGH  
VILLAGE-SW  
RESIDENTS  
ASSOCIATION  
MEETING**

*Date: November 10<sup>th</sup> 2020*

*Presented By:*

LCH  
Developments



## FOR QUESTIONS & INQUIRIES ABOUT THIS PROJECT:



Email:  
[info@lch.to](mailto:info@lch.to)



Microsite:  
[www.Kingstonandravine.ca](http://www.Kingstonandravine.ca)

# AGENDA

- Introduction
- Community Information and Update
- What we heard
- Current application status and design
- Timeline and next steps
- Q&A/Feedback Period

# TEAM

- Development Partner/ Owner
- Development Partner and Management
- Project Architect
- Project Planner
- Landscape architect



James St. Condos



St. Leslieville Church Lofts



One6Nine Jones Townhomes

merge condos



## ABOUT LCH DEVELOPMENTS

Real estate developer specializing in pre-construction and multi-residential condo developments with extensive background in single-family homes



Purpose.  
Transparency.  
Efficiency.



# KINGSTON & RAVINE

## PROJECT MICROSITE [WWW.KINGSTONANDRAVINE.CA](http://WWW.KINGSTONANDRAVINE.CA)

### Overview

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Welcome to the community engagement portal for the condominium proposal located at Kingston and Ravine.

We invite you to learn more about our proposed development located on the border of the Scarborough Village and Cliffcrest Community specifically located on a land assembly located at 3291 Kingston Road, 2 Windy Ridge and 4 Windy Ridge. Though we are still in the pre-application phase of the proposal, we're excited to share our vision with you. The purpose of this website is to establish an open dialogue with the community regarding the design of the southeast corner of Kingston and Ravine Drive.

Our proposed development prioritizes the neighborhood fabric of Windy Ridge to remain intact, while mindfully integrating a new condominium development into the immediate community. This will include enhanced planting and streetscape improvements alongside for everyone to enjoy. We envision a successful new development with maintained community fabric, quality architecture and condos, and effective traffic flow conditions.

The first non-statutory public community information session was held on July 30th, 2020 where interested residents were able to learn more about the project and address any concerns about the project. Prior to the end of 2020, our team plans to arrange for further public community consultations as it relates to the development. This consultation may be held in person or online depending on the COVID-19 restrictions in effect. Information about how to attend the virtual meeting will be posted here.



## PROJECT VISION

- METICULOUS DESIGNS
- REVITALIZATION OF NEIGHBORHOODS
- IMPROVING PEDESTRIAN SAFETY AND LIVEABILITY
- SUSTAINABILITY
- PROVIDING A VARIETY OF HOUSING OPTIONS



Community

**FOOD IS A  
HUMAN RIGHT.**

[www.feedscarborough.ca](http://www.feedscarborough.ca)



**Supporting Scarborough Food Security Initiative at 2229 Kingston Road**



# COMMUNITY

Christmas Light  
Installation planned  
along Cliffside  
Village

## Animating Cliffside Village with Vibrant Public Art

Dodecahedron  
Infinity Lamp  
Installation

Infinity Cube  
Installation



# What We Heard



## Community concerns around the development

- 1) Development may compromise urban forest and displace natural underground waterways
- 2) Natural beauty of the site and street may be lost
- 3) Increased density is concerning and building is too high
- 4) Traffic gridlock concerns namely on Ravine/Windy Ridge intersection.
- 5) Impact to cyclists and visitors to Doris McCarthy Trail
- 6) Overflow parking concerns could clog Windy Ridge

# Development Site



Purpose.  
Transparency.  
Efficiency.

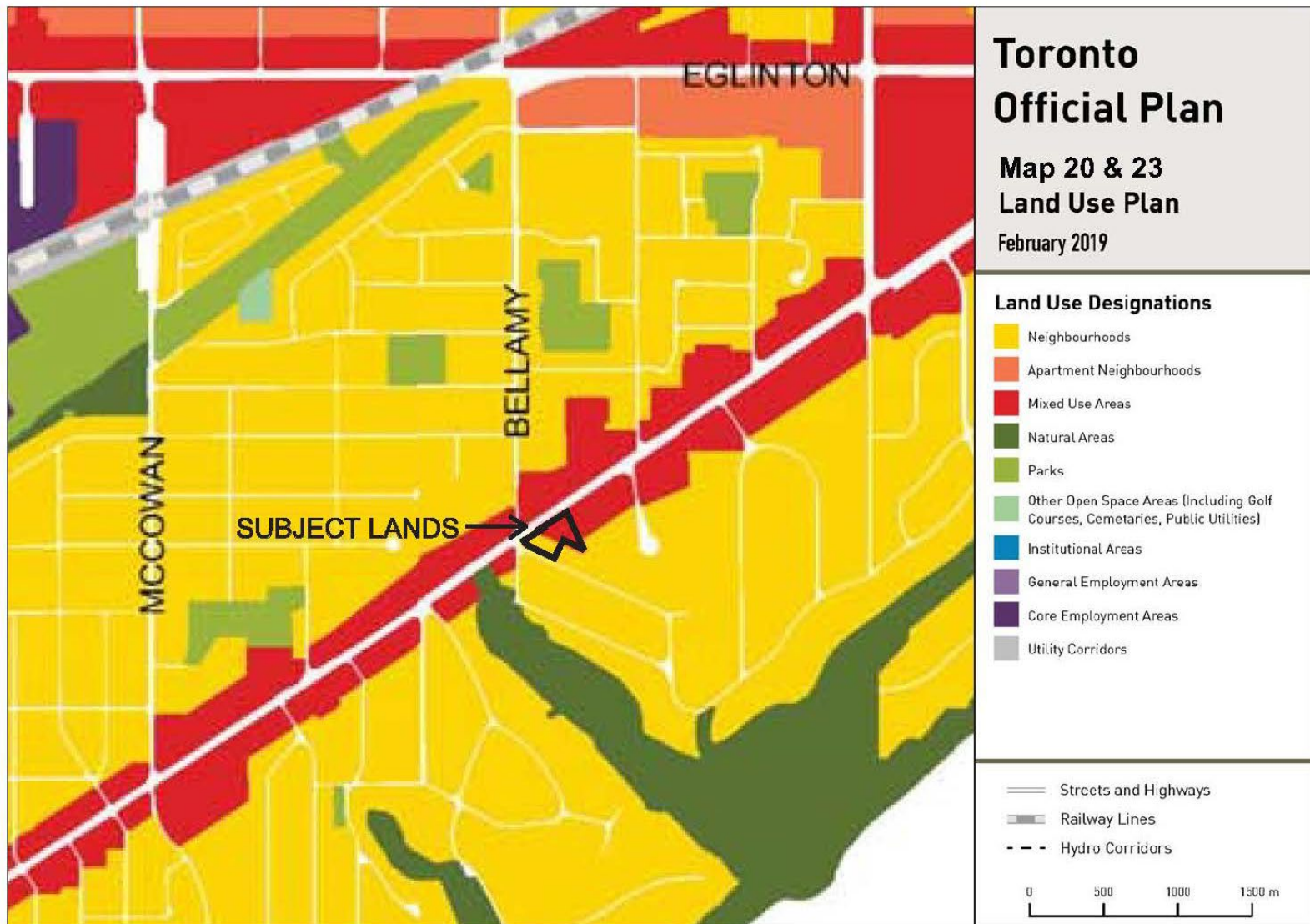




# Official Plan Context – Land Use



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# Studies Required

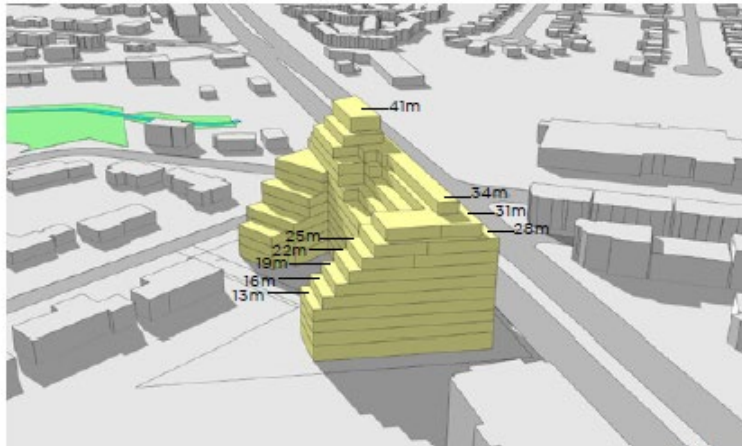


- Studies that have been submitted to the city as part of application:
- Planning studies:
  - Planning Rationale Report
  - Avenue Segment Review Study
  - Housing Issues Report
  - Community Services and Facilities Study
- Supporting studies:
  - Arborist Report and Tree Preservation Plan
  - Transportation Impact Study
  - Parking Study
  - Urban Design Guidelines
  - Wind Study
  - Noise Impact Assessment
  - Sun Shadow Study
  - Servicing and Stormwater Management Report
  - Archaeological Assessment
  - Environmental Site Assessment

# Massing

# BEFORE

**RAW**



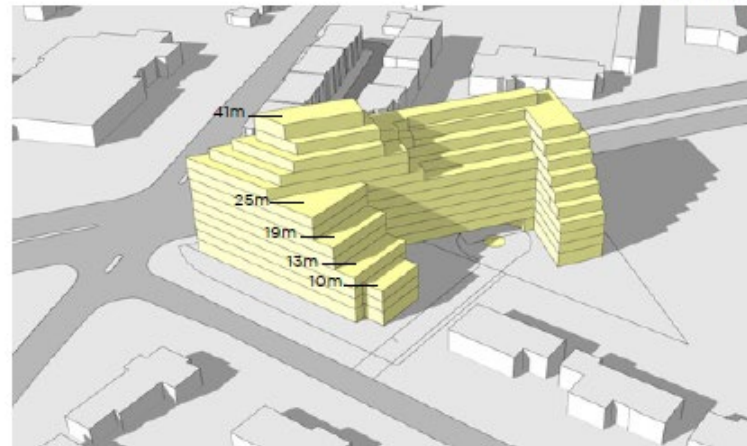
NORTHEAST



NORTHWEST



SOUTHWEST



SOUTHEAST

**RAW**

**EXTERIOR MASSING IN CONTEXT**

19043 - 3921 KINGSTON ROAD  
NOVEMBER 08, 2019

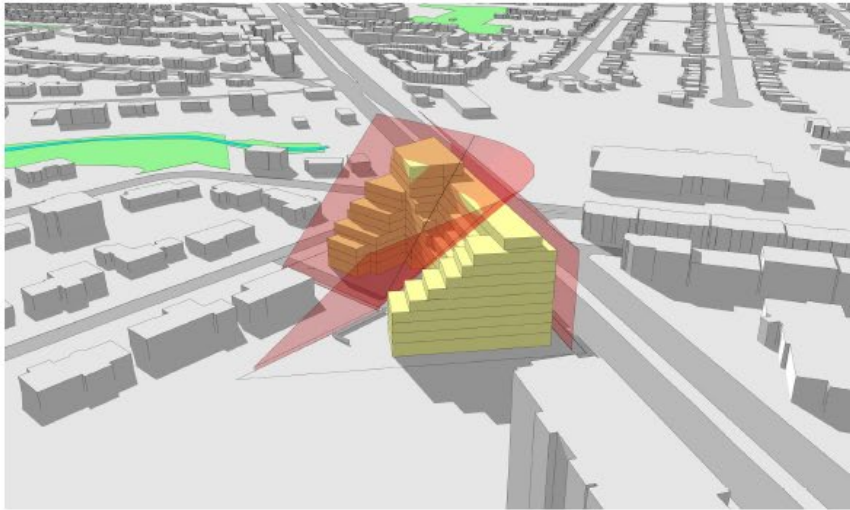
369 Units, 12 Story + Mech Roof, 278 Parking Spots



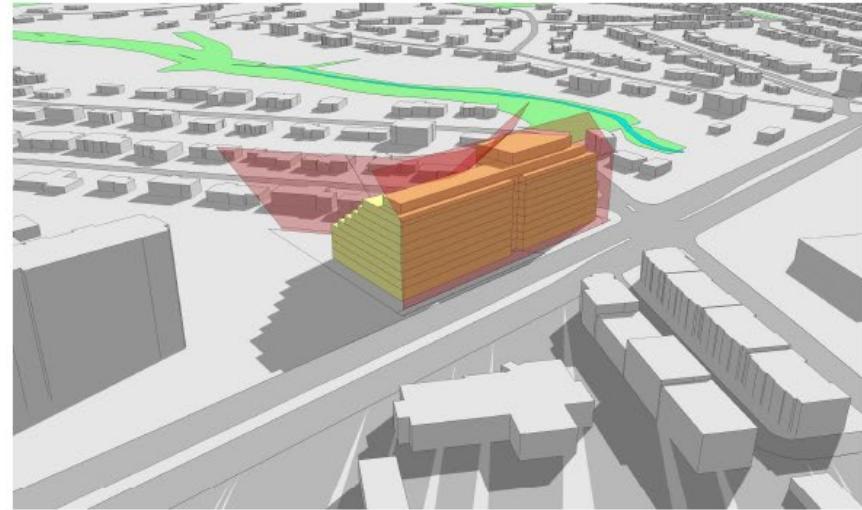
# Massing

# AFTER

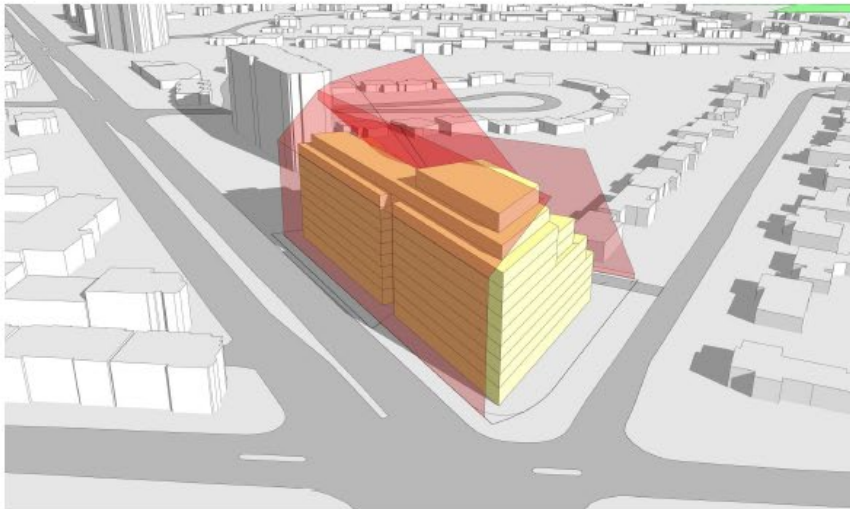
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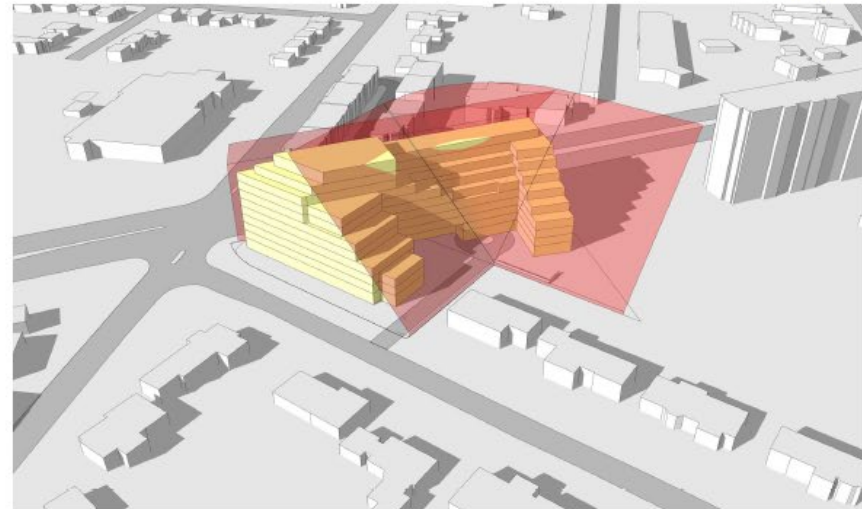
NORTHEAST



NORTHWEST



SOUTHWEST

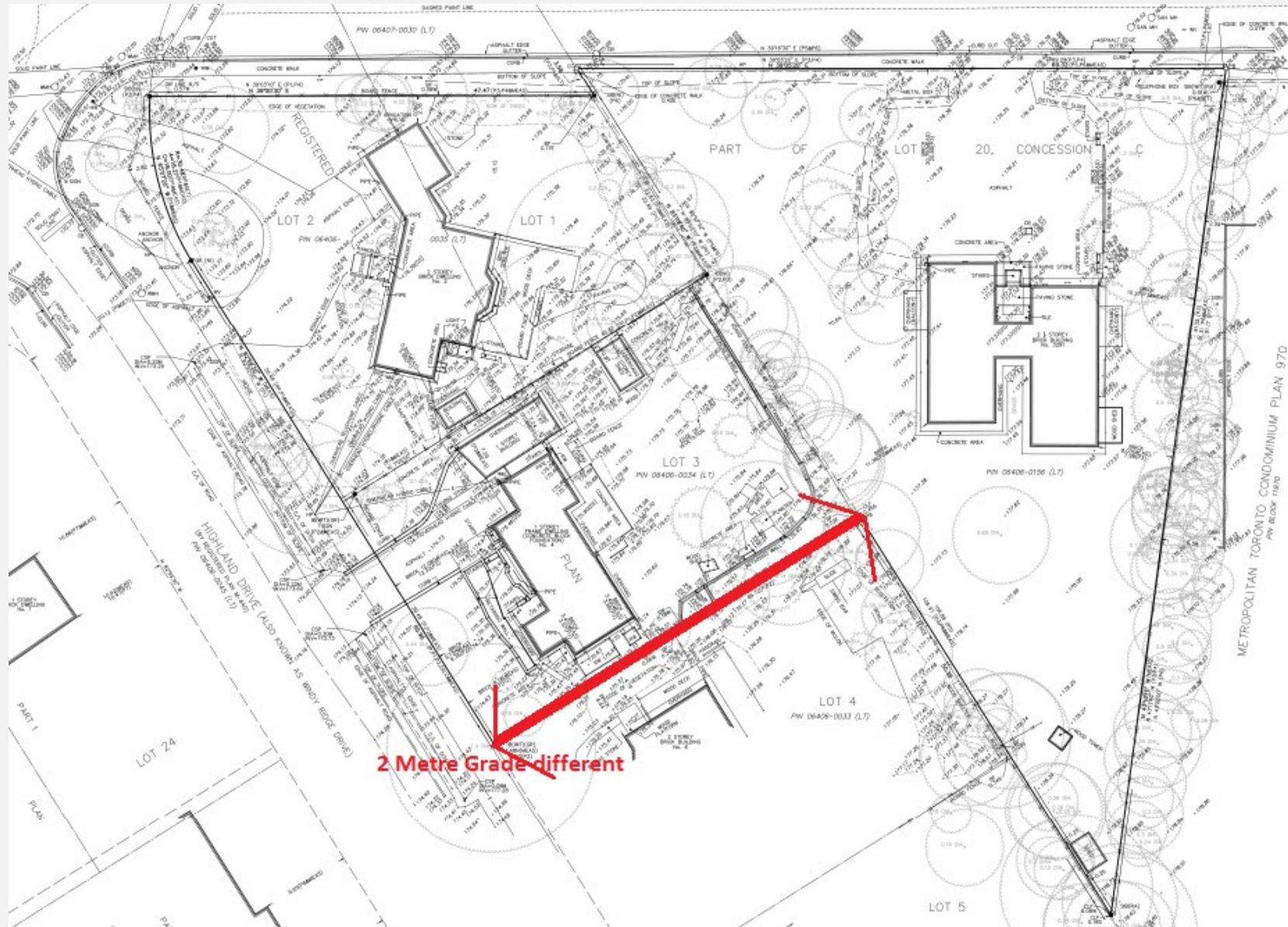


SOUTHEAST

343 Units, 11 Story, 310 Parking Spots

# Landscape Design Existing Survey

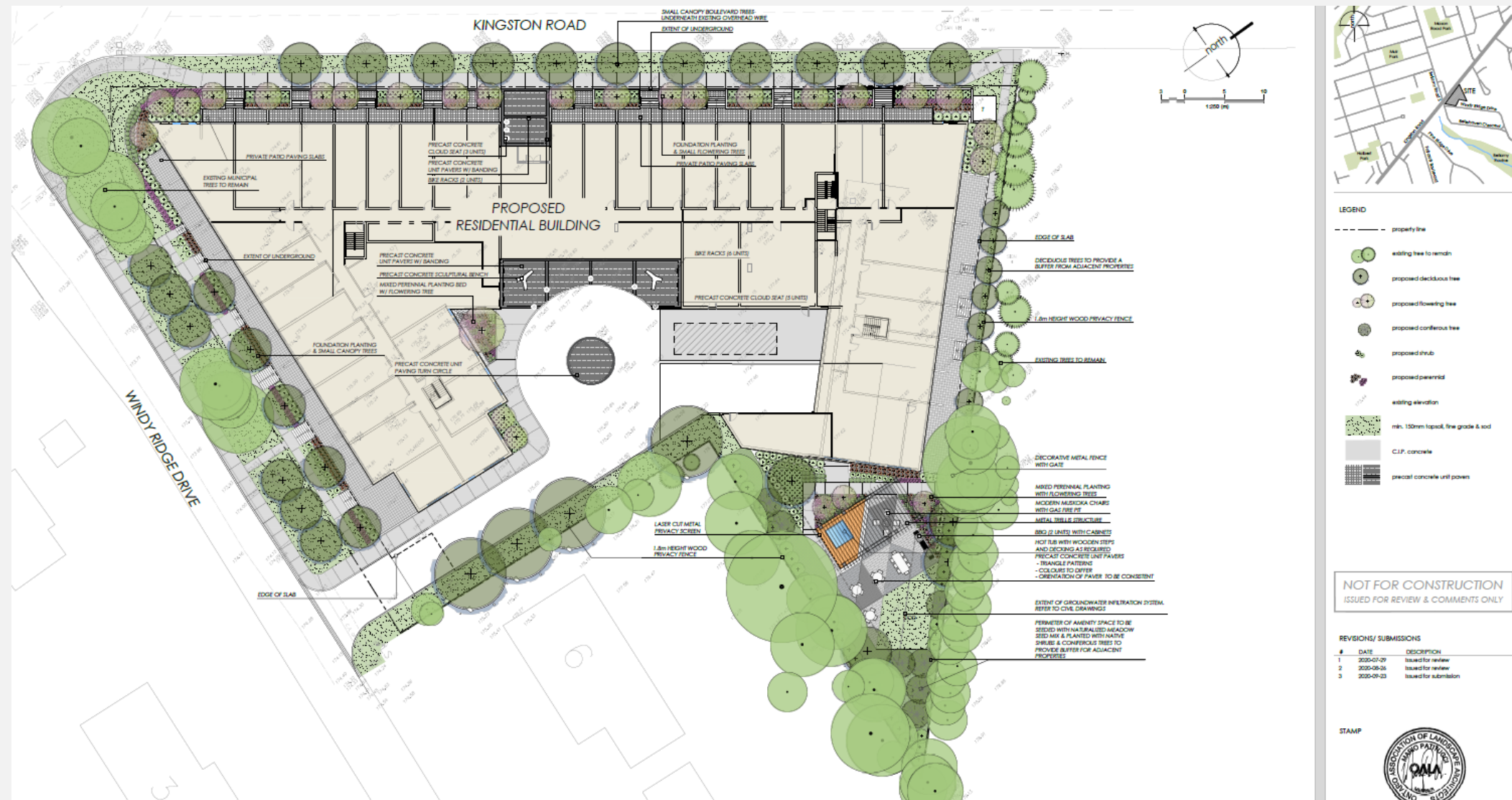
adesso design inc.  
landscape architecture





# Landscape Design

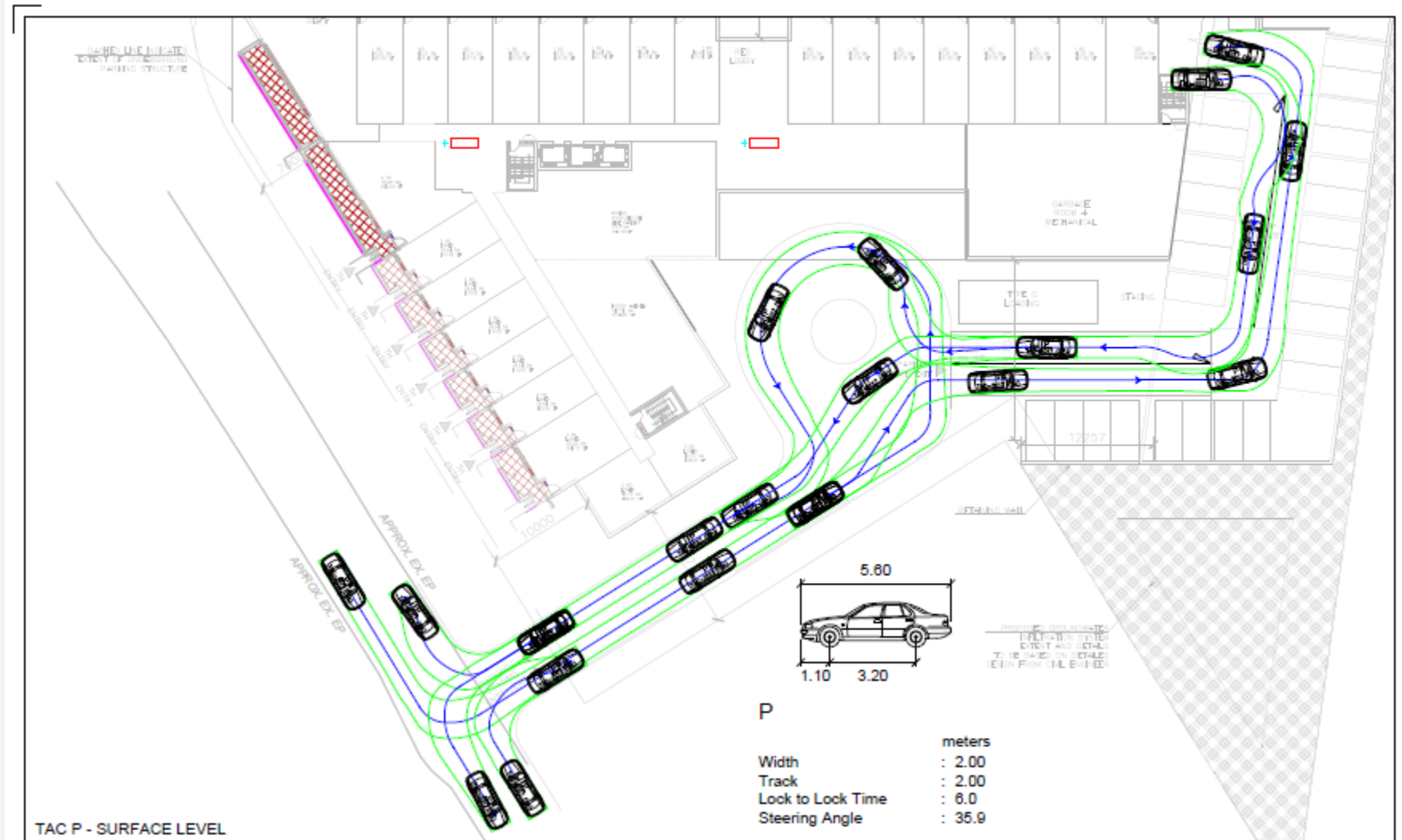
adesso design inc.  
landscape architecture



161 Trees in inventory count. 43 Trees >30cm diameter area being removed.  
68 New Trees are being planted.



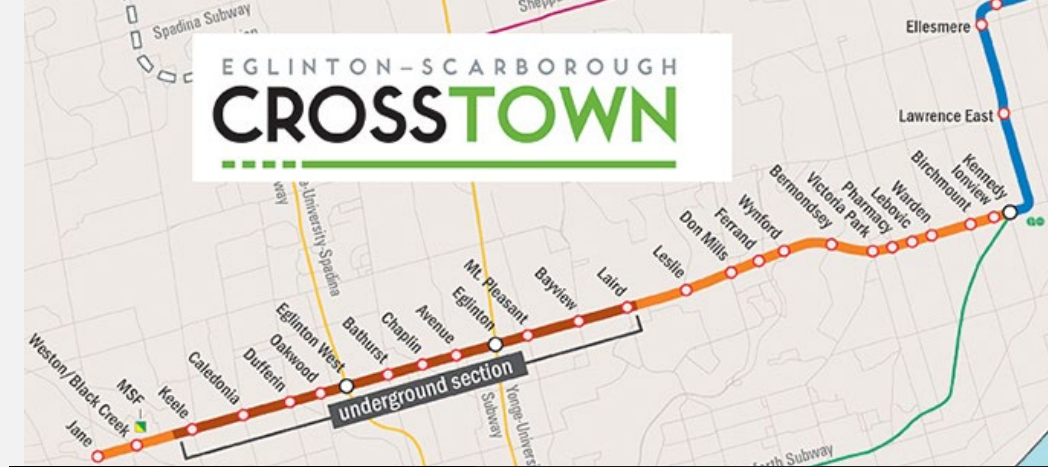
# Traffic Study



170 page traffic impact study undertaken to produce traffic plan  
52 of the 310 visitor parking spots are provided for visitors.

# THE EGLINGTON LRT

With new transit investments coming, we need to start envisioning the future of our neighborhoods and how they will evolve



**Eglinton East LRT**

# Traffic Study

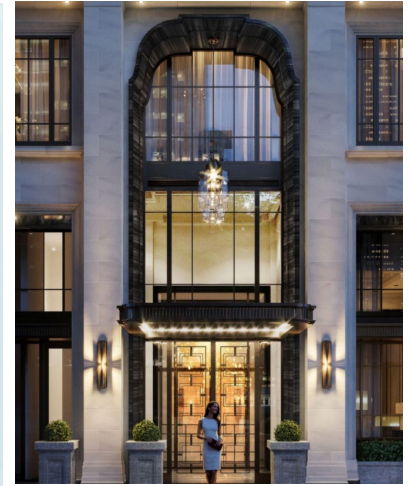
3291 Kingston Road, 2 & 4 Windy Ridge Drive | Traffic Impact and Parking Study | 200273 | September 2020

**TABLE 7.3: SUMMARY OF PARKING RATIONALE**

Proposed Land Use	Proposed Rate	No. of Spaces	Supporting Rationale for Proposed Rates and Parking Supply
Residential Apartments (343 Units)  Resident Component	0.75 spaces/unit	258	<ul style="list-style-type: none"> <li>Proposed residential rate is higher than reported TTS vehicle ownership rate in all ages apartments in this area of the City</li> <li>Proposed rate is higher than the observed proxy site resident parking demand rate</li> </ul>
Residential Apartments (343 Units)  Visitor Component	0.15 spaces/unit	52	<ul style="list-style-type: none"> <li>The proposed visitor rate meets the municipal zoning requirement for Policy Area 4 sites. The subject site is situated adjacent to areas designated Policy Area 4</li> <li>Proposed rate is higher than the observed proxy site visitor parking demand rate</li> </ul>
<b>Total on Site Plan</b>		<b>310</b>	<ul style="list-style-type: none"> <li><b>Supported by the rationale above</b></li> </ul>



# DESIGN PRECEDENTS & IDEAS

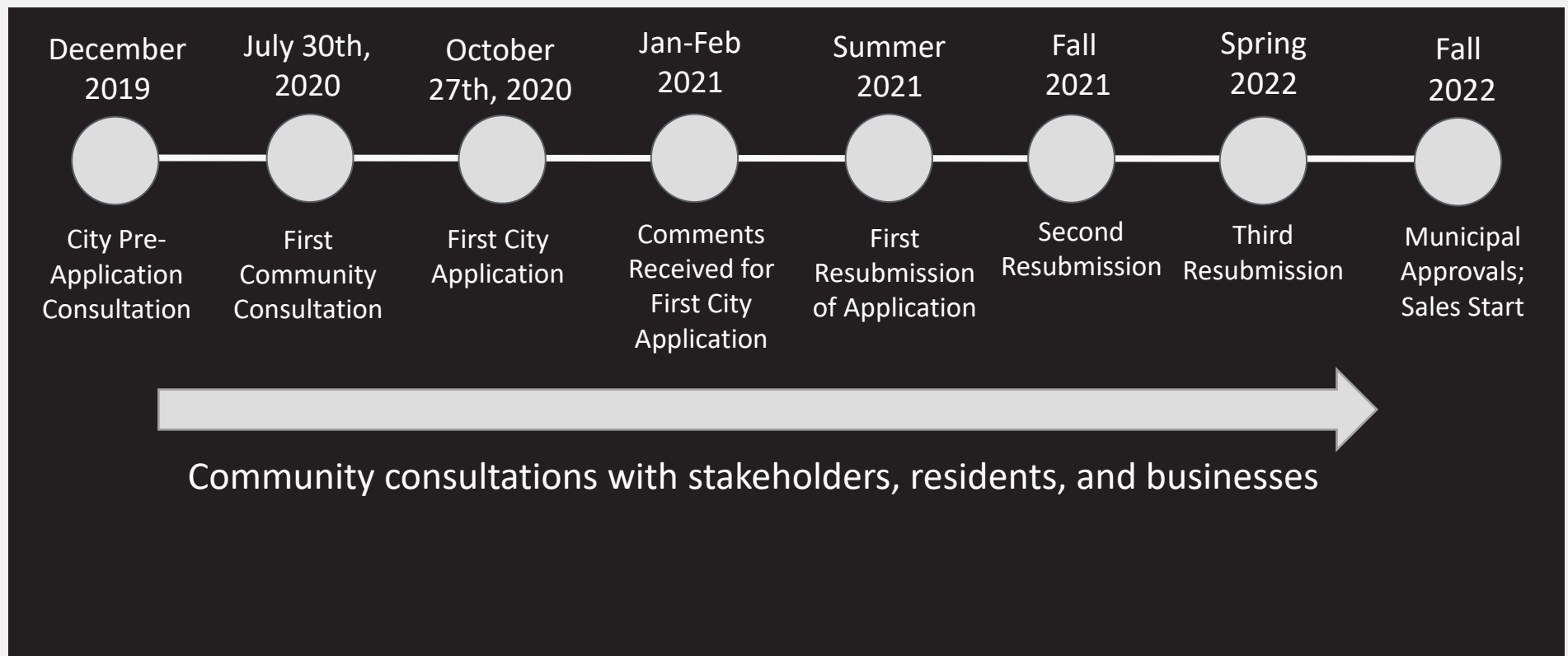


# Project Timeline



Purpose.  
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Efficiency.

**TODAY**



DRAFT PROJECT SCHEDULE

## Q&A

To request a copy of  
today's session and for  
any feedback and  
questions, please email:  
[info@lch.to](mailto:info@lch.to)

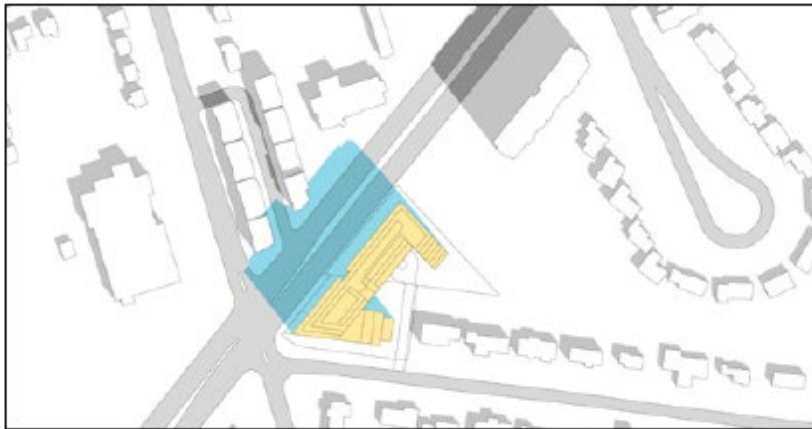




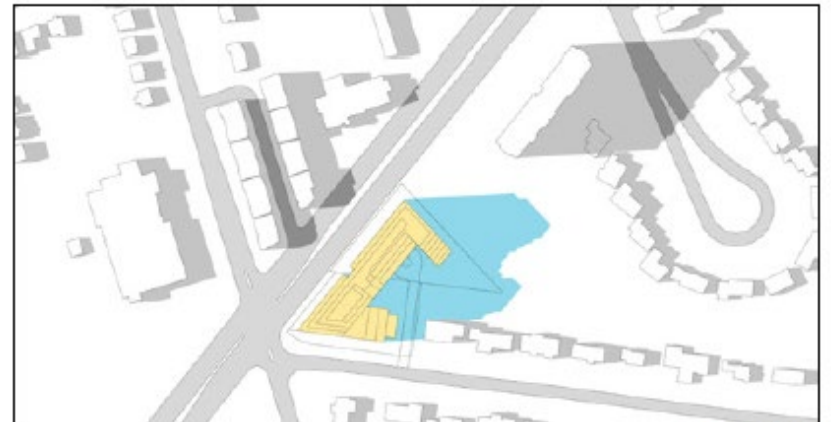
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# BEFORE

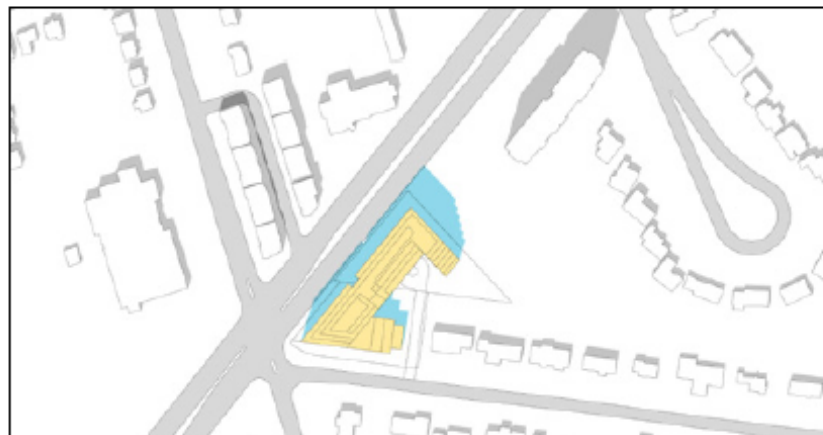
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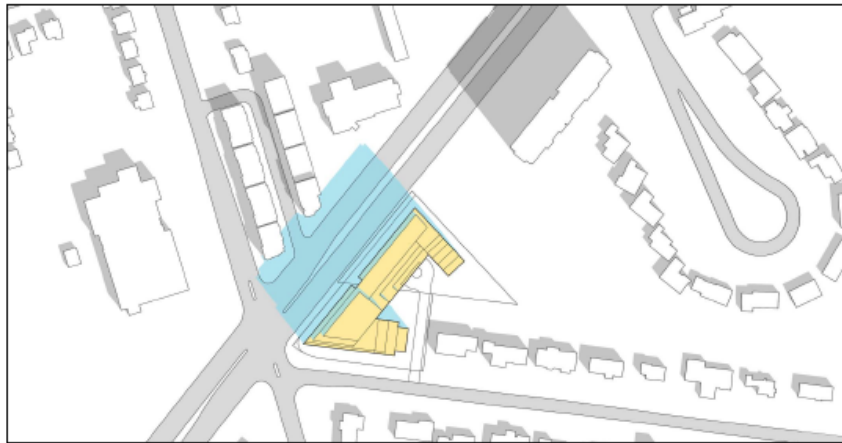


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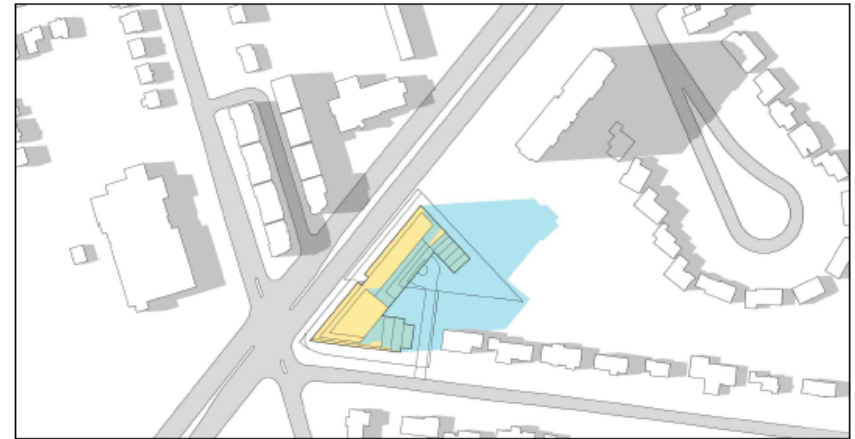
# Shadow Impact – March 21st

## AFTER

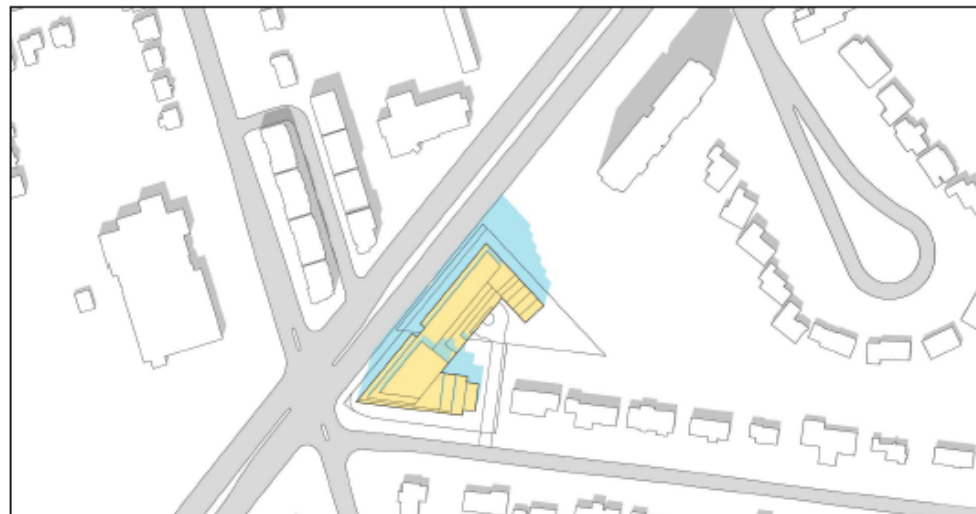
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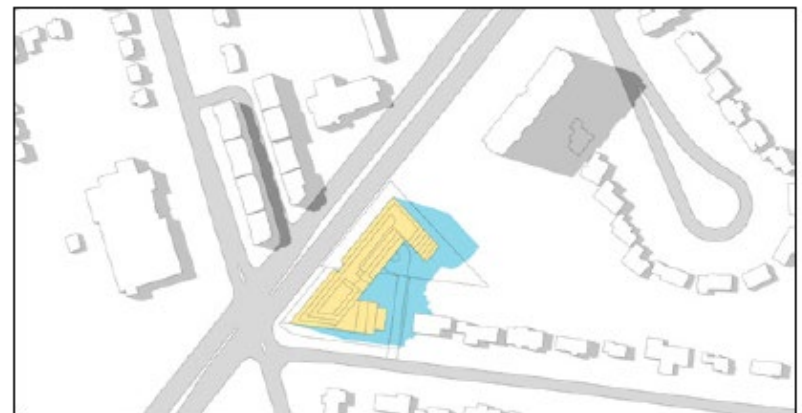
# Shadow Impact – June 21st

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# Shadow Impact – June 21st

## AFTER

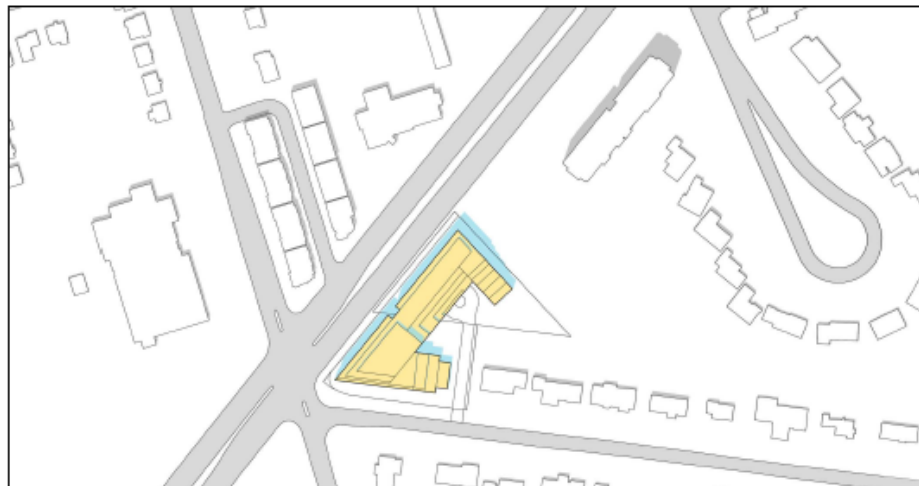
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