

Marina Tadenc
3 Windy Ridge Drive
Scarborough Ontario
M1M 1H6

May 26, 2026

RE: 2026.SC32.1 Request to Refuse the Zoning By-law Amendment for 5, 7, 9 and 11 Bellamy Road South (Application No. 25 124181 ESC 20 OZ)

To Scarborough Councillors,

I am writing to formally object to the proposed development at 5–11 Bellamy Road South. While we acknowledge the minor reduction from 115 to 110 units, this marginal change fails to resolve the project's compounding impacts on local infrastructure, traffic, and safety.

City Planning's positive reports often focus heavily on broad, provincial growth targets while deferring critical infrastructure decisions. As community advocates, we see a dangerous pattern where scaling up is fast-tracked, but infrastructure capacity is put on hold.

As a Director also of the core team of the CSVSWRA, I can say we are more familiar than most residents with the process and timelines, steps and many many changes to policy that have been taking place in the city for which we have yet to see the real impact.

When we push for technical questions to be responded to it is to try to find some reassurance that the decisions moving forward are informed and what is being done is ok.

While staff evaluate projects in isolation, Community Council has the legislative authority to manage growth responsibly. We urge you to use your powers under **Section 36 of the Planning Act** to deny this amendment, or at minimum, enforce a **Holding (H) Provision** that requires the developer to complete the following localized, cumulative studies before a building permit is issued:

- **Cumulative Infrastructure Impact Study:** Broad city hydraulic models do not reflect real-time local pipeline stress. Council must mandate an independent study analyzing the combined impact of all active Kingston Road and Scarborough waterfront proposals on local water pressure, stormwater runoff, and sewer capacity.
- **Segment Traffic Study for Bellamy Road South:** Site-specific reports ignore broader gridlock. We require a localized study simulating the bottleneck effect of these new households accessing Kingston Road, with a specific focus on child safety during school drop-off hours.
- **Soft Infrastructure Capacity Certification:** Local parks, childcare facilities, and schools (including Bellamy Road Public School) are overburdened. The removal of the "H" hold must be legally contingent upon local school boards and parks departments certifying they can accommodate this sector's cumulative growth.
- **Secured Privacy and Transition Controls:** Because provincial legislation limits public input during site plan approval, Council is our final line of defense. Rigorous shadow, privacy, and landscape buffers must be legally secured within the zoning by-law now to protect the low-rise backyards abutting this 4-storey block.

This is not in opposition of housing; this is demanding due diligence. Please protect Scarborough's neighborhoods by mandating these localized, cumulative technical studies before any development moves forward at 5–11 Bellamy Road South.

Thank you for your leadership and dedication to our community.

Sincerely,
Marina Tadenc
3 Windy Ridge Drive
Scarborough, Ontario
M1M 1H6