



June 23, 2026

RE: Request for Holding Provisions for 5-11 Bellamy Road South (Application # 25124181ESC200Z)

Mayor Chow and City Councillors,

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit organization that works to preserve the character, safety, and livability of our neighbourhoods. We have continued to try to work with the city and the developer (Profile Developments) on the proposed development of 110 townhouse units on the properties of 5-11 Bellamy Road South without true success. Unfortunately, despite the significant community concerns expressed, Scarborough Community Council approved the re-zoning of these properties. On behalf of the community, we have requested with city engineering, without response, that a holding provision be placed on 5-11 Bellamy Road South before this re-zoning amendment approval so that some of the significant safety and impact concerns from the community can be addressed before any shovel is put into the ground at this development.

The developer has already demonstrated to our community the quality of the work and lack of respect for our community by the poor property maintenance of these properties at 5-11 Bellamy Road South. These properties have not been maintained this year. Various community complaints were filed with MLS and earlier this week when portions of the 3-foot-high grass were finally cut and the developer falsely noted to MLS that the properties had been maintained. Only the front portions of the yard had been maintained, not the whole property for these three lots.

Noting that this development is taking place in the heart of a quiet, stable, and established neighbourhood, we want to express the following valid concerns:

We would like to recommend the following holding provisions be put in place:

1) Mandate a Cumulative Infrastructure Impact Study:

Broad city hydraulic models fail to reflect real-time pipeline stress. We need an independent analysis of combined active proposals on local water pressure and sewer capacity.

(A reminder that holes have already been reported at the smaller 30-unit townhouse site at Tollgate Mews directly adjacent that has been developed for 25 years)

2) Order a Segment Traffic Study for Bellamy Road South:

- Site-specific reports ignore the broader bottleneck effect of new households accessing Kingston Road, especially during school drop-off hours. Site layout must be formally approved to guarantee that all forms of traffic—including emergency vehicles, waste management, and Wheel-Trans—can safely access and circulate through the property.

This is vital to control potential blocked arterial traffic and extreme pedestrian risks, since the site is situated directly across from a school.

- **Zero-Arterial-Impact Vehicle Staging:**

A physical vehicle-tracking layout proving all construction vehicles staging, concrete pouring, and unloading will occur entirely within the 5-11 Bellamy Road South property footprint. No trucks should queue, idle, or back up onto Bellamy Road South or affect traffic flow near Kingston Road. We have brought forward an idea for the vacant property in between the Super 8 and the city of Toronto shelter on Kingston Road.

- **Right-of-Way Non-Encroachment & Hoarding Agreement:**

The Owner shall enter into a formal Construction Management Agreement with the City of Toronto. This agreement will explicitly prohibit the use of municipal rights-of-way on Bellamy Road South for construction staging, site offices, worker parking, or material storage. The agreement must require (hoarding) along the entire frontage of the subject lands to ensure century old trees will survive the development.

- **On-Site Maneuverability & Swept-Path Verification:**

The Owner shall submit a revised Geometric Design and Swept-Path Analysis (using AutoTURN or equivalent software) to Transportation Services. This analysis must prove that waste management vehicles, emergency services, and moving trucks can successfully enter the site from Bellamy Road South, turn around via the proposed private driveway, and exit moving forward without encroaching onto oncoming traffic lanes or sidewalks on Bellamy Road South.

3) Require Soft Infrastructure Capacity Certification:

Local childcare, parks, and schools are overburdened. The removal of the 'H' must be legally contingent on school boards and parks departments certifying capacity.

4) Guarantee Secured Privacy and Transition Controls:

Since provincial legislation limits public input during site plan approval, Council must step in. Rigorous shadow, privacy, and landscape buffers must be secured within the zoning by-law today to protect low-rise backyards.

5) Require a Hydrogeological and Water Table Study:

The developer must submit a comprehensive water table analysis to ensure that the deep excavation required for 110 townhouse units will not disrupt local groundwater flow, cause basement dampness or structural settling in adjacent low-rise properties or negatively impact the surrounding soils. No excavation permits should be issued until City Engineering reviews and approves the mitigation plans for underground water.

6) Mandate Comprehensive Tree Protection and Canopy Replacement Plan:

The 'H' provision must be held until an updated Arborist Report is approved, guaranteeing the absolute protection of boundary trees shared with neighboring properties. Furthermore, the developer must secure a tree replacement ratio that actively restores the local urban canopy, ensuring that mature trees slated for removal are heavily compensated for on-site.

7) Construction Access, Staff Parking, Materials and Equipment Storage, and Mud Mat:

With exception of road widening and underground site servicing works, at no other time shall any part of the Bellamy Road South Road allowance be used as a construction access route to the

development site, nor shall any part of the road allowance be used for staff parking or building materials and equipment storage. The same conditions and limitations must apply to Oakridge Drive, Martindale Road, Colonial Ave, and Adanac Drive.

The storage of materials and equipment shall be exclusively confined within the limits of the development site, unless prior arrangements are made between the City and the developer to utilize the city-owned lands identified above.

8) Noise Monitoring:

There should be a continuous real-time noise monitoring protocol be established as a condition of site development, with public-facing data logs and an immediate enforcement mechanism if decibel limits are breached.

9) Dust Mitigation:

This construction site has the potential to generate incredible volumes of dust particularly during hot and dry weather conditions. There should be a dust mitigation protocol in place.

10) Letter of Credit/Performance Bond:

There needs to be a provision (letter of credit and/or performance bond) to restore the lands if the development does not go as planned. The dollar amount should be sufficient to supply and place topsoil and sod, along with new trees. This provision would avoid another vacant and ugly site (like 3310 Kingston Road, which has been vacant for over a decade and has been a dumping site).

A further note that we wanted to address, depending on the Toronto Application Information Centre (AIC) is not acceptable to provide communication to the community. While the portal lists the developer's technical arguments, it completely omits internal city staff review comments, audit memos, and non-compliance notices from Toronto Water, Urban Forestry, and Transportation Services. As an incorporated RA to this planning process, we cannot effectively monitor compliance when the city hides its own experts' critiques from public view. We would like to confirm if our concerns have been included in this review and understand staff position, please share all staff responses including updated (not the initial comments, those are on the AIC) tracking sheet for with staff comments.

We respectfully urge you and city decision makers to give the above proposal serious consideration. Our intentions are to reduce the risks to students and our community. Let's work together to keep everyone safe when and where opportunities present themselves.

Best regards,



Tanya Baksh, Director

Cliffcrest Scarborough Village SW Residents Association