



Date: Sept. 29, 2026

***Letter of Objection**

***Need to DEFER Because Lack of Appropriate Site Notification**

Application Number: 2605171ESC24MV

File Number: A0111/26SC

Property Address: 80 Dale Ave.

Legal Description: CON D PT LOT 15 RP 66R 14698 PART 1 AND RP
66R15104 PART2 VACANT EXPRESSWAY LAND

To: Members of the Scarborough Committee of Adjustment

My name is Peter Thachuk and I am a director with the Cliffcrest Scarborough Village South West Residents Association (CSVSWRA). The Residents' Association is an incorporated, not-for-profit community organization that believes development should take place in a way that is not only in the best interests of property owners/developers, but is also desirable for our neighbourhoods.

Before I address the merits of this application I would like to inform the Committee that this variance needs to be deferred because of **Improper Site Notice**. Please see the email sent yesterday to Sarah Ovens Senior Planning on Tues September 28th, 2026:

Hi Sarah,

Peter Thachuk of the Cliffcrest Scarborough Village South West Residents Association (CSVSWRA) here. I am contacting you today to inform you that the above-captioned Application scheduled for Oct 7th, 2026 does not have a site notice posted anywhere on their 80 Dale Ave property today; nor for any of the previous 3 days that I am aware of. I know this because I have recently started walking there on my daily walks the past 4 days and I do have photos.

This fact was mentioned on a community call with the developer by others last night - so they are aware.

It is my contention that this application must now be DEFERRED.

Because this is the second time this specific property has been brought before you recently, it is imperative to review the decade-long history of this proposed development.

This site at **80 Dale Ave.** was originally a greenfield space. The City declared it "surplus" and sold it to the developer roughly ten years ago. This occurred despite Scarborough Village ranking in the **second lowest quintile for green space** and being designated a **Parkland Priority Area**.

In 2021, despite strong local opposition regarding insufficient parking, primary school accessibility, and the loss of green space, the site was granted an **Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)** for a 285-unit development.

Those 2021 approvals strictly detailed two buildings (7 and 12 storeys), underground parking, and a specific unit mix. However, instead of building what was approved, the owner returned in November 2024 to request **12 variances**. They proposed a single 12-storey building, altered unit mixes, and surface parking. Despite massive community opposition, those 12 variances were approved in a 4-1 decision under **File No. A0214/24SC**.

Today, we are back yet again for two more variances: one to **increase the height** and another to **eliminate a larger three-bedroom family unit**.

Increasing the **height** and **reducing the number of larger units** is not **inconsequential**, and certainly not **desirable**.

However, the community's core question remains: Does the Committee realize that this has become a **"death by a thousand cuts"** planning process?

While we recognize the applicant's legal right to apply, we ask the Committee if it will continue to approve these piecemeal requests? The community no longer has any certainty that the resulting build will resemble the development originally debated and approved in the 2021 OPA and ZBA.

While our association welcomes positive, balanced growth, we cannot support this continuous erosion of established planning agreements. For the reasons stated above, we respectfully request that the Committee **refuse these minor variance requests**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Thachuk". The signature is fluid and cursive, with the first name "Peter" and last name "Thachuk" clearly distinguishable.

Peter Thachuk