



September 30, 2026

Scarborough Committee of Adjustment
150 Borough Drive
Toronto, ON, M1P 4N7

Letter of Objection

File Number: A0071/26SC

Property Address: 3 Belmuir Place

Legal Description: PLAN 4338 LOT 20

To: Members of the Scarborough Committee of Adjustment

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) continues to be concerned about the application for 3 Belmuir Place to build a 3-storey seniors' residence and very disappointed that the applicant has not addressed any of our community concerns to reduce the massing of the proposed development despite their two prior deferral requests.

CSVSWRA is an incorporated not-for-profit association dedicated to preserving the unique character of our neighbourhoods. We support property owners who improve their properties, particularly in this case, as the lot has remained vacant and unmaintained for several years following the house fire and demolition. We support the idea of seniors being able to age in place in our neighbourhood, but the magnitude of this application is not in the character of the neighbourhood.

Month after month, applications are submitted to the Committee of Adjustment and approved despite community concerns, contributing to changes in the character of our neighbourhood. Available City data indicates that the Scarborough Committee of Adjustment has approved more than 95% of applications. While the zoning bylaws already provide generous allowances for new developments, property owners continue to seek relief beyond those bylaws, as is the case with the proposed three-storey seniors' residence at 3 Belmuir Place. The proposed independent living and the magnitude of the proposed seniors' residence fall just below the size to require a licence with the Retirement Homes Regulatory Authority (RHRA) but would require a City of Toronto Multi-tenant house (MTH) licence.

Upon reviewing the documents available on the AIC, we noted that 40+ letters of support were submitted. However, a review of the addresses provided in those letters indicates that the majority do not appear to be residents of the Cliffcrest neighbourhood. In fact, many of the letters identify addresses in other parts of the city rather than from immediate neighbours. In one of the letters of support, (see attachment 4) it is evident that they do not live in our area, as they noted that this address is walking distance to Guildwood GO station.

This is incorrect, it is within walking distance to Eglinton GO station. By contrast, a significant number of nearby Cliffcrest residents have signed and submitted a petition opposing this application to the Committee of Adjustment which has not been posted on the AIC despite the submission by the neighbours.

1. Chapter 150.25.20.1(3)(B), By-law 569-2013

The maximum permitted number of dwelling rooms in a building containing a multitenant house is 6.
The new dwelling will have 9 dwelling rooms.

This variance is not minor and has not changed since the first hearing when it was deferred. They are requesting 50% more dwelling rooms than permitted. If the third storey was removed, this variance would be eliminated along with 3 of the dwelling units.

2. Chapter 10.20.40.10(3), By-law 569-2013

The maximum permitted number of storeys is 2.
The new dwelling will be 3 storeys.

While numerically this variance may seem minor, it is not in the character of the neighbourhood to have a third storey. If the third storey was removed, this variance would be eliminated.

3. Chapter 10.20.40.10(4), By-law 569-2013

The maximum permitted main wall height is 7.2 m.
The new dwelling will have a main wall height of 8.63 m.

This variance is not minor and has been only reduced by a small amount of 0.17 m since the initial submission. The requested building height is 1.43 m (or 19.9%) taller than permitted. If the third storey was removed, this variance would be eliminated.

4. Chapter 10.20.40.20(1), By-law 569-2013

The maximum permitted building length is 17 m.
The new building will have a length of 18.6 m.

This variance is not minor and has been reduced from the last hearing when it was deferred but the requested building length is still 1.6 m (or 9.41 %) longer than permitted.

5. Chapter 10.20.40.30(1), By-law 569-2013

The maximum permitted building depth is 19 m.
The new building will have a depth of 25.8 m.

This variance is not minor and the building depth has increased since the first hearing when it was deferred but the requested building depth is 6.80 m (or 35.8%) larger than permitted.

9. Chapter 10.5.100.1(1)(C), By-law 569-2013

The maximum permitted driveway width is 6 m.
The driveway width will be 11.3m.

This variance for the driveway has almost doubled from 6.05m to 11.3 m, this is not minor.

Variances 7 and 8 are based on parking spaces and have remained unchanged from the prior plans submitted. Our community continues to be concerned about the number of parking spaces being offered to service this

seniors' residence and in this small cul-de-sac. From our research, true purpose-built seniors' housing actually requires **more specialized loading and drop-off spaces**, not fewer.

CSVSWRA has pointed out to the Committee of Adjustment the trend of applicants to not answer the question on the application form: Why is it not possible to comply with the zoning bylaws? In this case the applicant's answer is: **"In order to provide 6 accessible units that facilitates independent living for senior adults and PSW works, the building is larger than prescription. The odd shape of the lot also dictates where we can reasonably position the building on site"**.

It is a long-standing belief, a principle subscribed to by Committees of Adjustments that if there is an impact and an alternative solution, approval should not be granted. We understand that committee does not necessarily adhere to numbers when determining the appropriateness of a specific proposed variance; however, simply wanting relief from existing bylaws does not satisfy the burden of proof by the applicant. We feel that the justification provided by the applicant for this minor variance application is desired and for profit. The applicant does not take into consideration the impact of neighbouring homes due to excessive height and massing being requested and the loss of privacy. With our aging population, we truly appreciate the idea of seniors being able to age in place in our neighbourhood, but this proposed development is well beyond the current zoning bylaws and not in the character of the neighbourhood. For this application, there is a viable solution to reduce the length of the building and remove the third storey and this will remove most of the variances involved in this application. There are 9 variances being requested and if these recommended changes were made to this proposal, the only remaining variance would be driveway width and parking but would be more minor.

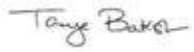
For the last years at numerous COA hearings, we have heard from the COA panel that end-use is not part of the decision-making process, only the variances being requested. The applicant is utilizing the end-use to gain approval of the variances. Regardless of the proposed occupant profile, the application should be decided on the permanent land-use, built-form and operational impacts authorized by the variances, rather than on a non-binding marketing description. The proposed occupant profile and marketing description do not mitigate the permanent land-use and built-form impacts of the variances. The Committee should assess the building and intensity that would be authorized, regardless of how the development is presently marketed.

Belmuir Place is a small, quiet cul-de-sac just off Adanac and none of the neighbouring streets have sidewalks. The proposed development does not allow enough parking for personal services and visitors, and this would cause vehicles to park on the road causing safety issues and reduce the ease of access to other neighbouring homes on Belmuir Place.

CSVSWRA urges the members of the Committee of Adjustment to refuse this application and make the owner remove the third storey and decrease the building length and depth to be closer to the zoning bylaws. While we support and welcome new developments in our community, especially a home that could assist our aging population, we feel that most of these requested variances are not minor and this applicant should be made to follow the generous zoning bylaws for our neighbourhood. In our opinion this development proposal does not

meet the Committee's four tests and as a community, we join our neighbours and respectfully request the Scarborough Committee of Adjustment Members to refuse this application if the changes to the plans are not made as recommended by our community. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tanya Baksh". The signature is written in a cursive, flowing style.

Tanya Baksh

CSVSWRA Board Member and Planning & Development Committee Co-Chair

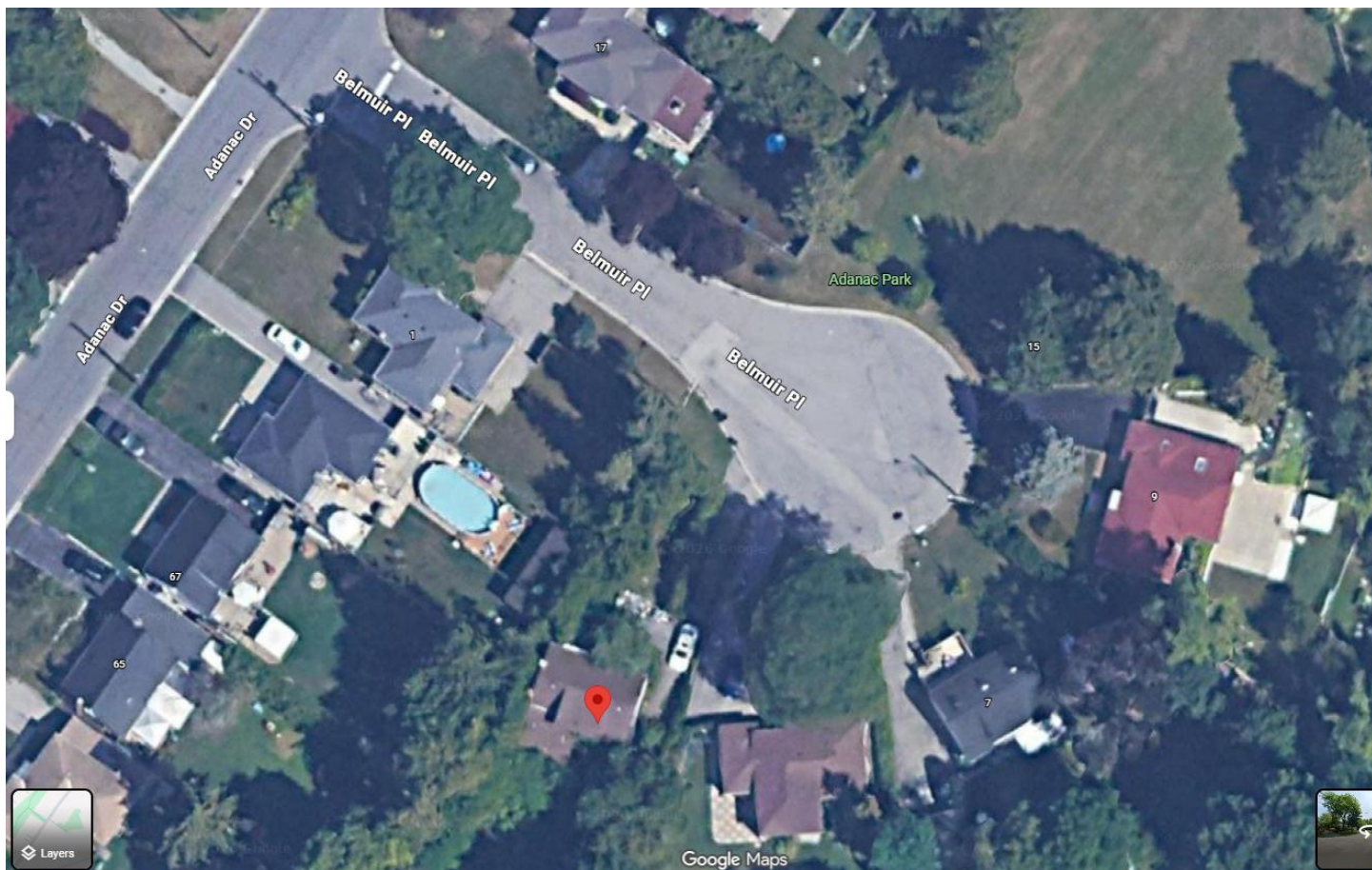
Attachment 1: Recent State of Property (June 2026)



Attachment 2: Recent Photo of Belmuir Place Entrance at Adanac Drive (June 2026)



Attachment 3: Google Maps Satellite view of 3 Belmuir Place before house was burnt and demolished several years ago.



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

June 29, 2026

Committee of Adjustment

City of Toronto

**Re: Letter of Support for the Proposed Yume Living Residence at 3 Belmuir Place,
Scarborough**

Dear Members of the Committee,

I am writing to express my support for the proposed Yume Living residence at 3 Belmuir Place.

I have worked with Vy Hoang for more than 20 years, and I also live in Scarborough less than 6 kilometres from the proposed site. As someone who knows Vy well and who lives nearby, I care about the kinds of developments that shape our community, and I believe this project would be a positive addition to the neighbourhood.

My support is also personal. I help care for an elderly family member with dementia, so I know firsthand how difficult it can be to find housing that offers the right balance of independence, safety, and support. There is a real gap between living completely independently and moving into a traditional retirement or long-term care home. If a place like Yume Living had existed when my family was making those difficult decisions, it would have been an option we would have seriously considered.

What I like most about Yume Living project being proposed at 3 Belmuir PL., is that it isn't a large institutional facility. It's a small, home-like residence with only six private suites, where seniors can continue living in a familiar neighbourhood while receiving the support they need. It offers people more dignity, more independence, and more choice as they age while allowing them to stay connected to their families and community.

I understand there may be concerns about introducing a new type of housing into an established residential area. From what I've seen, this project has been thoughtfully designed to fit into the neighbourhood rather than change its character. With only six residents, I don't believe it will generate significantly more activity than many other residential uses.

I also don't believe traffic or parking will have a meaningful impact. The residents themselves are unlikely to be driving regularly, and the only ongoing parking demand would mainly come from Personal Support Workers. Not all PSWs drive, and the property is within walking distance of Guildwood GO Station and several TTC bus routes, making public transit a practical option for staff. Given the small size of the residence, I expect its impact on the surrounding streets to be minimal.

I've also had the opportunity to watch Vy build this vision over many years. During the more than 20 years we've worked together, I've seen him successfully develop properties and build and operate a high-tech company for over 30 years. More importantly, I've come to know the kind of person he is. I genuinely believe this project comes from a good place. This isn't just another development to him—it's a passion project. Based on everything I've seen over the years, I have full confidence that it will be thoughtfully planned, professionally managed, and carried out with care.

As our population continues to age, our communities need more housing choices that allow seniors to remain close to their families and the neighbourhoods they know. Not everyone wants or needs a large retirement residence, and I believe innovative, small-scale projects like Yume Living help fill an important gap that many families experience.

Thank you for taking the time to consider my comments. I respectfully ask the Committee to approve this application.

Yours sincerely,

Olga Skelly

Attachment 5: Yume’s Amenities and Features Page on Website



Explore Yume's amenities and features



Wellness and health services:

- **Whole-body wellness program**
Your wellness journey is uniquely yours. Whether it's personalized fitness, gentle movement, meditation, or mental health support, we meet you where you are because true wellness touches your body, mind, and heart.
- **At-home clinical care**
No need to leave the comfort of home for checkups or chronic care management. Licensed nurse practitioners come to you, providing trusted health guidance in a space where you feel most at ease.
- **In-House Caregivers**
Compassionate staff live on-site and are available 24/7, providing peace of mind and continuity of care.
- **AI-powered health monitoring**
Wearables and smart sensors track sleep, movement, and vital signs to proactively support healthy living.



Dining and nutrition

- **Your own personal schedule**
Craving comfort food at 3 p.m.? Prefer a lighter dinner tonight? Simply schedule your meal through our digital platform, and our chef will happily prepare something that fits your taste and your day.
- **Culturally inspired, chef-prepared meals**
Our menus reflect the flavors you grew up with and the cuisines you love. Working directly with residents, our chef blends global traditions with superior senior nutrition, so every meal can be both nourishing and familiar.
- **Garden-to-table living**
There's something special about eating what you've grown. Our raised garden beds let you plant herbs and vegetables that go straight from your hands to your plate, bringing fresh flavors and purpose to each day.
- **Collaborative culinary experiences**
Food is more than fuel. It's memory, culture, and connection. Join us for tastings, heritage meal nights, and menu-building sessions where your stories and traditions help shape what we serve.



Hospitality and everyday services

- **Weekly housekeeping and personal laundry**
Your time is yours to enjoy. We take care of full-suite cleaning, fresh linens, and personalized laundry service, so you can focus on what matters most to you.
- **Signature concierge services**
Need a haircut? Waiting on a prescription? Want to send something special to your grandchild? Just ask. We're here to handle the details so you don't have to.
- **In-suite safes**
Your treasured items deserve protection. Secure, discreet storage gives you peace of mind for the things that matter most.