



May 26, 2026

Subject: 2026.SC32.1 Request to Refuse the Re-zoning Amendment for 5–11 Bellamy Road South

Deputy Mayor Ainslie and Scarborough 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 support responsible development in our community but cannot support this specific proposal for the proposed re-zoning amendment for 5–11 Bellamy Road South, which would permit a 110-unit townhouse development across three five-storey buildings, including upper mechanical level.

Our community has participated in two well attended public consultations and has consistently raised concerns about the scale and suitability of this application. Although the proposal has been revised from 115 to 110 units and parking has been increased to 108 spaces through above ground and stacked parking, these changes do not resolve the broader issues related to density, traffic and safety, infrastructure, and neighbourhood fit that still have not been addressed.

As-of-right permissions on the site are substantially lower than what is proposed. In our view, the requested increase in density goes well beyond what is appropriate for these properties and raises significant concerns about compatibility with the surrounding residential context and the intent of applicable intensification policies.

The 'Official Plan' is intended to allow for proper transitioning and integration into existing neighbourhoods. This proposal, by directly encroaching into the 'Neighbourhood Designated Area' and by introducing substantial overlook and shadowing onto the directly abutting neighbours to the north, is inconsistent with the low-rise character of this street and consequently in direct conflict with the 'Official Plan'.

Decisions should not focus entirely on policy; site specific and technical concerns need to be given consideration as well. Beyond density, the proposal raises material concerns related to traffic and safety, tree loss, stormwater capacity, and cumulative impacts from nearby developments. For these reasons, we respectfully request that Council consider the following outstanding issues before making any decision on this application.

Key Concerns:

1. Density and Neighbourhood Compatibility

- The reduction from 115 to 110 units is limited and still represents a substantial overbuild beyond current zoning permissions.
- The proposed scale remains inconsistent with the surrounding low-rise residential context and intensifies related issues such as parking demand, traffic pressure, and tree loss.
- We request clear justification demonstrating how the scale of this proposal is supported by planning policy and appropriate for this specific location.

2. Traffic, Parking, and Safety

- Ongoing local planning work, including the Scarborough Village Street Plan initiative, reflects existing safety concerns on Bellamy Road South and at the nearby intersection.
- Publicly presented data from the Safer Kingston Road project indicates a history of collisions and serious safety issues in the surrounding area.
- Community questions about how nearby development may affect these conditions have not yet been fully addressed in a comprehensive way.
- Given the scale of the proposal, we believe further explanation is needed regarding the conclusion that traffic and safety impacts are acceptable.

The community has been advised that certain matters may be addressed at later stages of review; however, in our view, the scale of the proposal warrants greater clarity on these issues at the re-zoning stage.

While the increase in parking is noted, it does not fully address concerns about spillover parking and congestion on surrounding streets, particularly given existing pressures in the area.

Residents have observed near misses and congestion at this location, particularly during school drop-off and pick-up periods. Additional density at this site could further increase traffic volume and parking demand on Bellamy Road South.

3. Infrastructure, Trees, and Cumulative Impact

Flooding and Stormwater Capacity

- Area stormwater studies indicate infrastructure constraints, and the community remains concerned about adding substantial density before these capacity issues are addressed.
- Residents in nearby developments have reported flooding-related challenges, including sinkhole concerns, which heightens the need for caution.

- We request a clearer assessment of how this proposal, together with nearby approved or proposed developments, may affect stormwater performance over time.
- The removal of mature trees may further reduce on-site water absorption and should be considered as part of the overall drainage assessment.
- We also request confirmation that stormwater analysis reflects recent severe rainfall events and current resilience expectations.

Tree Preservation

The proposal would remove a substantial number of mature trees, including protected trees, and raises concerns about whether the identified trees to be retained can be adequately protected during construction. In our view, the scale of the development is directly related to the extent of tree loss on the site.

Cumulative Impact

- The community remains concerned that the cumulative effects of nearby condominium and townhouse developments have not been fully assessed.
- We request clearer evidence showing how cumulative impacts on traffic, safety, flooding, and infrastructure have been considered in the review of this application prior to site plan review.

For the reasons outlined above, we respectfully request that Scarborough Community Council refuse the re-zoning amendment application for 5–11 Bellamy Road South. We ask that the concerns raised by residents regarding density, safety, infrastructure, tree preservation, and cumulative impact be given full consideration in the decision-making process.

Best regards,



Tanya Baksh, Director
Cliffcrest Scarborough Village SW Residents Association