



November 5, 2024

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150 Borough Drive
Toronto, ON
M1P 4N7
Attention: Eric Hill, eric.hill@toronto.ca

Letter of Objection

File Number: A0214/24SC
Property Address: 80 Dale Ave.
Legal Description: PT LOT 15 CON D (Scarborough) PT 3,4, 5,7 & 8 Plan 66R29604

To: Members of the Scarborough Committee of Adjustment

My name is Peter Thachuk. I am a director with and appearing on behalf of the Cliffcrest Scarborough Village South West Residents Association (CSVSWRA)

The Residents' Association is an incorporated, not-for-profit community organization, that understands, and is sympathetic to the reality of the housing affordability crisis in Toronto.

However, we believe development should take place in a way that is not only in the best interests of developers, but is also desirable for our neighbourhoods.

Before I address the requested 12 variances that are the subject matter of this hearing, I believe it is important for the Committee to understand the historical context for this proposed development.



This green-field site, 80 Dale Ave. was declared 'surplus' by the City and sold to this developer approximately a decade or so ago, despite the fact that this part of Toronto (Scarborough Village) is in the second lowest quintile of green space and is considered a 'Parkland Priority Area'.

Notwithstanding substantial community opposition, mostly related to subject site ingress and egress onto already overburdened local roads, despite their being alternatives, primary school accessibility issues and loss of green space, this proposed 285 unit development received an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") in 2021.

Our understanding is that while the approvals in 2021 allowed for two buildings at 7 and 12 storeys, underground parking and a set unit mix, the owner now, instead of putting shovels in to the ground with what was approved in 2021, wishes to only proceed with a single 12 storey building, an altered unit mix and just surface parking.

While we are not entirely sure because there has not been any further consultation with the community, it is our further understanding that the 12 requested variances all emanate from these substantial changes with a number of these requested variances not merely seeking an adjustment, but a complete elimination of the requisite requirements.

Therefore The Residents' Association now finds itself in the position of not being able to support any of the 12 requested variances for 80 Dale Ave. (AO214/24SC), given that the community does not have an understanding of their impact since this proposed new-build development seems substantially different to what was previously approved.

We consider the cumulative impact of these actions (including the inclusion of a zoning waiver) to be tantamount to an 'end run' around what was formerly approved, without any further input by



Planning or the Community.

Changes of this magnitude need to be vetted properly - otherwise why have a 'Planning Department', 'community consultations' or indeed a 'Councillor'?

In closing, while we welcome and support positive improvements to our neighbourhoods, we find ourselves requesting that the committee refuse these requests for minor variances for the reasons stated above.

Sincerely,

Peter Thachuk

Cliffcrest Scarborough Village SW Residents Association