



31 May, 2021

Mr. Phil Verster
CEO Metrolinx
Phil.Verster@metrolinx.com
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Re: 273, 275 Scarborough Golf Club Rd. & 7 Dale Ave.

Dear Mr. Verster

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit association working to ensure that potential developments are in keeping with the unique nature of our neighbourhoods.

We are writing to bring your attention to our concerns regarding 273, 275 Scarborough Golf Club Rd. and 7 Dale Ave. Metrolinx, using their authority as a provincial government agency, acquired these three separate, abutting, single family properties at the south-east corner of Scarborough Golf Club Rd and Dale Ave. for reasons deemed essential to the construction of a proposed grade separation at Scarborough Golf Rd. and the rail tracks. The community, understanding that Metrolinx would not need these lands post construction requested that they eventually be transferred to the City for the purpose of providing lacking and necessary green space. The rationale behind the community's request was the fear that Metrolinx would further intrude into this neighbourhood of single family residential homes by facilitating more intense development on 273, 275 and 7 Dale Ave. once they were deemed surplus.

The community made their fears and interests known to Metrolinx during numerous public meetings and depositions as early as 2016. Metrolinx privately and publicly dismissed such fears as premature and while not acquiescing to the community's request, did promise to consult with the community before decisions were made as to the disposal of these lands.

It has come to our attention that these lands are now listed for sale. Cushman Wakefield, the brokerage working on behalf of Metrolinx is promoting this as a site for more intense development. - MLS® Number: E5201926.

We are quite dismayed that this divesting has moved forward without the promised consultation. It is the position of the community that Metrolinx honour their promise to consult with the community before these lands are further marketed.

We think there is a public relations and business case to reconsider how these lands are disposed of. We are bringing this to your attention as we don't believe buying up single-family-residential properties and divesting them as a package for an alternate land use / intensification without the promised consultation is a good precedent.

Metrolinx is not in the land speculation business. Should these lands be sold at a profit after being acquired through a negotiated purchase that had the pressure of potential appropriation, this could set a precedent for land owners to point to in future expropriation situations. We wonder if this and the greater public optics has been considered.

The Association will stand in opposition to any assembly and / or severance of these lands that is not in keeping with the current bylaws, land designations and principles of the Official Plan.

We have copied Cushman Wakfield on this communication as advisement and believe it would be appropriate due diligence for them to advise any potential buyer of these lands of our opposition such that they can consider offers contingent on any City approvals that will be required given such approvals will be vigorously opposed at CoA.

In order to honour the intent of the promise of public consultations, we would ask that:

1. The subject lands be temporarily withdrawn from the market.
2. A City Planning review be undertaken to assess the potential use of these lands to improve the greenspace index for this area.
3. A consultation be set up with Councillor Ainslie and the community to discuss how these lands could better serve the community.

We encourage closer scrutiny to the impact of traffic, parking and infrastructure support for any increase in density for these properties. We further believe that any proposal to increase the density here encroaches into and could lead to a potential rezoning of Scarborough Golf Club Rd. and Dale Ave. in a way that is detrimental to the existing neighbourhood.

We urge MetroLinks, City Planners and Scarborough Community Council to support 'smart' development in ScarboroughVillage, so that together we preserve the unique nature of our neighbourhoods.

Sincerely,

Tom Kasanda

President

Cliffcrest Scarborough Village SW Residents Association

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Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

647-245-3277

Appendix 1 - CSVSWRA Position on Development in Cliffcrest Scarborough Village

Scarborough Village has been deemed as an underserved area by the City of Toronto. The 2016 Neighbourhood profile for Scarborough Village indicates a density of apartment buildings 67% compared to the city average of 44% and a proportion of low-income families that is significantly higher than the Toronto average. as well as a lower-income diverse demographic. There are no transit improvement or expansion plans on the segments of Kingston Road that lead to and pass-through Scarborough Village, and this is predominantly a car community.

As an under-served area, Scarborough Village needs a long-term plan to increase services and facilities for our existing residents and to keep pace with planned growth in residential density. In addition, the Scarborough Transportation Corridor Land Use Study speaks to this area being underserved for green space and that this area's green space is located in a priority parkland acquisition area. There is an opportunity to do something good for the community by turning these lands over to the City for use as green space. Overall impacts of all proposed development must be assessed collectively in terms of impact to Community Services and Facilities in the area. The following link shows 22 development proposals for the surrounding area, 14 proposals currently being reviewed by the City are shown in purple, another 8 conceptual development sites have been identified for medium to long term development shown in grey.

<https://www.google.com/maps/d/viewer?mid=1-V1dBgxR4GSIZBxOeVusDmb34ufJZlCP&usp=sharing>

The BIG PICTURE in the immediate term is 4,369 units, with 9,519 to 12,918 new residents within the boundaries shown on the map linked above. See chart from the CSVSWRA December 2020 newsletter

https://cliffcrestscarboroughvillagesw.ca/data/documents/4_Newsletter_December_2020.pdf for additional analysis. Rapid growth, unless considered as a whole, will have detrimental unintended consequences for Scarborough Village and Southwest Scarborough as a whole.

CSVSWRA will continue to strenuously advocate for municipal planning decisions that:

1. Keep developments in Southwest Scarborough to scale, so that their impacts are sensitive and gradual to our established neighbourhoods.
2. Do not encroach into and rezone residential streets in a way that is detrimental to the existing neighbourhoods.
3. Do not over develop sites in a way that adds to existing traffic congestion along Kingston Road, and that may negatively impact the safety and flow of vehicular, bicycle and pedestrian traffic on local roads.
4. Ensure enough green space for residents and outdoor amenities for our children.
5. Prevent the unnecessary displacement of small family-owned businesses and provide them with an affordable means to thrive in our community. An opportunity for newcomers to Work, Sleep and Play in our community. Affordable Living.

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