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Barristers & Solicitors

October 23, 2012

SENT BY FAX TO (416) 396-4301

City of Toronto
City Clerk
Attention: Yvonne Davies
Administrator
Scarborough Community Council
150 Borough Drive
Scarborough, Ontario
M1P 4N7

RE: Highland Creek Village Area Study
File No. 10 303518 EPS 44 TM

Dear Madam:

I have a copy of the Notice of Public Meeting concerning possible Official Plan amendments etc. concerning the Village to be considered by the Scarborough Community Council on November 6, 2012.

As indicated in your Notice, when developing a vision for new development and improvement to the Village, there was to be respect for the unique locational attributes of the Highland Creek Area. In that regard, hopefully Council will reflect on the long history of the Village going back into the early 1800's. In my opinion any changes in the present official plan and zoning allowing for development involving multi-storey buildings within the core area of the Village probably involving a radius of 200 metres from the Village main intersection at Old Kingston Road and Morrish Road should not be allowed. Further, having regard to the existing street and buildings on Old Kingston Road, any proposal to increase the permitted width of that road or to change the present parking arrangements should be not be considered.

I have been a resident of Scarborough and have carried on my law practice in the Village for over fifty-five (55) years. During that time, I have seen many development proposals for lands located in the southerly part of the Village which, to date, generally due to the opposition of the Highland Creek Community Association ("HCCA") have been refused. In my opinion, if there are not strict controls on the development in the area of the Village, the Village character will be lost over the next few years.

In order to keep the Village atmosphere, it is important that the Old Kingston Road

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commercial zoning be preserved. Every proposal which I have seen recently only pays lip service to that use with the main focus being on residential development. No consideration has been given for providing second floor space for offices etc., possibly in conjunction with first floor commercial uses, which could provide additional employment for local residents.

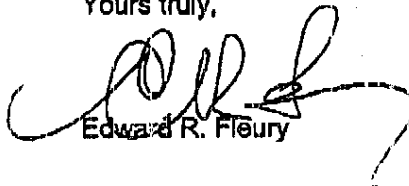
Any proposal to allow buildings with six (6) or eight (8) stories presumably to be located in the southerly portion of the study area would completely overshadow the Village atmosphere.

It is obvious that the opinion of the local residents who attended two (2) information meetings are being ignored. I understand that the plan proposed by City Staff has been supported by HCCA. In my respectful opinion, the Directors of that Association have not considered the wishes of the Community and possibly on account of only recently moving into the area may not completely appreciate how the Village atmosphere should be preserved.

Accordingly, please consider this letter as my objection to any changes in either the zoning by-law or the official plan which will allow the imposition of new structures in excess of either three (3) or four (4) stories as above-mentioned and which do not provide for store and commercial uses, including business offices, on any new development along Old Kingston Road.

Also, please consider this letter as Notice that I would like to address the Community Council Meeting on the above-mentioned date. It would also be appreciated if you would consider this letter as a request as to the Decision of the Community Council concerning these proposals.

Yours truly,



Edward R. Fleury

ERF/sgn