

**From:** Stephen Miles <highlandcreekvillager@gmail.com>  
**To:** <scc@toronto.ca>  
**Date:** 10/29/2012 8:54 PM  
**Subject:** My comments for 2012.SC20.35 on November 6, 2012 Scarborough Community Council

To the City Clerk:

Please add my comments to the agenda for the November 6, 2012 Scarborough Community Council meeting on item 2012.SC20.35, City-Initiated Highland Creek Village Area Study - Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Dear Councillors,

As President of the Highland Creek Community Association I have been saying for the past few years that our Village desperately needs a unifying theme and a clear vision for what we want our area to become. After two years of discussing and debating the issues with the 22 members of our community and representatives from the City, the Board of Directors for the Highland Creek Community Association fully supports the Village Area Study and looks forward to your support in seeing it through to completion.

The current condition of the main street in our Village is pitiful. With half a dozen empty for-lease buildings, a state of disrepair on vacant lots, and an over-abundance of auto body shops, I fear the Village will continue to decline unless the Area Study is passed. Few would argue that our Village isn't in need of some improvement, and yet our Village still manages to maintain a charm and uniqueness that attracts each of us to this neighbourhood. How do we maintain this charm while allowing for new development that will conform to our vision and theme? How do we ensure that builders conform to this theme and create spaces appropriate to our Village? The Village Area Study addresses these issues and this point is central to the need for passing it at Council.

The Village Area study gives us the opportunity to eliminate the maze of zoning by-laws and planning documents that currently guide development principles for the Highland Creek Village. This is so important for so many reasons. As you all know, if the City opposes a developer's proposed building, the developer has the option to appeal to the Ontario Municipal Board. The OMB often favours the developer but in our Village, the lack of

a clear document outlining the requirements for building in our area works to our disadvantage. The Area Study solves this problem and makes it difficult for developers to design buildings that don't conform to our guidelines, and gives us a solid line of defense at the OMB.

Most importantly, in passing the Area Study we will have created a vision for our Village and a theme for building and design. If we continue with the confusing, dilapidated mess, then we are asking for more of the same. The Area Study contains the details we want for the future – zoning that encourages growth, street lamps, stylized street signs, benches, spots for planters in the summer months, and most importantly what size and scope of buildings would be allowed in specific areas (\*3 storey's maximum along our main corridor with a gradual increase as we move south towards Kingston Road \*).

There are those that resist any and all change to our Village. Change can be a difficult and scary thing and I understand the position of those who wish to detract from the efforts of our community members to plan for the future. I would argue that allowing our Village to continue to stagnate and fall to pieces is equally as scary and detrimental for us all. It's time to solidify the future of our Village with specific guidelines that allow us to grow in a managed, planned direction that is clear for developers, business-owners and residents alike.

The Highland Creek Community Association supports the Village Area Study and encourages all those who can see the importance of the study to support it in Council on November 6th.

Thank you.

Sincerely,

Stephen Miles

President

Highland Creek Community Association