

SCARBOROUGH ROSEWOOD COMMUNITY ASSOCIATION

Mission: To ensure a safe, clean, caring and inclusive community while working to enhance property values

October 16, 2019

SC10.5.5

BY EMAIL

City Clerk

ATTN: Carlie Turpin, Administrator

Scarborough Community Council

150 Borough Dr., Floor 3

Toronto, ON M1P 4N7

Email: carlie.turpin@toronto.ca

Ms. Turpin:

**Re: Request to Amend the Official Plan and Zoning By-law
Application No. 18 266753 ESC 23 OZ
113-141 Montezuma Trail**

On behalf of the Scarborough Rosewood Community Association, we would like to relay our position on the proposed development located at 113-141 Montezuma Trail and directly within our community boundaries.

There is by no means a community consensus on this development, however there are some areas of concern that stand out as being consistent in public meetings:

- Density
- Traffic/Pedestrian/Community Safety

It appears that while the density was reduced to 39 units between our community's February meeting and the city's April meeting, there were no changes to the size of units or the total number since. This is surprising given that the majority felt the density was too high. The density is a concern for two main reasons.

1. As Montezuma Trail is a highly used street and also intersects with Alexmuir Blvd. and nearby Brimley Road. These streets are used as major thoroughfares through the neighbourhood both to exit by vehicle and to cross to access buses as well as a major crossing for students heading to school. We continue to have concerns, particularly during peak times, and do not agree that this will be not an issue. These intersections are already dangerous, and the city and the developers would have to take further steps to ensure additional safety measures were in place as a result of increased traffic and people using these intersections.
2. The size of each unit is currently less than 300 sf on each of the three levels (under 900 sf per unit). I do not believe this accounts for walls, walkways and stairwells. If this is the case, this leaves the townhouses with very small living quarters. In addition, "yards"/green space are

very minimal. Like much of Scarborough, we do struggle with rooming houses in our neighbourhood and our concern is that the small space and suggested high prices will be attractive as a business prospect and not as a property where owners would themselves live. Further reducing the number of units, while having several (if not all) that were increased in square footage, would make this property more attractive as a home to potential buyers and would likely create a safer and more communal dynamic. If this is not considered, this property has a high potential to be used as a rooming house rental property and that may have an impact on safety at the property, in the plaza, and in the surrounding area.

We ask that further revisions to the plan based on these concerns be examined before any approval is given by the Scarborough Community Council.

Sincerely,

A handwritten signature in blue ink that reads "Alura Moores". The signature is fluid and cursive, with the first name being more prominent.

Alura Moores
President, Scarborough Rosewood Community Association