

From: [Bill Yarn](#)
To: [councilmeeting](#)
Cc: [Gary.Anandasangaree.A1@parl.qc.ca](#); [Thanigasalam, Vijay](#); [Annoj Thavalingam](#); [david.atlas@bell.net](#); [Brian Blakeley](#); [Robert G. Brown](#); "[myhighlandcreekcommunity@gmail.com](#)"
Subject: My comments for 2021.SC27.2 on November 9, 2021 City Council
Date: November 5, 2021 3:39:18 PM
Attachments: [HighlandCreek Community Association letter to Councillor McKelvie -1625 Military Trail.pdf](#)
[Letter from MP Gary Anandasangaree to Councillor McKelvie - proposed development at 1625 Military Trail.pdf](#)
[Letter from MPP Vijay Thanigasalam to Councillor McKelvie on proposed development at 1625 Military Trail.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the November 9, 2021 City Council meeting on item 2021.SC27.2, Final Report - 1625 Military Trail and 6000 Kingston Road - Official Plan Amendment and Zoning By-law Amendment Applications

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 Mayor John Tory,

Re: Request to Amend the Official Plan and Zoning By-law Application Number 19 237544 ESC 25 OZ

On behalf of the Highland Creek Community Association (HCCA), I am writing to draw to your attention the June 23, 2021 letter forwarded to Councillor Jennifer McKelvie, which is attached to this email.

I am asking that you review our letter and the significant concerns that it raises with regard to the upcoming City Council vote, on the proposed Atree development, at 1625 Military Trail / 6000 Kingston Road, Application #1923754 ESC 25.

I am also attaching letters of support from our MP Gary Anandasangaree and MPP Vijay Thanagasalam.

The proposed development fails to respect the planning guidelines documented in the Highland Creek Secondary Plan. These guidelines support and meet the density objectives for this area. There is no planning justification for massively exceeding the density for this village community.

The Highland Creek Community Association conducted an on-line Highland Creek Development Survey in June/July 2020. The results and opinions were very clear as 91.2% of the respondents said that they did not want buildings in the Highland Creek Community, higher than six-storeys.

We implore you to support our community and vote against the Atree Development Application.

Sincerely,

**Bill Yarn, Vice President of the Highland Creek Community
Association**



P.O. Box 97501
265 Port Union Road,
Scarborough, Ontario
M1C 2L0

June 23, 2021

Councillor Jennifer McKelvie

4630 Kingston Road, Unit 20
Scarborough, Ontario
M1E 4Z4

Re: Highland Creek Village / 1625 Military Trail Development

Dear Councillor McKelvie,

We are writing to thank you for your continuing support of our efforts to maintain the intent and purpose of the Highland Creek Secondary Plan. Through our previous meetings, you are aware that we are genuinely concerned about the planned development at 1625 Military Trail.

The proposal by the Developer (Altree Developments) is working its way steadily through the review process with the various City departments and the TRCA. We are particularly concerned with the massing and location of the proposed 8-storey buildings as well as its encroachment on the stable top of bank of the Highland Creek Ravine.

The Highland Creek community is one of the most cohesive and vibrant in the City of Toronto. Our proximity to the University of Toronto, Scarborough Campus, and Toronto Zoo, combined with an abundance of green space, including the Rouge National Urban Park, and the Waterfront Trail system, is why we pulled together and reached an agreed, shared vision embodied in the Highland Creek Secondary Plan (2012). Residents have chosen to live here because of the village feel, and because it is an area which contains mainly single-family homes and overall low built form.

We have reviewed this letter with our local MP and MPP who have each submitted a letter in support of this matter to you. Additionally, Jim Hart, former Ward Councillor, and our neighbouring community associations have provided their support as signatories to this letter. All parties concur that while intensification may be needed in the City of Toronto, that goal can still be achieved while following well-established development guidelines, secondary plans, and City Zoning By-laws, including density guidelines. These ideals are not mutually exclusive.

The Highland Creek Village Secondary Plan (2012) established maximum building heights (6 storeys) in the various areas of the Village. The community is now faced with development plans for two 8-storey buildings, that present themselves as 9 storeys, with a Floor Space Index (FSI) of 3.84 times the lot area after conveyances – effectively double the currently zoned FSI of 2.0 for the site.

The proposed development fails to respect the planning guidelines documented in the Secondary Plan. These guidelines support and meet the density objectives (residents, and jobs) for this area. There is no planning justification for massively exceeding the density for this village community.

Moreover, the proposal does not respect the voice of the community. The Highland Creek Community Association (HCCA) circulated a survey regarding development in the Village in July/August 2020. Of the over 430 respondents, 91.2% opposed any development over 6 storeys, and confirmed planning guidelines and plans should be followed.

The survey results were clear, and the voice of the community needs to be heard on this matter.

P.O. Box 97501, 265 Port Union Road, Scarborough, Ontario M1C 2L0
Email: MyHighlandCreekCommunity@gmail.com

The community is looking for appropriate development in the area with an emphasis on:


- Young families looking to purchase their first homes,
- Seniors, or others, in the area that wish to downsize yet remain in community, and
- Strengthening the center of the village commercial area as a community gathering place – not just surface parking.

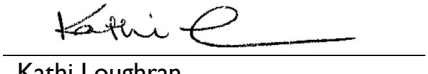
The views of our community have been clear and consistent over the years on the outcomes they are seeking for the Highland Creek Village and the broader community. To that end, we are requesting your support for:


- Appropriate development that respects the views of the community and adheres to the in-place Secondary Plan, and City Zoning By-laws, and,
- Encouraging other Members of Council and the Mayor to support appropriate development in our neighbourhood.

We believe that these results are both achievable and reasonable.


David Adamson
President, HCCA


Kathy Rowe
President, CCRA


Kathi Loughran
President, WRCA


Jim Hart
Past Councillor, Ward 44

Copy To:

John Tory, Mayor, City of Toronto	Councillor Kristyn Wong-Tam, Toronto Centre
Councillor Michael Ford, Etobicoke North	Councillor Paula Fletcher, Toronto-Danforth
Councillor Stephen Holyday, Etobicoke Centre	Councillor Jaye Robinson, Don Valley West
Councillor Mark Grimes, Etobicoke-Lakeshore	Councillor Denzil Minnan-Wong, Don Valley East
Councillor Gord Perks, Parkdale-High Park	Councillor Shelley Carroll, Don Valley North
Councillor Frances Nunziata, York South-Weston	Councillor John Filion, Willowdale
Councillor James Pasternak, York Centre	Councillor Brad Bradford, Beaches-East York
Councillor Anthony Perruzza, Humber River-Black Creek	Councillor Gary Crawford, Scarborough Southwest
Councillor Mike Colle, Eglinton-Lawrence	Councillor Michael Thompson, Scarborough Centre
Councillor Ana Bailão, Davenport	Councillor Nick Mantas, Scarborough-Agincourt
Councillor Joe Cressy, Spadina-Fort York	Councillor Cynthia Lai, Scarborough North
Councillor Mike Layton, University-Rosedale	Councillor Paul Ainslie, Scarborough-Guildwood
Councillor Josh Matlow, Toronto-St. Paul's	Christian Ventresca, Manager – Community Planning
Robert Brown, Consultant (rgbrown@knightbeam.ca)	



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Gary Anandasangaree

Member of Parliament
Scarborough—Rouge Park



Councillor Jennifer McKelvie
City Councillor – Ward 25
4630 Kingston Road, Unit 20
Scarborough, ON M1E 4Z4

June 23, 2021

Re: Proposed development at 1625 Military Trail

Dear Councillor Jennifer McKelvie,

Please find attached a copy of a letter I received from the Highland Creek Community Association. I have also met with members of the Highland Creek Community Association on numerous occasions and have been following the proposed development situated at 1625 Military Trail.

I recognize that local development is strictly within the purview of the municipal government, and in this case, the City of Toronto. I do not generally comment on municipal or provincial matters, and respect the process undertaken by the City of Toronto on review of these applications.

The feedback I have received from the community is that development at the proposed site should be consistent with current Zoning by-laws, and the existing Highland Creek Secondary Plan. This is important in order to ensure that the historical character of the Highland Creek community is preserved. I support developments that is consistent with existing by-laws and the Highland Creek Secondary Plan. Highland Creek is at the heart of our shared riding of Scarborough-Rouge Park, and I feel fortunate, as I am sure you are as well, to serve the needs of this area.

I want to thank the Highland Creek Community Association and its members for the continued advocacy and look forward to working together on issues of mutual interest.

Ottawa



Constituency Office

Room 1110, The Valour Building, Ottawa, Ontario K1A 0A6
Tel.: 613-992-1351 Fax.: 613-992-1373
Gary.Anand@parl.gc.ca

3600 Ellesmere Road -Unit 3, Scarborough, Ontario, M1C 4Y8
Tel.: 416 -283-1414
Gary.Anandasangaree.C1@parl.gc.ca

If you have any questions or concerns, please feel free to contact me.

Yours very truly,

A handwritten signature in black ink, consisting of a stylized 'G' followed by a series of loops and a horizontal line.

Gary Anandasangaree
Member of Parliament
Scarborough-Rouge Park

CC:

Highland Creek Community Association
Mayor John Tory, Mayor of the City of Toronto

VIJAY THANIGASALAM



MPP for Scarborough-Rouge Park

Councillor Jennifer McKelvie
City Councillor - Ward 25
4630 Kingston Road, Unit 20
Scarborough, ON M1E 4Z4

June 24th, 2021

Re: Proposed development at 1625 Military Trail

Dear Councillor Jennifer McKelvie,

I am writing to you today regarding the concerns that I have heard from our constituents about the planned development at 1625 Military Trail. I had the opportunity to engage with the Highland Creek Community Association as well as many residents in the area and echo their concerns. I am writing to you today in support of the Highland Creek Community residents' request to the City of Toronto to support appropriate development in the Highland Creek neighbourhood that is consistent with the Highland Creek Village Secondary Plan and City Zoning By-Laws.

Every community has unique needs, and it is critical that we recognize and respond to those through the planning and the construction of these projects. I understand and recognize the unique character of the Highland Creek Community. It is truly an honour to serve the people of the Highland Creek Community and preserve its rich heritage. I will continue to engage with the Highland Creek Community Association and meet with their executive members on this issue regularly.

I recognize that local development is within the purview of the municipal government and respect the process undertaken by the City of Toronto to review these applications. I look forward to a continuous dialogue about the issues in our riding and supporting our residents of the Highland Creek Community. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Vijay Thanigasalam
Member of Provincial Parliament
Scarborough - Rouge Park

CC:

Mayor John Tory, Mayor of the City of Toronto
Highland Creek Community Association