

September 7, 2023

**TO : Scarborough Community Council
Community Planning, Scarborough District
SCC@Toronto.ca
registrarcco@toronto.ca**

**FROM : 243 Residents of MTCC 753 Condominium Corporation
Wedgewood Grove
30 Thunder Grove Scarborough Ontario M1V 4A3**

RE : Opposing the Rezoning of 1571 Sandhurst Circle

Gentlemen:

We are writing on behalf of 243 residents of MTCC 753 Condo Corporation to urge you to oppose the rezoning request of 1571 Sandhurst Circle. We are deeply concerned about the repercussions this rezoning would have to our condominium communities and to the surrounding communities and neighbourhood.

High Density Construction Development

We are completely opposed to the proposed mixed use development of high-density commercial and multi-unit residential six tower structures along the Finch Avenue East and McCowan Road frontages with proposed building heights ranging from 23 to 38 storeys and additional three stand alone buildings with heights up to 14 storeys proposed on the northern end of the site. The new building would include 2,859 residential units, 6,378 square metres of office uses, and 4,095 square metres of retail for a total gross floor area of 229,916 square metres and proposed 3,834 vehicle parking spaces. All of which are disproportionately built on a small land area.

There is huge negative potential impact of high-density housing on mental health and longevity, as well as respiratory health and chronic diseases, as residents and neighbouring communities are exposed to environmental stressors such as noise from neighbours, poor air quality, traffic and pollution.

High Traffic, Increase Crime

Traffic and safety of pedestrians are major areas of concern. Traffic jams at McCowan and Finch are routinely blocked by traffic. The proposed developments will make traffic worse and potential high incidence of road accidents. While the current traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase and potentially become worse with heavy traffic already a common concern. This issue will heighten during and after construction making the area unsafe with rezoning approval.

Reduce Quality of Life with Potential Loss of Greenbelt

Higher population density in the McCowan, Finch, Sandhurst and extended neighbourhood will result in potential loss of green belt land area impacting the quality of life of residents and neighbouring communities. While the surrounding condominiums and residential homes have maintained a green environment by allocating more than enough green spaces in their respective land area, the proposed

high-density mix-used development plans tend to maximize their land utilization therefore not allocating adequate green belt spaces disproportionate to the number of residential homes and commercial spaces.

Population Density Leading to Psychological Issues

Increase in high population density in smaller neighbourhood in the McCowan & Finch and Sandhurst area could lead to psychological problems such as: increase in level of stress, increase fatigue, increase number of phobia, faster pace in the spread of diseases, etc. Overcrowding changes individual behaviours resulting in stress, mental health issues, poor performance and increased aggression that leads to conflict. The proposed mix-use development would bring in more than 2,589 residential household units or potentially about 10,000 new residents in the area resulting in overcrowding requiring higher demand for limited resources.

Potential Risk for Peace and Order

High density area potentially results in social problems, higher crime rate and congestion, traffic among others and consequentially result in potential lowering of property values.

There are 243 households in MTCC 753 Condominium Community and quite notably there are several units occupied by Senior Citizens. The proposed huge development will have significant impact on the quality of life of our residents. We appreciate that the above concerns are considered and the good committee exercise wisdom in making the right judgement. Thank you for your continued service and support of our communities. Should you have any question, please do not hesitate to contact us at wedgewood.c@dukamanagement.com or jojobdc@yahoo.com

Sincerely,

**The Board of Directors of MTCC 753 Condo Corporation, Wedgewood Grove
representing 243 Residents of MTCC 753 Condominium Corporation**

Hau Lee

Yvonne Lim

Josephine Caballo

Evelyn Ng

Shamina Rabbie