

PETITION TO OPPOSE THE PROPOSED 135-METER TOWER AT 402–408 LIVINGSTON RD N, SCARBOROUGH

To: City of Toronto Planning Department, Scarborough Community Council

Subject: Strong Opposition to Proposed 135-Meter, Livingston Rd N (File 25 138374 ESC 24 OZ)

1. Scale and Density Incompatible with the Neighbourhood

Livingston Rd N is a tiny dead-end street with fewer than 20 homes, all 1–2 stories. Introducing a 135-meter tower (approx. 35+ storeys) would be a massive departure from existing character. It will create a precedent that destroys the low-rise fabric of our community. The lot size, approx. 69m x 99m next to a major CN bridge/rail and a major protected green area without direct access to a major route is far too small to accommodate such a large structure responsibly.

2. Violation of Government Growth Guidelines

The government's hub initiative requires proximity within 800m of transit stations. This site is 1.1 km from Guildwood GO Station, exceeding the distance requirement. Approval would misapply density initiatives, undermining planning credibility.

3. Environmental & Shadow Impact

The proposed tower will cast a shadow over 500 meters, directly impacting Scarborough Golf Club (a protected green area), neighbouring homes, playgrounds, and natural heritage zones. The site is located adjacent to important bird habitats and migratory corridors. High-rise towers this close to green space increase risks of bird strikes and ecosystem disruption. No precedent exists: no Toronto towers over 135m are located within 500m of a protected green area.

4. Traffic, Parking & Safety Concerns

Livingston Rd N is a narrow dead-end street that already struggles with rush-hour congestion. Adding 400 parking spaces would bring hundreds of daily car trips, leading to unsafe conditions for children at the playground and nearby green spaces, increased traffic on Celeste Dr and access routes to Guildwood GO, and pollution/noise incompatible with the area's residential character. Parking pressure at Guildwood GO will worsen with more than 200 additional vehicles.

5. School Capacity Concerns

More than 1,000 apartments are already approved or under construction around Guildwood GO. Local schools are already near or over capacity. Adding another 400 units at this site will further strain school resources, forcing children into overcrowded classrooms or long commutes outside their community.

6. Parks & Recreation Impacts

The proposed tower would be located less than 100m from the entrance to Morningside Park, one of Scarborough's most significant natural parks. The entrance has very limited parking and a small bicycle rental area, both of which would become unusable or severely congested due to increased traffic from

tower residents. This would reduce access for families, cyclists, and visitors, permanently damaging the park's character and accessibility.

7. Construction Impacts

Years of heavy construction will cause hundreds of trucks daily, worsening traffic and damaging roads. Dust, noise, and air pollution will create unsafe conditions in a fragile and small community.

8. Precedent of Non-Professionalism and Risk of Corruption

The developer's persistent efforts to purchase land at inflated prices suggest they are confident of approval despite overwhelming local opposition. Granting approval under these conditions would raise serious questions of planning integrity and accountability.

9. Need for Independent Studies and Mandatory Approvals

Before any consideration, the City must require comprehensive independent studies, including:

- Traffic and parking impact study
- Environmental and bird-migration/ecological assessment
- Shadow and livability study
- Infrastructure, utilities, and school capacity review
- Emergency services access assessment (fire, ambulance, police)
- Park access and recreational impact study
- Geotechnical study
- Hydrogeological study
- Water management and stormwater drainage study

Approval must also be conditional on mandatory review and endorsement by all relevant organizations, including TRCA, Ravine and Natural Feature Protection, Toronto Fire Services and EMS, Metrolinx/GO Transit, Parks & Recreation, School Boards, and local community councils.

10. Community Consensus

All neighbours have signed an objection opposing this project. We believe development should respect the existing scale, heritage, and environmental sensitivity of our community.

Conclusion

The proposed 135-meter tower at 402–494 Livingston Rd N is an unprecedented overdevelopment that would devastate our neighbourhood, harm protected green space, overwhelm schools, block access to parks, intrude on ravine-protected land, and create unsafe living conditions.

We respectfully urge the City of Toronto and Scarborough Community Council to reject this proposal and ensure that all required studies and approvals — including GO Transit, school boards, fire/emergency access, parking feasibility, parks/recreation, ravine authorities, geotechnical, hydrogeological, and water management reviews — are completed before any future planning applications in this area are considered.