



January 20, 2026

Chair Perks and Members of Planning and Housing Committee

Toronto City Hall
100 Queen Street West, 2nd floor
Toronto, ON M5H 2N2

Sent by email: phc@toronto.ca

Dear Chair Perks and Members of Planning and Housing Committee:

**RE: PH27.3 SCARBOROUGH CENTRE SECONDARY PLAN REPORT – STATUTORY PUBLIC MEETING
OUR FILE 21391B**

We represent our client, Rostor Investments Limited, for the lands municipally known as 100 Borough Drive, in the City of Toronto. This letter addresses the Scarborough Centre Secondary Plan Final Report and related documents, as they pertain to our client's active development applications within Scarborough Centre.

On October 18, 2023, we submitted Official Plan Amendment and Zoning By-law Amendment applications to facilitate the redevelopment of our client's property for a mixed-use development. A Draft Plan of Subdivision application was subsequently filed on November 26, 2025 to advance the approval process.

We recently resubmitted our applications in response to discussions and agreements with City staff. These agreements included building positioning and placement of towers, which included the proposed separation distances at 25 m.

Our initial submission included a Natural Heritage Study that concluded the forested area on the southern portion of the site, where a proposed public park is planned, is not considered significant.

We note that we are technically grandfathered by our development applications, however, on the basis of being transparent moving forward, we request as follows:

1. Amend Policy 7.6.4 regarding tower separation distances as follows (proposed revision in emphasis):

The minimum separation between the tower components of tall buildings will be **25** metres within Scarborough Centre to improve sunlight access and sky-view from the pedestrian realm.

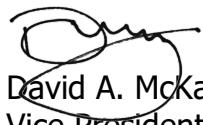
2. Amend Official Plan Amendment #871 - Land Use Map 19, and Scarborough Secondary Plan Map 5-2: Structure Plan and Map 5-4: Land Use Plan to revise portions of 100 Borough Drive currently identified as "Natural Areas" to "Parks".
3. Amend Scarborough Secondary Plan Map 5-9: Parks and Open Spaces to revise portions of 100 Borough Drive currently identified as "Existing Natural Areas" to "Planned Parks".

These requested changes reflect the discussions and agreements with staff over the last two years.

Thank you for your time and consideration.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner



Maire Stea, BES
Senior Planner

cc. *Client*