



BOUSFIELDS INC.

Project No. 20367

January 21, 2026

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of Planning and Housing Committee:

**Re: PH27.3 - Draft Scarborough Centre Secondary Plan
1774 Ellesmere Road**

We are the planning consultants for Mark's Choice Limited ("Mark's Choice"), the registered owner of the property municipally known as 1774 Ellesmere Road (the "subject site"). The subject site is located on the north side of Ellesmere Road, between Grangeway Avenue and Bellamy Road North, just east of the boundary of *Scarborough Centre* as defined on Map 2, Urban Structure, of the City of Toronto Official Plan.

In December 2024, on behalf of our client, we submitted an application for an Official Plan Amendment and Zoning By-law Amendment ("OPA" and "ZBA", respectively and collectively the "Application") to permit the redevelopment of the southern portion of the subject site with a building consisting of a 34-storey tower and a 42-storey tower atop a shared 8-storey podium containing 880 residential units and commercial space on the ground floor along Ellesmere Road. The Application was deemed complete on July 30, 2025.

The in-force Scarborough Centre Secondary Plan (the "SCSP") was adopted by City Council in 2005. In 2018, City Planning staff initiated a focused review of the 2005 Secondary Plan in response to changes within *Scarborough Centre* including the decommissioning of the SRT and the planned Scarborough Subway Extension.

While the subject site is not within the boundaries of the SCSP, nor has it been included in the draft SCSP documents released through the focused review, we have been monitoring the City's ongoing focused review of the SCSP. We reviewed the draft SCSP that was released by staff in April 2025 and attended the City's open house which was held on April 7, 2025. We collaborated with the owner's legal counsel (Kagan Shastri DeMelo Winer Park LLP) in the preparation of a letter they submitted on May 2, 2025, that provided comments on the April 2025 SCSP draft with respect to the subject site.

In December 2025, the final draft SCSP was released (the “December 2025 Draft SCSP”), along with the draft Official Plan Amendment and the accompanying draft urban design guidelines.

Comments on the December 2025 Draft SCSP

As it relates to the subject site, we thank staff for removing the public street and bikeway over the subject site on all schedules. While the use of an arrows does indicate that a public street and bikeway are planned to extend south, this provides flexibility for the ultimate location and allowing for development of the subject site.

This approach aligns with the conceptual approach taken for other infrastructure extensions outside of the SCSP boundaries (e.g. the Bushby Street conceptual extension). Further, it will allow for an appropriate level of flexibility to align the street extension in a manner that allows for the street to be appropriately designed to consider the Durham-Scarborough Bus Rapid Transit and other potential changes to the immediate surrounding area.

Respectfully Submitted,
Bousfields Inc.



Mike Bissett, MCIP, RPP

cc: *client*