

January 20, 2026



City Clerk
Attn: Nancy Martins, Administrator

Councillor Gord Perks, Chair, and Members of Council
Planning and Housing Committee
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

**RE: Planning and Housing Committee – Meeting 27
Statutory Public Meeting and Committee Consideration
City Initiated Scarborough Centre Secondary Plan and Urban Design Guidelines
Item No. 2026.PH27.3**

Dear Sirs and Mesdames:

276443 Ontario Limited ("Tridel") is the applicant with respect to the redevelopment of lands municipally known as 1710-1712 Ellesmere Road (the "Site") in the City of Toronto. The Site is located in the Scarborough Centre Secondary Plan ("SC Secondary Plan") area and will be subject to the policies of the new SC Secondary Plan when they come into full force and effect.

Tridel has reviewed the draft new SC Secondary Plan, associated Urban Design Guidelines and draft Official Plan Amendment No. 871 (the 'Amendments'), as currently posted on the City of Toronto webpage for the "Scarborough Centre Review – Our Scarborough Centre". Tridel is supportive of the Amendments in their current form, as they apply to the Site, subject to the recognition by the City that the Amendments will enable the current redevelopment proposal for the Site to proceed to approval this spring which is our understanding based on our on-going discussions with City staff, and provided that the Amendments that will be attached to the Final Staff Report proceeding to Council for a decision are not dissimilar. Tridel will similarly be supportive because the proposed redevelopment of the Site generally conforms to and generally implements the draft Amendments as currently contemplated.

About the Site and Proposed Redevelopment

The Site is owned by Community Living Toronto ("CLTO"). The redevelopment of the Site is a partnership between CLTO and Tridel. Both organizations share a common goal to deliver an inclusive mixed-use community that sets a high standard of how a non-profit organization and a developer/builder can partner to meet the housing needs for all people.

The Site is currently subject to an Official Plan Amendment and Zoning By-law Amendment Application and Draft Plan of Subdivision Application being: 23 165474 ESC 24 OZ and 23 165547 ESC 24 SB. These applications were filed in June 2023. The applications have been revised and now generally reflect the policies of the draft Amendments.

This redevelopment and partnership will deliver a large-scale project to Scarborough Centre that is comprised of: 5 high-rise residential towers (2,328 units in total), which includes a rental residential tower (286 rental units of which 30% will be affordable rental units) and new CLTO facility, a future public park, new municipal street, mid-block connection and multiple privately-owned public spaces.

Status of the Applications

Since the application submissions in 2023, Tridel has been working collaboratively and in good faith with City Planning, Urban Design, Transportation and Engineering staff (and others). Through many meetings, conversations and resubmissions of the applications, appropriate and meaningful revisions have been made to the redevelopment proposal to address city and community comments. Both Tridel and City staff are satisfied with the progression of the development scheme and how the proposed heights and densities fit within the planning context of the draft Amendments. A Final Recommendation Report for the Site applications is expected to be presented to Scarborough Community Council in Spring 2026.

Request for Notice

Please provide us with notice of any upcoming Council or Committee of Council meetings at which the proposed Amendments will be considered and provide us with notice of Council's decision on the Amendments.

Should you have any questions or comments, please contact me via email at gbailey@tridel.com at your earliest convenience.

Respectfully submitted,

276443 Ontario Limited

A handwritten signature in blue ink, appearing to read "Gavin Bailey". The signature is fluid and cursive, with a large loop at the end.

Gavin Bailey, RPP, MCIP
Director, Planning and Development

cc. Kelly Dynes, RPP, MCIP, Development Review, Scarborough District, City of Toronto
David Renfrew, Community Living Toronto
Heather Tremain, New Market Funds