



Date: April 28, 2026

To: **Scarborough Community Council (scc@toronto.ca)**

**Attention: Nancy Martins, Administrator**

**Re: 3718 -3730 Kingston Rd. 21 192052 ESC 24OZ**

**Subject: Letter of Opposition – Proposed Development at 3718-3730 Kingston Rd. at Scarborough Golf Club Rd.**

To the Members of the Scarborough Community Council,

My name is Peter Thachuk. I live at 248 Scarborough Golf Club Rd and I am a director with the Cliffcrest Scarborough Village South West Residents Association (CSVSWRA). The Residents' Association is an incorporated, not-for-profit community organization that believes development should take place in a way that is not only in the best interests of property owners/developers, but is also desirable for our neighbourhoods.

Today I am writing to formally express my strong opposition to the proposed 419-unit, 24 storey high-rise development at 3718-3730 Kingston Rd. This proposed 'aggressive intensification' high-rise represents a significant over-development that fails to account for the critical hard and soft infrastructure realities of our neighborhood.



The developer's shift from a 12-storey proposal during pre-application consultation in 2021 to a 24-storey tower today, shows a complete disregard for the existing community.

### **The 45-Degree Angular Plane**

It has been our understanding that Toronto's Official Plan requires new developments on 'Avenues' (like Kingston Road) to provide an "appropriate" transition to lower-density 'Neighbourhoods', often enforced via a 45-degree angular plane.

The 'Fixed Setback' of 7-11m being proposed by the developer for the south facing backyards of the abutting 3 storey townhouses to the north, does not offer enough 'separation distance' or sufficient privacy or 'skyview' for current townhouse residents. Approval of this proposal will sacrifice neighbourhood character and 'missing middle' zoning stability in favour of developer-driven policy. By ignoring the established balance and context of this 'Parkland Acquisition Neighbourhood', Scarborough Planning is setting a dangerous precedent on Kingston Rd. by valuing densification targets over the quality of life and legitimate concerns of current residents.

### **The Issues**

#### **1. Severe Parking Deficiency and Local Overspill**

The proposal offers only 193 resident parking spots for 419 units. This massive deficit will inevitably force hundreds of vehicles onto local streets. The east side of the street is already at capacity due to pre-existing rental townhouses on the west side of Scarborough Golf club



Rd. where high occupancy levels have left current residents with insufficient parking. This development will push the area into a permanent parking crisis.

## **2. Traffic Safety and the "Reimagining" Conflict**

The City's "Reimagining Scarborough Golf Club Rd" project will place north and south bike lanes on the west side, directly adjacent to this building. This creates a high-risk conflict point where egressing Northbound traffic must cross two bike lanes and active southbound traffic that during morning rush hour already backs up to slightly north of my house, which is approximately ½ way to the rail tracks.

## **3. Hazardous Intersection Geometry**

The offset, diagonal angle of the nearby intersection is fundamentally unsafe for the volume of traffic this building will generate. It only takes a few vehicles for this intersection to reach total gridlock. Forcing ingress from the north into this bottleneck is a recipe for daily accidents and emergency vehicle delays.

## **4. Visual Impact and Height**

There is a central tension in Toronto's current planning climate. From the perspective of many residents and urban advocates, it is disrespectful and institutionalized 'hubris' that 'transition' rules are being relaxed in a way that prioritizes density and height over the quality of life of existing neighbours. 45-degree planes were designed specifically to protect low-rise backyards from feeling 'walled in.'



The height of this proposal over-shadows the south-facing backyards of the 3-storey townhouses directly to the north. It is completely out of character with the existing neighbourhood by failing to transition properly with gentle 'missing middle' density.

**5. Infrastructure "Phantom" Transit:** Using "higher-order transit" to justify this density is a fallacy when the Eglinton East (Scarborough) LRT remains unfunded and speculative. You are approving density today for transit that may not arrive for decades, while our local schools are already at capacity and cannot guarantee space for these new families.

**Conclusion:**

Planners have a professional duty to value the *existing* community as much as potential future residents. This proposal is a "round peg in a square hole" that prioritizes developer profit over safety and equity. I request that staff reject the 24-storey recommendation and return to a mid-rise scale that fits the physical and social reality of Scarborough Village.

**Respectfully,**

A handwritten signature in blue ink that reads "Peter Thachuk". The signature is written in a cursive, flowing style.

**Peter Thachuk**