

From: p.ned@bell.net
To: [Councillor Kandavel](#); [Councillor Ainslie](#); [Councillor Myers](#); [Councillor Shan](#); [Councillor Thompson](#); [Councillor Mantas](#); [Paul Muldoon](#); Kawme.addo@toronto.ca; [Meredith Gayda](#); Reema.patel@toronto.ca; [Luke Brown](#); [Integrity](#); [Ombudsman](#); [Ombudsman Toronto Communications](#); [Scarborough Community Council](#)
Cc:

THIS PORTION HAS BEEN REDACTED FOR PRIVACY

Subject: [External Sender] Predatory Developer exploits "Neighbourhood" defined by SFD homes, to build unregulated mass rooming house complex
Date: May 12, 2026 11:21:52 AM

Good day Scarborough Community Councillors, Paul Muldoon, Kwame Addo, Meredith Gayda, Reema Patel, and Luke Brown,

RE: 5 to 11 Bellamy Road South - Application Number: 25124181ESC200Z

I am writing to you today to draw your immediate attention, to a very disturbing and unprecedented zoning bylaw amendment request from a predatory developer, who will be seeking approval from Scarborough Community Council on May 28, 2026. This request poses a real threat to all established and stable "Neighbourhood Zones" throughout our City.

Profile Developments is an experienced developer with an established track record of predatory development practices. One only has to take a look at the developer's marketing strategy for their current Textbook Towns project at 3351 Ellesmere Road, Scarborough. I have used examples of this marketing strategy herein which openly discloses the developer's intentional exploitation of students to promote this development as "a lucrative investment opportunity for investors". I am certain that Profile Developments will use a very similar marketing strategy to market the dwelling units of their proposed 5 to 11 Bellamy Road South project as "lucrative investment opportunities" for investors.

This developer has again, cleverly exploited the limitations of our City's development review process which does not have the ability to stop the exploitation of existing "Neighbourhood" lands and housing by predatory developers who simply treat housing as instruments to generate incredible

wealth.

Predatory developments are designed to secure high returns on investment and keep Toronto's housing affordability crisis alive and well in perpetuity and that is exactly what this zoning amendment request is all about and then some.

Profile Developments proposes to construct an unregulated and unprecedented mass rooming house complex fronting Bellamy Road South, contrary to what the developer, their consultants, and their agents want everyone to believe.

The developer's ultimate goal is to construct 10 high density, 5 storey, back to back, stacked townhouse blocks, with each block containing 35 to 40 dwelling units consisting of 3 and 4 dwelling rooms per unit. Please reference attached screenshot "BCD".

The developer's longer term plan is to purchase all the single family detached homes south of Chatterton Blvd, east of Bellamy Road South, and west of Mason Road, with Kingston Road as the south limit of the development. This predatory acquisition will result in the **forced displacement of dozens of low to moderate income tenants** who currently live in these houses. Current property owners, many of which are investors will terminate leases and sell their properties to this predatory developer, in exchange for sufficient monies which incentivize them to do so. In other words, Profile Developments has found a devious but, legitimate way to skirt reno-viction and demo-viction bylaws which demand replacement housing for displaced tenants. Please reference attached screenshot #1.

This is not a traditional townhouse complex, whereby the developer will market a range of housing options or relatively affordable 3 and 4 bedroom townhouse units to young families seeking to get a foothold into home ownership. In fact, it is the very opposite.

Profile Developments intends to market each dwelling unit to investors at price points above market rates as "lucrative investment opportunities". The developer encourages investors with incentives to transition their acquired move in ready furnished units complete with 3 and 4 dwelling rooms, into unregulated rooming houses charging high rents for students and other exploitable tenants.

The limited development review process will enable this predatory developer to wipe out an entire city block of single family detached homes within a “Neighbourhood Zone”. Limitations will allow an exploitive “end use” of land and structures which only serve to exasperate Toronto’s housing affordability crisis. It will allow this developer and their investors to exploit tenants to generate extreme wealth.

The 5 to 11 Bellamy Road South development proposal is a new and extreme level of predatory development and poses a real and imminent threat to all areas throughout Toronto which are currently zoned as “Neighbourhoods”. This proposed development exemplifies the most extreme form of financialized and commodified housing for the sole purpose of generating extreme wealth. In my professional opinion and as an individual with over 30 years of experience in housing and land development industry, I find this proposed development to be reprehensible and I hope members of Scarborough Community Council can understand why.

I am also deeply concerned regarding advocacy and lobbying tactics by the former city councillor Jim Karygiannis who is the founder of GTA Strategies. GTA Strategies has been retained by Profile Developments to garner a favourable recommendation from Scarborough Community Planning staff and ultimately, a zoning amendment approval from Scarborough Community Council. It is also my understanding that Jim Karygiannis recently identified himself as an active partner in this development. I will let everyone do the math here.

Should Scarborough Community Council approve the requested zoning bylaw amendment in any form, it will be used by this and other like minded predatory developers as a precedent and green light to exploit any and all areas in Toronto which are zoned “Neighbourhoods”. There are not sufficient housing accelerator funds being had by the City of Toronto from the feds to justify the approval of this type of destructive and exploitive development model.

The City’s initiative to eradicate exclusionary zoning by introducing missing middle housing in exchange for housing accelerator funds has already been achieved in Scarborough Southwest. Upzoning to permit four plexes and a garden suite on a singular lot was already recently approved as a gentle density intensification initiative. Although this may fall short of the federal requirement for six plexes, it does not mean that existing owners of single

family detached homes should now live in constant fear of a predatory developer who seeks to exploit their neighbourhood by constructing an exploitive mass rooming house complex with a total approved occupancy for over 800 residents/tenants, where 4 single family detached homes currently stand.

I can not empathize enough, the need for members of Scarborough Community Council to play an important leadership role to address Toronto's housing affordability crisis and exploitive predatory developments by denying this zoning amendment request outright.

With the above said, I have identified other valid and legitimate reasons below, to substantiate why the requested zoning bylaw amendment should be denied outright.

1. The predatory developer has grossly misrepresented their application and has intentionally omitted from the architectural plans, important details which typically denote bedrooms, washrooms, living and dining areas, closets, and kitchens. I believe these important details have been intentionally omitted because the developer is hiding the fact that the fifth floors do not serve any mechanical needs whatsoever, and are in fact, rooftop walkout bedrooms leading to rooftop terraces designed to facilitate bbq's and other potentially disruptive functions. This is clearly a 5 storey development proposal and not 4, as intentionally misrepresented by the developer and their consultants. Please reference attached screenshot #2 and #3.
2. The current development proposal has a pre-approved occupancy for over 800 residents/tenants. The developer knows our neighbourhood is a high demand area for student housing noting that Scarborough Southwest has more UMTH's (unregulated multi-tenanted houses) than any other ward in Toronto. The overwhelming majority of tenants in the UMTH's are students and they all have cars! There is typically 4 or more vehicles at each of the hundreds of UMTH's which currently overwhelm and dominate our neighbourhoods. The applicants recent re-submission indicates there will be 108 parking spaces for 110 units. This may appear reasonable to a few people but, the number of parking spaces will not even come close to meeting the realistic demands for upwards of 500 parking spaces noting the reality of the intended end use of these units. The developer will be marketing their

development using the same marketing strategy as they used to market their Textbook Towns development. The units will be marketed to investors who are encouraged to maximize their ROI by renting to students and other exploitable tenants. The developer's finance company Vector Financial does not fund such projects unless they know in advance that a development application will be approved and that there is an end use market for what is being constructed. Please reference attached screenshots #4, #5, and #6.

3. The proposed development is 100% contrary to all guiding principles of EHON Major Street initiatives. Bellamy Road South is a narrow roadway, has no public transit, and does not have "Major Street Designation". This roadway will undoubtedly be lined with vehicles parked on both sides of the roadway. This will be the primary road to accommodate overflow parking for all the tenants which will be housed in this massive unregulated multi tenanted housing complex. Secondary overflow parking will take place on Oakridge Drive and Martindale Road. Snow plows and emergency vehicles will be severely impeded during adverse winter weather conditions on the above noted roadways, not to mention pedestrian safety noting Oakridge and Martindale Road do not have sidewalks. Complicating this matter even further is the significant daily traffic chaos of parents and/or guardians dropping off and picking up students in front of Bliss Carmen Senior Public School.
4. The proposed development is 100% contrary to Provincial MTSA's. The proposed development is significantly outside the defined MTSA limits for the Eglinton Go Train Station. The parking lots for the Eglinton Go Train Station already exceed capacity with overflow parking taking place on Adanac Drive and Bellamy Road South. It is at least a 25 minute walk from the proposed development to the westbound platform of the Eglinton Go Train Station and this same walk will take in excess of 30 minutes during adverse winter weather conditions.
5. The proposed development is 100% contrary to the Toronto Housing Charter. The city of Toronto and its planners are compelled by international, federal, and provincial law to review all decisions and policies through a human rights lens. It requires the City of Toronto to consider housing rights in planning, zoning, licensing, and budget decisions and this important requirement has not been considered for

this proposed development during the development review process.

6. The proposed development is 100% contrary to Provincial Planning Statement (2024) which requires municipalities to provide a “range and mix of housing options” and to ensure land use policies align with local affordability needs. The units in the proposed development will be marketed to investors and prices will be artificially inflated to maximize ROI for the developer. The developer will artificially inflate market pricing through limited and timed releases of units. The units will be sold to the highest bidders each time the developer releases a limited number of units for sale. Investors will be compelled to compete amongst themselves, if they want to capitalize on the “lucrative investment opportunities” promoted by the predatory developer, thus driving up the purchase price of the units. The investors will then rent their acquired furnished move-in ready dwelling units which have 3 and 4 dwelling rooms, to students and other exploitable tenants at price points which maximize ROI for investors. There will be no units sold which meet the affordability criteria of PPS (2024).

Closing Comments:

It is my hope that the people who have been elected to represent the constituents throughout the City of Toronto will start to balance the playing field for all stakeholders. Predatory development is hurting the people who currently live in our City. This destructive development model is contributing significantly to Toronto’s growing rates of food and housing insecurity and increased rates of poverty. Predatory development is exasperating Toronto’s housing affordability crisis. It is time for a bold and courageous change. Please outright deny the zoning bylaw amendment requested by this predatory developer. It is imperative that our City starts to follow a better housing path.

Thank you for your time,

Paul Nedoszytko

50 Martindale Road

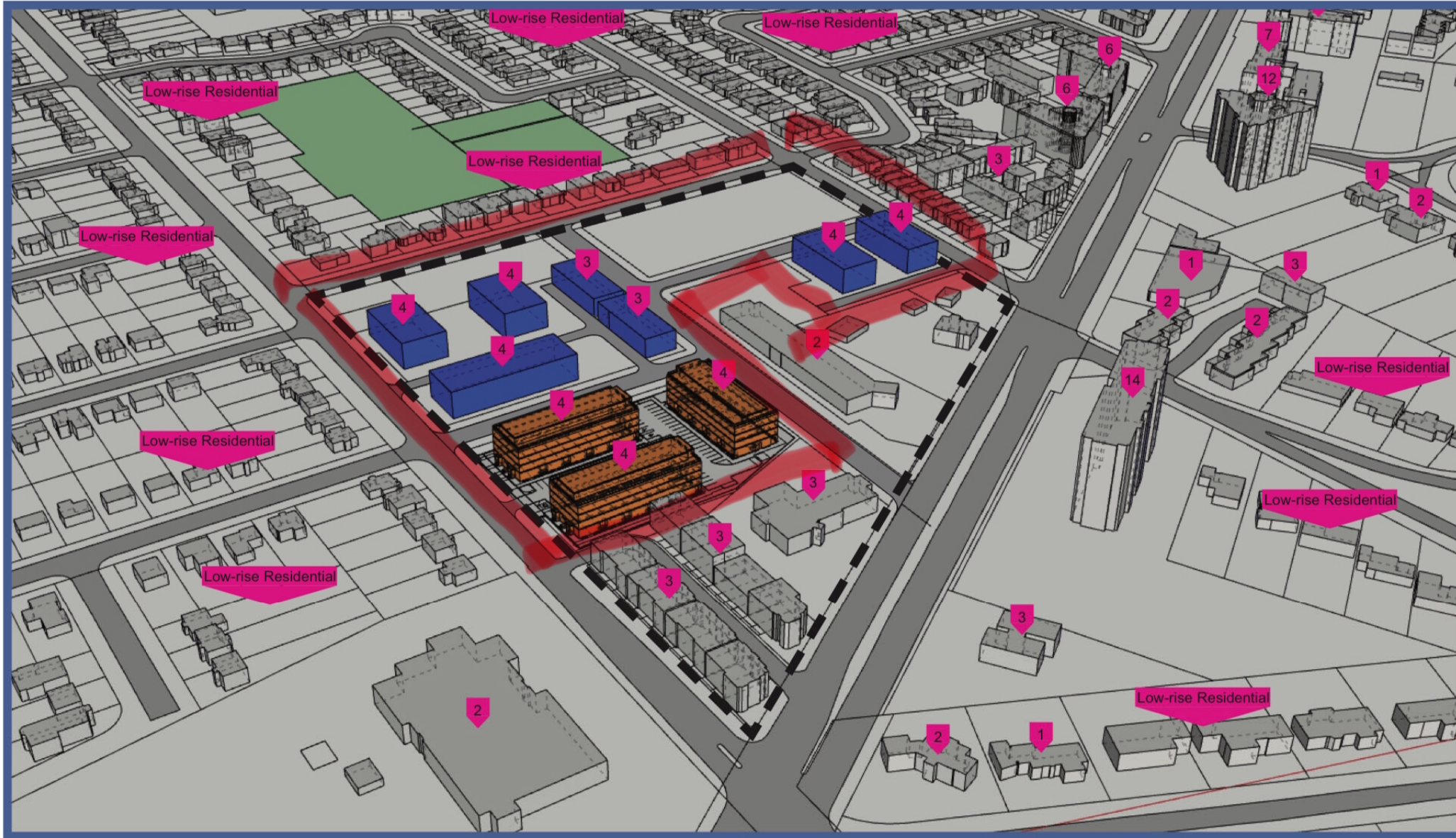
Scarborough Southwest

Block Context Demonstration

~~SCREENSHOT #1~~

Proposal with Conceptual Block Massing

Screenshot "BCD"



Legend

- Existing Built Form
- Future Potential Development
- Subject Site
- Building Height (# of Storeys)



The ultimate goal of this predatory developer is to acquire all the single family detached homes bounded by the red line. Many of these homes house moderate to low income tenants who will be displaced with nowhere to go.

Screenshot #1

Quick Facts:

- 4 Storey-Building
- 51 Modern Urban Towns
- Studio – 5 Bedrooms
- EV Charging Stations
- Long Term Bike Storage
- Roof Top Terraces
- Stainless Steel Appliances
- Quartz Counter Tops
- In-Suite Laundry
- Steps to Future BRT Stop

(Bus Rapid Transit)

**5 to 9 Bellamy Road S. is a replica
of this rendering and is clearly a 5
Storey townhouse block**



Screenshot #2

**5 to 9 Bellamy Road S. is a replica of this rendering.
The fifth floor is clearly not a mechanical room.**





Screenshot #4

Introducing Textbook Towns at 3351 Ellesmere Road in Scarborough—a four-storey development of 51 urban townhomes, ranging from studios to five bedrooms. Located just minutes away from U of T Scarborough Campus and Centennial College, it offers unmatched convenience near transit, parks, a hospital, Hwy 401, and shopping. Ideal for investors, this strategically positioned development taps into the constant demand for student housing.

From the \$600's to over \$1 Million

Fully Furnished with Finished Basements

Screenshot #5

A Smart Investment!



Smart investors own high quality student residences. Investing in real estate near universities or colleges and renting to students can be a lucrative opportunity for several reasons.

From the \$600's to over \$1 Million

U of T has International Students from

170

Countries & Regions

Scarborough U of T Campus has

14336

Students

1. **Steady Demand:** There is a consistent demand for student housing, as universities and colleges attract a steady influx of students each year.

2. **Constant Turnover:** Students typically rent for shorter periods, leading to more frequent turnover and the opportunity to adjust rental rates based on market conditions.

Screenshot #6

3. **Location Proximity:** Being close to educational institutions makes your property attractive to students who prefer to live near their campus, saving them commuting time and costs.

4. **Potential for Higher Rental Yields:** Renting out individual rooms within a property to students can often result in higher rental yields compared to renting the entire property to a single tenant or family.

5. **Diverse Tenant Pool:** Universities and colleges draw students from various geographic locations, creating a diverse tenant pool. This diversity can contribute to a stable rental market.

6. **Parental Guarantees:** Many students rely on financial support from their parents. This parental backing can serve as a form of security for landlords, providing assurance of rental payments.

7. **Group Tenancies:** Students often rent together in groups, which can reduce the risk of vacancy and help fill the property with multiple tenants, ensuring steady rental income.