

**From:** [REDACTED]  
**To:** [Scarborough Community Council](#)  
**Cc:** [Councillor Kandavel](#); [Cliffcrest Scarborough Village SW Residents](#)  
**Subject:** [External Sender] Opposition to Re Zoning Application 25 124181 ESC 20 OZ  
**Date:** May 18, 2026 11:55:29 AM

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Scarborough Community Council,

I am writing to oppose the re-zoning application for 5, 7, 9, 11 Bellamy Rd. S.

What is permitted on these 4 properties through EHON are a fourplex and a garden suite per site. What is being requested is an overbuild of 110 townhouse units... this is 5.5X more than permitted intensification and it is not appropriate for this neighbourhood and at this location.

- This proposed development is not a “gentle densification”, it is comprised of 3 massed buildings that are 5-storeys in height (including mechanical), while the single-family home to the north will have a large massing towering along their whole property removing their privacy and causing shadow.
- There are already traffic and safety issues in this area, especially in front of Bliss Carman middle school which is located on the other side of Bellamy Rd S. With the addition of potentially 800+ new residents, the capacity is not there for this local street to take on the increase in traffic.
- Scarborough Village does not have any high order transit. Overflow parking onto the local streets will exacerbate safety problems.
- This oversized development proposes to remove 77 of 93 trees on these 4 properties, 50 of which are by-law protected mature trees and some over 100 years old.

The proposal must be reduced to something between 15 units and what is at the Tollgate Mews Townhome complex located to the south, in order to represent a proper transition from single family neighbourhood homes to Kingston Road.

This proposed development is an example of predatory takeover of neighbourhood properties by corporate interests and must not happen. Please do not approve this rezoning application.

Sincerely,

Yvonne Di Tullio

[REDACTED]