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Our File No.: 230569

Delivered Via Email (scc@toronto.ca)

Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N6

Attention: Nancy Martins

Dear Sirs/Mesdames:

Re: Item SC32.4 – 1215 to 1255 McCowan Road – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Refusal

We are solicitors for Crombie McCowan Road Holdings Limited in respect of the properties known municipally in the City of Toronto as 1215-1255 McCowan Road (the “**Lands**”). Our client is in receipt of the staff report dated May 11, 2026 (the “**Staff Report**”), which will be considered by Scarborough Community Council at its meeting on May 28, 2026.

Our client was surprised to learn about the Staff Report and the recommendation to refuse the official plan amendment and zoning by-law amendment applications in respect of the Lands (the “**Applications**”). The Lands are clearly appropriate for meaningful intensification and, based on the materials submitted in support of the Applications, it is clear that the Applications represent good planning and urban design. Our client engaged in pre-application consultation regarding the Applications and anticipated the opportunity to engage in further discussions with City staff regarding any outstanding issues. Unfortunately, and despite the fact that the Applications will result in the desirable intensification of underutilized lands having excellent access to existing infrastructure, City staff have elected to move the Applications forward to refusal without further engagement.

Notwithstanding the recommendation in the Staff Report, our client remains of the view that the proposed development will assist in achieving Provincial and City policy directions promoting intensification within built-up areas, especially those areas well-served by municipal infrastructure, amenities, and facilities. In particular, from a built form and urban design perspective, the proposal appropriately responds to and harmoniously fits within the existing and planned context for the Lands.

In the circumstances, if Council adopts the recommendations in the Staff Report, our client would have no choice but to appeal. However, our client remains prepared to continue discussions with City staff to resolve outstanding issues, including through mediation.

We would appreciate receiving notice of any decision of City Council regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Per. David Bronskill".

David Bronskill
DJB/

1389-3791-7984