

From: [REDACTED]
To: [Scarborough Community Council](#)
Subject: [External Sender] My comments for 2026.SC32.1 on May 28, 2026 Scarborough Community Council
Date: May 27, 2026 9:20:37 AM

To the City Clerk:

Please add my comments to the agenda for the May 28, 2026 Scarborough Community Council meeting on item 2026.SC32.1, 5, 7, 9 and 11 Bellamy Road South - Zoning By-law Amendment Application - Decision Report - Approval

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Toronto Common Elements Condominium Corporation, No.1453
27 Tollgate Mews
Scarborough, ON
M1M, 3X6

May 26, 2026

Scarborough Community Council
150 Borough Dr.
Toronto, ON
M1P 4N7

Re: 2026.SC32.1 Request to Refuse the Zoning By-law Amendment for 5, 7, 9 and 11 Bellamy Road South (Application No. 25 124181 ESC 20 OZ)

Dear Deputy Mayor Ainslie and Members of Scarborough Community Council,

My name is Colin A. Campbell and I am the current President of the Toronto Common Element Condominium Corporation No. 1453 (TCECC#1453-Tollgate Mews Community). I'm writing on behalf of the owners (including myself), and current Board members to express our concerns with certain aspects of the planned redevelopment of the properties designated as 5,7,9 and 11 Bellamy Road South. Our primary concern is the proposed scale of densification of **110 units** to be erected in a space that originally contains 3-4 standalone housing structures. Applying any conservative residential density measure this is **twenty times plus what currently exists**- clearly an unreasonable scale- all other factors considered.

The Tollgate Mews Community is a property that directly abuts the 5, 7 Bellamy Road property on the Northern end of the property and will be directly impacted by **all phases** of the

anticipated construction activity (*Before, During and After*) and doubly so as our property is **literally sandwiched** between another upcoming major development across Kingston Road at Windy Ridge Drive on the South end.

The other concern posed by the proposed scale is the proximity of the site location situated directly across from the Bliss Carmen Senior Public School which is already problematic from a vehicular traffic safety perspective. It **becomes very congested during school drop off and pickup hours** and introducing an **additional 110+ potential vehicles** in the area is a foreseeable traffic hindrance for the neighbourhood. We expect this to be more so for Tollgate Mews residents as one can expect **expanded exploitation** of the Tollgate Road (private road) as an alternate access route to Kingston Road thereby exposing our residents to undue elevated safety risks and presenting additional wear and tear on the road surface that is maintained by the condominium corporation.

The other traffic related consideration that should be mentioned is human nature and the likelihood that the new residents **will have more than one vehicle**. Again, it is reasonable to anticipate higher numbers of on-street parking on Bellamy Road to accommodate this overflow and, despite the developers' intent to erect an elevated parking-structures people will resort to street parking. This presents a **future perpetual traffic management issue by design** for the neighbourhood, the City and new residents long after the developer is gone.

The Tollgate Mews Community has been in existence for twenty-plus years and has experienced both parking and traffic challenges during the winter under current traffic volumes so it is also reasonable to expect even more traffic frustrations with the anticipated increase in vehicles for this vicinity especially in consideration of the ever-increasing snow volumes as evidenced over the past two years.

We are also very concerned **given the current economic deterioration of the real estate market** in general and condos in particular. We remain deeply concerned of possible receivership and cancellations on the part of the developer, which would result in Tollgate Mews and its surrounding environs under a state of construction incompleteness for an **indefinite time period**.

Recent examples of abandoned condo projects include the following: -

- The Clove Condos /Cancelled
- Grand Central Mimico / Cancelled
- The King's Mill Condo /Cancelled
- Birchley Park Condos/ Cancelled
- The View Beach Residences / Cancelled

Closer to home on 511 Kingston Road the developer was forced to revise their marketing approach from selling condos to partnering with a non-profit and the City of Toronto and

pivoting to a mixed income rental property which was one example of a win-win where the development was cocreated through positive engagement **by all stakeholders**. However, current projections for successful **pure play** condo projects are reported as quite bleak in the next 3-5 years. This leaves Tollgate Mews with the very real possibility of living between two **defunct construction sites** for an extended period of time.

Tollgate Mews residents have concerns relating to future property values with such a large increase in housing product within such a small locality. With a possible 110 units at Bellamy Rd and another 309 proposed for Windy Ridge this will likely have adverse impacts on the value of the existing Tollgate Mews homes and likely serve to **depress overall prices and living desirability** within the wider neighbourhood.

To be clear-Tollgate Mews residents are **not against development** and fully appreciate the City of Toronto housing stock growth challenges—however we are **against intentional sprawl** – arguably being characterised as **“gentle densification”** given our local neighborhood characteristics and dynamics.

Based on these primary reasons among others (*including mature tree canopy loss*) the Tollgate Mews Community residents are respectfully requesting that this **application for rezoning be refused** at this time subject to a more **reasonable and considered revision** of the proposal that better aligns with the current area characteristics and is respectful of the existing residents’ concerns and the developers’ investments.

Sincerely,

Colin A. Campbell

President, TCECC#1453

c.c.

Christie Sutherland /Secretary, TCECC#1453

Debbie Hermes/Treasurer, TCECC#1453