

From: [SUN](#)
To: [Scarborough Community Council](#)
Cc: [Christian Ventresca](#); [Councillor Ainslie](#); [Councillor Shan](#); [Councillor Kandavel](#); [Councillor Myers](#); [Councillor Thompson](#); [Councillor Mantas](#); [SUN](#)
Subject: [External Sender] Item SC33.15: 3718 and 3730 Kingston Road – Zoning By-law Amendment – Appeal Report
Date: July 7, 2026 9:36:41 AM
Attachments: [image001.png](#)
[SC33.15 - 3718 and 3730 Kingston Road Appeal Report.pdf](#)

Hello, Please confirm receipt of our attached Letter for the Record.

Our Scarborough Communities are facing aggressive high-rise intensification that completely ignores the our local neighborhood context, and we need your immediate support to stop it.

The City's Official Plan for major arterials like Kingston Road specifically calls for medium-density, 6 to 12-storey "missing middle" housing. This vision was thoroughly vetted to ensure balanced growth.

However, Scarborough has bypassed this framework entirely to recommend a massive, hyper-dense **24-storey, 419-unit development** at the northwest corner of Kingston Road and Scarborough Golf Club Road.

By abandoning mid-rise guidelines in favor of generic, blanket policies, planning officials are prioritizing aggressive high-rise structures without assessing whether local infrastructure can absorb them. Our communities have openly welcomed sensible, medium-density options, yet our voices are being sidelined to accommodate unchecked overdevelopment.

As you are aware, these development concerns resonate not just with Scarborough Residents BUT throughout our City. Residents are looking for Support & Leadership from our Elected Officials.

Thank you for your advocacy for our Scarbrough Communities.

"Scarborough is Stronger Together"

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NOTE: The SUN is non-partisan to the information provided which is for community awareness & discussion purposes only.



To: Scarborough Community Council (scc@toronto.ca), Scarborough Councillors & Director,
Scarborough Community Planning

RE: Item SC33.15: 3718 and 3730 Kingston Road – Zoning By-law Amendment – Appeal Report

To the Chair and Members of Scarborough Community Council,

I am writing as a lifelong Scarborough resident, Co-Founder & Spokesperson of SUN (Scarborough United Neighbourhoods) to urge this Council to maintain the courage of its convictions. On April 30, 2026, you rightfully voted to reject this aggressive 24-storey proposal. I urge you to follow through on that decision today by voting to send City Legal and outside Planning Staff to the Ontario Land Tribunal (OLT) to firmly oppose the developer.

Instead of holding the required community meetings and returning to Scarborough Council as directed, the **Developer chose to Bypass Local Democracy**. They used the OLT "non-decision" timeline to appeal, avoiding accountability to the neighborhood. For a Certified B Corporation, this is a shameful way to treat an existing community.

I request that Council direct City Legal to strictly oppose this application at the OLT based on the following:

- **Uphold "Missing Middle" Planning:** City planning policy for major arterials like Kingston Road emphasizes "missing middle" medium density. The Scarborough Director of Planning's readiness to recommend this hyper-dense 24-storey tower strictly on Provincial policy lacks nuance and completely abandons the City's own medium-density vision.
- **Reject Rubber-Stamping:** While Toronto City Council seemed all too ready to wave this through, Scarborough Council correctly identified the severe planning conflicts regarding height, extreme shadow transitions onto 3-storey townhouses, and strained local infrastructure. Local governance must not be silenced by the OLT appeal timeline.
- **Stop "Ghost Transit" Justifications:** The Planning Department is using an unfunded, non-existent Eglinton East LRT extension to justify this massive scale. Forcing irreversible structural and community impacts based on hypothetical infrastructure is irresponsible.

Please stand by your April 30th decision. Direct City Legal to oppose this application at the OLT, and only enter settlement talks if the developer scales the project back to true, "missing middle" medium density.

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Thank you for your continued advocacy for our Scarborough Communities.

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