



**158 Borough Drive**

**Round One Online and Mailed Feedback  
Summary**

## Overview

In conjunction with the virtual Community Meeting hosted by the City and CreateTO on April 19, 2021, the Community Meeting materials and a feedback form were made available on the project website and by mail. The feedback form included the same questions asked at the Community Meeting, including:

1. Are there any strategies you would like to see explored to improve connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations?
2. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive? If so, what are they?
3. Do you have any other comments or feedback for the Housing Now team?

A total of 24 responses were received, including 16 online forms, six mailed in forms and two emails. This summary includes all post-meeting feedback received up until June 30<sup>th</sup>, 2021. Feedback received after this date will continue to be shared with the project team. The feedback submitted is summarized below. The feedback forms and emails received are included following the summary (see Attachment A). Except for removing personal identifiers, the feedback forms and emails have not been edited.

Additional details on consultation, including the materials shared at the Community Meeting, a recording of the meeting and the meeting summary are available on the project website at [www.createto.ca/158Borough](http://www.createto.ca/158Borough)

## Summary of feedback received

### Feedback on the development overall

**Concerns with the development at 158 Borough Drive.** Many respondents shared concerns and opposition to the proposed development. Concerns shared included:

- About the proposed height, including shadows, wind, and loss of privacy for the residents of the surrounding neighbourhood;
- Impacting neighbouring property's values;
- Loss of sunlight on neighbouring condos and Albert Campbell Square;
- Making the neighbourhood less safe;
- Concern with cumulative impacts of development in the area, including condos being planned in for the southeast corner of Brimely Road and Progress Road;
- Increased traffic, density, and congestion on the transit system; and
- Increased noise from the proposed daycare.

Some who opposed the Housing Now development proposed alternative uses for the site, including creating recreational space for existing families and seniors, and adding more green space. Some proposed using another property (like the City's Six Points property in Etobicoke or the Green P parking lot at Bushby and Grangeway) for a Housing Now development.

**Support for the proposed development.** Some respondents shared support for the Housing Now Initiative and the focus on providing affordable housing in Scarborough and specifically at 158 Borough Drive. Features of the proposed development that respondents showed support for included: the proposed daycare area, the green space, and the protected woodlot. Some suggestions for the development include:

- Incorporating bee-friendly plants;
- Incorporating a bike share program; and
- Creating more community space and programming for youth (such as giving future residents of 158 Borough Drive a YMCA membership).

## Feedback about parking, traffic, and impacts to the local street network

**Concern about parking and general congestion in the area.** Some respondents shared concerns about the loss of parking, impacts to local traffic and congestion on the TTC. Some respondents shared specific concerns about the Scarborough RT being shut down and how this will limit transit options and capacity for the area. Specific suggestions to address traffic and transit concerns included:

- Consider adding shuttle/charter buses in the area until the Scarborough Subway extension is complete;
- Have traffic from the new site feed onto another road instead of Town Centre Court/ to make it more pedestrian friendly;
- Focus on pedestrian safety, such as traffic calming measures to make the Woonerf area a real pedestrian only block;
- Increase the number of proposed electric vehicle parking spots; and
- Include dedicated bike rooms in the development for residents.

## Feedback about the engagement and consultation process

**Concern with consultation materials and the community meeting.** Specific concerns include:

- That the answers given during the community meeting did not fully address specific concerns raised by participants;
- Suggestion to use plain language to make information shared more accessible; and
- To set up consultation meetings in person for the residents of the community.

## Other suggestions and comments

Other suggestions and comments raised in the feedback forms include to:

- Incorporate carbon dioxide reduction designs in the building (including solar and natural airflows in the building);
- Ensure there is enough greenspace for added density and the woodlot is protected;
- Incorporate covered and weather-protected sidewalks;
- Include litter reduction strategies; and
- Consider ways to improve storm water management in the area.

Some respondents shared questions about the administration of the affordable housing they would like addressed through the process, including:

- How is the affordable housing funded?
- Are taxpayer dollars used to build and keep rents low and maintain the premises?
- What is the criterion for the “competitive process” referred to and “who can apply”?

## **Attachment A- Online and Mailed in Feedback**

As of June 30<sup>th</sup>, a total of 24 responses were received, including 16 online forms, six mailed in forms and two emails. Except for removing personal identifiers, the feedback forms and emails have not been edited.

**Feedback Form: 1**

**Received: April 9<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

**Do you have any other comments or feedback for the Housing Now team?**

What impact will this project potentially have on the condo values? I am certain that 3 adjacent buildings that will be facing the construction zone and then the mixed income housing unit will not be happy. More traffic, more people in an already small, crowded street will not be welcomed. Close proximity to the subway already doesn't attract the best crowds. Are you concerned that this type of building will potentially make the area unsafe

**How did you hear about this process? Please select all that apply.**

- Word of mouth

**Feedback Form: 2**

**Received: April 10<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

This is the nicest and quite area in Scarborough. Family walking with their kids. Nice place to walk at night or during the day. I really don't want this area full of garbage, full of syringes or needles on the ground. Do you guys want this area to become the new Morningside and Kingston?

**The City has identified Borough Drive as a "green street" meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

This parking lot should become a community centre like Canoe Landing Community Centre by City Place/ Downtown Toronto. Come during the weekend and you will see people play in this parking lot and the other one beside Bell. We need a community centre and not "TROUBLE"

**Do you have any other comments or feedback for the Housing Now team?**

No and no for Housing!

**How did you hear about this process? Please select all that apply.**

- Project Website ([createto.ca/158borough](http://createto.ca/158borough))

**Feedback Form: 3**

**Received: April 12<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Some downtown condos have charter buses for residents to connection points. For example, a charter bus from Scarborough Town Centre to Kennedy Station to go downtown until the Scarborough Subway is built? Will this be something that the city planner be willing to consider on top of walking and biking within Scarborough?

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

We are quite happy with the woodlot as is right now. However, the city planner needs to manage stormwater better especially after heavy rains.

**Do you have any other comments or feedback for the Housing Now team?**

There are many young families that use the current parking lot for biking and recreational activities. Although there is a YMCA closed by, it requires a membership that not many families can afford. We need more recreational spaces for young families both indoor and outdoor on top of affordable housing for the less fortunate.

**How did you hear about this process? Please select all that apply.**

- Meeting Notice

**Feedback Form: 4**

**Received: April 19<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Avoid using such mambo-jumbo and use plain regular English (or French) understandable by us commoners would be the first thing to do. Are you referring to waging the war on cars? If yes, it should stop.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Reduce height of buildings and population density would improve matters. "Green" means making it feel like remote natural or rural areas, with plenty of wildlife populating the area. It also would mean being able to practice activities like those done when in the wilderness.

**Do you have any other comments or feedback for the Housing Now team?**

Reduce population density to avoid increasing crime is key.

**How did you hear about this process? Please select all that apply.**

- Project Website ([createto.ca/158borough](http://createto.ca/158borough))

**Feedback Form: 5**

**Received: April 19<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

I do not think it is a good idea of building a high rise construction for 150 borough drive, because it will block the sight of the two building ( 60 and 50 town center). If there is high rise building there, it will make so crowded in our areas.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

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**Do you have any other comments or feedback for the Housing Now team?**

I do not think it is a good idea of building a high rise construction for 150 borough drive, because it will block the sight of the two building ( 60 and 50 town center). If there is high rise building there, it will make so crowded.

**How did you hear about this process? Please select all that apply.**

- other

**Feedback Form: 6**

**Received: April 19<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

n/a

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

**Do you have any other comments or feedback for the Housing Now team?**

I am opposed to this project. I am a City of Toronto staff member who grew up and lived on the southwest side of McCowan and Ellesmere. I have lived in the community for more than 25 years. I now own a unit in one of the monarch buildings (60 Town Centre Court), on the seventh floor facing southwest. I have seen the developments in this area from McCowan Square, to the transformations in Scarborough Town Centre (e.g. Famous Players to Cineplex), the condo developments behind the community development 1680 Ellesmere Road, to the destruction of greenery to build the townhomes, and the vista tower 61 Town Centre court. To more recently, the development of the civic park/recreation area in Albert Campbell Square which caused a lot of noise, dust and took too many years to complete.

The reasons I purchased in this area were because it feels like home, I am familiar with the community, for privacy because it is a corner unit, and most importantly because of the view! I am a minority, work on the front lines, and worked hard, and shelled out thousands of dollars because to purchase the view and anyone who visits appreciates the view from my unit as well. I would not have purchased a unit if it was facing a building, or if I looked out my window and there was a building 50m adjacent. My unit will be... if/when this development proceeds. When I received the development concept notice I, like others started looking for another place to live; it's unfortunate that this initiative is causing those living here to lose things we value or feel like our opinions about the solution to this crisis aren't of value.

All of the projected shadows casts (in the presentation) cover my unit in darkness. And, it covers Albert Campbell Square which has many multicultural events and food festivals. The panelists don't live in the community and I am certain wouldn't appreciate if they purchased a home only to have something built which obstruct the aesthetic aspects and impact their mental health and wellness. Studies show the value of home will not be impacted, but I am certain for this unit, even at a small percentage, it will. It is a small unit, the view from it and 700sq foot terrace is everything. This development is similar to taking a ladder and looking over into the neighbour's backyard.

I understand the needs for the project, but it's like the community is not being heard. Community feedback about the proposal should have been from the outset and not now where it seems decisions only have to be approved by the City to proceed. Although, the panelists say "we hear you" and they will ensure a reputable developer or project management team will take on this proposal to "mitigate" issues, and studies will be conducted, but unless the studies directly involve the residence to provide qualitative data the data is worthless. If studies are not being conducted from the experience of living in the condos adjacent or within the community, they are worthless.

The architect mentioned the daycare will function on the south side, but I have lived here for 4 years, I hear the noises from adjacent schools, and from those using the parking lot for recreation. I am certain, giving the location of my unit, and the size of my terrace (which can be seen in the drone shot and sketchup of buildings), I will be directly impacted by the dust and debris coming from the construction of this 27 story building. Those proposing this concept, do not live here and don't understand the dynamics in this community. Yes, affordable housing is a crisis, but implement a SMART plan and

negotiate for land or lower residential units that will not severely impact those already living here. Other developers or buyers did not purchase the vacant land for 17 years for a reason; really look into examining those reasons.

Traffic flow will be a problem. Parking is a problem, there is a lack of parking for those working in the community and visitors, and this project will add to it. During the weekends and after work when people commute from work to home, traffic at the STOP signs is backed up. During events the parking lot is packed... where will all those vehicles find parking. Visitors use the lot as well when parking is full underground and the streets have no parking available. The bike lanes will be underutilized. All my years of living and trekking through the community, and watching out my window, I have not seen a plethora of bike riders riding through. I don't even want to mention transit: the timelines of the Metrolinx project, discontinuation of Line 3, and this proposal to house 600 families is not sensible to this community. This is turning into the Eglinton Ave project which is still not done.

My suggestions would be to build one building that does not obstruct the view for the residents facing the south side or townhomes like 51 Town Centre Court to house some families.

**How did you hear about this process? Please select all that apply.**

- meeting notice

**Feedback Form: 7**

**Received: April 19<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Please delete this project! Too many high-rise buildings there!

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Please delete this project! Keep the it is right now!

**Do you have any other comments or feedback for the Housing Now team?**

Please delete this project! Too crowded if have more high-rise buildings!

**How did you hear about this process? Please select all that apply.**

- Local Councillor
- Meeting Notice
- Social Media
- Project Website ([createto.ca/158borough](http://createto.ca/158borough))
- Word of Mouth
- Other
  - Please delete this project! Build them in front of city hall, there are lots of space!

**Feedback Form: 8**  
**Received: April 19<sup>th</sup>, 2021**

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**Do you have any other comments or feedback for the Housing Now team?**

I was told when i bought this southern facing view there would not be anything blocking it. I am not thrilled to know i will lose said view and all sun due to this new plan

**How did you hear about this process? Please select all that apply.**

- other- flyer in mailbox

**Feedback Form: 9**

**Received: April 20<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

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**Do you have any other comments or feedback for the Housing Now team?**

I had my hand raised during tonight's weber but was not chosen to share. I think the presentation was great and everything about the project is great. I am a resident in the area and was disappointed that most concerns were bandaids to basically say they are concerned about the "type" of people that will be occupying this building. How unfortunate that they can not see the bigger picture of 600 families about to afford rent and live more comfortably. The City has finally come around to start such a project and people can only think of themselves and pettiness such as building shadows when a parking lot is going to be transformed into homes for people just like then, like all of us. Thank you for having us involved and taking the time.

**How did you hear about this process? Please select all that apply.**

- Meeting Notice

**Feedback Form: 10**

**Received: April 20<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

I lived in 50 town centre court and my balcony view from the south is spectacular from above. I got the forest and the glimpse of the city and the parking below. I strongly suggest building a housing like town house not to obstruct the residents of building behind as a strategies.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Since we already have the trees and the forest between ellesmere and borough drive the parking lot can be more useful if we build ranges of town houses to balance and be fair for the residence of 50-60-70 towncentre court and an unobstructed view.

**Do you have any other comments or feedback for the Housing Now team?**

Be considerate, fair, balance, listen and if we could communicate more with the residents of the area before proceeding to the plan. Set couple meetings in person to accommodate us to listen to the community comments.

**How did you hear about this process? Please select all that apply.**

- Meeting Notice
- Other

**Feedback Form:11**

**Received: April 20<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

I am not in favor of this project. It is in very close proximity to the adjacent building 60 Town Centre Court. Rather I would suggest to build it in front of the Scarborough Library (Park) where there is enough space and it does not come in close proximity to any other buildings. I understand the requirements of having plantation around and that can be done by moving the park to 158 Borough Drive instead of constructing sky-rise buildings here. That way you can suffice the requirement to provide Mixed-Use housing and at the same time keep Borough Drive as a green street.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

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**Do you have any other comments or feedback for the Housing Now team?**

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**How did you hear about this process? Please select all that apply.**

- other

**Feedback Form: 12**

**Received: April 20<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

I am curious/concerned about the access to transit. It gets very windy here especially between condo buildings and if you need to get to work early in the morning, the snow in Albert Campbell Square might not be shoveled yet so it's tricky to walk up to the TTC. Slippery too if it's ice. Ideally a covered path would be nice. I'm hesitant to suggest an underground path due to safety concerns. How will this plan hold up for when/if the subway comes?

**The City has identified Borough Drive as a "green street" meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Perhaps more lighting at night. Sometimes when I return from work and am walking from the TTC station to my home in one of the Monarch condos, it feels a bit unsafe.

I really like the implementation of green spaces. Maybe we can even have bee hotels and plant bee friendly flowers.

With the increase of people and traffic comes concerns about litter and recycling. There are also a lot of summer festivals held at Albert Campbell Square. I'm not sure what the solution should be, but I hope that there are strategies done to address this problem.

**Do you have any other comments or feedback for the Housing Now team?**

It would be nice if there's a bike share program of some sort. I am concerned about the transit situation in this area. I commute to work through the TTC and it's very packed during the morning/evening rush hour. With the RT scheduled to be closed soon and no subway extension until 2030+, there will be even more congestion and crowding. Anything to encourage alternative forms of traveling would be great.

Multiple condos already feed car traffic onto Town Centre Court. There's very limited street parking available so people sometimes park on the side of the road. The road itself is just two lanes. If this new housing project also feed traffic onto Town Centre Court, then it will lead to serious congestion. I would prefer traffic from this new housing project to feed into another street instead.

I noticed that there will be bike lanes. However how far do these bike lanes extend?

More community space and community programs open to everyone in the area would be nice too. I really like the idea of a child care center.

**How did you hear about this process? Please select all that apply.**

- Meeting notice

**Feedback Form: 13**  
**Received May 4<sup>th</sup>, 2021**

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**Do you have any other comments or feedback for the Housing Now team?**

I think bringing these buildings into the area will cause so much traffic congestion. During rush hour times of the day (morning and late afternoon), there are so many cars on Town Centre Court, between the three Monach Buildings and 1&11 Town Centre Court (as named on the images in your presentation. It's already hard for pedestrians to cross.

**How did you hear about this process? Please select all that apply.**

- Meeting Notice
- Project Website ([createto.ca/158borough](http://createto.ca/158borough))

**Feedback Form: 14**  
**Received May 5<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Cancel this project!!! Keep all the trees and the parking lot!!! Do not make the any changes to harm people around the community, especially the people around the condos there! Build it in front of the team members home!

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Cancel this project!!! Keep all the trees and the parking lot!!! Do not make the any changes to harm people around the community, especially the people around the condos there! Build it in front of the team members home!

**Do you have any other comments or feedback for the Housing Now team?**

\*Cancel this project!!! Keep all the trees and the parking lot!!! Do not make the any changes to harm people around the community, especially the people around the condos there! Build it in front of the team members home!

**How did you hear about this process? Please select all that apply.**

- Local Councillor
- Meeting Notice
- Social Media
- Project Website ([createto.ca/158borough](http://createto.ca/158borough))
- Word of Mouth
- Other

**Feedback Form: 15**  
**Received May 6<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

**Do you have any other comments or feedback for the Housing Now team?**

Dear Madam / Sir,

Watching your online consultation meeting of 19 April, it seemed to me like the planners and experts had fairly stereotype answers to genuine concerns being expressed by the neighbourhood. They made the 'preliminary concept' look pretty finalized. Nonetheless, my hope is that somebody out there will take community input seriously and make some substantial modifications to this design.

As a Monarch resident, it is my opinion that this development is too big, too congested, too dense, too everything for the small lot available. It shadows the existing buildings, dwarfs the Civic Centre, Albert Campbell Square and the new library. It is diametrically opposed to your own intent of being "sensitive to the existing context". It goes way beyond Housing Now Phase 2 plans, which show the site as originally earmarked for only 400 units instead of your 600. Nor is it really in line with the Scarborough Secondary Centre Planning, which sees taller buildings more on the 401 side.

Going by your agenda, housing is not just a roof over your head. It is also about community facilities, parkland and improvement of the public realm. The city's Six-Point property in Etobicoke is big enough to implement that full agenda with spacing between the towers, public places and green areas, setbacks and properly staggered heights. But this piece of land in Scarborough doesn't give you the leeway to maximize floor-area-ratio (which is what the concept does) and simultaneously fulfill those other, equally indispensable parts of your agenda. This project adds nothing substantial to the neighbourhood in the latter context other than maybe a row of trees along Borough Drive and a green roof for several thousands of new people who will compete for elbow room in the existing public space – less for everyone. Not to mention the traffic and RT/public transit problems.

This preliminary concept is about quantity and not quality. It is density for the sake of meeting short-term political goals but what about the long term? As Toronto's chief planner, Gregg Lintern, recently said: "Good planning is not an exercise of density for density's sake".

This project has me thinking about whether to move. But where should I go? What could I afford? The people in this neighbourhood are the same people you're proposing to help – medium income, new Canadians, so-called visible minorities and racialized groups. This is Scarborough. We've worked hard for our homes, for modest prosperity and to make this community safe, friendly and comfortable. A project of the envisaged dimensions will have a direct and negative impact on the immaterial and material value of this neighbourhood and our individual units, places we call home.

When we bought our condos here, we were told for future reference that the parking lot on Borough Drive was zoned low rise. You make the biggest investment of your life based on parameters like zoning by-laws For the city to come around and conveniently change them feels pretty much like a

breach of trust. Especially since lower rise is the most logical form of development for this lot. It is on the periphery of a tall-building area and accordingly calls for downsizing to give that "pedestrian-scaled streetscape" you want and, to quote you: "provide a transition between areas of different development intensity and scale", i.e. a gradual transition into the Faubert Wood Lot, the library area and the adjacent subdivision of single-family dwellings.

I understand that the city needs affordable housing and wants to make proper use of the land in its possession, However, maximizing public land for public benefits, as your charter reads, is meant in a wholistic way. So I say: modify the concept to reflect the site realities, decrease the density, lower the height and the number of units. Just look for a better, more balanced solution that will be conducive to the social fabric of the community and will work for everyone.

Please keep me informed on further developments.

**How did you hear about this process? Please select all that apply.**

- Meeting notice

**Feedback Form: 16**  
**Received May 6<sup>th</sup>, 2021**

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

No I believe the housing project is better suited in a different location with less population and congestion. Another city owned parking space that would be better suited for such a project could be the Green P carpark 700 at Bushby and Grangeway, which is just steps from McCowan station. Please consider raising this concern to the councillor or the committee.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Wider sidewalks with more greenery, trees and benches. Not two high-rise condos in the space; that will only increase pollution and congestion instead of improving the design of Borough Drive to be a "green street". It will look more like a "concrete street".

**Do you have any other comments or feedback for the Housing Now team?**

I am directly opposed to the building of these two large high-rise structures in the space. I am a condo owner in 60 Town Centre Court and long-time member of this community. I believe that 602 new units would significantly exacerbate the congestion and crowding, especially considering that the RT will soon be decommissioned. There will be a huge increase in traffic and noise pollution to the detriment of our community. The proposed new buildings with the heights of 37 and 27 stories will significantly shadow Albert Campbell Square and the existing Equinox buildings. This negatively impacts the intentional open space that Scarborough City hall and the square is designed for! The shadowing will also make it more torturous for residents of our community to utilize Albert Campbell Square, as without sunlight, the strong wind tunnel will dominate and negatively affect the space. The construction of such large proposed projects would also create a huge amount of pollution in the community when good air quality is already challenged by nearby factories. This will adversely affect our quality of life as well as our property value. As a healthcare professional, I had to work very hard to buy my condo and the TWO proposed new high-rise buildings next door are a huge disappointment.

If the space must be used for housing, it would be preferable for them to be low-rise buildings no higher than the Civic center (5 floors).

**How did you hear about this process? Please select all that apply.**

- Meeting Notice
- Word of Mouth

**Mailed Feedback Form: 1**  
**Received May 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Weather-proof; covered walkways up to traffic stations and civic centres

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

**Do you have any other comments or feedback for the Housing Now team?**

**How did you hear about this process? Please select all that apply.**

- Meeting notice

**Mailed Feedback Form: 2**  
**Received May 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

I would like to suggest this location for city park for children and seniors

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Green street is good for healthy living

**Do you have any other comments or feedback for the Housing Now team?**

This 158 Borough Dr keep it as a “green street” and in future the city and public decide what they need it. I wouldn't suggest affordable “housing or housing now

**How did you hear about this process? Please select all that apply.**

- Meeting Notice

**Mailed Feedback Form: 3**  
**Received May 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Excellent conception

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

No

**Do you have any other comments or feedback for the Housing Now team?**

The team sounds good (have experience)

**How did you hear about this process? Please select all that apply.**

- Meeting Notice
- Social media

**Mailed Feedback Form: 4  
Received May 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

**Do you have any other comments or feedback for the Housing Now team?**

-Thank you for the information

- you are addressing an important issue

- I have some questions

1. How is the affordable housing funded? Are taxpayer dollars used to build and keep rents low, and maintain the premises?

2. What are the criteria for the “competitive process” referred to in “who can apply”?

Please answer these as you are able & keep me informed

**How did you hear about this process? Please select all that apply.**

- Meeting Notice

**Mailed Feedback Form: 5**  
**Received May 26, 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Do not touch the wooded area between Borough Dr & Ellesmere. It is called “Frank Faubert Woods”! We have been in our house for 55 years.

1. **Do you have any other comments or feedback for the Housing Now team?**  
What about the infrastructure- sewers and waters?
2. There are 3 more condos planned at the South East corner of Brimley and Progress
3. Schools?
4. Transportation: the Scarborough RT is being shut down in 3 years. The subway will not reach this area for 7 years after the RT is shut down (probably 8-9 years)
5. What about green space (parks) for all these people?

**How did you hear about this process? Please select all that apply.**

- Meeting notice

**Mailed Feedback Form: 6**  
**Received May 26, 2021**

*Transcribed from mailed feedback form*

**The Preliminary Development Concept will include strategies to enhance barrier-free connections from Borough Drive and Town Centre Court to Albert Campbell Square and other local destinations. Are there any strategies you would like to see explored to enhance these connections? If so, what are they?**

Focus on pedestrian safety and convenience, second bicycles, third vehicle traffic for homes (apartments) on town centre crt, fourth commercial traffic, close access to Scarborough town centre, to vehicle traffic. Reroute access to Canada municipal blog parking lot to north side of ymca building. Close all access from town centre court to Elsmere by restricting vehicle traffic on town centre court. There is more pedestrian safety and better environment to live in. Room for dedicated bike path. Ability to support traffic calming road structures due reduction of traffic, visible support for public transit over private vehicles.

**The City has identified Borough Drive as a “green street” meaning it will include tree planting and infrastructure that helps manage stormwater and beautify the street. Do you have any ideas you would like to see explored to enhance the pedestrian experience on Borough Drive (south of the site)? If so, what are they?**

Make the Woonerf a real pedestrian area- only service vehicles allowed with physical (movable) barriers to access. Only open at certain times



**Do you have any other comments or feedback for the Housing Now team?**

Support electric vehicles, at least rough-in the infrastructure for the building parking spots to have individual 220v charging stations (for every spot not just 25 spots)

- Put indoor bicycle lockers on the ground floor, What good are bicycles to apartment dwellers stored on the balcony?
- There are limited local facilities (within 1 km) for youth. No community centre, no sports field, no schools. Address this as part of project scope. It would be great if the local YMCA on town centre could be leveraged by giving 158 Borough Dr residents free membership
- Incorporate CO2 reduction into building design. No more natural gas for heating/cooling, solar, natural air flows in buildings

**How did you hear about this process? Please select all that apply.**

- Meeting notice
- Social media

**Email Feedback: 1**  
**Received April 26<sup>th</sup>, 2021**

Dear Councillor Thompson and Ms. Kelly Dynes,

Hi, i received the letter regarding the development of the 158 Borough Drive ( the staff parking lot for the employees of Scarborough Civic Center) and i missed the meeting about it. I just want to write that at 25 Town Center building opposite to the Civic parking lot has minimal parking and often people from opposite are parking their cars at the garage entrance to 190 Borough Drive where my place is and blocking to the garage entrance and often i have to drive to the exit lane of the garage to bypass those cars that were parked in the entrance lane. And often i have to be careful to avoid head on car accident because of it. I was told by the Concierge that there is no space for the people from opposite building to park. I am afraid that if the parking for the Civic Center is redeveloped for something else, it will make things worse. Though those people are parking at the entrance lane temporarily but since everyone is doing that, so there are always cars parked there. I am already putting up with it but i am afraid that it might worsen with the Civic parking spot gone. Please take this into account in your city planning with this site. Many Thanks.

**Email Feedback: 2**  
**Received June 20<sup>th</sup>, 2021**

Dear Madam,

We are residents and we would like to object to the captioned development.

Please note that there are 2 developments in progress around this area, namely:

- Ikore Developments at 1560 Brimley Road; and
- Atria Development at Brimley and Progress.

If the captioned development is approved, there will be overwhelming traffic and high rise buildings in this small piece of land, resulting in air pollution, health hazard and traffic congestion.....

We would appreciate it if you could consider the above reasons and stop this application.

Thanks in advance for your time and consideration.

Yours sincerely