



Reply Attention of Annik Forristal
Direct Line 416.865.7292
Internet Address annik.forristal@mcmillan.ca
Our File No. 282393
Date June 14, 2022

DELIVERED VIA EMAIL (councilmeeting@toronto.ca; clerk@toronto.ca)

Toronto City Council
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mayor John Tory & Councillor Gary Crawford

Dear Mayor Tory, Councillor Crawford and Members of Council:

**Re: Agenda Item No. SC32.8 – Construction Staging Area for
2380-2382 Kingston Road**

We are counsel to Carol Wong, owner of the property in the City of Toronto municipally known as 2384 Kingston Road (the "**Property**"), where, together with Karri Wong, she operates Wong's Martial Arts (est. 1962) ("**WMA**"), a martial arts studio that has been providing classes to youth and adults in the local community for over 60 years.

WMA recently became aware of the Construction Staging Area plan (the "**CSA Plan**") submitted to the City of Toronto for approval to facilitate construction of the development at 2380-2382 Kingston Road (the "**Development**") and adopted by the Scarborough Community Council on May 27, 2022. While WMA does not oppose the Development, we are very concerned about the significant impacts the CSA Plan will have on the Property and WMA's business if implemented as-is.

While the CSA Plan maintains pedestrian access to the Property, it will remove the accessible loading zone and all street parking and prevent stopping in front of the Property at all times for a 6-month period. Customers of WMA rely on the loading zone and parking spots and, in particular, the ability to stop in front of WMA to safely drop off their children. The CSA Plan thus puts at risk customers' ability to safely and easily access WMA's business, which will not only affect WMA's ability to maintain existing customers, but also to attract new ones. **The consequences of the CSA Plan to WMA's client-base and business growth could be irreparable, particularly as they come on the heels of the prolonged closures resultant from COVID-19 from which this small family-run business is just beginning to recover.**

The potential severity of these impacts to WMA's business is supported by the numerous letters of concern sent to the City by WMA's customers, copies of which are attached to this letter for ease of reference.

We are thus writing to request that the CSA Plan be revised prior to its approval by Council to ensure that customers of WMA may continue to safely and easily access the Property. Of particular importance to WMA is ensuring their customers will still be able to safely drop off their children at or near the front of their building. The condition in the CSA Plan that prohibits stopping at all times on the north side of Kingston Road currently makes this impossible.

WMA is prepared to work with the owner and City Staff right away to resolve this matter quickly and identify alternatives to the current CSA Plan that will make clear how access to WMA will be protected and maintained and impacts to WMA's business minimized as much as possible. Maintaining the longevity of this local small business is in the interest of the entire community, including future residents of the Development, and we trust the foregoing concerns will be considered seriously by Council.

Yours truly,

A handwritten signature in black ink, appearing to read 'Annik Forristal', written in a cursive style.

Annik Forristal

/jl

Cc: Carol and Karri Wong

Letters from Concerned Customers

Tab 1

----- Original Message -----

From: [REDACTED]
To: councillor_crawford@toronto.ca
Cc: [REDACTED]
Sent: Wednesday, June 1, 2022 7:55 AM
Subject: Re: Re: News - Zoning Amendment for Upcoming
Construction at 2380-2382 Kingston Road

Good morning,

I was very concerned to see in your weekly email the unfortunate zoning amendment that you and our City Council have made for the upcoming construction at 2380-2382 Kingston Road.

My children have participated in karate at Wong's for over 10 years. We also are regular customers at Jatujak Thai Restaurant. There has always been an issue with parking in this area and now this zoning amendment will only impact the parking in this area when the staging area takes over a good portion of the available parking near these establishments. I am extremely concerned that this is going to pose a safety hazard for the children that are dropped off at Wong's and also be of impact for the local small businesses. Not sure if this was taken in to consideration in the decision making process, as it does not seem like there was any input from the local businesses or neighbours. I assisted some of the local neighbours with their opposition of the this proposed development that was quickly approved by Committee of Adjustment earlier this year, as there were similar concerns around the impact of the privacy of the neighbours impact traffic for the neighbours that will be sharing the laneway with this development and also the impact on the parking in the area as it was already limited. As you are aware ongoing developments for overbuilds in our neighbourhoods and these high rise proposals are taking over our neighbourhoods. I am not in opposition for development, but the community should not be impacted by these construction sites.

It is very unfortunate that a construction site is allowed to impact a community, shouldn't they have to stage their own materials on their property during construction? Shouldn't there have been some involvement by the local businesses and neighbours? There is a planned small parking area in the back of the property according to the plans when the construction is complete, why can't they store their construction materials in that area and not impact the community and pose a safety issue for those using local businesses.

I would like to discuss my concerns further.

Thanks,

Tanya Baksh

cell: [REDACTED]

----- Original Message -----

From:

councillor_crawford@toronto.ca

To: [REDACTED]

Sent: Friday, May 27, 2022 3:59 PM

Subject: News

Email, call or tweet me with your issues of concern!

Is this email no
[View it in your b](#)



Staying In Touch

Dear Residents,

It's Friday, which means it's time for my weekly e-newsletter!

This eblast contains news regarding upcoming community events, items that passed community council, and initiatives that you may find helpful.

The city is continuing clean up after Saturday's storm. City crews are working around the clock to get areas cleaned up and back to where things were.

As always I, along with my office staff, am here to support, listen and

Tab 2

From: Ryan Hollinrake <Ryan@stratasustainability.com>

Date: June 9, 2022 at 12:14:37 PM EDT

To: [REDACTED]

Subject: Fw: Re SC32.8 Construction Staging Area - 2380 to 2382 Kingston Road



RYAN HOLLINRAKE

VP, REMOTE OPERATIONS & OUTREACH | STRATA SUSTAINABILITY

1 (647) 866 6332 Ryan@stratasustainability.com stratasustainability.com

From: Ryan Hollinrake

Sent: Friday, June 3, 2022 11:14 AM

To: councillor_crawford@toronto.ca <councillor_crawford@toronto.ca>

Cc: mayor_tory@toronto.ca <mayor_tory@toronto.ca>

Subject: Re SC32.8 Construction Staging Area - 2380 to 2382 Kingston Road

Mr. Crawford,

I was recently made aware of SC32.8 and the details around this construction. I find it very difficult to understand how this was put through with no consultation to local businesses, or the community at large. I find it equally difficult to understand why the 2 businesses (who also happen to have nonwhite owners) that seem the greatest level of impact are ones that get less consideration than yet another condo. My son has attended karate at Wongs for the last 7 years, over the past few years it has been increasingly difficult to find parking along this stretch of Kingston Rd, and now with SC32.8 you make it impossible. Wongs has been a staple in this neighborhood for upwards of 50 years, providing access to much needed activities for the kids of cliffside (and surrounding area). Yet, they don't seem to ever get any consideration from you or your office when issues arise. As a homeowner in the area and someone who access's services on this stretch of Kingston road, I ask that this course of action be reconsidered. I am starting to question your methodology and decision making - what factors do you consider when pushing something through? It certainly does not seem like these decisions are in the

best interest of your constituents. I would like to hear how this decision was made and what your plans are to accommodate those businesses that are impacted.

Ryan

Tab 3

From: Joy Fajardo [REDACTED]
Date: June 9, 2022 at 3:02:07 PM EDT
To: councillor_crawford@toronto.ca
Cc: Councillor Thompson <councillor_thompson@toronto.ca>
Subject: RE: SC 32.8 Construction Staging Area - 2380 to 2382 Kingston Road

Councillor Crawford,

My family and I have been Cliffside residents for nearly 13 years. We have been anxiously awaiting on any updates on the development at 2380-2382 Kingston Road since we, along with 44 of our neighbours who signed a letter of objection to this proposed development, shared our opposition at the Public Hearing held back in October 2021. We were all very disheartened that our concerns and objections were so quickly dismissed, and the Committee of Adjustment were so swift to approve all variances, but we have since accepted that this development is moving ahead, and have just been enjoying the neighbourhood as much as we can before the construction begins.

But when we recently saw what you and the Council recently tabled with regards to a construction staging area for the development at 2380-2382 Kingston Road, it was extremely disappointing and concerning to see once again what little regard is given to the people in this neighbourhood.

Have you thought at all about the kids and families who attend Wong's Karate school, which this proposed construction staging area will be directly in front of? My own son walks to Wongs 3 times a week to attend his karate classes there, and many of his karate mates rely on getting dropped off right in front of the dojo. Parking along that stretch of Kingston Road has always been an issue, and now you are proposing to take away the area where parents can safely stop, and wave their children into their karate school?

And what about the really little ones just a few doors down at the new daycare centre? How will they be safely dropped off every day when a 2.7 metre wide portion of Kingston Road will now be closed off, and families will be contending with buses and speeding traffic, trying to avoid this closure? Just yesterday I witnessed a serious collision just a few hundred metres away on Kingston Road. How will this plan keep our young ones and community safe?

There are enough developments happening throughout the city that it is not hard to see what a construction staging area looks like, and how it can negatively impact the surrounding area. And so I ask that you please look at the proposed plan again, and to consider the safety of this neighbourhood and the impact it will have on the surrounding residents and businesses.

Thank you for your time,
Joy Chatfield

Tab 4

June 10, 2022

Toronto City Council

To Whom it may concern

RE: Community Council Agenda No. SC32.8: Proposed road blockage in front of Wong's Karate Kung Fu Society at 2384 Kingston Road.

I have been a member / student of Wong's Karate Kung Fu society (2384 Kingston Road) since March of 1985 (37 years).

Wong's Karate Kung Fu Society, since 1962, has long been a highly accomplished physical and mental health training facility for the Greater Toronto community. In fact (my particular case in point as I now live in western Mississauga) when members leave the GTA they still elect to make the long trek in to the "club" in order to experience all that Wong's Martial Arts has to offer.

I have been told of (and have read about) the proposals for road blockages (intended to assist the private developers of a new condominium building) immediately in front of the Wong's Karate entrance at 2384 Kingston Road as well as the elimination of even the most basic but essential "drop off" zone. In my opinion, the above will have a very detrimental affect upon the facility (which has already suffered greatly from numerous covid related shutdowns etc.)

Due to the resulting inconvenience and frustration that members will experience, it can be reasonably assumed that some members may avoid attending class during this construction period causing further financial hardship for the club owners.

It should also be noted that the safety of club members (and the local community in general) could also be compromised without proper access and/or drop off and pick up zones.

I would suggest the solution of mutually agreeable access times for the construction crews and equipment etc.

Please do not hesitate to contact me for any further information.

Sincerely,



Pete Pedersen
Promark Imaging
CEO

Tab 5

Dear Councillor Gary Crawford and City of Toronto Team,

I am writing to direct your attention to the alarming proposition that affects 2380-2382 Kingston Road (Scarborough Community Council Item No. SC23.8). This staging site would be placed in front of Wong's Karate, the heartbeat of the Cliffcrest and of utmost value to my family and I. My siblings have been attending Wong's for over 15 years. Through those years it has been increasingly challenging to attend our classes due to the lack of parking throughout Kingston Road. Many of us have persevered and found alternate methods of commuting to class such as a pick-up/drop-off, shopping within the area or taking public transit. This was not an insurmountable issue, until my father had a heart attack and my mother a stroke. Being the only drivers at the time, Kingston Road was very inaccessible to their needs and Wong's was one of the few places that fought to have an accessible loading zone for families like us. With the introduction of SC32.8 this accessible loading zone will become inaccessible and useless to many families who deserve and have had to cope with the many issues of Kingston Road over the years. It is your duty to serve all, including families, local businesses and disabled persons - the implementation of this staging site would be a loud and clear defiance of this duty. On behalf of my family, I urge you to think critically of this plan and the impacts it will have for law-abiding citizens. There is no place for SC32.8 in front of Wong's Karate; an alternative solution must be reached.

Thank you for your time and consideration.

Yours truly,

Celeste Ramnarine

Tab 6

Dear Councillor Gary Crawford,

I am writing this letter as I am deeply concerned about the impacts that the proposed Construction Staging Area plan for the area 2380-2382 Kingston Road. (Scarborough Community Council Agenda Item No.SC32.8) Removal of the accessible loading zone and all the street parking combined with the prohibition on stopping in front of businesses including Wong's Martial Arts located at 2384 Kingston Road will greatly impede and prevent me from being able to safely and easily access this establishment.

My family and I have been attending Wong's Karate for over 10 years, it is already extremely difficult to find parking near or on the road beside the business, but with SC32.8. It is impossible now. Especially with some parents who drop off their children and can't walk far distances. It makes it more challenging than ever.

I would like to request that prior to it's approval by Council, the plan to be revised and the community consulted to make sure the plan minimizes impacts to local businesses such as Wong's Martial Arts.

Hopefully an agreement can be reached.

Thanks,

Kyle Ramnarine

Tab 7

M. Mendes
39 Martindale Road
Toronto, ON M1M 2B8

June 14, 2022

Dear Councillor Crawford,

**Re: Scarborough Community Council Agenda Item No. SC32.8
Construction Staging Area Plan for 2380-2382 Kingston Road, Scarborough, Ontario**

I am writing to you to raise my concerns regarding your plan to stage a construction staging area in front of Wong's Martial Arts (the "Dojo") located at 2384 Kingston Road, Scarborough, Ontario.

My son has been attending the Dojo for the last four years, three times a week. As of today, I have am able to drop my son off and pick him up from class safely. My concern is for the safety of my son and the students of the Dojo that will be faced with having to bypass your staging area, construction equipment/materials and fencing in order to access the Dojo.

With the plan to have this barrier set up along the three lane Kingston Road, which I note is heavily used by drivers that exceed the speeding limit, parents/guardians that have children attending the Dojo will have nowhere to park to drop off and pick up their children safely.

The Dojo has been an important activity for my son's mental health and well-being over the last few years and especially now as we are emerging out of provincial COVID mandates. My son's attendance at the Dojo along with his safety to and from the Dojo are top priority.

Could you kindly reconsider having the staging area located in and around Dojo moved to an alternative location.

Should you require any additional information or wish to discuss further, please do not hesitate to contact me.

Kind regards,



Michele Mendes
416-716-4626