



July 6, 2026

Subject: Item SC33.15 – 3718-3730 Kingston Road - Letter Urging Councillors to vote to send Legal and outside Planners to formally oppose the OLT appeal by TAS.

Dear Chair and Members of Scarborough Community Council,

My name is Peter Thachuk. I live at 248 Scarborough Golf Club Rd and I am a director with the Cliffcrest Scarborough Village South West Residents Association (CSVSWRA).

We strongly supported Scarborough Community Council's previous (April 30th, 2026) decision to reject the proposed rezoning of this site for the reasons articulated in our previous submission on this matter, dated April 28, 2026.

I am writing today to strongly urge Scarborough Community Council to direct the City Solicitor and City Planning staff to attend the Ontario Land Tribunal (OLT) hearing to formally oppose the current 24-storey proposal by TAS for 3718 - 3730 Kingston Road.

The developer's decision to trigger a non-decision appeal—directly bypassing the community meeting mandated by City Council on May 20–21, 2026—demonstrates an intent to force an inappropriate, hyper-dense footprint onto our neighborhood without local accountability.

The City must legally defend this site at the OLT for the following reasons:



1. **Potential Project Delivery Issues and Structural Risks:** This application appears to present an execution risk. An internet search of the developer reveals recent court-ordered receiverships of two multi-million dollar developments at Labatt Village and Dundas Street West. Approving an aggressive, 24-storey upzoning for a developer who may be in financial distress risks creating a multi-year "hole in the ground" and a potentially long-term, hazardous blight on the Kingston Road corridor.
2. **Contradiction of Certified B Corporation Mandates:** TAS markets itself as a "Certified B Corporation," a designation requiring them to balance profit with community benefit, transparency, and public accountability. In the past, failing to post mandatory on-site public meeting signage, engaging in density and height creep, bypassing a Council-ordered public consultation, and currently attempting to slip a 24-storey tower through a legal loophole in the aggregate, gives an impression of predatory behavior that leaves us wondering if this is appropriate behaviour for a Certified B Corp?
3. **Flawed Infrastructure and a Transit "Ghost Train":** Planning staff's ongoing support for this project relies on an unfunded, highly speculative future transit vision. Forcing 419 units and a massive parking deficit onto the N/W corner of Kingston Rd. and Scarborough Golf Club Rd. backs an unfunded "ghost train" that ignores current local gridlock.
4. **Deficient Physical Transition:** 7 to 11-metre rear setbacks for this proposed



24-storey (7 storeys plus 17 storey point tower) development are entirely inadequate. By failing to provide a proper transition or sufficient separation from the abutting 3-storey townhouses to the north, this massing will severely compromise their south facing backyards and the surrounding low-rise community. Specifically, the insufficient distance will result in unreasonable overlook, privacy loss, and a significant reduction in skyview and access to sunlight for existing residents.

I urge Council to authorize City Legal to fight this flawed proposal at the OLT. Do not let this developer gain inappropriate upzoning by default, to the detriment of the Community.

Sincerely,

Peter Thachuk