From:	K W
To:	Scarborough Community Council; Councillor Ainslie; Councillor Kandavel; Councillor Mantas; Councillor Shan; Councillor Thompson
Cc:	jatujakinfo@gmail.com; rosie stephens; Mr. Neves; Lisa Bigioni; Tanya Baksh; Lee Wong; Janet Jasperson; Wong"s Martial Arts; Inn Tara; Loooook157@gmail.com; Lisa; Joy Chatfield
Subject:	[External Sender] Formal Objection – SC1.2 – 2328–2350 Kingston Road – Construction Staging Area
Date:	November 22, 2026 3:28:08 PM

Dear Members of Scarborough Community Council,

I am writing to formally express my objection to the proposed construction staging arrangements for 2328–2350 Kingston Road, particularly given the repeated and ongoing negative impacts that construction activities have already had on established businesses along the north side of Kingston Road, as well as neighbouring residents who depend on safe and accessible transportation.

While I recognize the importance of development and the need to accommodate construction activities, **the interests of a developer should not take precedence over the accessibility, safety, and economic well-being of existing businesses and residents.**

Ongoing Negative Impacts on Local Businesses

Since construction activities commenced, businesses along the north side of Kingston Road have experienced repeated disruptions, including:

- Construction vehicles occupying available parking spaces for extended periods.
- Trucks arriving and staging along Kingston Road during early morning hours.
- Obstruction of business entrances, driveways, and customer access.
- Increased traffic congestion and reduced parking availability.
- Construction-related activities interfering with the normal operation of established businesses.

These are not isolated inconveniences. They represent recurring disruptions that directly affect the ability of local businesses to serve their customers and maintain normal operations.

The proposed elimination of additional on-street parking and implementation of further stopping restrictions will only compound these existing difficulties.

It is unreasonable to expect established businesses to continually absorb the consequences of construction activities without meaningful consultation, mitigation measures, or consideration of their economic impact.

Repeated Obstruction of the Accessible Loading Zone

Of particular concern is the repeated obstruction of the designated accessible loading zone along Kingston Road.

This loading zone serves an essential purpose for neighbouring residents, including individuals who rely on Wheel-Trans as their only practical means of transportation.

Construction vehicles and other vehicles repeatedly occupying or obstructing this designated area have created unnecessary barriers for individuals with mobility challenges.

For these residents, access to Wheel-Trans is not a matter of convenience. It is essential to their independence, mobility, and ability to attend medical appointments, obtain necessities, and participate in daily activities.

When the accessible loading zone is obstructed, residents may be unable to safely board or disembark from their transportation. This creates serious accessibility and safety concerns that should never be dismissed as an unavoidable consequence of construction.

Accessibility must be treated as a fundamental requirement, not a secondary consideration to construction convenience.

I am particularly disappointed that the recommendations before Council do not specifically address the protection, enforcement, or continued availability of this accessible loading zone.

Serious Concerns Regarding the Timing of Construction Staging Approval

Of particular concern is the apparent failure to secure comprehensive City Council authorization for construction staging arrangements before commencing operations associated with a development of this magnitude.

The report confirms that construction staging has been in place since September 2026 under monthly Street Occupation Permits, yet formal Council authorization is only now being sought for the continued occupation of public roadways, sidewalks, and parking areas.

How was a development of this magnitude permitted to commence construction staging operations without the necessary long-term arrangements, community impacts, and accessibility requirements being fully addressed beforehand?

The impacts on surrounding businesses, customer parking, pedestrian access, traffic circulation, and the designated accessible loading zone were entirely foreseeable and should have been thoroughly evaluated before construction staging began. This is now the second development that has negatively impacted all of us with zero regard.

The explanation that temporary arrangements were authorized under delegated authority during the election blackout period does not eliminate the City’s responsibility to ensure that

adequate safeguards were established from the outset.

It is particularly troubling that neighbouring businesses and residents have already endured months of disruption, including repeated obstruction of an accessible loading zone relied upon by Wheel-Trans users, while Council is only now being asked to formalize these arrangements.

This raises legitimate questions regarding the adequacy of the City's advance planning, consultation, oversight, and enforcement.

Council should not be placed in a position of effectively endorsing existing construction staging arrangements without first examining the problems those arrangements have already created.

I respectfully request a clear explanation of when the original staging arrangements were approved, under what authority, what accessibility and business impact assessments were undertaken, and what consultation occurred with directly affected businesses and residents before the staging area became operational.

Furthermore, I request that Council examine whether the developer has complied with all conditions of its existing Street Occupation Permits and whether complaints concerning vehicle staging, parking obstructions, and accessibility have been adequately investigated and addressed.

Inadequate Consideration of Existing Businesses and Residents

The report acknowledges that the construction staging area has already been operating since September 2026 under monthly Street Occupation Permits.

Given the repeated disruptions experienced since that time, I question whether the City has adequately assessed the actual impacts on neighbouring businesses and residents before recommending further authorization.

Recommendation 8 calls for advance consultation and communication with local business improvement areas and resident associations. However, simply communicating proposed disruptions is not equivalent to meaningfully consulting those directly affected.

Businesses and residents should have an opportunity to identify problems, propose solutions, and receive substantive responses before additional restrictions are approved.

Furthermore, while the report identifies approximately $37,000 in right-of-way occupancy fees and an additional $11,000 in traffic management recovery fees, there appears to be no corresponding consideration of the financial burden or operational disruptions imposed upon existing businesses.

Requested Action and Amendments

Before approving the proposed construction staging arrangements, I respectfully request that Scarborough Community Council:

1. **Defer approval of Item SC1.2** until Transportation Services provides a detailed account of the original authorization process, existing permit conditions, documented complaints, enforcement actions, and measures taken to address adverse impacts on surrounding businesses and residents, particularly those dependent upon the designated accessible loading zone.
2. **Protect the accessible loading zone** by ensuring it remains unobstructed and available for Wheel-Trans users at all times, or that an equally accessible and practical alternative is established in consultation with affected residents.
3. **Require meaningful enforcement** against construction vehicles obstructing accessible loading areas, business entrances, driveways, and designated parking restrictions.
4. **Establish clear construction vehicle staging requirements** that prohibit trucks from using surrounding streets and customer parking areas as informal waiting zones.
5. **Assess and mitigate the loss of customer parking**, including identifying reasonable alternatives for businesses affected by the proposed restrictions.
6. **Require direct consultation with affected businesses and residents**, rather than relying solely on communication through business improvement areas or resident associations.
7. **Establish a clear and accountable complaint-resolution process**, including designated City and developer contacts, response timelines, and enforcement procedures.
8. **Review the impacts of construction activities already occurring since September 2026**, including previous complaints and accessibility concerns, before granting further authorization.

Closing

I wish to emphasize that this objection is not opposition to responsible development. It is an objection to the repeated disruption of established businesses, the questionable timing of comprehensive construction staging approval, and the failure to adequately protect residents whose accessibility and mobility needs must be respected.

The City has a responsibility to balance the needs of development with those of the existing

community.

The continued obstruction of an accessible loading zone relied upon by Wheel-Trans users is particularly troubling and demands immediate attention, regardless of whether the proposed staging arrangements are ultimately approved.

I respectfully request that Council not approve the recommendations in their current form without first addressing these concerns and incorporating meaningful, enforceable safeguards.

I further request that this correspondence be included in the official record for Agenda Item SC1.2 and circulated to the appropriate Transportation Services staff for review and response.

Thank you for your consideration. I look forward to receiving a substantive response outlining how the City intends to protect local businesses, preserve accessibility, and ensure accountability throughout the construction period.

Sincerely,

Karri Wong
Wong's Martial Arts
2384 Kingston Road
Scarborough, Ontario
(416) 267-2623
wongsmartialarts@gmail.com

Sent from my iPhone