

March 4, 2026

Scarborough Committee of Adjustment
150 Borough Drive
Toronto, ON, M1P 4N7

Letter of Objection

File Number: A0012/26SC

Property Address: 2328-2350 KINGSTON RD

Legal Description: PLAN M388 PT LOTS 337 AND 338

I am writing today to express concern about the minor variance application for the 10-storey mixed-use building with a total of 209 residential units at 2328-2350 Kingston Road. This application is coming to COA once again, as they are changing their plans again and need to seek further relief. Demolition of the properties have already begun. While I understand that the 10-storeys were already approved in past hearings, it is once again coming to COA, so we hope that you will reconsider making this developer keep within the major streets permissions already approved as of right! This application is **NOT MINOR** with almost double height that is permitted along Kingston Road, reduced setbacks due to the large massing of this building on these properties, and the reduced amount of required parking.

While I do not reside in this immediate area of Scarborough, my family and I frequent many of the local businesses. There are already parking issues in this area and with the Safer Kingston Road plans, this will further impact on the ongoing parking issues that already exist in this neighbourhood. While I understand that the city has removed development parking requirements, Scarborough does not have high-order transit, and many residents drive to get around in Scarborough.

I support property owners improving their properties and helping with our housing crisis, but these changes need to fit in with the character of the established neighbourhood, will impact neighbouring homes, and does not follow the current zoning bylaws. Developers keep pushing beyond the current by-laws, **solely for profit**. Month after month, we see application after application, coming forward to COA and getting approved (**over 90% approval rate with the Scarborough Committee of Adjustment based on available City data**) changing the character of our neighbourhoods. This issue with our housing crisis is affordability!

This proposed development will destroy some murals that are on the existing buildings, losing more history and character of this area. These murals are an important part of our community and were created in the early 1990's by Scarborough Arts and funds by the City of Toronto and Canada Council for the Arts. These murals were paid for by public funds, and

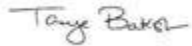
these murals will be missed. Maybe this Developer can be persuaded to pay for the installation of new murals at appropriate spots in our community!

At least this development will clean up the existing neglected properties that have been left unattended by these developers for years and be able to hopefully offer more affordable housing that is desperately needed in our community.

I urge the members of the Committee of Adjustment to refuse this application and make the owners of these properties reduce the size of the proposed building. While I support and welcome new developments in our community, I feel that some of the requested variances are not minor and this applicant should be made to follow the generous zoning bylaws that already exist. In my opinion, this development proposal does not meet the Committee's four tests and respectfully requests the Scarborough Committee of Adjustment Members to refuse this application.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tanya Baksh".

Tanya Baksh
214 Oakridge Drive
Scarborough, ON M1M 2B3

Attachments: Photos from Google of murals on existing buildings to be destroyed:



2330 Kingston Rd

8 months ago · [See more dates](#) >



2340 Kingston Rd

8 months ago · [See more dates](#) >

