



# 2075 Kennedy Road

15 October 2021

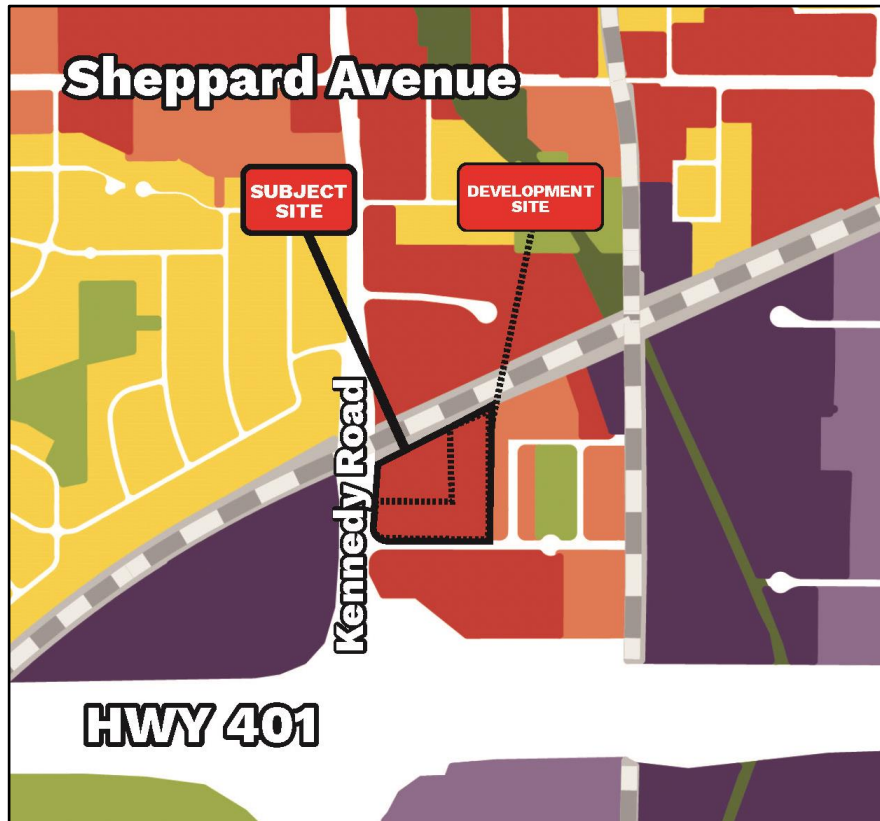
BD.  
Q a ra gle







Toronto Official Plan, Map  
19 – Land Use Designation

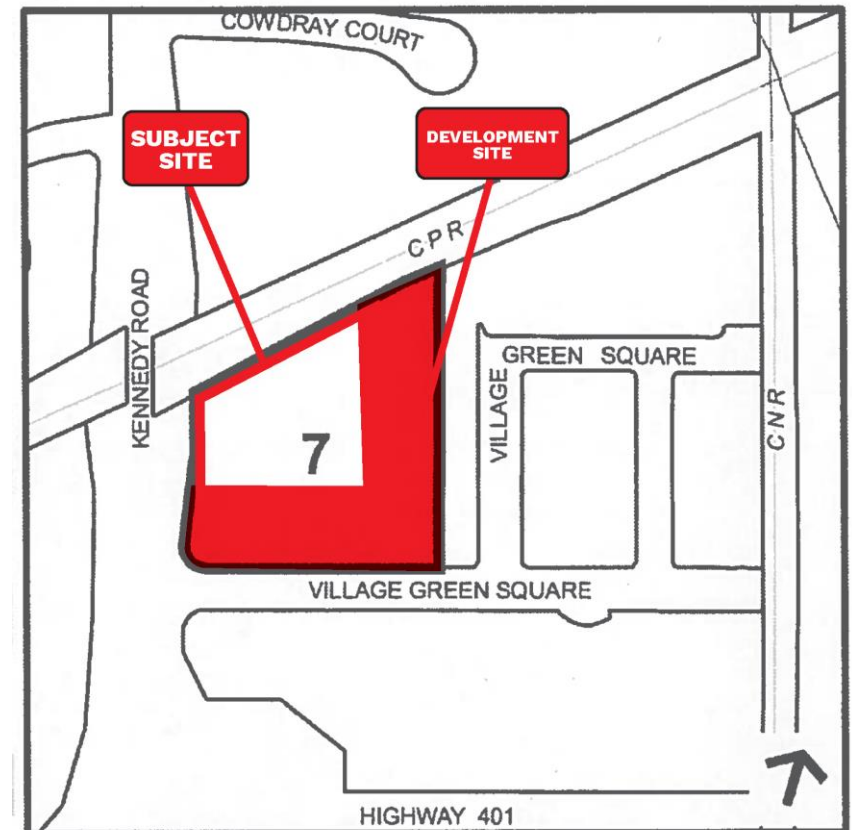


**Land Use Designation**

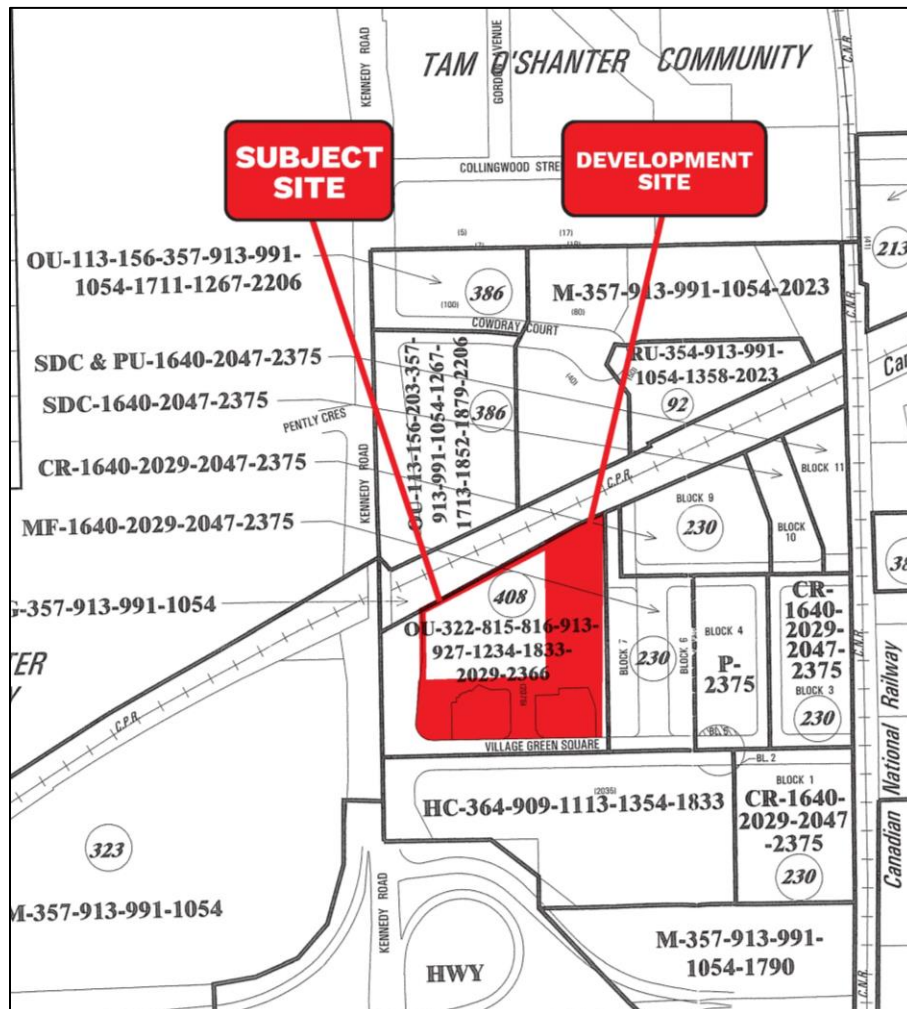
**Legend**

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Neighbourhoods           | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Parks                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Apartment Neighbourhoods | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> General Employment Areas  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Areas             | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkpurple; border: 1px solid black; margin-right: 5px;"></span> Core Employment Areas |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> Natural Areas         | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Utility Corridors           |

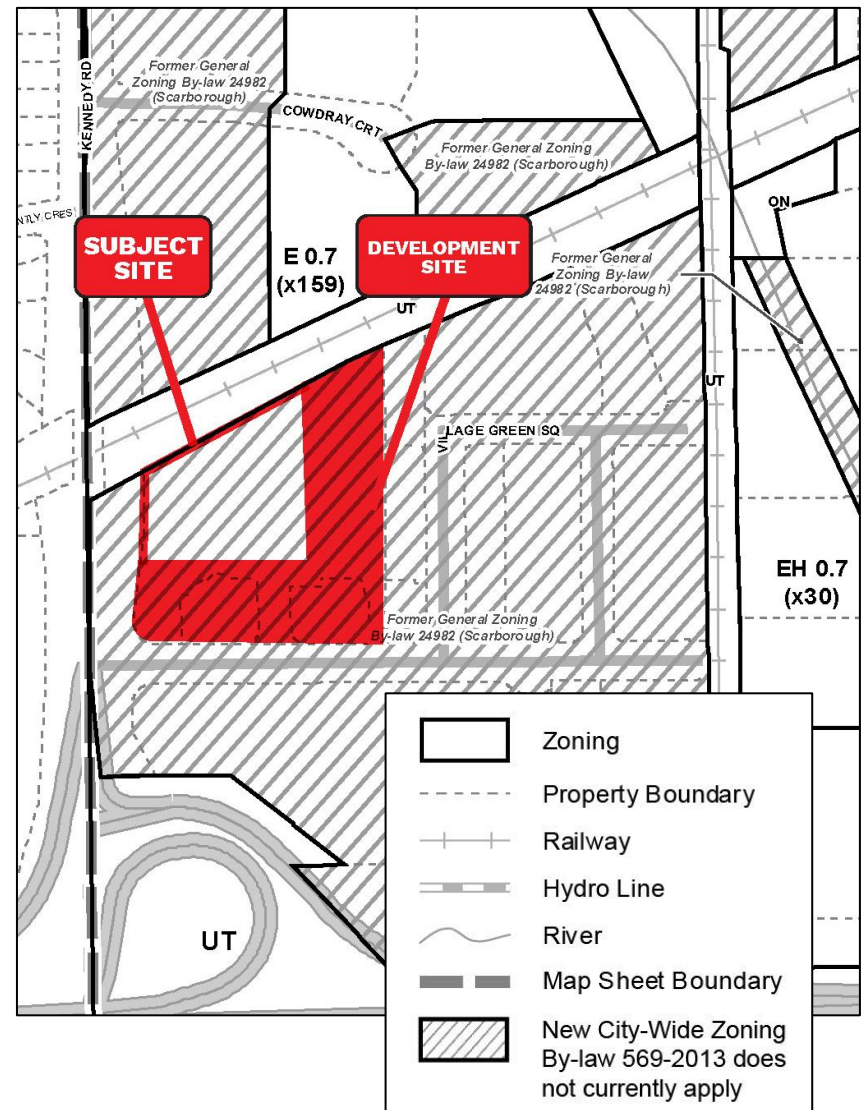
Site and Area Specific  
Policy 7



## Scarborough Employment Districts Zoning By-law 24982



## New City-Wide Zoning By-law 569-2013





## Previous Application (Dec 2018)

Total GFA	± 80,013 sm
Height in Storeys	37, 38 & 39
Residential Units	930
Parking Provided	1362
(including above grade parking)	

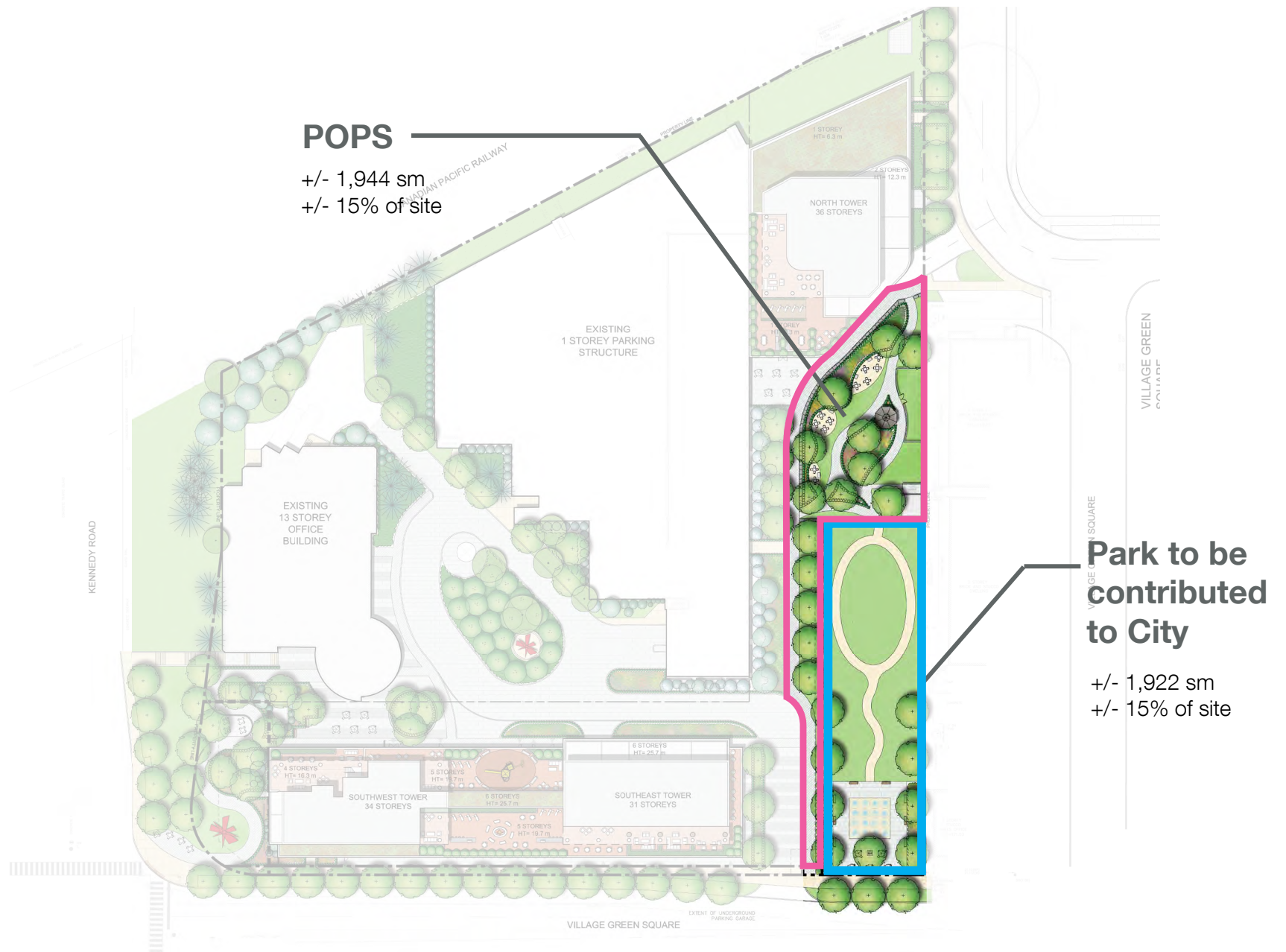
## Current Proposal

Total GFA	± 78,255 sm
Height in Storeys	31, 34 & 36
Residential Units	920
Parking Provided	994
(no above grade parking proposed)	

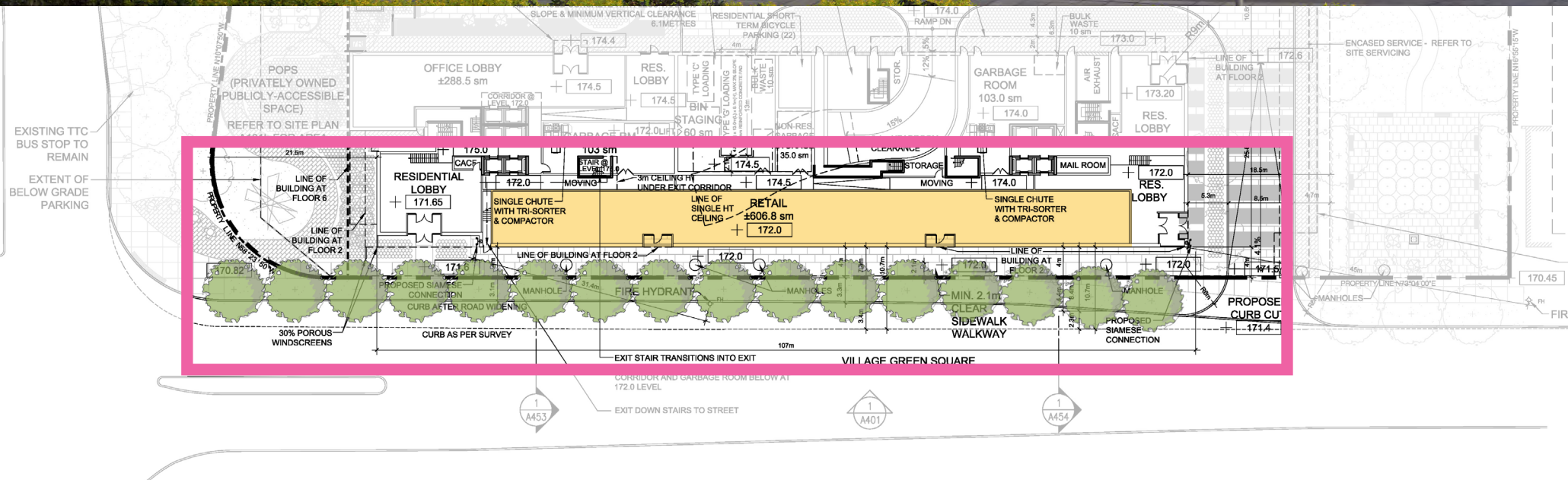












## Proposed Retail Storefronts

Enhancing the public realm with active use along building edge







Avani 1  
35 storeys

Avani 2  
35 storeys

Selene  
31 storeys  
(under construction)

Ventus 2 - 30 storeys

Ventus 1 - 30 storeys

Solaris 2  
40 storeys

Solaris 1  
40 storeys

Corporate Plaza  
13 storeys

KG Square  
34 storeys (approved)

KG Square  
31 storeys (approved)

Delta Hotel  
14 storeys

2035 Kennedy  
9 storeys (approved)

2035 Kennedy  
40 storeys (approved)











