

## **347, 357 and 375 Kennedy Road– Official Plan Amendment and Zoning Amendment Application - Preliminary Report**

Date: April 7, 2022

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Scarborough Southwest

**Planning Application Number:** 21 235806 ESC 20 OZ

**Related Applications:** 21 235814 ESC 20 SB

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 347, 357 and 375 Kennedy Road. The application proposes the conversion of the lands designated *General Employment Areas* to *Mixed-Use Areas* and *Parks* to facilitate the creation of a new transit oriented community with mid-rise and tall buildings, with office, retail and residential uses as well as a new public park and a network of new public roads.

The proposed development would include a total of seven buildings: four towers ranging in heights from 37 to 48-storeys, one 14-storey building and two mid-rise buildings that are 8-storeys in height. A total of 170,037 square metres of gross floor area is proposed, resulting in a gross density of 3.96 times the area of the lot. The total gross floor area includes, 163,716 square metres of residential gross floor area, 5,043 square metres of retail gross floor area and 1,278 square metres of commercial/ office gross floor area. A total of 2,345 residential units are proposed.

Staff are currently reviewing the application in the context of the statutory review of the Official Plan which includes the current Municipal Comprehensive Review. The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 347, 357 and 375 Kennedy Road together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.
3. Staff be directed to review the application, which includes the proposed conversion of the subject lands from *General Employment Areas* to *Mixed Use Areas* and *Parks* for the purpose of permitting residential development, concurrently and in the context of the statutory review of the Official Plan, which includes the Municipal Comprehensive Review that has been commenced by the City Planning Division.

## FINANCIAL IMPACT

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## THE SITE

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**Description:** The site is generally triangular in shape and has an area of 42,959 square metres. The site has a frontage of approximately 162 metres on Kennedy Road and 170 metres on the service road to the immediate east of Kennedy Road, below the Kennedy Road overpass.

The site is located in an area where there are a number of recent development applications, notably:

- Official Plan Amendment and Zoning Amendment applications for 3583 to 3595 St. Clair Avenue East and 641 to 663 Danforth Road;
- Draft Plan of Subdivision application for 641 to 663 Danforth Road and 3585-3595 St. Clair Avenue East;
- Zoning Amendment application for 411 to 415 Kennedy Road/636 to 646 Danforth Road; and
- Rental Housing Demolition & Conversion for 636 to 646 Danforth Road.

Together these applications form a coordinated master plan redevelopment of the area known as "Scarborough Junction". This proposed development is located to the north and the immediate east of the subject site.

To the immediate north of the subject site there is an Employment Conversion Request for 399 Kennedy Road (Request No. 065).

**Current Use(s) on Site:** 347 Kennedy Road contains a 1-storey warehouse building, approximately 24,000 square feet in size; 357 Kennedy Road contains a 1-storey warehouse, office and storage building, approximately 20,600 square feet in size; and 375 Kennedy Road contains a large 1-storey warehouse building, approximately 204,000 square feet in size. The existing tenants operating on the site employ approximately 74 full-time employees and additional part-time staff employed as needed during busy periods.

### **Official Plan Designation:** *General Employment Areas*

The current application is located on lands shown as *Employment Areas* on Map 2 of the Official Plan and General Employment Areas on Map 20 (see Attachment 5).

**Zoning:** The subject site is zoned E 1.0 in the City of Toronto Zoning By-law 569-2013, see Attachment 6 of this report for the Zoning By-law Map. This Employment Industrial zone allows for a mix of industrial and manufacturing uses. The maximum permitted density is 1.0 times the area of the lot.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

**Employment Conversion Request:** An Employment Conversion Request was submitted for 347, 357 and 375 Kennedy Road on August 3rd, 2021 and is currently under review.

347, 357 and 375 Kennedy Road was included in Group 1 of the Preliminary Assessments for Employment Conversion Requests. The staff report can be found here:

<http://www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-174786.pdf>

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend the Official Plan to redesignate the subject site, currently designated *General Employment Areas*, to *Mixed Use Areas* and *Parks*. The applications would also permit three development blocks containing seven buildings which include two 8-storey mid-rise buildings, one 14-storey building, and four towers with heights of 37-storeys, 39-storeys and two 48 storey buildings. The podiums of the proposed buildings range from 1-storey (for some elements) to 6-storeys in height.

The subject site would be organized into five development blocks through the Draft Plan of Subdivision Application. Block 1 is the northern block and would contain four

buildings, one 8-storey, one 37-storey and two 48-storey buildings, 1,552 residential units and 1,821 square metres of retail space. Block 2 is the central block and would contain one 8-storey building and one 39 storey building, 651 residential units and 2,508 square metres of retail space. Block 3 would contain one 14-storey building with 142 residential units, 714 square metres of retail space and 1,278 square metres of office space. Block 4 is the park block which would be approximately 3,137 square metres in size. Block 5 is the rail setback block which would be 8,003 square metres in size. Block 6 is the public road dedication which would be 10,031 square metres in size and have a right-of-way width of 23 to 25.5 metres.

**Density:** 3.96 FSI

**Dwelling Units:** 2,345 total units including, 1,262 one-bedroom units (53.8%), 824 two-bedroom units (35.1%), 232 three-bedroom units (9.9%) and 27 townhouse units (1.2%).

### **Access, Loading and Parking**

Vehicular access would primarily be provided via private roads that connect to the proposed public roads for Blocks 1 and 2. The vehicular access for Block 3 would be from the existing service road below the Kennedy Road overpass. Each building has a Type 'G' loading space at the ground level and internalized to the building. The development proposes four levels of underground parking for Block 1, three levels of underground parking for Block 2 and two levels of underground parking for Block 3. For Blocks 1 and 2, the underground parking is shared between the buildings proposed on the respective Block.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context.

### **Reasons for the Application**

The Official Plan and Zoning By-law Amendment application proposes a mixed-use development on lands currently identified for employment purposes. An amendment to the Official Plan, should the conversion of the lands be deemed appropriate, is required to remove the site from *Employment Areas* on Map 2 Urban Structure Plan and to convert the site from *General Employment Areas* to *Mixed Use Areas* and *Parks*.

The Zoning By-law Amendment application is required because the proposed development does not comply with the land use permissions and other applicable provisions under the City of Toronto Zoning By-law 569-2013 as amended. Should the conversion of the lands be deemed appropriate, the rezoning application would facilitate site-specific permissions related to the proposed development including the land uses,

density, building height and building envelope, parking and loading requirements, among other performance standards.

The Draft Plan of Subdivision application is required to establish to appropriate development blocks that would contain the new buildings, public streets and public park.

## COMMENTS

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### Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. Staff will proceed to schedule a community consultation meeting for the applications together with the local Ward Councillor and in consultation with City Planning Strategic Initiatives and Policy Analysis staff managing the current Municipal Comprehensive Review process.

At this stage in the review, the following preliminary issues have been identified:

- Staff will review the proposed development for its conformity with the applicable provincial legislation, particularly as it relates to employment areas and their conversion, and for conformity with Official Plan policies, including the Conversion and Removal Policies for Employment Areas.
- Should the proposed non-employment uses be determined to be appropriate for this site through the Municipal Comprehensive Review process, the suitability of the proposed heights, density and built form will be assessed based on the PPS, Growth Plan, the City's Official Plan policies, and urban design guidelines.
- Staff will evaluate if the proposed development is contextually appropriate and fits within its planned and built context.
- Staff will review the appropriateness of the proposed density on the site at 3.96 gross FSI.
- Staff will evaluate the proposed heights and massing, including setbacks, stepbacks and separation distances in relation to the existing and planned built-form context for the area.
- Staff will review the locations of tall buildings, base building heights, streetwall heights, the proposed mix of building types and transition to the surrounding context.
- Staff will evaluate the compatibility of the proposal with surrounding *Neighbourhoods*, including transition, scale, light and privacy impacts.
- Staff will assess the proposed public realm network including elements such as, streets (public and private), parks, POPS, open space related to the required rail setback, pedestrian and cycling connections, potential public art locations, integration with and connections to the adjacent proposed developments and connections to the Scarborough GO Station.
- Through the evaluation of the public realm, the proposed park location and size will be reviewed and feedback will be provided through the application review process.
- Should the proposed residential uses be determined appropriate for the site, staff will further evaluate the proposed unit mix, unit sizes and additional building and site

design elements to support a broad range of households, including families with children and affordable housing.

- Staff will examine the applications for the inclusion of an affordable housing component should residential use permissions be deemed appropriate for the site.
- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Staff will determine if new infrastructure or any improvements to the existing infrastructure are required.
- Staff are evaluating the sunlight access study and pedestrian level wind study to help assess the impacts of the proposed height and massing on the pedestrian environment and surrounding lands and identify any appropriate mitigation measures.
- Staff are reviewing the Rail safety Assessment and Transportation Noise and Vibration Assessment submitted by the applicant and will evaluate the proposed mitigation measures.
- Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The review will place close attention to the compatibility with the adjacent development known as Scarborough Junction.
- The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2 of the TGS or higher.
- In the event the City accept in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

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Tyler Hughes, Planner, Tel. No. 416-396-3266, E-mail: [Tyler.Hughes@toronto.ca](mailto:Tyler.Hughes@toronto.ca)

### **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context

Attachment 2: 3D Model of Proposal in Context

Attachment 3: Location Map

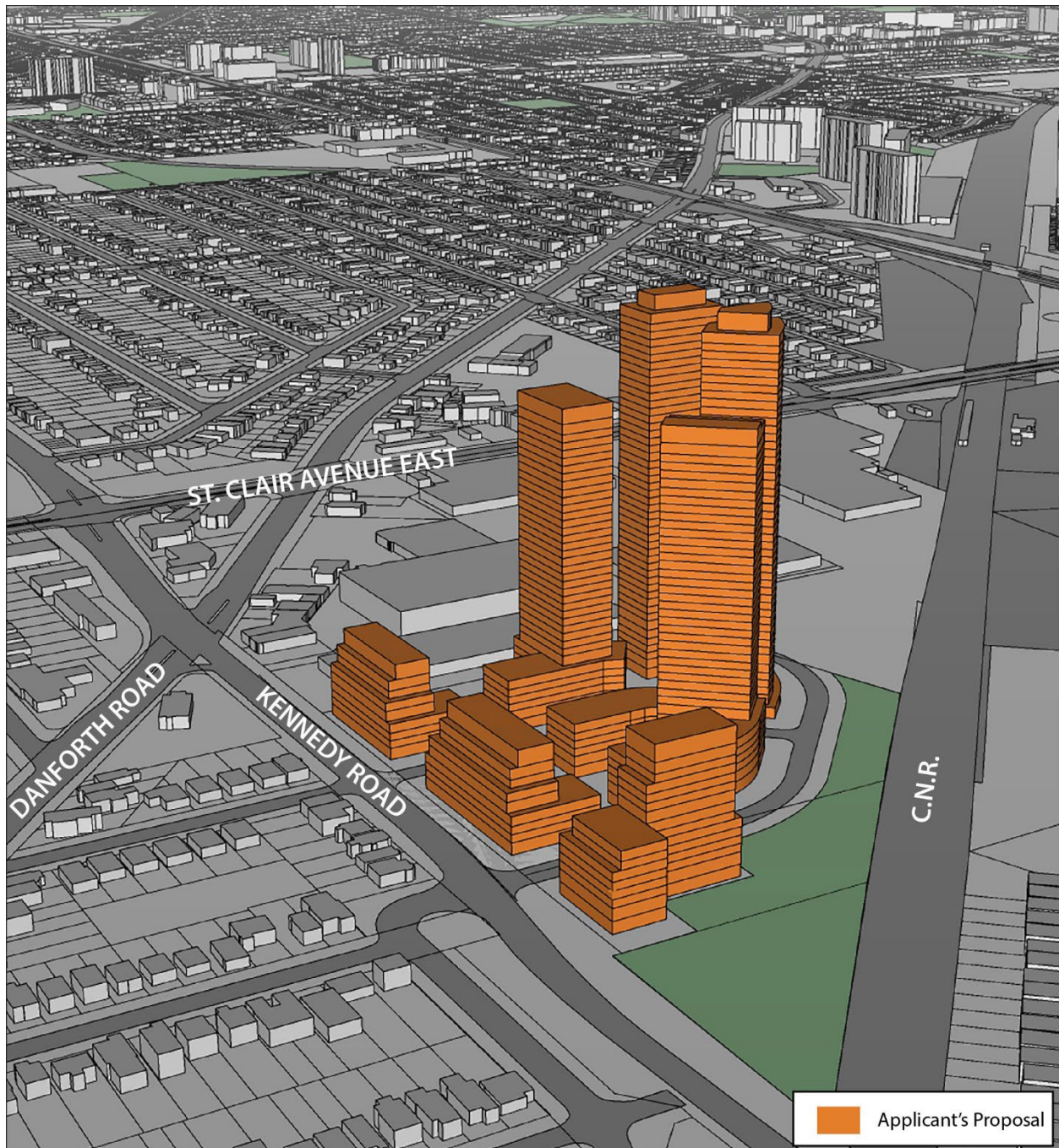
Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Zoning Map



## Attachment 1: 3D Model of Proposal in Context - Looking Northeast



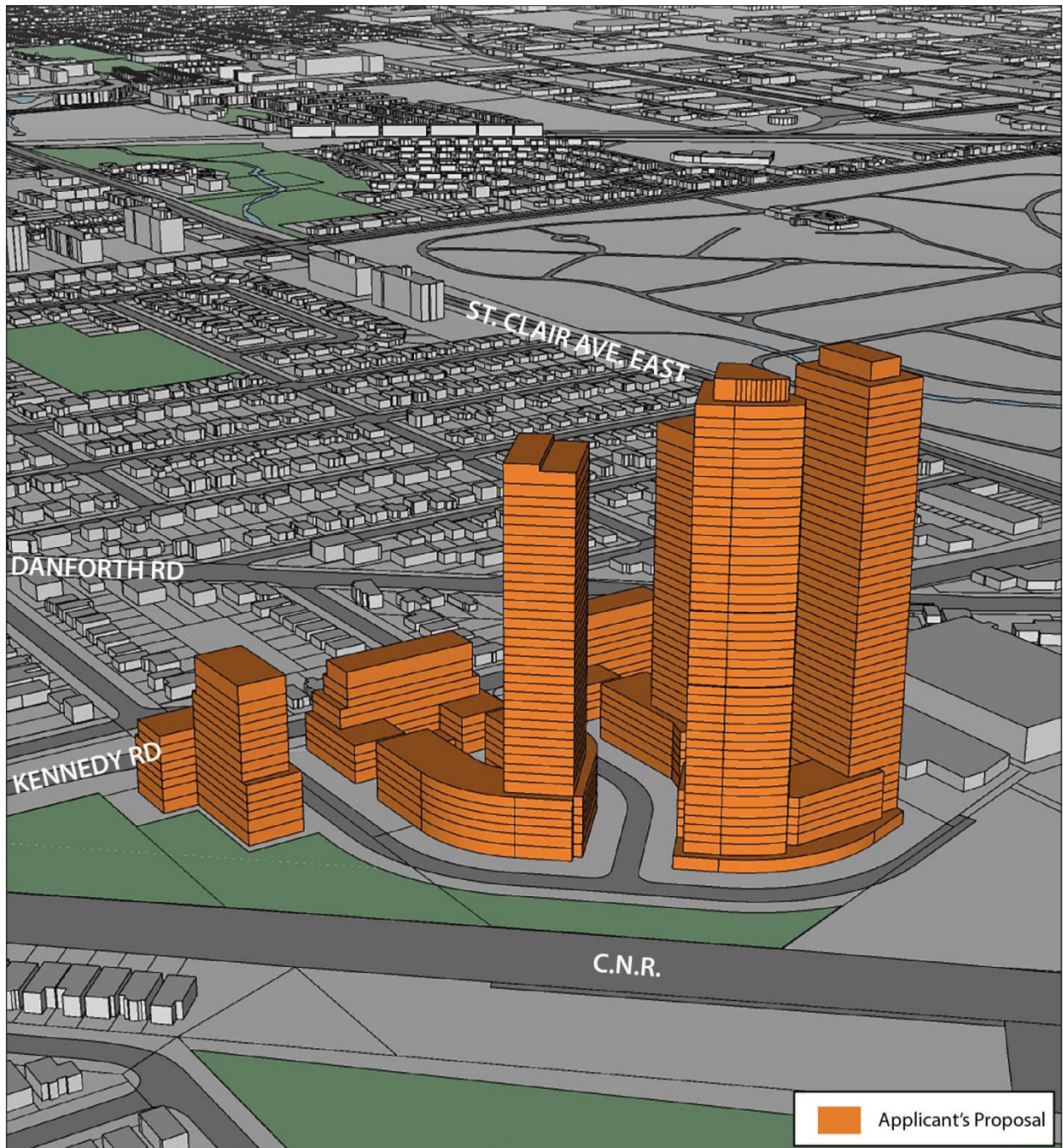
View of Applicant's Proposal Looking Northeast



03/08/2022



## Attachment 2: 3D Model of Proposal in Context - Looking Northwest

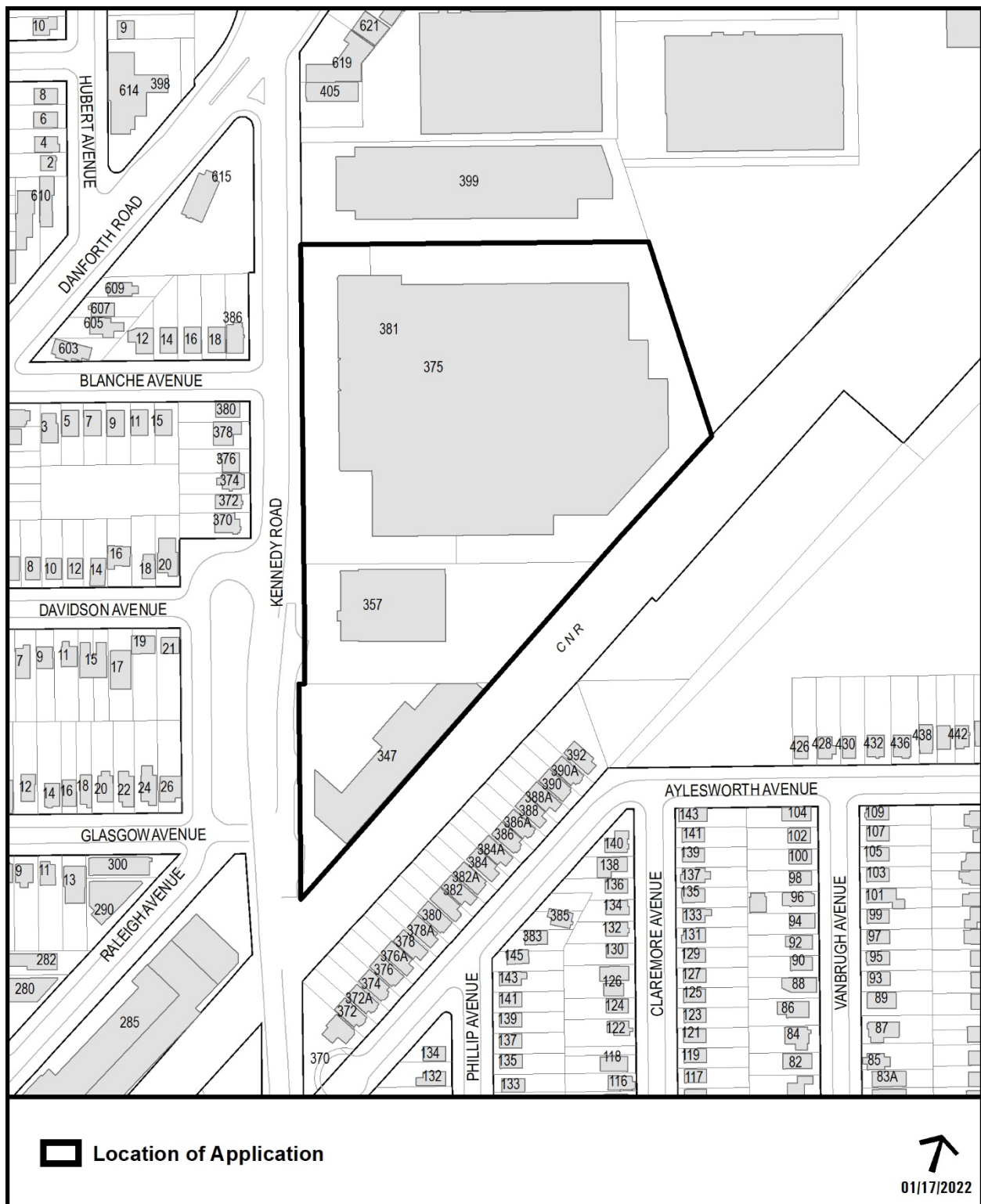


View of Applicant's Proposal Looking Northwest

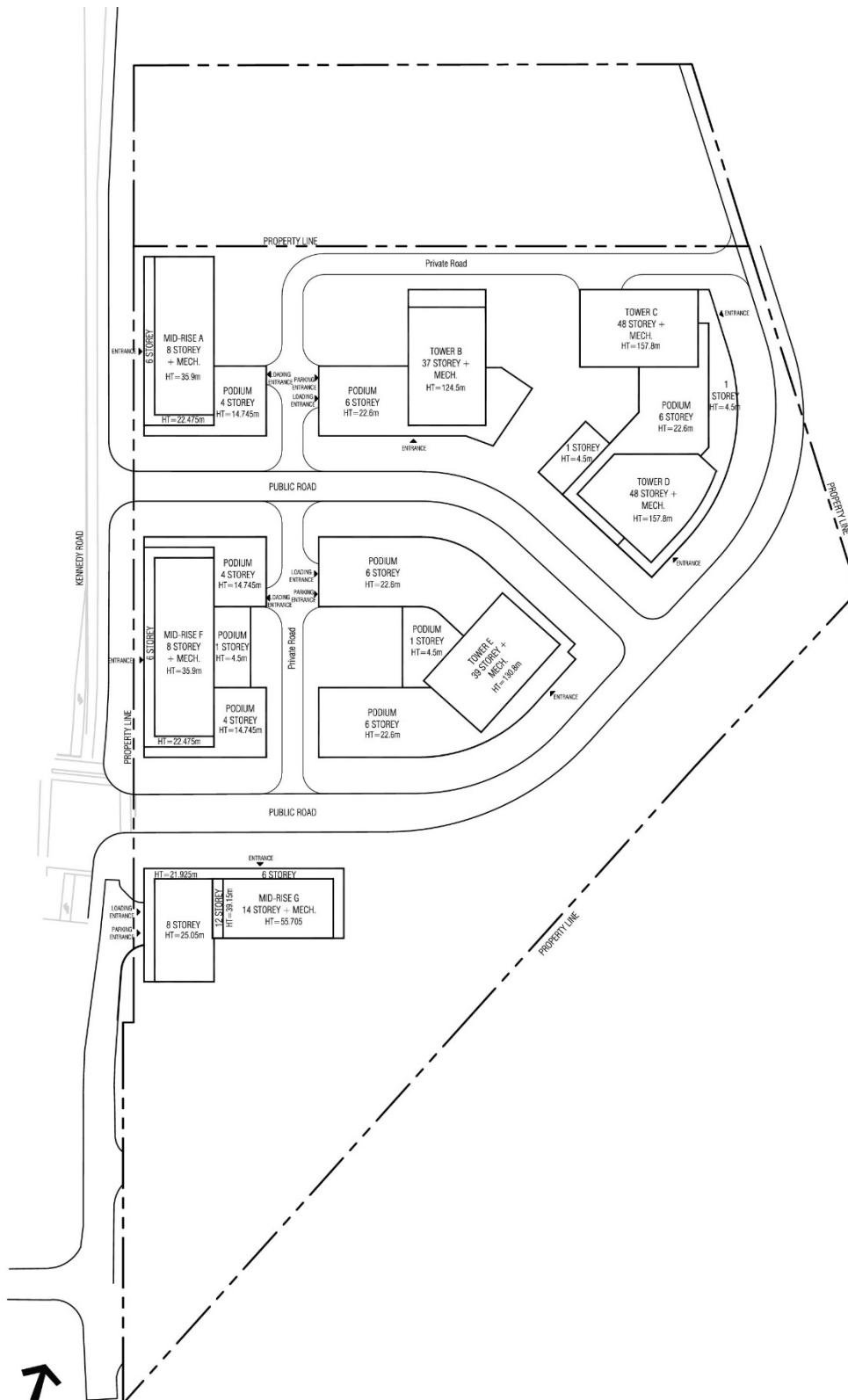


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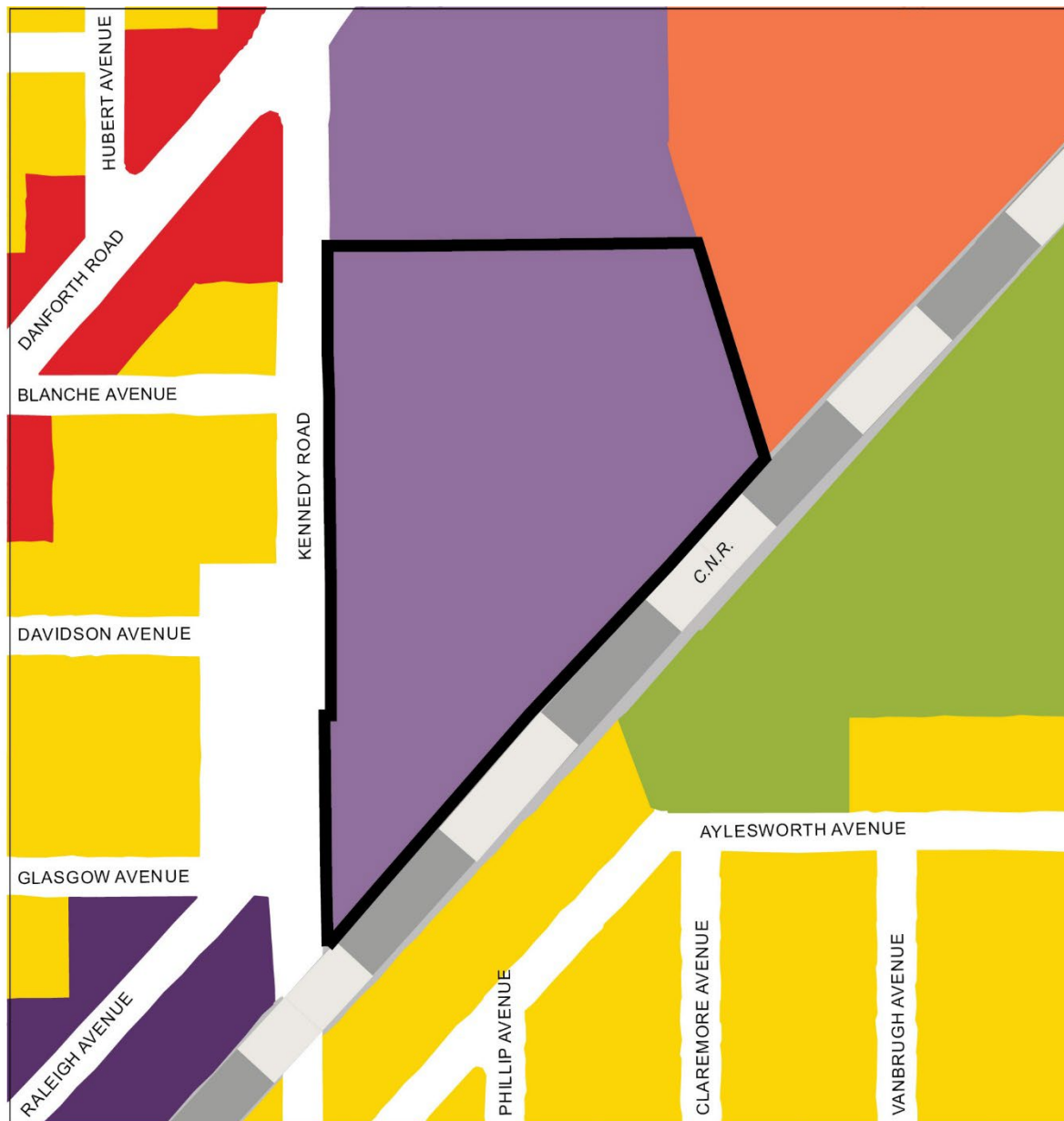
## Attachment 3: Location Map



## Attachment 4: Site Plan



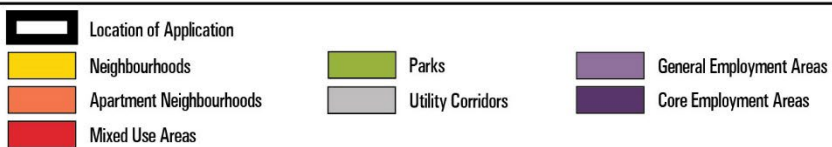
## Attachment 5: Official Plan Map



Official Plan Land Use Map 20

347 to 375 Kennedy Road

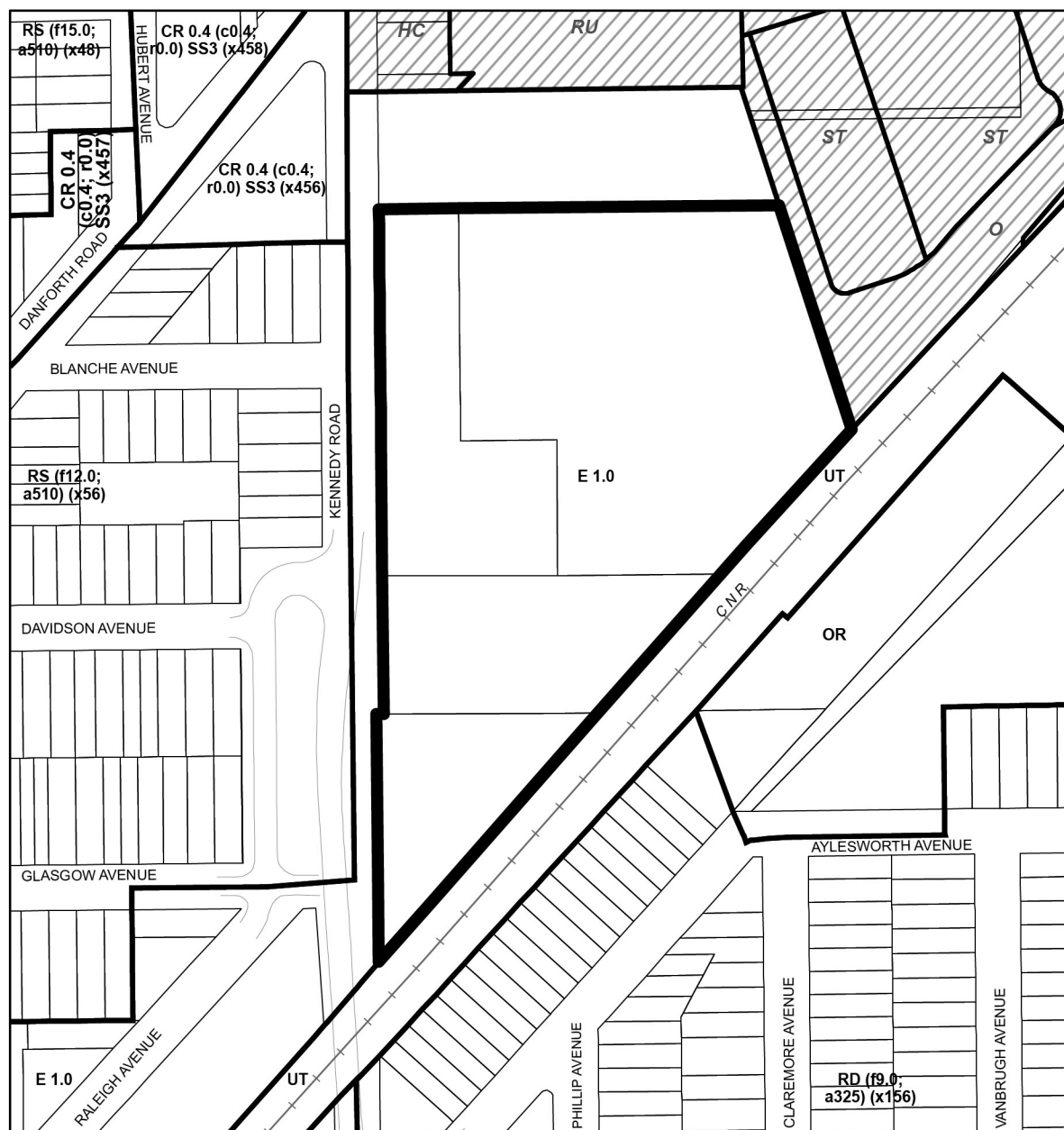
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## Attachment 6: Zoning By-law Map



**Zoning By-law 569-2013**

**347 to 375 Kennedy Road**

File # 21 235806 ESC 20 02

Location of Application

**RD** Residential Detached  
**RS** Residential Semi-Detached  
**CR** Commercial Residential  
**E** Employment Industrial  
**OR** Open Space Recreation  
**UT** Utility and Transportation

See Former City of Scarborough Kennedy Park Community By-law No.9276 and Employment District By-law No.24982 (Birchmount Park)

**ST** Street Townhouse Residential  
**OP** Major Open Spaces  
**P** Park  
**RWY** Railway Corridor Zone  
**HC** Highway Commercial Zone  
**RU** Recreational Zone



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 Extracted: 01/17/2022