

3447 Kennedy Road Planning & Housing Committee

OPA No. 653
Employment Conversion Request (No. 085)

July 5, 2023





SUBJECT SITE

3447 Kennedy Road
City of Toronto

CONTEXT MAP



EXISTING CONDITIONS

3447 Kennedy Road

- A two-storey office building within the west portion of the site near Kennedy Road with a connected single-storey employment condominium extending east towards the rear of the property
- Contains surface parking and loading facilities surround the exterior of the building
- Comprises of an assortment of landscaping along the property boundaries
- Located along a Major Street (Kennedy Road), which serves as a major north-south regional corridor



View facing East, across from Kennedy Road towards the Subject Site

EXISTING CONDITIONS



Area context, to the north of the Subject Site along Kennedy Road



Area context, to the south of the Subject Site along Kennedy Road

SURROUNDING AND EXISTING USES

1. Place of Worship
2. Commercial/Retail
3. Place of Worship
4. Car Repair and Service
5. Gasoline Station
6. School
7. Drug Store
8. Car Repair and Service
9. Commercial Shopping Centre
10. Milliken GO Station
11. Construction Material Supplier
12. Storage Facility
13. Manufacturer
14. College
15. Industrial/Warehouse
16. Industrial/Warehouse
17. Industrial/Warehouse
18. Low-Density Residential Uses

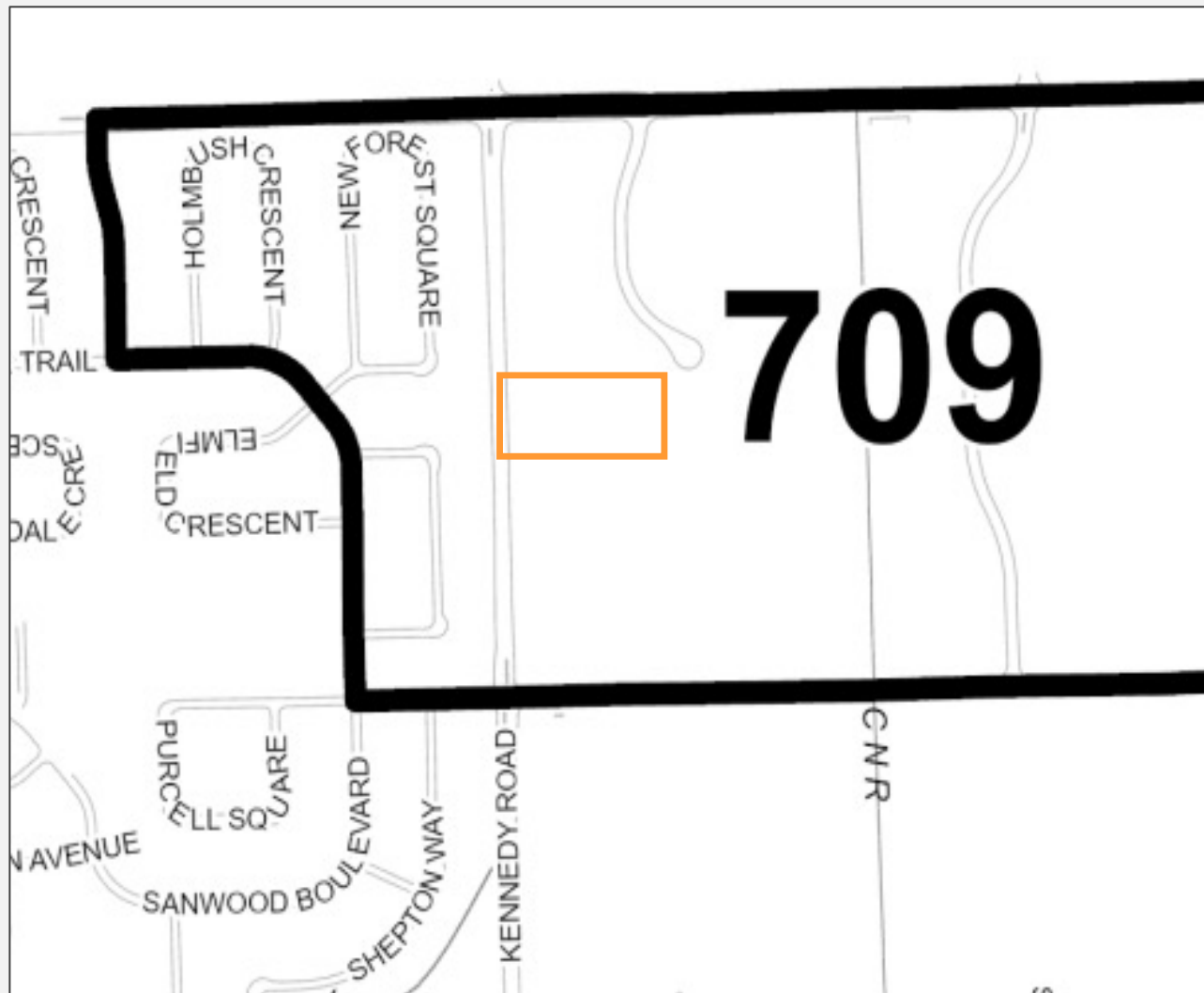


OFFICIAL PLAN AMENDMENT 575

Milliken Major Transit Station Area

Site and Area Specific Policy 709

- The Subject Site is located within the Council-approved Milliken Station MTSA, which is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.



TORONTO OFFICIAL PLAN

Map 19 - Land Use Plan

- This General Employment Area has direct adjacency to Residential and Regeneration Areas (recently redesignated to Mixed Use Areas and Employment Areas).
- The proposed conversion will not affect the integrity of the interior of the Employment Area.

