

565 Kennedy Road – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: June 24, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 23 233851 ESC 20 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit the construction of a 9-storey mixed use building located at 565 Kennedy Road. The application proposes a total gross floor area of 8,430 square metres and will contain 113 residential dwelling units, 220 square metres of ground-level retail, 32 vehicular parking spaces and 114 bicycle parking spaces.

The proposed development is consistent with the Provincial Policy Statement and conforms with the Growth Plan. The proposal amends the *Neighbourhoods* designation of the Official Plan to *Mixed Use Areas* to provide for intensification and reurbanization of an underutilized site on a surface transit route in a compact built form that is contextually appropriate.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law and include a Holding (H) provision which will ensure that outstanding engineering issues are resolved to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to permitting development on the subject lands.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan, for the lands at 565 Kennedy Road substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend Zoning By-law 569-2013, as amended, for the lands at 565 Kennedy Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

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.

DECISION HISTORY

The application for the property at 565 Kennedy Road was deemed complete on April 11, 2024. A community consultation meeting was conducted on May 30, 2024.

THE SITE

Description: The site is generally rectangular in shape and is located at the north-east corner of Kennedy Road and Summer Drive. The site is approximately 1,898 square metres in area and has a frontage of 42 metres along Kennedy Road and 38 metres along Summer Drive. Please see Attachment 2 for a Location Map.

Existing Use: The site is currently occupied by an existing 1-storey motel which has been converted into 9 condominium units.

Surrounding Land Uses:

North: To the north of the Site are detached houses ranging from 1-2 storeys, a car dealership and two blocks of 4-storey townhomes. Further north is an LPAT approved residential development (599-613 Kennedy Road) which consists of a 10-storey residential building with 215 apartment dwelling units (File No. 16 270250 ESC 35 OZ). The corresponding Site Application (19 121941 ESC 20 SA) is currently under review with the City.

South: A car dealership and a 2-storey commercial plaza are located to the south of the Site.

East: To the east of the Site is a low-rise residential neighbourhood consisting of detached houses ranging from 1-2 storeys.

West: To the west of the Site, across Kennedy Road, is the Pine Hills Cemetery.

THE APPLICATION

Description: The application proposes to amend the Official Plan and Zoning By-law to permit a mixed-use building.

Height: The proposed building is 9-storeys (32.32 metres including mechanical).

Density: The proposal has a density 3.83 FSI.

Dwelling Units: The proposed building includes 113 residential units, comprised of 80 one-bedroom units (71 percent), 21 two-bedroom units (19 percent) and 12 three-bedroom units (11 percent).

Access, Parking, and Loading: The proposed vehicular access to the site is from Summer Drive via a ramp at the east side of the site. One Type 'G' loading space is provided on site. The proposal includes one level of underground parking with a total of 31 vehicle parking spaces, including 5 visitor parking spaces and 2 accessible parking spaces. A total of 114 bicycle parking spaces will be provided, including 8 spaces for visitors.

Additional Information: See Attachments 1, 2, 3 and 4 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law map, respectively.

Reasons for Application: An Official Plan Amendment is required to change the land use designation of the Site from *Neighbourhoods* to *Mixed Use Areas* in order to facilitate the proposed development. A Zoning By-law amendment is required to increase the permitted height and density, as well as to revise other development regulations as necessary to accommodate the proposed development.

APPLICATION BACKGROUND

Application Requirements

In addition to architectural drawings and plans, the following reports/studies were submitted in support of the application:

- Tree Inventory and Preservation Plan Report
- Functional Servicing and Stormwater Management Report
- Planning Rationale and Community Services and Facilities Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Pedestrian Level Wind Study
- Hydrogeological Assessment
- Housing Issues Report

The submitted materials, including the reports listed above are available on the City's

Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5372285&pid=590955>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The subject site is designated *Neighbourhoods* and Kennedy Road is identified on Map 3 as a Major Street with a planned 30 metre right of way. Please see Attachment 3 for an excerpt from the Official Plan land use map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned Residential Multiple RM (u9) (x169) under Zoning By-law 569-2013, as amended. The RM zone generally permits a range of low-rise residential uses including detached houses, multiplexes, and apartment buildings. The u9 zone label indicates that a maximum of 9 units are permitted on site. The zoning on the site permits a maximum height of 10.0 metres and a maximum lot coverage of 33%. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

For the subject application, Tier 1 of Toronto Green Standard (TGS) Version 4 is required. The TGS is a set of performance measures for green development. Applications for Zoning By-law amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control Application has not yet been submitted.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on May 30, 2024, which approximately 15 people attended. At the meeting, City Planning staff presented the planning policy framework, along with an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Concern about traffic issues resulting from the development;
- Concern about whether the proposed number of parking spaces is sufficient; and
- Concern about height and shadow impact.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments: In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies and planning studies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole.

The proposed Official Plan Amendment to change the site's Official Plan land use designation from *Neighbourhoods* to *Mixed Use Areas* is appropriate for this location given the site context. The proposed uses comply with the policies of the Official Plan for development in *Mixed Use Areas* which is an appropriate designation to be implemented through provisions of the proposed CR Zoning. The proposal also includes ground floor commercial space to help animate the streetscape and provide local services, creating a pedestrian-oriented development in contrast to the existing building.

The proposed development is situated on Kennedy Road, a Major Street characterized by a variety of low-rise buildings on roughly uniform residential lots, with some larger lots, such as the subject site, situated intermittently along the street containing apartment buildings and townhouses. The area is undergoing transition, with new, more intense development occurring to the north and south of the site along a surface transit route with connections to Scarborough GO station to the south and Kennedy Station to the north. Through City Council's recent adoption of the zoning by-law amendment to implement the EHON Main Streets Study, residentially zoned lands along this portion of Kennedy Road is identified for zoning permissions of up to 6 storeys and 60 units.

Public Realm

City Planning staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site and are satisfied that the proposal conforms with the Official Plan.

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion with attention given to the streetscape to ensure that these areas are attractive, comfortable and functional for pedestrians. This can be achieved through landscaping and setbacks that create attractive transitions from the public to private realms.

The proposed development improves the on-site landscaping and the adjacent public realm. The proposal incorporates landscaping and/or a landscape buffer area along all lot-lines. Consistent with Policy 3.1.1.13 of the Official Plan, the relationship of the building to the public realm is an improvement over the existing condition and appropriate given the scale of the proposed development.

Along Kennedy Road, the proposed development provides a 7.38 metre curb-to-building face setback with soft landscaping and pedestrian space proposed within. A similar landscape treatment, but inclusive of street trees, wraps around the site to the south along Summer Drive, within a minimum 8.6 metre curb-to-building face setback. The proposed commercial space provides an active pedestrian frontage along Kennedy Road. Consistent with the Mid-Rise Building Performance Standards' intent for the public realm, the proposed development incorporates a pedestrian perception setback

above the third storey, does not feature protruding below-grade areas, and will be designed to minimize vents and other utility spaces adjacent to the public realm.

Further detailed design of the public realm will be secured during the Site Plan Control process.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and planning studies and/or design guidelines described in the Policy and Regulation Considerations Section of the Report.

This application proposes approximately 8,430 square metres of gross floor area resulting in a floor space index of 3.83 times the area of the lot. Staff consider this level of development acceptable, as it is deployed in a contextually appropriate manner that fits in within the existing and planned context.

The 9 storey mixed-use building proposes a height of 32.32 meters including the mechanical penthouse. The proposed height generally has a 1:1 relationship with the Kennedy Road right-of-way, which has a planned width in front of the subject site of 30 metres and is considered a mid-rise building by the City of Toronto's Official Plan.

The proposed development is adjacent to other lands designated as *Neighbourhoods*, to the north, east, and south. Detached houses are located to the north and east of the site, and an automotive use is located to the south on the opposite side of Summer Drive.

The proposed development falls within a 45-degree angular plane measured from a height of 20 metres from grade and 7.5 metres from the rear property line. Units facing east are set back between 10 and 14 metres from the east property line. From the north, the proposal provides a 3.0 metre ground floor setback and a 2.5 metre step back above the 3rd storey. One unit faces exclusively north on each floor and is set back from the site yard property line at least 5.5 metres at all levels. In both cases the proposed transition is appropriate in context, limiting overlook issues, and stepping back building mass adjacent to lower scale areas. Of note, the relationship of the building to the site to the north intends that the future development of sites on the block north of the subject site may consolidate and take on a more intense building type as provided for by the evolving planning context.

City Planning staff have reviewed this application against the applicable Official Plan Policies with respect to built form and massing and the overall intent of the Mid-Rise Building Performance Standards. It is the opinion of staff that these standards have been met and the proposal is acceptable.

Sun/Shadow and Wind Impacts

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Sun/shadow and wind impacts are reviewed to ensure access to adequate sunlight and suitable wind

conditions. Sun/shadow and wind are impacted by the size, location, and shape of building floor plates, building height, and building setbacks.

A sun/shadow study prepared by Studio JCI demonstrates the shadow impact of the proposed development, as well as incremental shadow impacts above an as-of-right building form. Staff have determined that the development results in very minor shadow impacts on adjacent streets and properties given its height. Impacts on Kennedy Road and Summer Drive are particularly limited and the cemetery lands to the west of the subject site are not in shadow from the proposed development between the shoulder seasons from 9:18 am through the rest of the day. Consistent with Policy 3.1.3.6 and the relevant sections of the Mid-Rise Guidelines, the proposed development has been designed to appropriately limit shadow impacts on the public realm and surrounding properties, having regard for the utility of such spaces. The proposed development also maintains a minimum of 5 hours of continuous sunlight on the Kennedy Road right-of-way.

City Planning staff have reviewed the pedestrian level wind study prepared by SLR Consulting (Canada) Ltd. in support of the application and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study indicates that wind conditions on the site, including the entrances, are generally expected to be suitable for the intended use year-round. Wind control measures are recommended at the northwest and southwest corners as well as the rooftop terrace.

Unit Mix

The application proposes a total of 113 dwelling units, which includes 80 one-bedroom (71%), 21 two-bedroom (19%), and 12 three-bedroom (11%) units. Staff are satisfied that the unit mix objectives of the Growing Up Guidelines have been adhered to.

Amenity Space

Official Plan Policies 3.1.2.6 and 3.2.2 (f) state that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens, and other types of outdoor spaces. Official Plan Policies 3.2.3 (d) and (e) speak to improving the quality of landscaped open space and outdoor amenity space for new and existing residents. These policies are partially implemented via City-wide Zoning By-law 569-2013, as amended, which requires a combined 4.0 square metres per unit of indoor and outdoor amenity space.

Indoor amenity space is located on the ground floor and roof levels. The outdoor amenity area is proposed on the roof of the building. A total of 537 square metres of amenity space is proposed, comprising 312 square metres of indoor amenity space and 225 square metres of outdoor amenity space. The proposed amenity space meets the City's target of 2 square metres of indoor and 2 square metres of outdoor space per unit.

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control process.

Access, Parking, Loading

A Transportation Impact Study (TIS) was prepared by Nextrans Consulting Engineers in support of the proposal. The TIS concludes that the proposed development can adequately be accommodated by the existing transportation network with negligible traffic impact to the adjacent public roadways. The proposed vehicular access to the site is from Summer Drive via a ramp at the east side of the site. One Type 'G' loading space is provided on site. The proposal includes one level of underground parking with a total of 31 vehicle parking spaces, including 5 visitor parking spaces and 2 accessible parking spaces. A total of 114 bicycle parking spaces will be provided, including 8 spaces for visitors.

Transportation Services staff have reviewed the Transportation Impact Study Report and accepts the methodology and conclusions of the submitted report related to vehicular traffic and the proposed parking supply. The general provisions of Zoning By-law 569-2013, as amended, have been applied with respect to the supply of loading spaces and bicycle parking spaces. Additional comments will be provided through the Site Plan Control process.

Road Widening

In order to satisfy the Official Plan requirement of a 30 meter right-of-way for this segment of Kennedy Road, a 3.41 meter road widening along the Kennedy Road frontage of the subject site is required and is proposed to be conveyed to the City with this application. No additional land is required for Summer Drive.

Servicing

The applicant submitted a Functional Servicing Report with their proposal which was reviewed and commented on by Engineering and Construction Services staff. Prior to final approval and construction commencing, an updated Functional Servicing and Stormwater Management Report is required for review and acceptance by the Chief Engineer and Executive Director of Engineering and Construction Services to confirm there is sufficient capacity to accommodate the proposed development. as detailed in the Holding Symbol section below.

Parkland

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

As per the submitted Tree Inventory and Preservation Plan Report, this project would require the removal of 12 trees on the subject site (all by-law protected trees).

The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 4, which based on the area of the development site, requires 345 cubic meters of soil volume.

The submission of satisfactory plans/revisions will be a condition of Urban Forestry's sign off on the future Site Plan Control application.

Holding Provision (H)

A Holding provision (H) is recommended to be placed on the lands, where the (H) is not to be lifted to permit the proposed development until the owner submits an updated and acceptable Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services. Should it be determined that upgrades are required to the infrastructure to support this development, the owner will be required to enter into a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure.

The Chief Planner and Executive Director, City Planning Division and their designates have the authority to make decisions on applications to remove Holding provisions. A new application to lift the H will be required and a decision on the application will be made by the Chief Planner or their designate once satisfactory material has been submitted and reviewed.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS (Version 4). The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approvals Process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The subject site is located in an area with several childcare facilities and schools. The Toronto Public Library Kennedy/Eglinton Branch and Albert Campbell Branch provide additional community services in the vicinity of the subject site. The subject site is also served by a variety of parks and open spaces, as well as several indoor community facilities that offer a range of programming.

Schools

The application was circulated to the publicly funded school boards for review. Toronto District School Board (TDSB) has indicated that there may be insufficient capacity at the local schools (Corvette Junior Public School, Robert Service Senior Public School, and Birchmount Park Collegiate Institute) to accommodate students anticipated from this development. In the event Council approves the proposed development, the TDSB requests that conditions be incorporated into the subsequent site plan agreement advising that local schools may not have sufficient capacity. This will be advertised to potential future residents through the erection of a notice sign on site and a warning clause in all offers of purchase for the residential units.

The Toronto Catholic District School Board (TCDSB) has also indicated that there is insufficient space within the local elementary school. Sufficient space exists within the local secondary schools to accommodate additional students. As part of the site plan approvals process, the TCDSB has requested that warning clauses indicating that school spaces are potentially subject to change be included within any agreements of purchase and sale for the proposed units of this plan. A Notice Sign should also be erected on site to this effect.

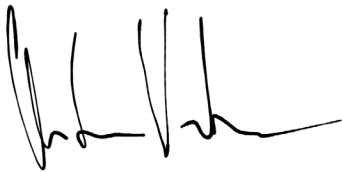
Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent *Neighbourhoods*. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE



Christian Ventresca, MScPl, MCIP, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Simplified Site Plan
- Attachment 8: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 565 KENNEDY RD 1 Date Received: December 8, 2023

Application Number: 23 233851 ESC 20 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment applications for a 9-storey, 29.12 metre (32.32 incl. mech), 8,429.4 square metre, mixed use building with 218.9 square metres of ground floor commercial space. The project proposes 113 residential units, 114 bike parking spaces & 31 vehicle parking spaces. A total of 312 square metres of indoor amenity area and 225.4 square metres of outdoor amenity area is proposed with the indoor amenity areas located on the ground floor and roof level, and the outdoor amenity areas located on the roof level.

Applicant	Agent	Architect	Owner
CHRISTOPHER LANGLEY			2833307 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,897	Frontage (m):	42	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	867		867	867
Residential GFA (sq m):	893		7,056	7,056
Non-Residential GFA (sq m):			220	220
Total GFA (sq m):	893		7,276	7,276
Height - Storeys:	1		9	9
Height - Metres:			29	29

Lot Coverage Ratio (%)	45.68	Floor Space Index:	3.83
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,056	
Retail GFA:	220	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:	9		113	113
Other:				
Total Units:	9		113	113

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			80	21	12
Total Units:			80	21	12

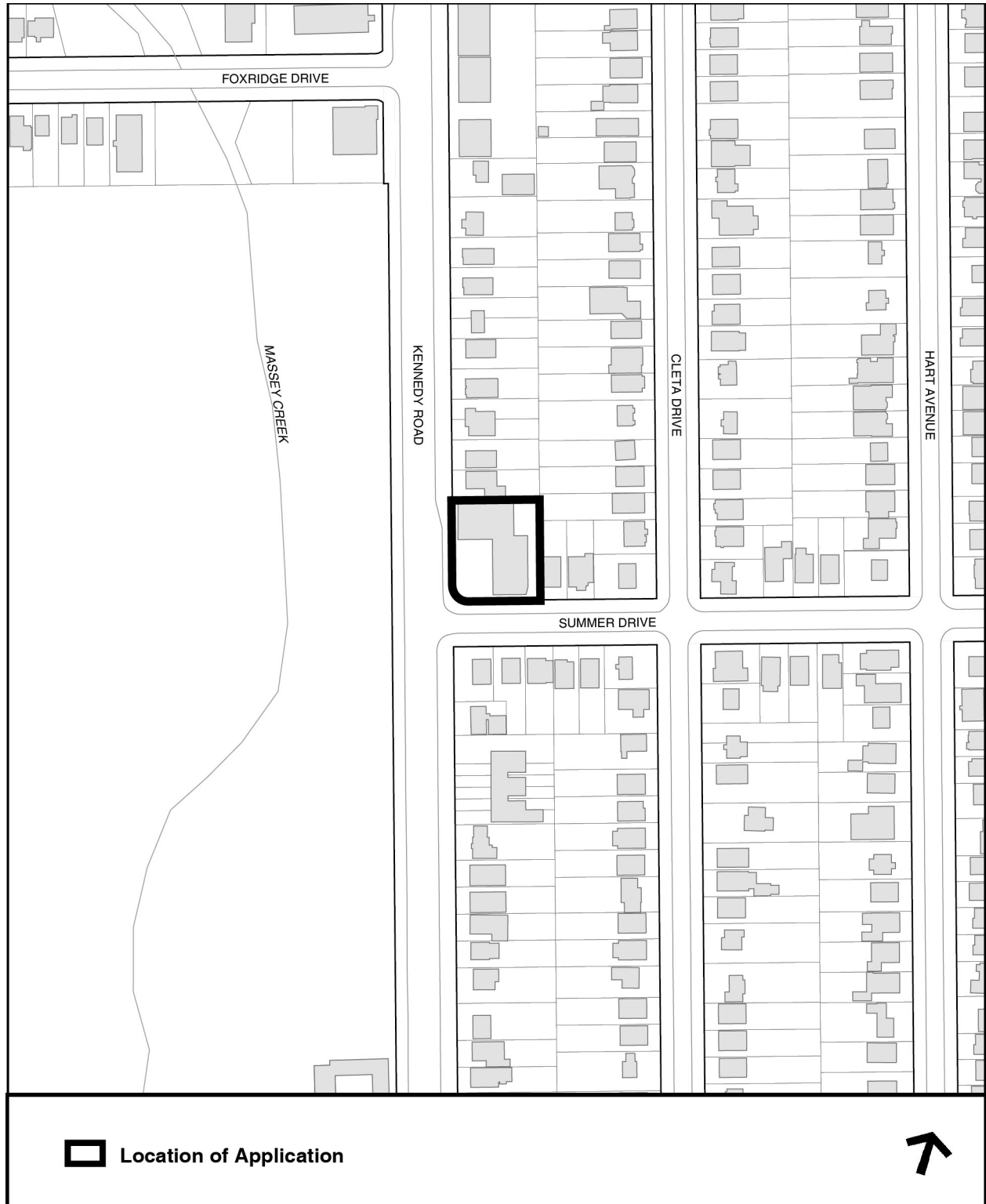
Parking and Loading

Parking Spaces:	32	Bicycle Parking Spaces:	114	Loading Docks:	1
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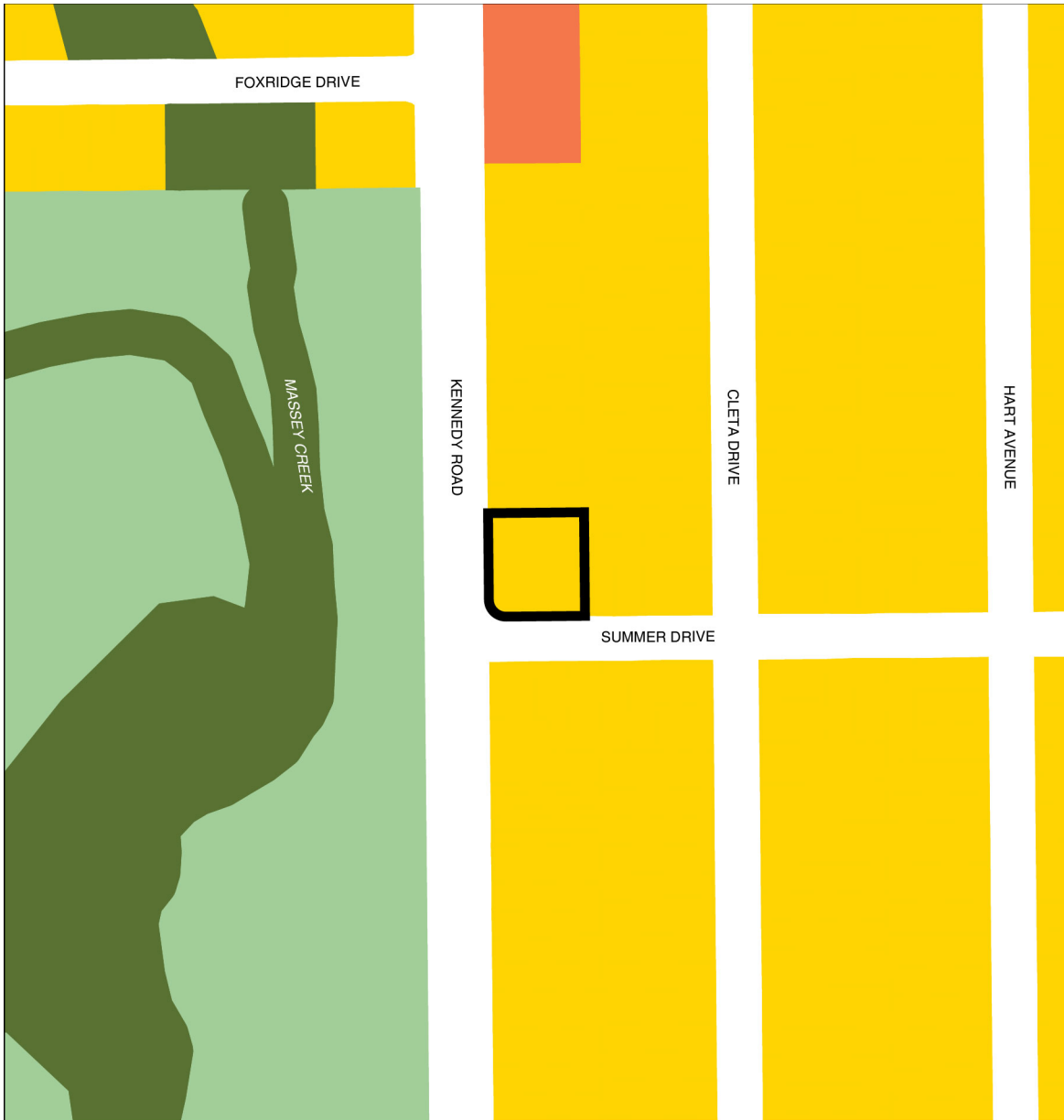
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 20

565 Kennedy Road

File # 23 233851 ESC 20 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

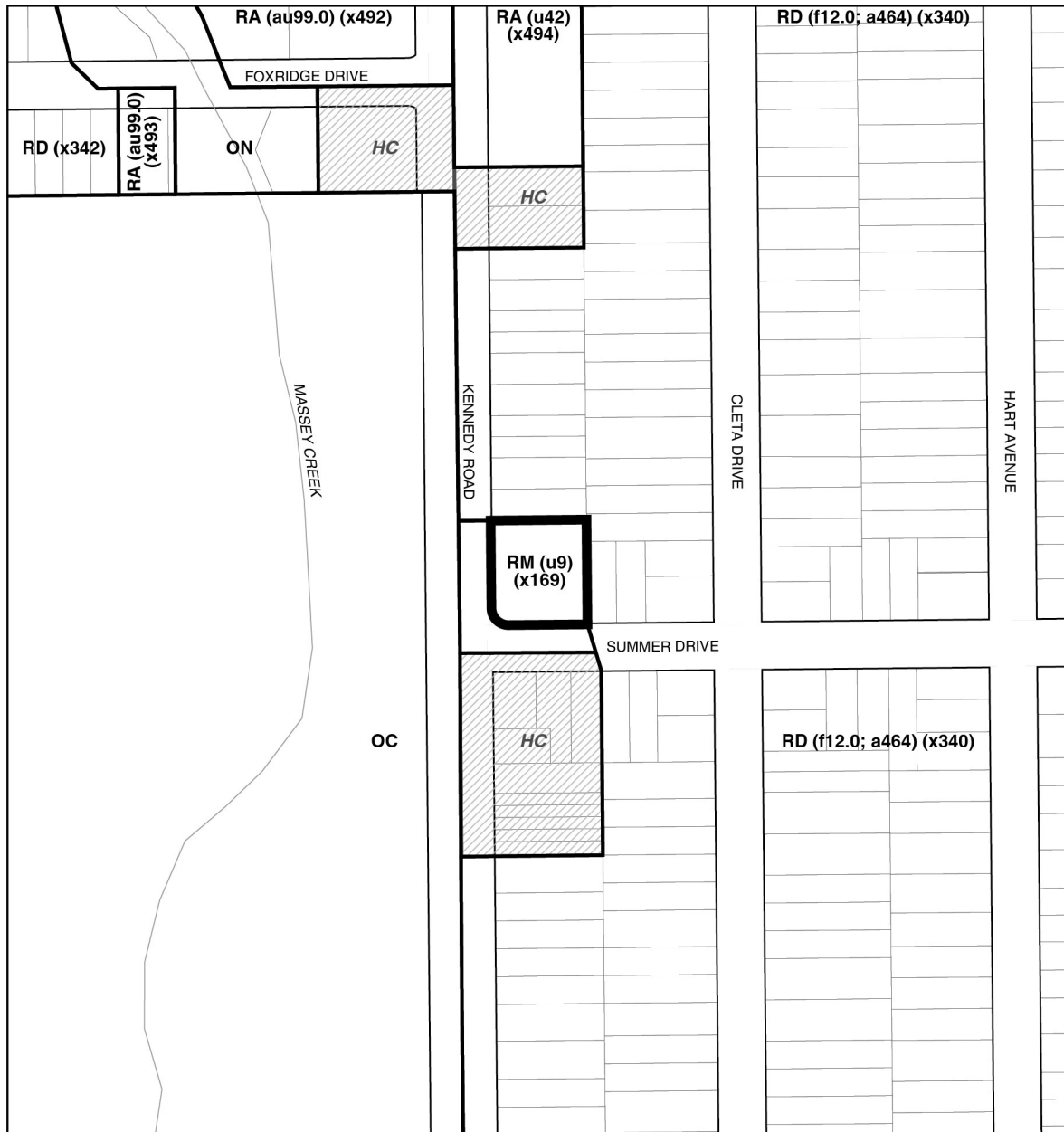
Natural Areas

Other Open Space Areas



Not to Scale
Extracted: 12/11/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

565 Kennedy Road

File # 23 233851 ESC 20 0Z



Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment
ON Open Space Natural
OC Open Space Cemetery



See Former City of Scarborough
 Kennedy Park Community By-law No. 9276

A Apartment Residential
HC Highway Commercial
I Institutional Uses



Not to Scale
 Extracted: 12/11/2023

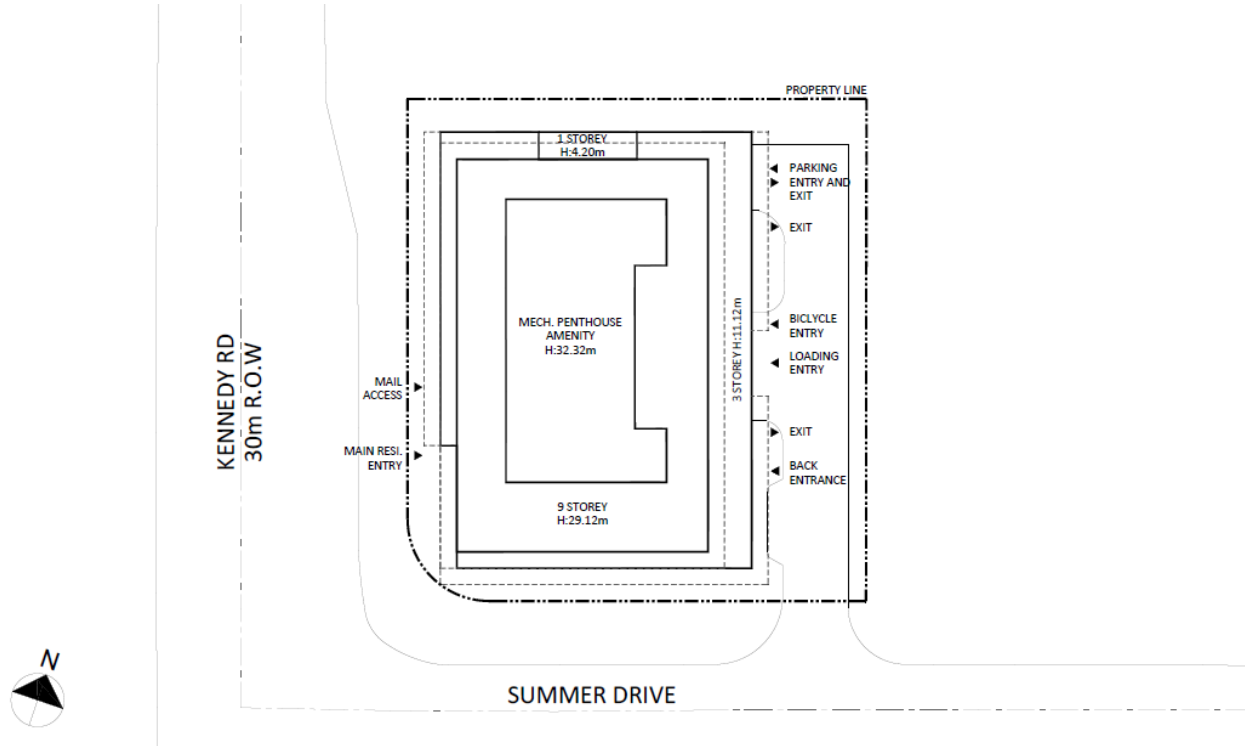
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