

2683639 Ontario Inc. (Kingdom Development)

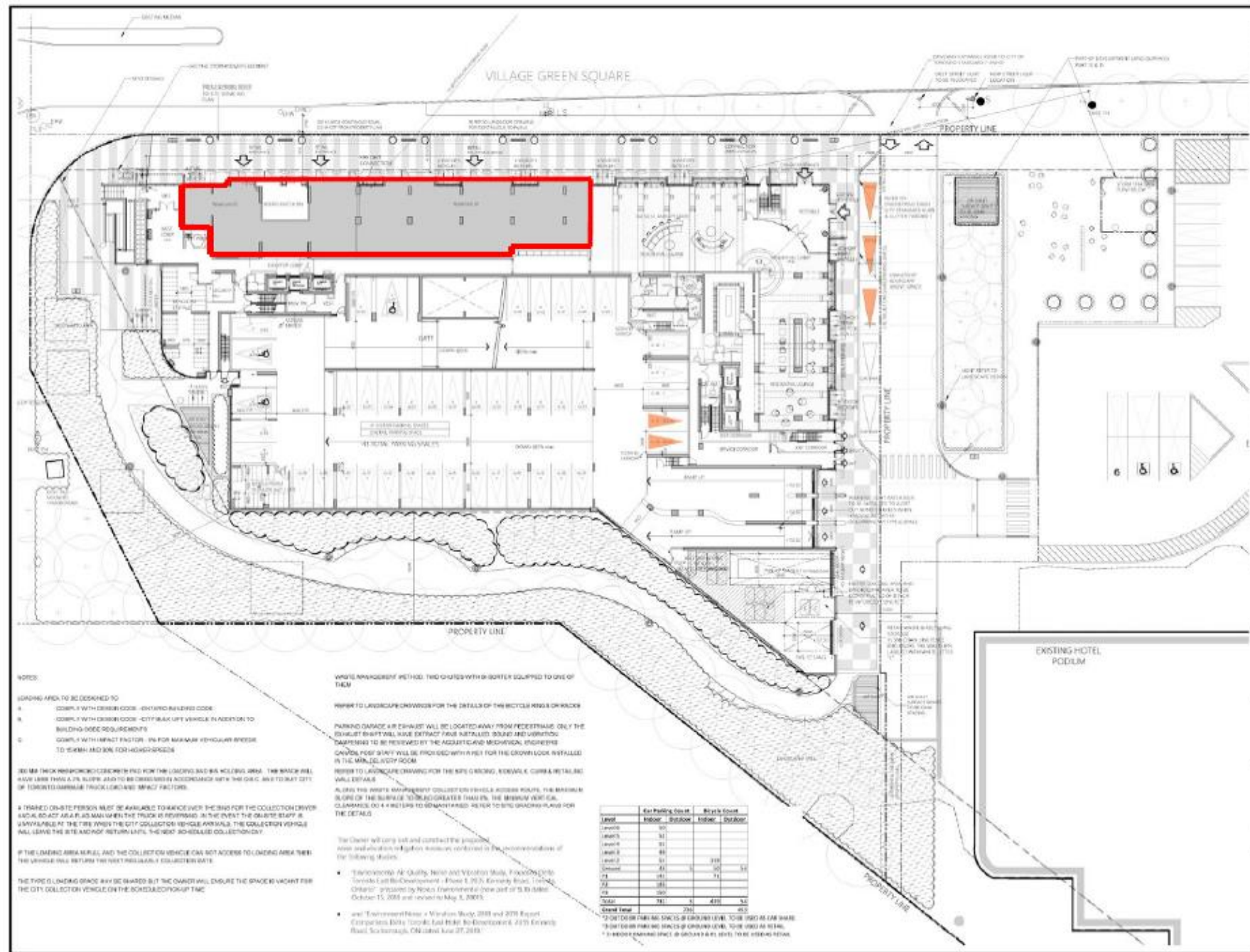
2031 Kennedy Road

January 19, 2024

Site and Area Context



Concept Site Plan



In closing

- ▶ Proposal only relates to 440m² commercial area in the mixed use building (which is already approved and constructed)
- ▶ Currently, only 'retail' is permitted in this space
- ▶ Proposal is to add additional permitted uses including restaurant, take out, personal service, office (including medical and dental)
- ▶ Uses selected so as to not trigger additional parking on site
- ▶ The additional uses proposed for this commercial space are in fact already permitted under the general zone provisions of Commercial/Residential Zones under Former City of Scarborough Employment Districts Zoning By-law No.24982
- ▶ Will assist in achieving mixed use objectives
- ▶ Will provide potential greater variety of new jobs and opportunities for full and part-time employment
- ▶ Will assist in tenant procurement, ensuring space is utilized