



ADAM LAYTON, MCIP, RPP

alayton@goldberggroup.ca

(416) 322-6364 EXT. 2101

February 3, 2025

Toronto City Council
c/o Sylwia Przewdziecki
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Chow and Members of City Council,

**Re: Response to Housing Action Plan: Avenues Policy Review
440-450 Kennedy Road
2441952 Ontario Inc.**

Goldberg Group are the Planning Consultants on behalf of 2441952 Ontario Inc., the 'Owner' of the property municipally known as 440 through 450 Kennedy Road, in the Scarborough district of the City of Toronto (the 'subject property'). The subject property is located at the northwest corner of Danforth Avenue and Kennedy Road, approximately 111 metres south of St. Clair Avenue East, as shown in **Figure 1** below.

Figure 1: Site Context



Source: TorontoMaps

The subject property presently supports a 2-storey commercial plaza, with a surface parking supply accessed from each street. Our Client has an interest in exploring the redevelopment of the lands with higher density, mixed-use building forms.

Within the City of Toronto Official Plan, the subject property is designated within the *Mixed Use Area* land use designation. Kennedy Road, Danforth Road, and St. Clair Avenue East are further identified as *Major Streets*. The subject property is also proximate to the Scarborough GO Station, around which City Council has previously adopted the delineation of a Protected Major Transit Station Area (PMTSA) through the creation of Site and Area Specific Policy No. 624 by Official Plan Amendment No. 570. Kennedy Road serves as the western boundary of the PMTSA, and thus the subject property is just outside of same. Numerous development proposals contemplating high-rise building forms remain under review by the City in proximity to the GO Station and within the PMTSA.

We support the Amendment proposed by City Planning Staff to significantly expand the prevalence of *Avenues* within the City to permit mid-rise development 'as of right'. Notwithstanding this, we note that while St. Clair Avenue East is a proposed *New Avenue*, Kennedy Road is only proposed as a *New Avenue north* of St. Clair Avenue East. In our opinion, there is merit in extending the *Avenue* designation by an additional +/-200 metres south of St. Clair Avenue to terminate at Danforth Road. This extension would capture additional property frontage which is already designated *Mixed Use Area*, would bring the *Avenue* into closer proximity to the GO Station, and would establish a 'transition' zone along the edge of the Scarborough GO PMTSA.

The effect of the inclusion of the additional lands would be to greatly simplify and expedite the approvals process required to facilitate our Client's objectives, thus enabling reinvestment in the community, and facilitating the creation of additional housing supply in close proximity to higher order transit. We have provided a markup of the proposed revision to the Amended Map 2 for the Scarborough Southwest Ward as Appendix 1 to this Letter for your consideration.

We feel this minor change would maintain the intent of the Avenues Review, and would welcome the opportunity to meet with City Staff to discuss the above comments and concerns. We also request to be notified of any further activity or reporting on this matter.

If you have any questions or require additional information, please do not hesitate to contact the undersigned at ext. 2101.

Yours truly,



Adam Layton, RPP, MCIP

cc. 2441952 Ontario Inc.

Appendix 1

Proposed Revision to Map 2: Urban Structure with Proposed New Avenues

