

2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street – Official Plan Amendment and Zoning By-law Amendment Applications – Decision Report – Approval

Date: March 17, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Numbers: 22 222952 ESC 22 OZ and 23 216720 ESC 22 OZ

Related Planning Application Number: 22 222951 ESC 22 SA

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law for the site municipally known at 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street to permit the development of three four-storey (14.6 to 16.9 metres including the rooftop stair enclosures) stacked and back-to-back townhouse buildings containing 68 residential units. The development is proposed to contain approximately 7,700 square metres of residential gross floor area and one level of underground parking with access from a private street off of Collingwood Street.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. It will provide housing options in a low-rise built form, intensifying an underutilized site along a major street, respectful of both the existing and planned context.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street

substantially in accordance with the draft Zoning By-law Amendment included 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 draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review 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

No Council decisions have been made related to the subject lands within the last five years.

THE SITE AND SURROUNDING LANDS

Description

The site is an irregular-shaped parcel located at the southeast corner of Kennedy Road and Collingwood Street with an area of approximately 4,217 square metres. The site is bound by Kennedy Road to the west with a frontage of approximately 40 metres and Collingwood Street to the north with a frontage of approximately 84 metres. See Attachment 2 for the Location Map.

Existing Uses

The site includes two 1.5-storey residential-form buildings containing commercial uses fronting Kennedy Road and three one-storey detached houses fronting Collingwood Street. The detached houses located at 3, 5 and 7 Collingwood Street included a total of four rental dwelling units; however, as of the writing of this report, all four rental dwelling units are vacant.

Surrounding Uses

North: Immediately to the north on the opposite side of Collingwood Street exists a dental office fronting Kennedy Road and a two-storey detached house fronting Collingwood Street. Further north there are a mix of commercial buildings fronting Kennedy Road and a mix of one and two-storey detached houses fronting Gordon Avenue to the northeast of the site. To the northwest, on the opposite side of Kennedy Road exists an 18-storey residential apartment building.

South: Immediately to the south of the site, along Cowdray Court, exist three large one-storey commercial buildings and one three-storey office building. These lands are the subject of development applications which propose a mix of residential, office and commercial uses in several buildings with towers ranging in height from 18 to 40 storeys (file nos. 18 272231 ESC 22 OZ and 18 272239 ESC 22 SB).

East: To the east of the site, along Collingwood Street, exist several one and two-storey detached houses. Access to Collingwood Park and the West Highland Creek can be found at the end of Collingwood Street.

West: To the west, on the opposite side of Kennedy Road, exist one and two-storey detached houses.

THE APPLICATIONS

Description

The applications propose to permit the development of three four-storey stacked and back-to-back townhouse buildings containing a total of 68 residential units, 7,698 square metres of gross floor area, 51 bicycle parking spaces and one level of underground parking containing 79 vehicle parking spaces.

Density

The application proposes to permit a floor space index (FSI) of 1.83 times the area of the lot.

Residential Component

The application proposes 68 dwelling units, consisting of 34 two-bedroom units (50%) and 34 three-bedroom units (50%).

Access, Parking and Loading

The proposal includes a total of 79 vehicular parking spaces located in one level of underground parking, of which 68 are for residents and 11 are for visitors. The underground garage is accessed by way of a private street located off Collingwood Street. A total of 51 bicycle parking spaces are proposed, of which five are short-term located at ground level and 47 are long-term located underground. A Type 'G' loading space is provided off the private street at grade.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: toronto.ca/2221KennedyRd.

Reasons for the Applications

An Official Plan Amendment is required to amend Map 19 of the Official Plan to redesignate 3, 5 and 7 Collingwood Street from *Neighbourhoods* to *Mixed Use Areas*. An Official Plan Amendment is also required to amend the Agincourt Secondary Plan to permit the proposed height and density.

A Zoning By-law Amendment is required to rezone 3, 5 and 7 Collingwood Street from Residential Detached (RD) to Commercial Residential (CR) under city-wide Zoning By-law No. 569-2013, as amended, and to amend several performance standards including height, setbacks, floor spaces index and lot coverage, among other matters, for the entirety of the site.

APPLICATION BACKGROUND

The Zoning By-law Amendment and Site Plan Control applications were submitted on October 27, 2022 and deemed complete on July 20, 2023. The Official Plan Amendment application was submitted on October 25, 2023 and deemed complete on March 30, 2024.

Agency Circulation Outcomes

The applications 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 and to formulate appropriate Official Plan amendments and Zoning By-law amendments.

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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates a portion of the site (2221 and 2223 Kennedy Road) as *Mixed Use Areas* and a portion of the site (3, 5 and 7 Collingwood Street) as *Neighbourhoods*.

See Attachment 3 of this Report for the 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/>

Secondary Plan

The [Agincourt Secondary Plan](#) sets out the policy framework for the post-subway planning vision for the Agincourt area, while providing site specific densities and policies to accommodate development prior to the construction of the Sheppard Subway and other transportation network improvements.

The Agincourt Secondary Plan places two forms of density restrictions on the site. For 2221 and 2223 Kennedy Road, a maximum floor area of 1.0 times the area of the lot is permitted. For 3, 5 and 7 Collingwood Street, a maximum of 100 dwelling units per hectare are permitted on the lot.

Policy 5.3 in the Agincourt Secondary Plan places a height restriction on all buildings abutting, or across the street from single family dwellings, by requiring that the façade facing the dwellings does not exceed three storeys in height.

Official Plan Amendment 778

Council adopted Item [PH18.5 - Housing Action Plan: Avenues Policy Review](#) on February 5, 2025, which will be implemented through the enactment of Official Plan Amendment 778 ("OPA 778"). OPA 778 will make changes to the Official Plan to implement a new vision for the *Avenues* and expand their geography, among other changes.

As it relates to the subject application, OPA 778 proposes to list the segment of Kennedy Road abutting the site as a new *Avenue* on Official Plan Map 2, Urban Structure. This change would direct that development contemplated on the site be up to the height and scale of a mid-rise building. Should there be a policy conflict between OPA 778 and an in force Secondary Plan, the policies of the Secondary Plan prevail.

At the time of writing this report, OPA 778 is not in full force and effect, and while the policies proposed are not determinative in this case they did inform staff's recommendation of the proposal.

Southwest Agincourt Transportation Connections Study

The [Southwest Agincourt Transportation Connections Study](#) (the "Transportation Study") seeks to identify and recommend ways to expand the future transportation network as identified in the Agincourt Secondary Plan.

As it relates to the application, the Transportation Study proposes an alternative street connection from Sheppard Avenue East to Village Green Square by extending Gordon Avenue southward through lands along Cowdray Court to eventually cross below the existing CP Rail corridor. The new street will run parallel to the proposal's east lot line, resulting in a new four-way stop at the Gordon Avenue and Collingwood Street

intersection. The Transportation Study also recommends the construction of new sidewalks on both sides of Collingwood Street and Gordon Avenue, as well as uni-directional bikeways on Gordon Avenue. Construction is anticipated to begin in 2027.

The Southwest Agincourt Transportation Connections Study is satisfying Schedule 'C' Municipal Class Environmental Assessment requirements for the new north-south street, where alternative alignments and designs were assessed to arrive at a preferred design for the street.

Zoning

The western portion of the site is zoned Commercial Residential (CR) subject to Exception 624, and the eastern portion of the site is zoned Residential Detached (RD) under Zoning By-law 569-2013, as amended. Exception CR 624 restricts the permitted uses to an office that is not a medical office, a dwelling unit in a detached house and a private home daycare. The RD zoning category mainly permits residential uses in low-rise building types with some non-residential uses such as library and community centres permitted subject to conditions.

The performance standards associated with the site include minimum setbacks ranging from 0.3 to 9.0 metres, maximum heights of two storeys ranging from 9.0 to 11.0 metres, a maximum lot coverage of 33 percent and a maximum FSI ranging from 0.2 to 0.6 times the area of the lot, among other standards.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Bird-Friendly Guidelines
- Guidelines for the Design and Management of Bicycle Parking Facilities
- Pet Friendly Design Guidelines for High Density Communities
- Streetscape Manual
- Townhouse and Low-Rise Apartment Guidelines

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application (File No. 22 222951 ESC 22 SA) has been submitted for this application and is currently under

review by staff.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was hosted by Development Review staff on October 5, 2023. Notice of the meeting was sent out to all residents within an expanded radius of 150 metres.

There were approximately 16 individuals in attendance, including the Ward Councillor, City staff and the applicant's team. Development Review staff presented the planning policy framework, the application review process and the reasons for the application. The applicant presented the development proposal. Staff received feedback from the meeting, in addition to comments through the Application Information Centre, via email and over the phone.

Comments, questions and concerns raised by members of the public prior to, during and following the meeting include:

- Questions regarding the Agincourt Secondary Plan and the policies associated with the site.
- Questions regarding how the proposal relates to the Southwest Agincourt Transportation Connections Study.
- Questions and concerns about the potential traffic impacts, given that no streetlights exist at the nearby intersections.
- A question as to whether consideration has been had for the inclusion of car-share spaces and EV charging stations in the underground garage.
- A question as to whether consideration has been had for the inclusion of retail space on the ground floor.
- Questions regarding pedestrian safety given the number of children located in the area and proximity to Collingwood Park.
- A question regarding plans to expand the cycling network south of Highway 401, given the inadequacy of the existing network.
- Concerns regarding the existing transit network, noting that Metrolinx does not yet provide all-day service to downtown from Agincourt GO Station.

The comments raised through community consultation have been considered through the review of the application. The proposed draft Official Plan Amendment and Zoning By-law Amendment seek to respond to some of the concerns as follows:

- The development has been planned to align with the road network changes proposed through the Southwest Agincourt Transportation Connections Study.
- Transportation Services staff have reviewed the submitted Transportation Impact Study and agree with its findings. The proposal is expected to generate 24 new two-way trips during the weekday AM peak hour and 27 new two-way trips during the

weekday PM peak hour. A signal warrant analysis was undertaken to assess the need for a traffic signal at Kennedy Road and Collingwood Street. Due to the relatively low traffic volumes expected to be generated by this site, a traffic signal was determined not to be warranted.

- The development has proposed to equip 20 percent of its parking spaces with electric vehicle supply equipment, as required by Toronto Green Standard Version 3.
- Although the development has not proposed the inclusion of retail space, the Draft Zoning By-law does not preclude the future conversion of residential units for non-residential uses, provided they comply with the requirements of Zoning By-law 569-2013, as amended.
- Regarding improvements for pedestrian safety, the development will be required to implement a public sidewalk along the Collingwood Street frontage of the site, in alignment with the Southwest Agincourt Transportation Connections Study design.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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 Planning Statement and Provincial Plans

City staff's review of this application has had regard for the relevant matters of the provincial interest set out in the *Planning Act*. City staff have reviewed the current proposal for consistency with the PPS (2024). City staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

The applications have been reviewed against the Official Plan policies, Secondary Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

As noted above, the western portion of the subject site is designated *Mixed Use Areas*, and the eastern portion is designated *Neighbourhoods*. The application proposes to redesignate the *Neighbourhoods* portion of the site to *Mixed Use Areas*. While not necessary to permit the proposed development of a four-storey residential building, the proposed redesignation is appropriate in this case as it provides greater clarity in determining density permissions pursuant to the Secondary Plan as described below. The subject site has significant frontage on Kennedy Road, a major street. Further, following the construction of the new north-south street abutting the site to the east, the

site will be further distinguished as a *Mixed Use Areas* site from the *Neighbourhoods*-designated lands to the east.

The proposed residential use is in keeping with the City's Official Plan, including the *Mixed Use Area* policies and the policies of the Agincourt Secondary Plan.

Density, Height and Massing

The application seeks to amend the Agincourt Secondary Plan to provide for additional density. The Agincourt Secondary Plan places two forms of density restrictions on the site. For 2221 and 2223 Kennedy Road, a maximum floor area of 1.0 times the area of the lot is permitted. For 3, 5 and 7 Collingwood Street, a maximum of 100 dwelling units per hectare are permitted (i.e. one dwelling unit per 100-square-metre lot). The proposed density equals a total floor area of 1.83 times the area of the lot, while the 68 dwelling units proposed on the 4,217 square metre lot equals a dwelling unit density of 161 dwelling units per hectare (i.e. one dwelling unit per 62-square-metre lot).

The site is partially designated as a *Mixed Use Area* with frontage on Kennedy Road. *Mixed Use Areas* are described as areas anticipated to absorb much of the City's retail, office and service employment, as well as much of the new housing. The site is also partially designated as *Neighbourhoods* with frontage on Collingwood Street. *Neighbourhoods* are described as physically stable areas made up of residential uses in lower scale buildings, including walk-up apartments that are no higher than four storeys.

The application proposes a level of intensification that seeks to find a balance between the objectives of the Agincourt Secondary Plan and the Official Plan. While the application proposes to amend the Agincourt Secondary Plan to permit the proposed density, the application has demonstrated that the density can be adequately and appropriately distributed throughout the site in a manner that is respectful of the of the existing and planned context. The proposal meets the objectives of the Agincourt Secondary Plan which seeks to appropriately and reasonably manage the growth in the Agincourt community. City staff support the proposed density.

Similarly, with regards to the proposed height, the application seeks to exempt the site from Policy 5.3 in the Agincourt Secondary Plan which places a height restriction on all buildings abutting, or across the street from single family dwellings, by requiring that the façade facing the dwellings not exceed three storeys in height.

While the proposed height of four storeys exceeds the height limit in the Agincourt Secondary Plan, staff examined the built form and massing of the buildings and support the proposed heights as it provides an appropriate transition towards the lower scale buildings across Collingwood Road. The proposal also meets the intent and purpose of the Townhouse and Low-Rise Apartment Guidelines.

Unit Mix

The application proposes a total of 68 dwelling units with a proposed unit mix of 34 (50%) two-bedroom units and 34 (50%) three-bedroom units. City staff support the proposed unit mix.

Rental Housing Demolition and Replacement

This application involves the demolition of four rental dwelling units. As less than six rental dwelling units are proposed for demolition, replacement of the demolished rental units is not required. As the existing rental dwelling units are vacant, there are no impacted tenants and a tenant assistance plan is not required.

Public Realm and Streetscape

The application would result in improvements to the public realm along Kennedy Road and Collingwood Street. Along Kennedy Road, three City-owned street trees are proposed within the public boulevard where none exist currently. This would create separation between a portion of the proposed 2.1-metre sidewalk, the dwelling units and the street. Along Collingwood Street, the application proposes to create a 1.8-metre sidewalk along the entirety of the frontage where one does not currently exist. Seven street trees would also be planted along Collingwood Street.

Along the eastern lot line, where the proposed development will front onto the future north-south street connecting from Gordon Avenue, the applicant will create a temporary condition providing future residents with access to their units via a 1.5-metre private walkway connecting from the sidewalk on Collingwood Street. This private walkway will be required to be converted into soft landscaping following the completion of the new north-south street, at which point the units facing the east lot line will front onto the new street and gain access to their units from the public sidewalk along the new street. Several city street trees will also be planted along the new north-south street.

Internal to the site, the private street and pedestrian mews have been designed to be integrated into the public street network, providing safe and comfortable access to and from the site for users of all ages and abilities.

Servicing

The applicant submitted a Functional Servicing Report and a Stormwater Management Report, both dated October 30, 2024. The report concluded that sufficient capacity exists within the existing sewer and stormwater systems, and that no upgrades are required to support the proposed development. City staff have reviewed the documents and are satisfied with the report's conclusion.

Traffic Impact, Access, Vehicle Parking, Bicycle Parking and Loading

The applicant submitted a Transportation Impact Study, dated February 23, 2024, in support of the application. The report concluded that the anticipated traffic generated by

the proposed development can be appropriately accommodated on the existing road network, and that no upgrades are required to support the proposed development. City staff have reviewed the study and are satisfied with its findings.

The subject site currently has one driveway located off of Kennedy Road and three driveways located off of Collingwood Street. Driveway access is proposed to be consolidated into a single access in the form of a private street off of Collingwood Street. City staff are satisfied with the location and configuration of the vehicle access.

The application proposes a total of 68 resident parking spaces and 11 visitor parking spaces for the 68 dwelling units. Three of the parking spaces will be accessible parking spaces. City staff are satisfied with the proposed parking ratio, as it complies with the Zoning By-law requirements.

The application proposes a total of five short-term and 47 long-term bicycle parking spaces, complying with the Zoning By-law requirements for bicycle parking spaces. City staff are satisfied with the proposed bicycle parking ratio.

The Zoning By-law requires that a Type 'G' loading space be provided for buildings that contain 31 to 399 dwelling units. The application proposes on Type 'G' loading space, therefore meeting this requirement.

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

As proposed, the application would require the removal of thirteen by-law protected privately-owned trees located on the subject site, and the removal of two City street trees located within the road allowance of Collingwood Street.

The thirteen by-law protected private trees for removal include one Norway maple tree 70 centimetres in diameter, four Manitoba maple trees of 25 to 38, 38, 65 and 67 centimetres in diameter and five Siberian elm trees of 30, 43, 48, 90 and 92 centimetres in diameter. The proposed demolition, new private street, excavation and regrading necessitate their removal. The planting of three replacement trees (or otherwise cash-in-lieu of planting payment) for each by-law protected private tree removed would be a condition of Urban Forestry's permit issuance, should an application to remove the subject trees be approved.

The two City street trees proposed for removal include a Honey locust tree of 17 to 20 centimetres in diameter and a White cedar tree of 13 to 28 centimetres in diameter. The proposed sidewalk reconfiguration necessitates its removal.

The proposal is also required to achieve the tree planting performance standards in the Toronto Green Standard (TGS) Version 3, which based on the area of the development site (4,217 square metres), requires 766.5 cubic metres of soil volume. The submitted landscape plans specify soil volumes of 870.05 cubic metres, including a combined total of 23 acceptable new trees on the private and public portions of the site. City staff are satisfied with the proposed tree plantings. Details of the tree plantings will be secured in the Site Plan approval process.

School Boards

The Toronto District School Board (TDSB) has advised that the local elementary and secondary schools may not have sufficient space to accommodate additional students, which may be addressed by the use of portables and/or other measures in the future.

The Toronto Catholic District School Board (TCDSB) has advised that both the local Catholic elementary and secondary schools have sufficient space to accommodate additional students.

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 application is required to meet Tier 1 of the TGS. 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 Control process.

Conclusion

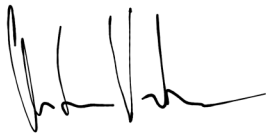
The proposal has been reviewed against the policies of the PPS (2024) and the Official Plan, including the policies of the Agincourt Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024) and conforms to the Official Plan, particularly as it relates to the development criteria for *Mixes Use Areas*, all the while maintaining the general intent of the Agincourt Secondary Plan which attempts to manage the levels of intensification prior to construction of rapid transit facilities and overall transportation capacities.

The proposal will permit the construction of three four-storey stacked and back-to-back townhouse buildings, adding gentle density to an underutilized site that had already previously been partially designated for growth, while also respecting the existing low-rise context of being located in close proximity to *Neighbourhoods*-designated lands. City staff recommend that Council support its approval.

CONTACT

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SIGNATURE



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

ATTACHMENTS

City of Toronto Information/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: Site Plan
- Attachment 8: North Elevation
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Massing Model - Looking Northwest
- Attachment 13: 3D Massing Model - Looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 2221 & 2223 Kennedy Road and 3, 5 & 7 Collingwood Street Date Received: October 27, 2022

Application Numbers: 22 222952 ESC 22 OZ and 23 216720 ESC 22 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Official Plan and Zoning By-law Amendment applications for three four-storey stacked and back-to-back townhouse buildings with rooftop access, containing 68 units. The development will consist of a total gross floor area of 7,738 square metres.

Applicant	Agent	Architect	Owner
M. BEHAR PLANNING & DESIGN INC.			2833764 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 0.2 (c0.2; r0.2) SS3 (x624); RD (f15.0; a696) (x929)	Heritage Designation:
Height Limit (m):	11, 9	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 4,217 Frontage (m): 83 Depth (m): 60

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,960	1,960
Residential GFA (sq m):	405		7,698	7,698
Non-Residential GFA (sq m):	338			
Total GFA (sq m):	743		7,698	7,698
Height - Storeys:			4	4
Height - Metres:			15.5	15.5

Lot Coverage Ratio (%)	46.48	Floor Space Index:	1.83
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,698	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:				
Condominium:			68	68
Other:				
Total Units:	3		68	68

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				34	34
Total Units:				34	34

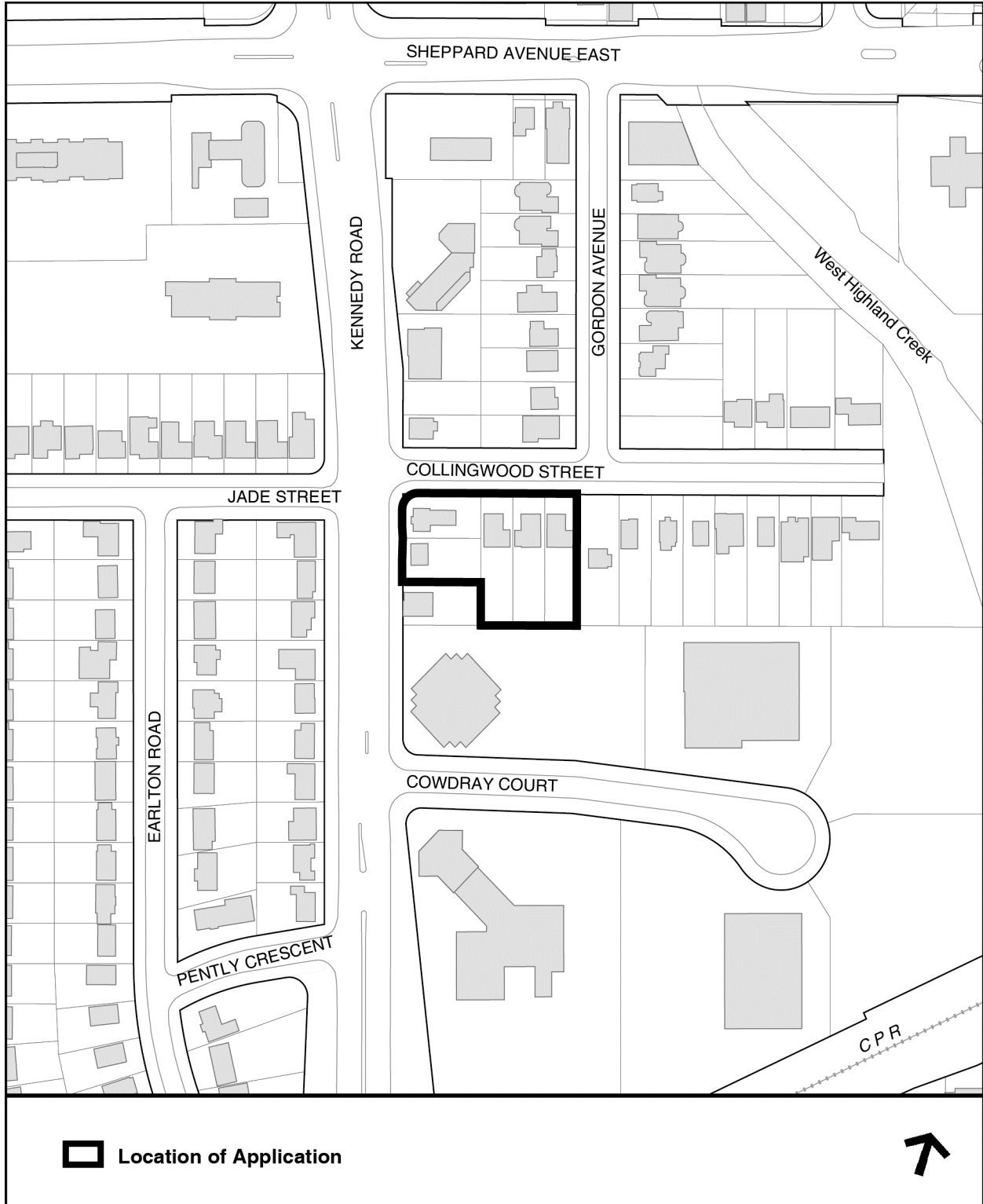
Parking and Loading

Parking Spaces:	79	Bicycle Parking Spaces:	51	Loading Docks:	1
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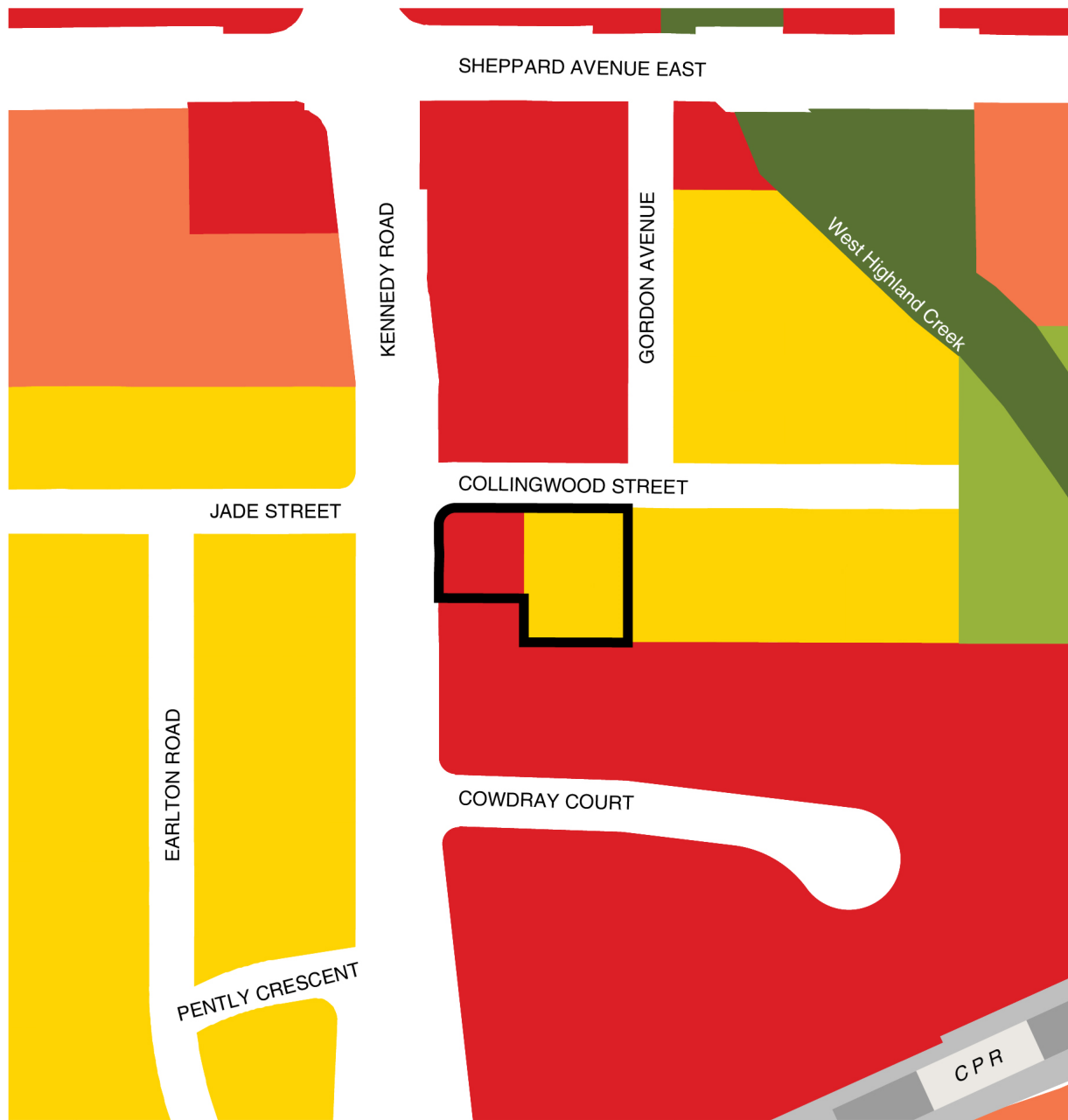
CONTACT:

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Bram.Bulger@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 19

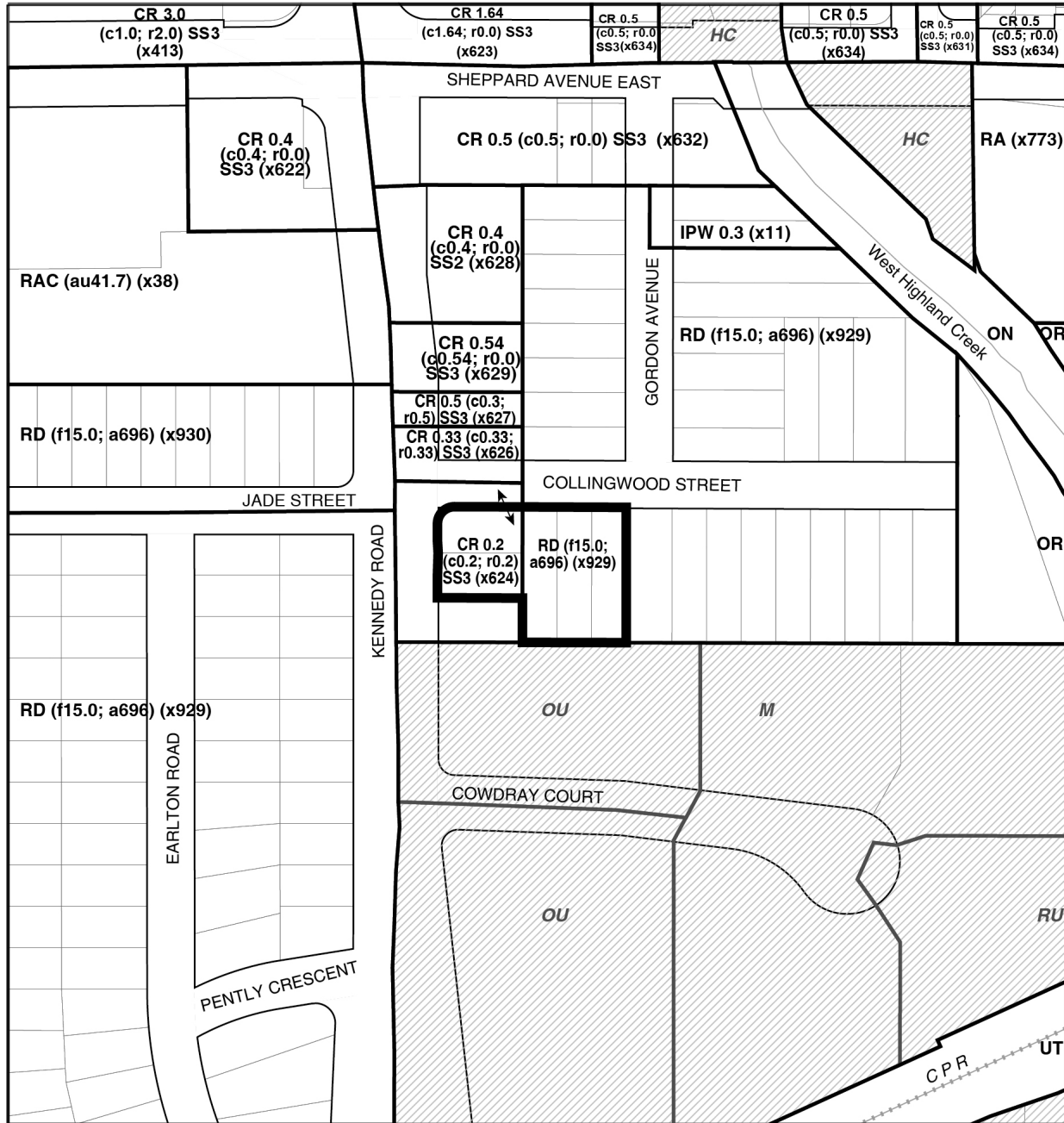
2221 & 2223 Kennedy Road and 3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Utility Corridors


 Not to Scale
 Extracted: 10/31/2022

Attachment 4: Existing Zoning By-law Map



2221 & 2223 Kennedy Road and 3, 5 & 7 Collingwood Street

Zoning By-law 569-2013

File # 22 222952 ESC 22 0Z



Location of Application

- RD** Residential Detached
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- CR** Commercial Residential
- IPW** Institutional Place of Worship
- ON** Open Space Natural

- OR** Open Space Recreation
- UT** Utility and Transportation



See Former City of Scarborough Tam O'Shanter Community By-law No. 12360

See Former City of Scarborough Employment District By-law No. 24982 (South Agincourt)

- HC** Highway Commercial
- M** Industrial Zone
- OU** Office Uses Zone
- RU** Recreational Zone



Not to Scale
Extracted: 02/19/2025

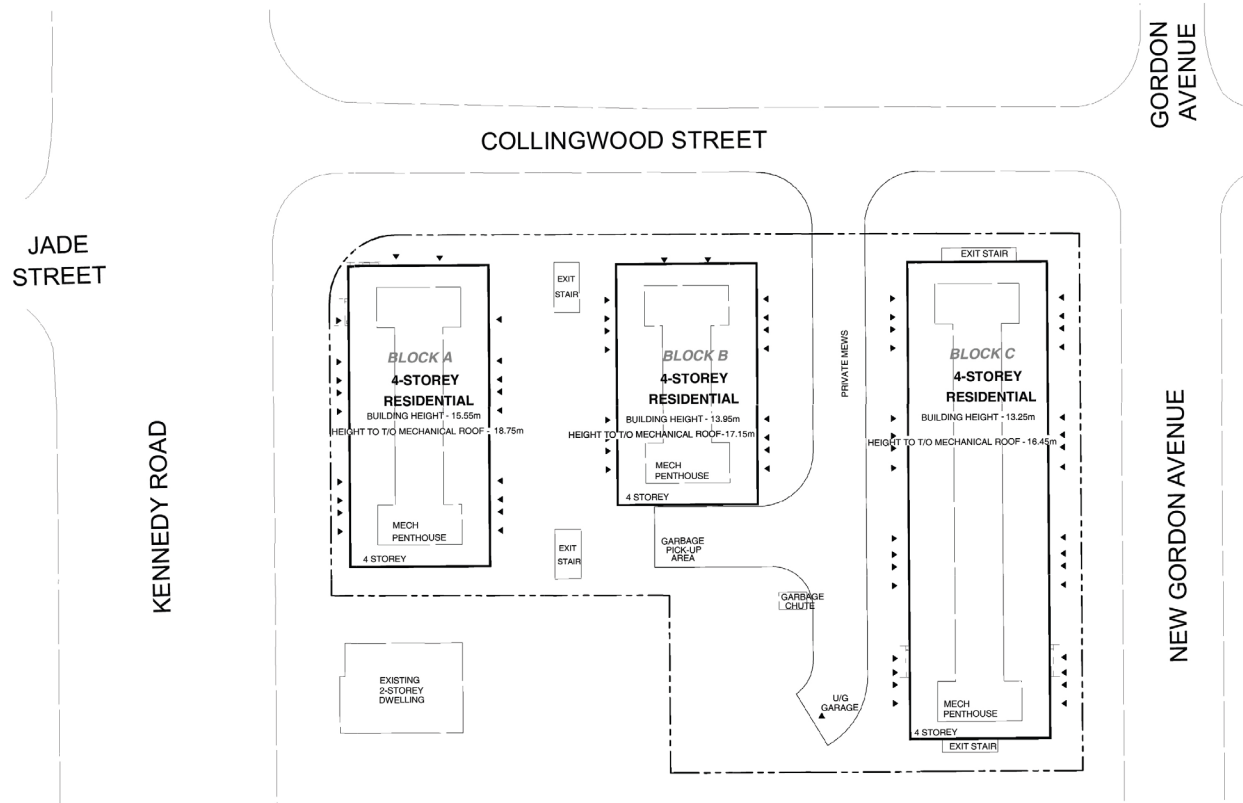
Attachment 5: Draft Official Plan Amendment

(Attached separately as a PDF)

Attachment 6: Draft Zoning By-law Amendment

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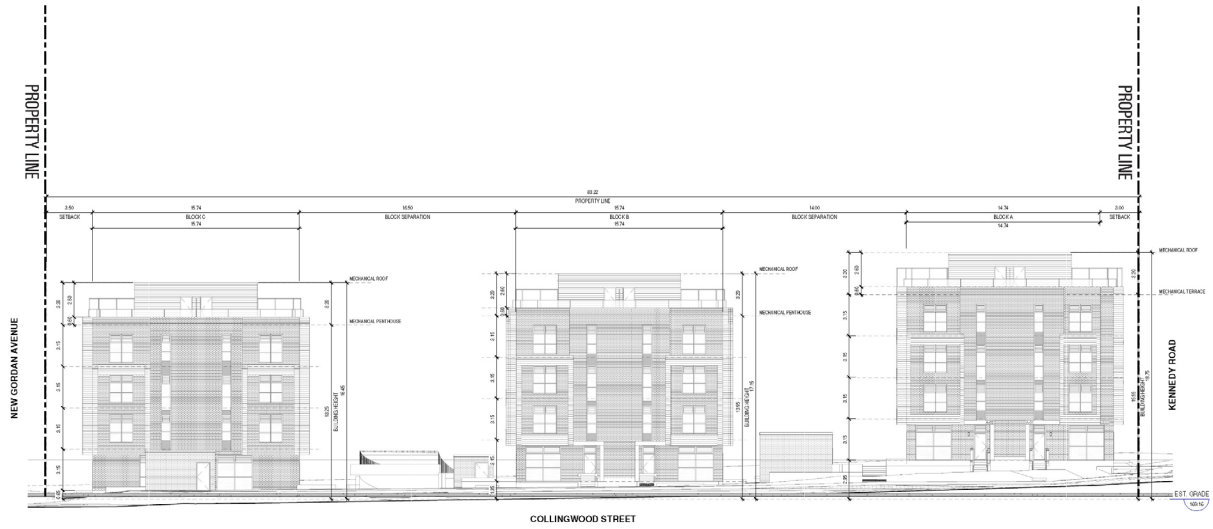
Attachment 7: Site Plan



Site Plan

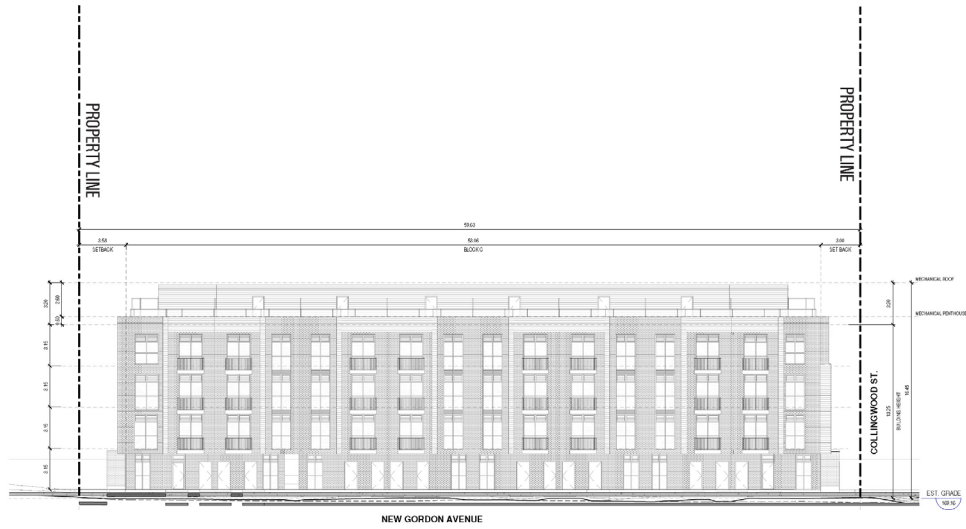


Attachment 8: North Elevation



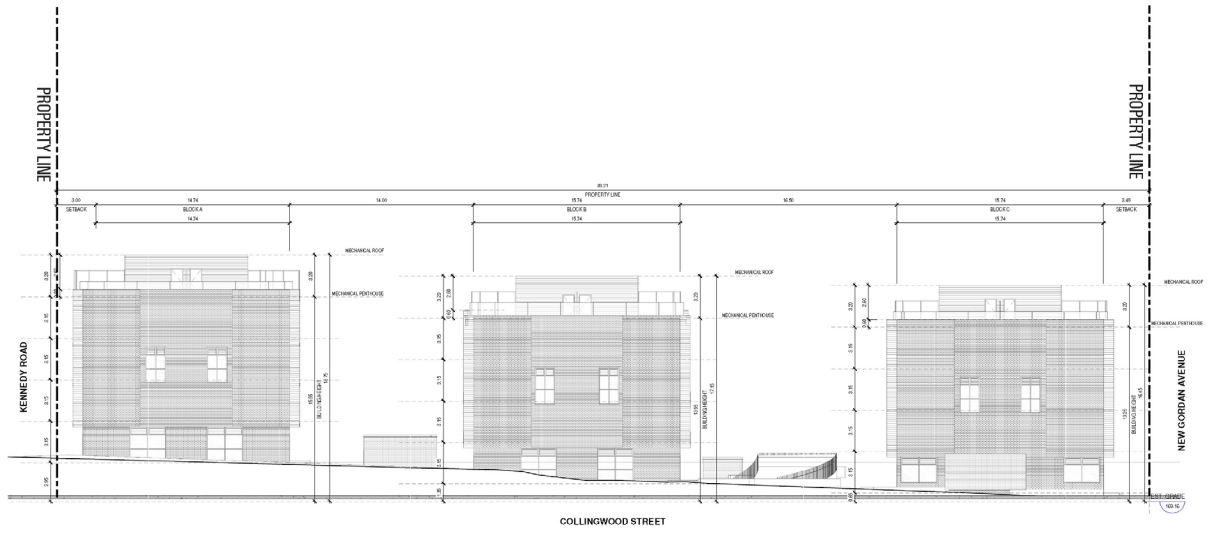
North Elevation

Attachment 9: East Elevation



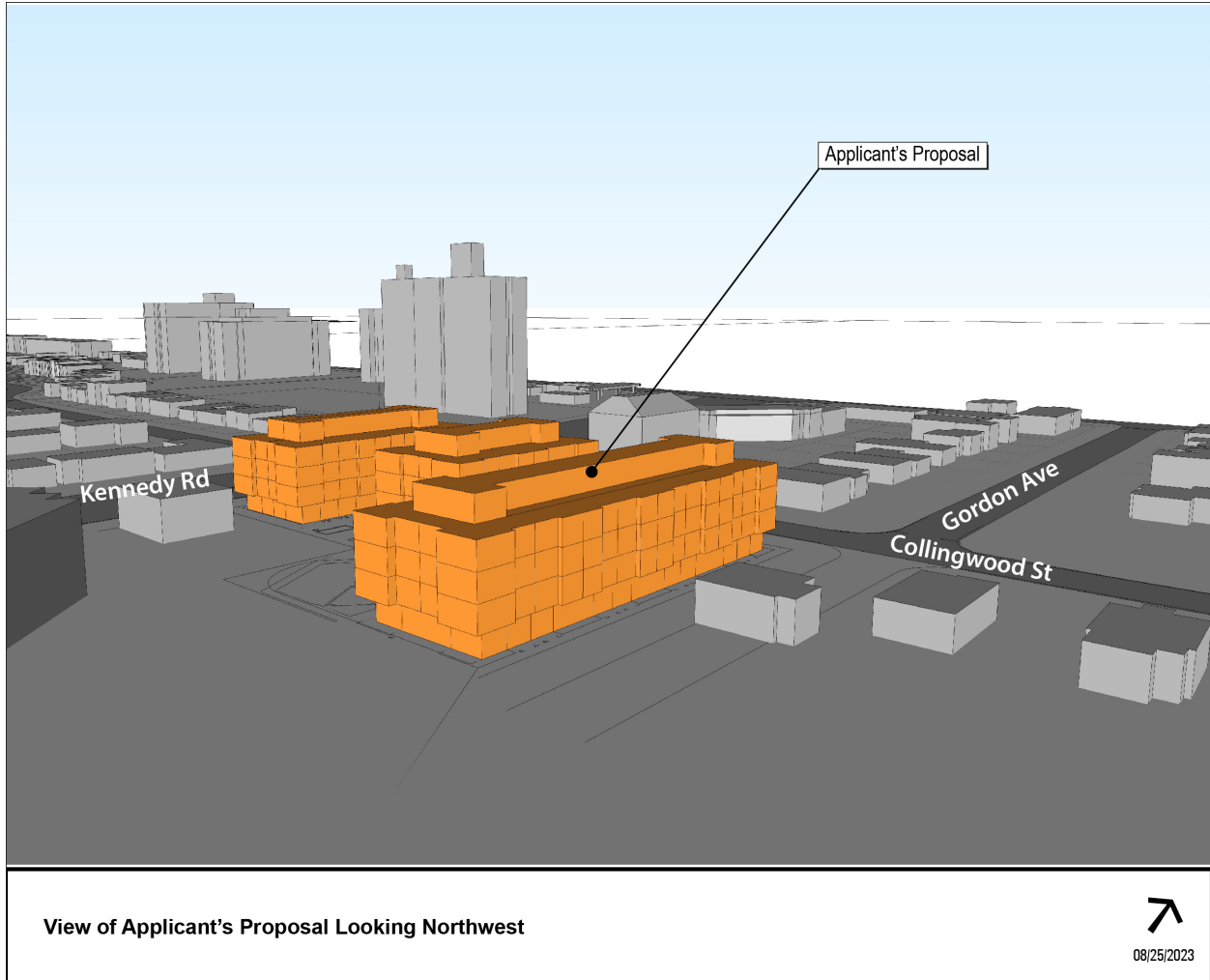
East Elevation

Attachment 10: South Elevation

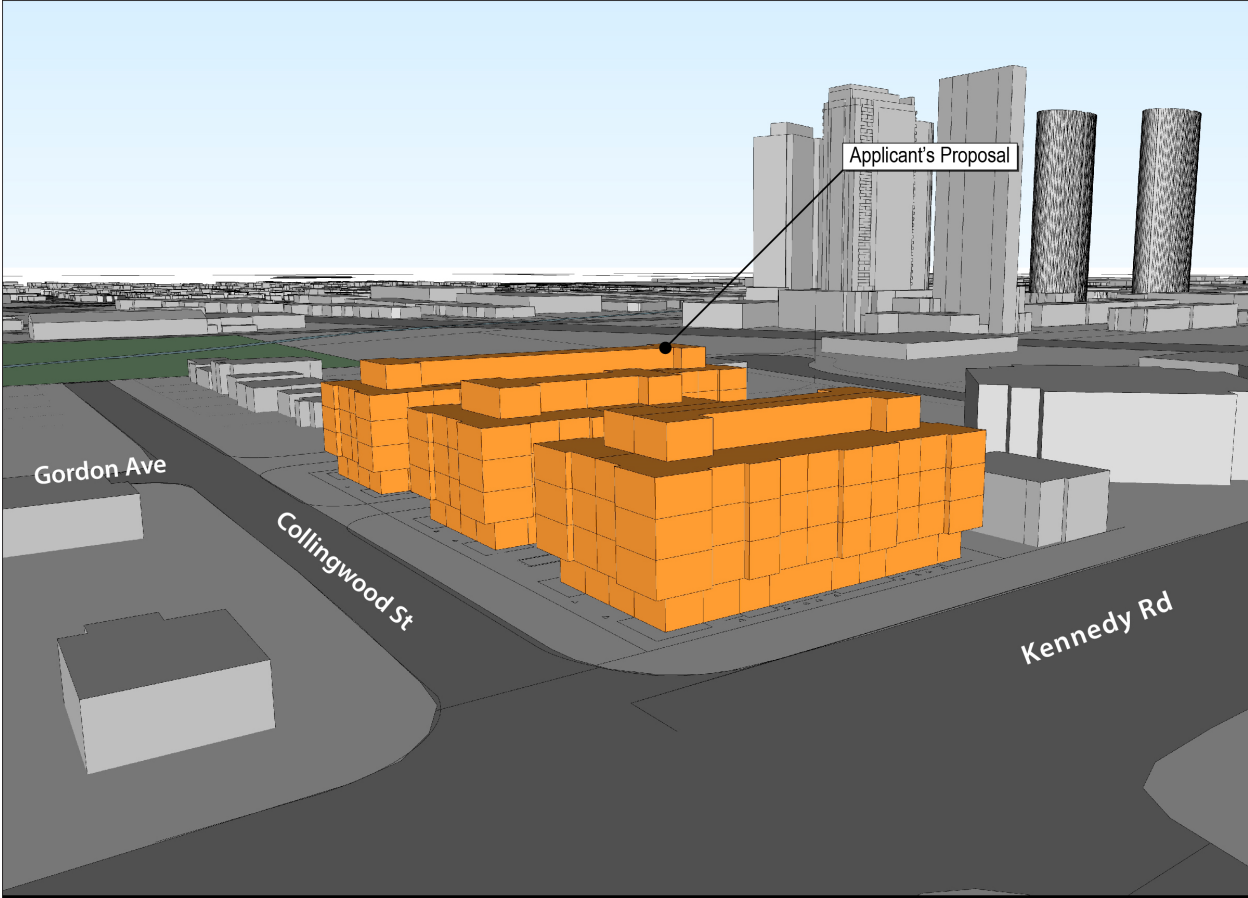


South Elevation

Attachment 12: 3D Massing Model - Looking Northwest



Attachment 13: 3D Massing Model - Looking Southeast



View of Applicant's Proposal Looking Southeast



08/25/2023