

3000, 3004, 3008, 3012 and 3020 Kennedy Road – Draft Plan of Subdivision Application – Decision Report – Approval

Date: April 14, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 24 123437 ESC 22 SB

Related Planning Application Number: 23 206748 ESC 22 OZ

SUMMARY

The subject Draft Plan of Subdivision application proposes to create a total of three blocks which includes two residential development blocks and one block to be a new public road that will have a width of 20 metres. The new public road will extend Fort Dearborn Drive eastward between the two proposed residential development blocks to Kennedy Road.

This report advises that the Executive Director, Development Review or their designate, the Director of Community Planning, Scarborough intends to approve the Draft Plan of Subdivision, after outstanding matters arising from the technical review of the application, as set out in this report, have been addressed.

The proposed development is consistent with the Provincial Planning Statement (2024) (PPS (2024)). The proposed development also conforms to the City's Official Plan and Zoning By-law and has regard for the criteria in Section 51(24) of the *Planning Act*, subject to addressing outstanding matters from the ongoing technical review of the application.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 3 to this Report subject to:

- a. draft approval conditions which must be fulfilled prior final approval and the release of the Plan of Subdivision for registration;
- b. resolution of outstanding matters arising from the technical review of the application, as set out in this Report, to the satisfaction of the Executive Director, Development Review or their designate; and
- c. any such revisions to the proposed subdivision plan or any additional modified conditions as the Executive Director, Development Review or their designate may deem to be appropriate to address matters arising from the on-going technical review of this development.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On July 23, 2018, City Council approved a Zoning By-law amendment application (File No.: 16 256248 ESC 39 OZ) on the subject site to permit 42 residential detached buildings, and a \$450,000 contribution towards local park improvements as a Section 37 community benefit, enacted as By-laws 2018-1156 and 2018-1157. City Council was also advised the delegated approval for the concurrent Plan of Subdivision (File No.: 16 256254 ESC 39 SB) to create two new public rights-of-way and the 42 residential lots, which was subsequently draft approved on November 21, 2018. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2018.SC32.5>

On March 10, 2022, the Committee of Adjustment approved a Minor Variance application (File No.: A0409/21SC) to reconfigure the 42 lots resulting in: increases to the FSI for seven lots; decrease in minimum lot area for all lots; decrease in the size of parking spaces for all lots; increase in height for all lots; and increase in the permitted maximum floor area for all lots.

On June 26, 2024, City Council approved a Zoning By-law amendment application (File No.: 23 106748 ESC 22 OZ) to permit 171 residential units within three-storey stacked back-to-back townhouse buildings with a gross floor area (GFA) of 17,950 square metres, enacted as By-law 2024-0711. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.SC14.4>

THE SITE AND SURROUNDING LANDS

Description

The site is located along the west side of Kennedy Road, south of McNicoll Avenue and north of Finch Avenue. The site has a frontage on Kennedy Road of approximately 113 metres. See Attachment 2 for the Location Map.

Existing Use

The site is currently vacant and previously contained a garden centre and nursery.

Surrounding Uses

North: A building supplies business (a commercial / retail use) and north of that an existing neighbourhood that consists of single detached dwellings.

South: An existing neighbourhood that consists of single detached dwellings.

East: Kennedy Road and across the road an industrial strip mall that includes commercial uses.

West: An existing neighbourhood that consists of single detached dwellings.

THE APPLICATION

Description

The Draft Plan of Subdivision application proposes to create a total of three blocks, consisting of: two development blocks; and one public street block with a combined area of 1.73 hectares. The application assists with the implementation of By-law 2025-0711. street.

The chart below describes the use and area for each block. The Draft Plan of Subdivision can be found in Attachment 3 to this report:

Table 1 - Subdivision Blocks

| Block Number | Use | Area (ha) |
|--------------|-------------------------------|-----------|
| 1 | Residential Development Block | 1.066 |
| 2 | Residential Development Block | 0.414 |
| 3 | Future Road | 0.250 |

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Draft Plan of Subdivision, and Draft Plan of Subdivision Conditions 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: [Application Information Centre - 3000-3020 KENNEDY RD](#)

Reasons for Application

The application for a Draft Plan of Subdivision on the subject lands is required to create the development blocks and the extension of a public road.

This meeting at Scarborough Community Council represents the statutory public meeting required for the Draft Plan of Subdivision application.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 3, 2023. The Planning Application Checklist Package resulting from the PAC meeting was provided to the applicant on April 4, 2023.

The current application was submitted on March 15, 2024 and deemed complete on April 15, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre [Application Information Centre - 3000-3020 KENNEDY RD](#).

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 and to formulate appropriate conditions of approval for the Draft Plan of Subdivision.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform with applicable provincial plans.

Official Plan

The [Official Plan](#) designates the site as *Neighbourhoods*. 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 City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities may be applicable to any application.

Draft Plan of Subdivision

Section 51(24) of the *Planning Act* outlines the criteria for determining whether a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official Plan and adjacent plans of subdivision, the appropriateness of the proposed land use, the dimensions and shapes of the proposed blocks, and the adequacy of utilities and municipal services.

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 in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

Zoning

The subject lands are zoned RM (Exception 441) under Zoning By-law 569-2013. Exception 441 permits the development of the 171 residential dwelling unit stacked back-to-back townhouse buildings, among other provisions secured in the site specific Zoning By-law 2025-0711.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation took place on June 5, 2024 for the associated Zoning By-law amendment application and was summarized in the [Supplementary Report](#) on the application linked to in the above Decision History. Feedback received informed the review of this Draft Plan of Subdivision application.

Statutory Public Meeting Comments

The approval authority will be given an opportunity to view oral submission at Scarborough Community Council, which constitutes the Statutory Public Meeting for the subdivision application pursuant to 51(20)(b) and O. Reg 544/06 s. 5 of the *Planning Act*.

COMMENTS

Provincial Planning 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 PPS (2024).

In accordance with the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Planning Statement (2024) (PPS) and shall conform to applicable provincial plans.

Staff find the proposal consistent with the PPS (2024).

Draft Plan of Subdivision

The Plan of Subdivision application is reviewed against the relevant matters under Section 51(24) of the *Planning Act*, including, but not limited to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided;
- d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act*, 2006.

The Draft Plan of Subdivision and the Draft Plan of Subdivision conditions are both subject to further refinement as City staff complete their final review (see Attachments 3

and 4 respectively). Matters that are still outstanding relate to: sidewalk location along Kennedy Road; signal installation at Kennedy Road; and details related to storm water management. While the above noted issues are generally not related to the division of land pursuant to the above noted *Planning Act* tests, minor amendments to the Draft Plan of Subdivision (see Attachment 3) may be required prior to Draft Plan approval. The applicant will be required to submit a final updated Transportation Impact Study and Functional Servicing Report to satisfy these final outstanding comments.

Following Draft Plan approval, additional planning approvals will be required, including the lifting of Holding (“H”) provisions and Site Plan Control approval, before development can proceed.

Public Street

The Draft Plan of Subdivision provides for a new 20 metre wide public street extending Fort Dearborn Drive east to Kennedy Road (see Attachment 3).

The proposed street will provide appropriate access to the development blocks and support pedestrian, cycling and vehicular connectivity. The new public street will also include street trees, sidewalks and associated public realm improvements.

Conditions of Draft Plan approval will include the City’s standard requirements for public street construction, along with site-specific conditions to be finalized through detailed review by Transportation Services, including the timing of any required signalization (see Attachment 4). The required land conveyances and easements to the City will be secured through these conditions.

The proposed public street will be conveyed into public ownership and satisfies the criteria of Section 51(24)(k) of the *Planning Act*.

Development Blocks

The Draft Plan of Subdivision proposes two new development blocks and one future public road block.

Block 1 (Residential Block) has an area of approximately 1.066 hectares west of Kennedy Road and north of the new public right-of-way. The development block would result in approximately 6 townhouse blocks including 123 residential units, an internal laneway and amenity space.

Block 2 (Residential Block) has an area of approximately 0.414 hectares west of Kennedy Road and south of the new public right-of-way. The development block would result in approximately 3 townhouse blocks including 48 residential units, and an internal laneway.

Block 3 (Future Road) has an area of approximately 0.25 hectares and would result in the extension of Fort Dearborn Drive east to connect with Kennedy Road. The future public road will have a 20-metre right-of-way and provide access and servicing to Blocks 1 and Block 2.

Servicing

Development Engineering staff have advised that sufficient capacity exists within the municipal water and sewer systems to service the proposed development. The applicant's engineering consultants continue to address outstanding comments related to site servicing and stormwater management.

Additional or refined conditions of Draft Plan approval may be required to address any remaining technical matters through the finalization of the application.

Accordingly, the proposed Draft Plan of Subdivision satisfies the criteria of Section 51(24)(i) of the *Planning Act* with respect to the adequacy of municipal services and utilities.

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.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that the local elementary schools have sufficient space to accommodate additional students, whereas the secondary schools under this jurisdiction are at capacity and may not be able to accommodate additional students at the time the development is constructed and occupied.

The Toronto District School Board (TDSB) has advised that there is sufficient capacity to accommodate students from new residential developments at nearby local schools, based on the data available at this time.

Conclusion

The proposed Draft Plan of Subdivision has been reviewed against the policies of the PPS (2024) and the criteria set out in Section 51(24) of the *Planning Act*. The Draft Plan will create development blocks to support residential development and a new public street.

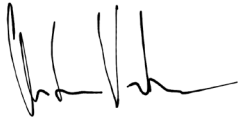
The proposed Draft Plan of Subdivision is consistent with the PPS (2024), conforms to the Toronto Official Plan and applicable Zoning By-law, has regard for the criteria of Section 51(24) of the *Planning Act*, and is in the public interest. The proposal implements the rezoning approved by City Council.

The Executive Director, Development Review, intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 3 to this report, subject to the conditions set out in Attachment 4.

CONTACT

Laura Dainard, Senior Planner, Community Planning, Scarborough District, Tel. No. (416) 396-7023, E-mail: Laura.Dainard@toronto.ca

SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Draft Plan of Subdivision

Attachment 4: Draft Plan of Subdivision Conditions

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3020 KENNEDY RD **Date Received:** March 6, 2026

Application Number: 24 123437 ESC 22 SB

Application Type: Subdivision Approval

Project Description: Application for zoning bylaw amendment for File No.: File No.: 23 206748 22 OZ was adopted by Council on June 26, 2024. A new ROW would be created connecting westward from Kennedy Road (20 metres in width). Six (6) of the townhouse blocks would be north of the proposed new ROW and three (3) would be located to the south. Two residential development blocks and one block to be dedicated to the City as a public road are proposed.

| Applicant | Agent | Architect | Owner |
|-------------------------------------|--------------|------------------|-------------------------|
| M BEHAR PLANNING & DESIGN LTD | | | 2820432 ONTARIO INC. |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|----------------|--------------------------|---|
| Official Plan Designation: | Neighbourhoods | Site Specific Provision: | |
| Zoning: | RM | Heritage Designation: | N |
| Height Limit (m): | 10 | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 17,304 Frontage (m): 120 Depth (m): 120

| Building Data | Existing | Retained | Proposed | Total |
|------------------------------|-----------------|-----------------|------------------------|---------------|
| Ground Floor Area (sq m): | | | 7,216 | 7,216 |
| Residential GFA (sq m): | | | 20,622 | 20,622 |
| Non-Residential GFA (sq m): | | | | |
| Total GFA (sq m): | | | 20,788 | 20,788 |
| Height - Storeys: | | | 3 | 3 |
| Height - Metres: | | | 10 | 10 |
| Lot Coverage Ratio (%): 41.7 | | | Floor Space Index: 1.2 | |

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 20,622 | |
| Retail GFA: | | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 171 | 171 |
| Other: | | | | |
| Total Units: | | | 171 | 171 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | | 57 | | 114 |
| Total Units: | | | 57 | | 114 |

Parking and Loading

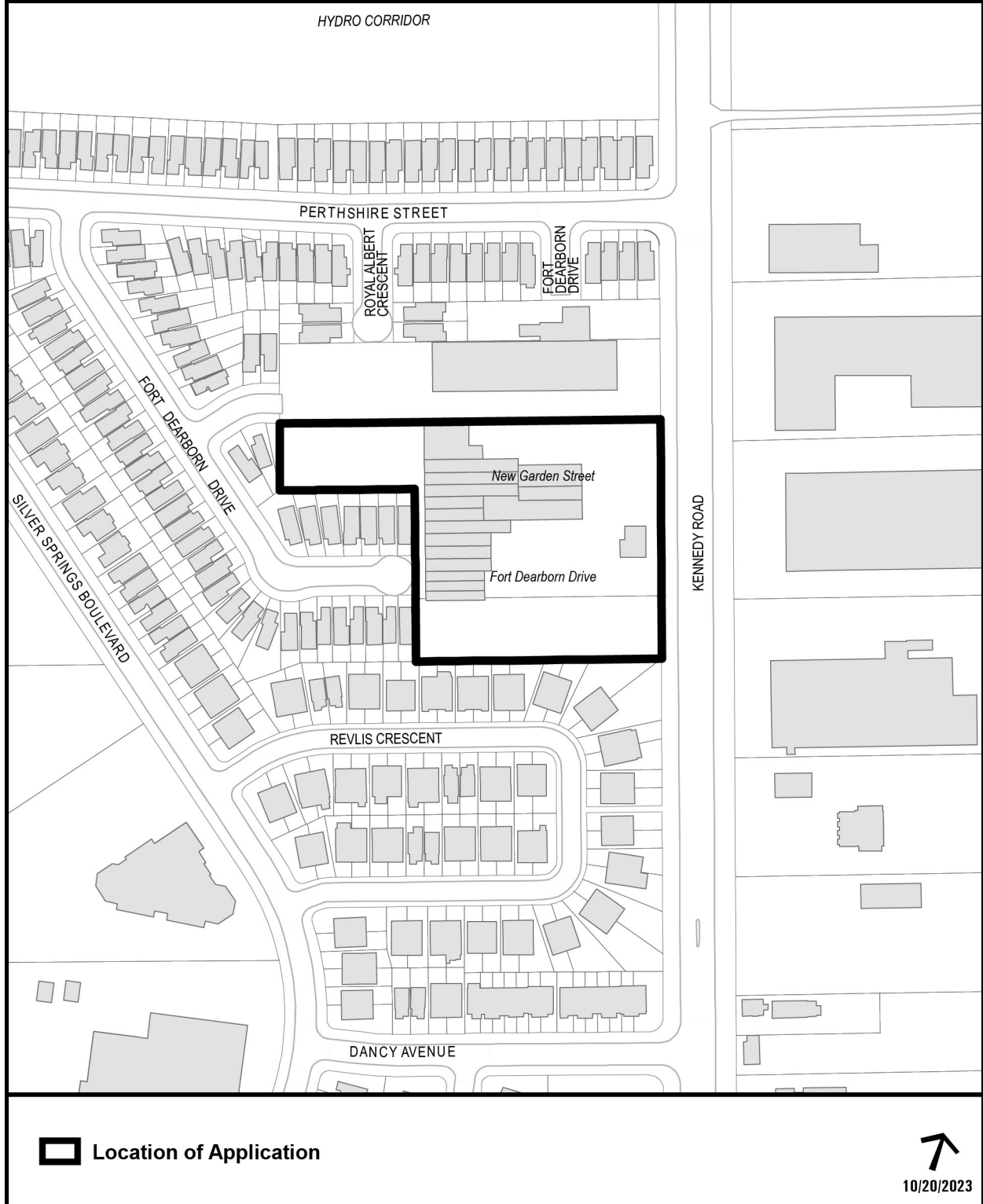
Parking Spaces: 147 Bicycle Parking Spaces: 130 Loading Docks: 1

CONTACT:

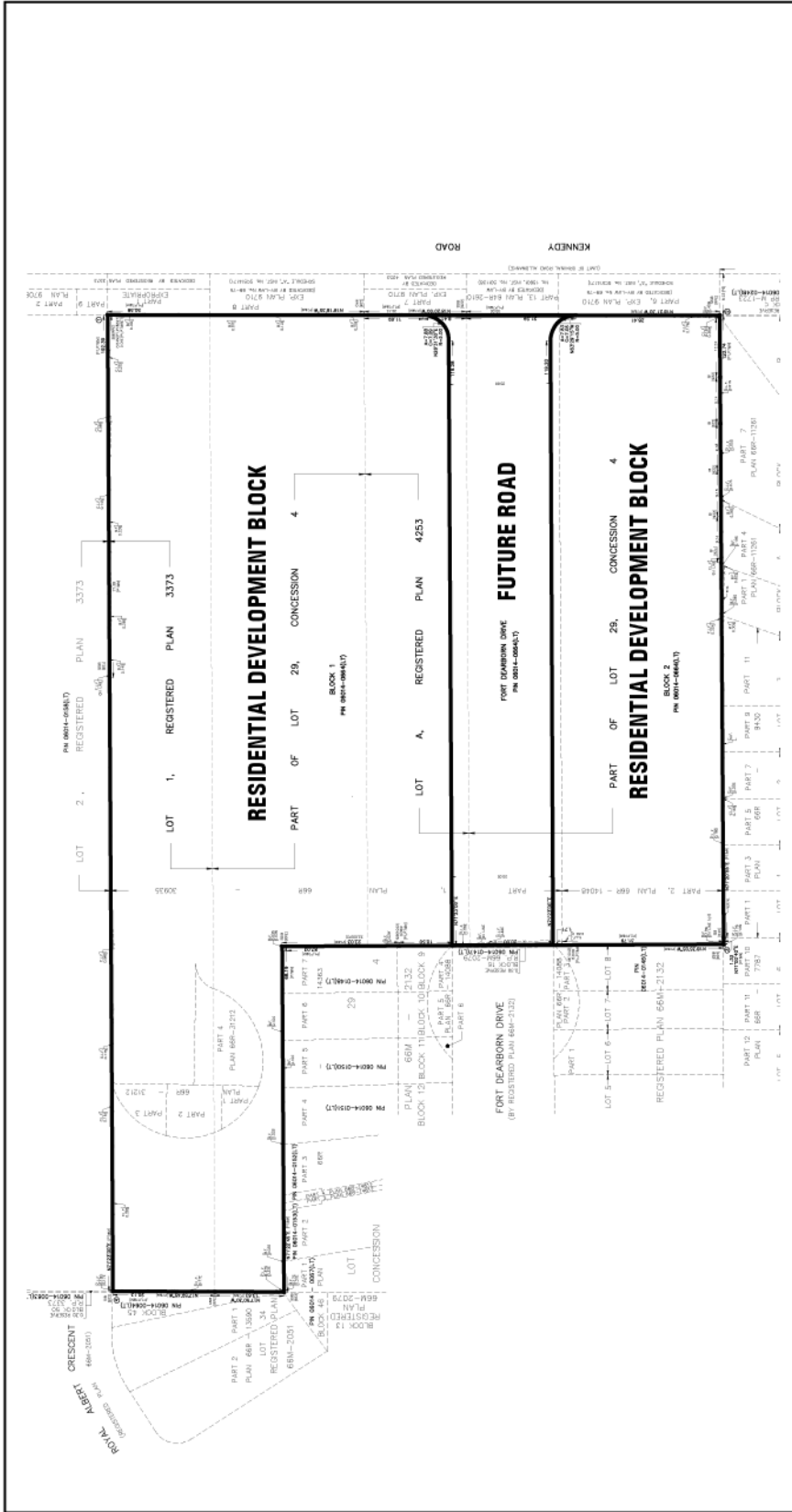
Laura Dainard, Senior Planner, Community Planning
(416) 396-7023

Laura.Dainard@toronto.ca

Attachment 2: Location Map



Attachment 3: Draft Plan of Subdivision



3000,3008,3012,3020 Kennedy RD



Attachment 3

File #: 24 123437 ESC 22 SB



Not to Scale
03/27/2026

Attachment 4: Draft Plan of Subdivision Conditions
(Attached separately as a PDF)