



Scarborough Community Council

SC31.2		Referred		Ward: 24
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3718 and 3730 Kingston Road – Zoning By-law Amendment – Decision Report - Approval

City Council Decision

City Council on May 20 and 21, 2026, referred Item SC31.2 to the July 9, 2026, meeting of the Scarborough Community Council to allow the proponent to finalize their proposal in conjunction with a community meeting paid for at their expense.

Community Council Recommendations

The Scarborough Community Council recommends that:

1. City Council refuse the application to amend Zoning By-law 569-2013 to permit the proposed development at 3718 and 3730 Kingston Road.
2. In the event of an appeal to the Ontario Land Tribunal, City Council direct the City Solicitor to attend the hearing of the appeal in respect of City Council's refusal of the application to amend Zoning By-law 569-2013 to permit the proposed development at 3718 and 3730 Kingston Road to oppose the appeal.
3. In the event of an appeal to the Ontario Land Tribunal, City Council authorize the City Solicitor to retain external consultants to provide expert opinion evidence in support of City Council's refusal of the application to amend Zoning By-law 569-2013 to permit the proposed development at 3718 and 3730 Kingston Road.

Decision Advice and Other Information

The Scarborough Community Council held a statutory public meeting on April 30, 2026 and notice was given in accordance with the Planning Act.

Origin

(April 13, 2026) Report from the Director, Community Planning, Scarborough District

Summary

This report recommends approval of the application to amend the Zoning By-law to permit the development of a 24-storey mixed-use building with a 7-storey podium at 3718 and 3730 Kingston Road. A total gross floor area of 30,905 square metres is proposed, consisting of 30,233 square metres of residential gross floor area (419

residential units) and 672 square metres of non-residential gross floor area resulting in a floor space index (FSI) of 5.25 times the area of the lot.

The proposed development is consistent with the Provincial Planning Statement 2024 (PPS 2024) and conforms to the City's Official Plan. The proposal will intensify an underutilized site along an Avenue that is well served by both surface transit and emerging higher order transit networks through the Eglinton East Light Rail (EELRT).

This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information (Community Council)

(April 13, 2026) Report and Attachments 1 to 4 and 6 to 14 from the Director, Community Planning, Scarborough District on 3718 and 3730 Kingston Road - Zoning By-law Amendment - Decision Report - Approval

<https://www.toronto.ca/legdocs/mmis/2026/sc/bgrd/backgroundfile-286153.pdf>

Attachment 5: Draft Zoning By-law Amendment

<https://www.toronto.ca/legdocs/mmis/2026/sc/bgrd/backgroundfile-286177.pdf>

(March 30, 2026) Notice of Public Meeting

<https://www.toronto.ca/legdocs/mmis/2026/sc/bgrd/backgroundfile-285967.pdf>

Communications (Community Council)

(April 28, 2026) Submission from Eldon Theodore (SC.New)

(April 28, 2026) Letter from Ron Parkinson, Spokesperson, SUN (Scarborough United Neighbourhoods) (SC.New)

<https://www.toronto.ca/legdocs/mmis/2026/sc/comm/communicationfile-210596.pdf>

(April 29, 2026) Letter from Peter Thachuk, Cliffcrest Scarborough Village South West Residents Association (CSVSWRA). (SC.New)

<https://www.toronto.ca/legdocs/mmis/2026/sc/comm/communicationfile-210629.pdf>

(April 30, 2026) E-mail from Nicole Corrado (SC.New)

Communications (City Council)

(May 18, 2026) E-mail from Peter Thachuk (CC.Supp)

(May 18, 2026) Letter from Marina Tadenc, Director, on behalf of Directors, Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) (CC.Supp)

<https://www.toronto.ca/legdocs/mmis/2026/cc/comm/communicationfile-211420.pdf>

(May 21, 2026) Letter from Max Cheung, More Neighbours Toronto (CC.New)

<https://www.toronto.ca/legdocs/mmis/2026/cc/comm/communicationfile-211580.pdf>