

60 Guildwood Parkway – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 24 - Scarborough-Guildwood

Planning Application Number: 25 232204 ESC 24 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 9-storey long-term care facility at 60 Guildwood Parkway. The Official Plan Amendment proposes a redesignation of the subject property from *Neighbourhoods* to *Institutional Areas* to facilitate the proposed development and would introduce a new Site and Area Specific Policy. A total gross floor area of 29,848 square metres is proposed, consisting of 512 resident rooms and associated long-term care uses, resulting in a floor space index (FSI) of 0.98 times the area of the lot.

A Holding (H) provision is recommended to be included in the Zoning By-law Amendment for the subject site to ensure that the identified infrastructure matters are addressed to the satisfaction of the Director, Engineering Review, Development Review.

The proposed development is consistent with the Provincial Planning Statement 2024 (PPS 2024) and conforms to the City's Official Plan. The proposal will facilitate the redevelopment of the existing long-term care facility, providing a new and appropriately scaled building that will continue to serve the community providing much needed additional long-term care beds to support the needs of Toronto's growing and aging population.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 60 Guildwood Parkway 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 60 Guildwood Parkway 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 Official Plan Amendment and draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

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

THE SITE AND SURROUNDING LANDS

Description

The site is an irregularly shaped corner lot located on the north side of Guildwood Parkway, west of Livingston Road. The subject site has an area of approximately 30,555 square metres, with a frontage of 363 metres on Guildwood Parkway. The topography of the subject site is sloped, inclining northward and westward from the location of the existing facility and the proposed building.

Existing Uses

The subject lands are currently occupied by a one-storey long-term care home consisting of 169 long-term care rooms and a surface parking lot.

See Attachment 2 for the Location Map.

Surrounding Uses

North: Immediately to the north of the subject lands are single detached dwellings and two 15-storey apartment buildings fronting Kingston Road on lands that differ in elevation significantly from the subject property.

South: Immediately to the south of the subject lands on the south side of Guildwood Parkway is the Rosa and Spencer Clark Parkette. Further south is a three-storey apartment building and single-detached dwellings.

East: Immediately to the east of the subject lands are three-storey townhomes. Further east are one and two-storey single and semi-detached dwellings.

West: Immediately to the west of the subject lands are one and two-storey single detached dwellings, on the west side of Guildwood Parkway on Guildcrest Drive.

THE APPLICATION

Description

The proposal is for a 9-storey (33.8 metres in height, excluding mechanical penthouse) long-term care building. The proposal contains a mix of 512 private and semi-private long-term care resident rooms with a secured courtyard proposed to the north of the site. The existing long term care facility will be demolished.

Density

The proposal has a gross floor area of 29,848 square metres which results in a density of 0.98 times the area of the lot.

Residential Component

The proposed long-term care home includes a total of 512 long-term care resident rooms consisting of a mix of private and semi-private rooms. The building would also include shared dining, social and recreational facilities supporting the resident home areas, as well as administrative offices.

Access, Parking and Loading

Vehicular access is proposed via a 7.7 metre wide driveway accessed from the southern portion of the site, as well as a 10 metre driveway on the eastern most portion of the site, both from Guildwood Parkway. The access will lead to the surface parking adjacent to the proposed development.

A total of 149 vehicular parking spaces are proposed including 139 parking spaces, 8 accessible parking spaces, and 2 accessible van parking spaces.

A total of 88 bicycle parking spaces are provided consisting of 26 short-term bicycle parking and 52 long-term bicycle spaces located in an at-grade bicycle storage area. An additional 10 short-term bicycle spaces are located at various locations surrounding the building.

Two Type A loading spaces are located on the west side of the site adjacent to the garbage/recycling space.

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: <http://toronto.ca/60GuildwoodPkwy>

Reasons for Application

An Official Plan Amendment is required to amend Map 23 of the Official Plan to redesignate the subject lands from *Neighbourhoods* to *Institutional Areas* to facilitate the proposed 9-storey long-term care facility.

A Zoning By-law Amendment to the City of Toronto Zoning By-law 569-2013, as amended, is required to rezone the lands from Residential Apartment Zone ((RA) (au134.0)(x606) to Institutional General (I) zone as the current zone does not permit the proposed building's 9-storey height, among other zoning standards. The Zoning By-law Amendment will establish various appropriate site-specific development standards for the proposed long-term care facility including those relating to height, setbacks, encroachments and projections, bicycle parking, among other standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 9, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The application was submitted on September 29, 2025 and deemed complete as of January 29, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at: <http://toronto.ca/60GuildwoodPkwy>

Agency Circulation Outcomes

The application has 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 AND 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.

Official Plan

The Official Plan designates the site as *Neighbourhoods* on Map 23, Land Use Plan. See Attachment 3 of this Report for the Land Use Map.

Guildwood Parkway is a Major Street, and has a planned right-of-way of 27 metres (Map 3 of the Official Plan).

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.

Zoning

The subject site is zoned Residential Apartment Zone (RA (au134.0)(x606)) under Zoning By-law 569-2013, as amended. The Residential Apartment zoning category permits a range of uses including ambulance depots, municipal shelters, parks and the following uses with conditions; community centres, day nurseries, nursing home, retirement homes, and seniors community house among other uses. The lands are also subject to exception 606 containing regulations related to setback and maximum height among other regulations. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines
- Toronto Green Standard
- Design Guidelines For 'Greening Surface Parking Lots

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial development charges refund. Information on the Toronto Green Standard may be found at [Toronto Green Standard](#).

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan application has not been submitted.

PUBLIC ENGAGEMENT

Community Consultation

A community consultation meeting was held on April 7, 2026 at Sir Wilfrid Laurier Collegiate Institute. Approximately 100 members of the public were in attendance, as well as the Ward Councillor, applicant team and staff.

The following comments and concerns were raised by members of the public at the meeting as well as through written correspondence:

- Concerns related to increased traffic on local streets;

- Concerns related to privacy;
- The potential disturbance created by construction activity on the neighbourhood;
- The appropriateness of the building height in relation to the immediate area;
- Clarification on the location of the parking spots on the site; and
- Concerns about possible impacts on trees as a result of excavation.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 Community for this application, as these submissions are broadcast live over the internet and recorded for review.

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 Provincial Planning Statement 2024. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The application proposes to amend the Official Plan and redesignate the lands from *Neighbourhoods* to *Institutional Areas* in order to facilitate the construction of the proposed 9-storey long-term care facility.

The subject property currently contains a one-storey long-term care facility, which is provided for by the current *Neighbourhoods* designation. Generally the *Neighbourhoods* designation provides for buildings up to four storeys in height. However, recent amendments to the Official Plan and Zoning By-law through the Expanding Housing Options in Neighbourhoods (EHON) initiatives permit 6 storey residential development on lands designated *Neighbourhoods* fronting on Major Streets like Guildwood Parkway, which now represents the planned context for the subject site.

Staff recommend redesignating the subject lands to *Institutional Areas*, which are made up of various major educational, health and governmental uses with their ancillary uses. Long-term care facilities are a permitted use found in various *Institutional Areas* across the City, providing housing to seniors requiring the health care services provided by

such facilities. Redesignating the site distinguishes it from the properties designated *Neighbourhoods*. The proposed land use and the site itself greatly differ from the pattern of lots and associated development along Guildwood Parkway. It is located on the periphery of the *Neighbourhoods* area and adjacent to an *Apartment Neighbourhoods* designation for lands fronting Kingston Road. The *Institutional Areas* designation would also provide for the proposed building height, appropriate for a site within 400 metres of Kingston Road and the future Scarborough East Rapid Transit Line.

As such, staff finds the redesignation of the property to *Institutional Areas* to be appropriate due to the property's distinct size, shape, and location. Further, a Site and Area Specific Policy will scope the permitted uses to a long-term care facility which is a use that currently exists on the subject property.

Density, Height, Massing

Staff have reviewed the proposed building height and consider it to be appropriate. Official Plan policies 3.1.4.4 and 3.1.4.5 state that mid-rise buildings shall have heights generally no greater than the width of the right-of-way that it fronts onto and this is supported by the mid-rise guidelines.

The Mid-rise Guidelines also state that additional height taller than the adjacent ROW width may be considered on deep lots provided the development meets the objectives of the Official Plan policies and other guidelines in the document, including but not limited to the criteria that the proposed development fits with the existing and planned context, maintains an overall mid-rise building scale with good street proportion, meets required sun/shadow performance on the adjacent street and public realm, provides appropriate setbacks and separation distances, and provides appropriate transition in scale and massing.

The Ministry of Long-Term Care places additional design requirements on long-term care facilities that impact building massing including requiring full floors and minimal stepping of levels in order to provide the required programming and resident care on each level. These considerations assisted in informing staff's review of the proposal related to the City's urban design parameters.

The proposed facility proposes a building height of 33.8 metres (in addition to a 5-metre mechanical penthouse) while Guildwood Parkway has a ROW width of 27 metres. Staff is of the opinion that the size and topography of the site allow for the building to be deployed in a contextually appropriate way that limits impact on the adjacent public realm and lower scale land uses as provided for by the Official Plan. The proposal includes large front yard setbacks ranging from approximately 10.6 and 15.7 metres at the narrowest points along the western and eastern frontages, to over 42 metres from the middle of the building face mitigating the perceived building height and visual impact from the street. It is also noted that the western setback from Guildwood Parkway is heavily vegetated with existing trees, shrubs, and vegetation most of which will be preserved to screen the building massing from the street.

The building also proposes extensive side and rear setbacks including an approximately 24.5 metre setback from the townhouses to the east, as well as an approximately 15.9 metre setback from the nearest single detached dwellings to the north. These setbacks are measured at the closest building edge, and the proposed building design means most of the building massing will set back even further from these low scale uses. It is also noted that the townhouses to the east are separated by a significant naturalized landscaping that will also mitigate the visual impact of the building's massing. These proposed setbacks meet the intent and exceed the requirements of the Mid-Rise Guidelines which generally call for a 7.5 metre setback from the rear property line when abutting lower scale buildings, and a 5.5 metre side yard setback for portions of the building above the street wall of a more conventional mid-rise building.

As a result of the heavily sloped topography of the subject site which inclines in a westerly and northerly direction, the building is visually perceived as a shorter building from various vantage points around the property. For example, the building appears as five storeys looking southeast from the northwest property line, while the northwestern wing appears as five storeys from certain vantage points along western property line fronting Guildwood Parkway.

As such, staff are of the opinion that the height and massing of the proposed 9-storey long-term care facility meets the intent of the Official Plan and Mid-rise Guidelines, and is appropriate given the surrounding built and topographical context.

Amenity Space

Within the Institutional General (I) Zone of Zoning By-law 569-2013, a minimum of 0.9 square metres of amenity space is required for each bed sitting room and a minimum of 75% of the amenity space must be located indoors within the building. With 512 bed sitting rooms proposed, a minimum of 461 square metres of amenity space is required including 346 square metres of indoor amenity space and 115 square metres of outdoor amenity space.

A total of 1,388 square metres of indoor amenity space is proposed to be located across the various lounges, shared dining areas, physiotherapy rooms, and multi-purpose activity rooms. A total of 1,827 square metres of outdoor amenity space is proposed through multiple courtyards and sun gardens proposed across the site. In this regard, the proposal far exceeds the minimum amenity space requirements in the zoning by-law. While more than 25% of the proposed amenity space is outdoor amenity space, staff finds this acceptable as the proposed 1,388 square metres of indoor amenity space exceeds the minimum 346 square metres of indoor amenity space required (75% of the required 461 square metres of total amenity space).

As such, staff are satisfied that the amount of amenity space provided is appropriate for the proposed development.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This

proposal would result in a long-term care building, with a bedroom mix that offers a range of options for seniors in need of supportive housing through the later stages of life. The building would add to the local population of long-term housing beds and choice within the Scarborough-Guildwood community, where the demographic profile in the 2021 census tract identified 16.4% of residents over the age of 64 years, an increase from the 15% from the 2016 census.

Following the success of the City's first 10-year plan, Housing Opportunities Action Plan 2010-2020, the Housing TO 2020-2030 Action Plan offers an updated framework for action across the housing spectrum offering key strategic direction on providing for the building and redevelopment of long-term care homes to meet the needs of a growing population of seniors. This proposal has an opportunity to provide new long term care beds through the efficient redevelopment of underused and vacant lands on the current site.

Site Organization and Public Realm

The Official Plan states that the public realm is the fundamental organizing element of the city and its neighbourhoods. The way in which buildings are sited frame and support adjacent streets, lanes, parks, and open spaces to promote civic life and the use of the public realm, and to improve pedestrian safety, comfort, and visual interest.

As detailed above, the proposed development is required to adhere to the Ministry of Long Term Care's design and functional requirements as a long term care facility. Therefore the proposed building layout and site organization differs from a typical mid-rise building which would consist of a street wall characterized by smaller setbacks and a building frontage that closely engages with the public street. Rather, the 2.1 metre pedestrian sidewalk that runs along Guildwood Parkway will be adjacent to the extensive front yard, which will consist of landscaping, vehicle access, and parking. Since the initial submission, the applicant has further refined the proposed landscaping with hedges and trees including a combination of deciduous shrubs, evergreen shrubs, and grasses, which will screen the proposed vehicular driveway and surface parking while enhancing the public realm for pedestrians. The revised submission includes a 'Sun Garden' outdoor amenity area in the enhanced front yard landscaped area, which is an appropriate active use adjacent to the public realm. The deep setbacks secured through the zoning by-law secure sufficient space to accommodate some of the needed surface parking and sufficient landscape space to ensure these areas can be screened from the public realm while allowing direct access for visitors and staff to the main entrance of the facility.

Shadow Impact

The Official Plan requires new development to be designed to adequately limit its impact on neighbouring streets, parks, open spaces having regard for the varied nature of such areas. The applicant has submitted a Sun/Shadow Study in support of the application.

The orientation of the building and the subject property's location on the north side of Guildwood Parkway limits shadow impact to the City's right-of-way and the public realm.

The placement of the building on the southern portion of the site, with the northern portion remaining undeveloped, will limit most shadowing within the site while having minimal impacts on the adjacent lands designated *Neighbourhoods*.

During the spring and fall equinoxes, no shadows will be cast on the adjacent *Neighbourhood* lots until 1:18pm, at which time fast-moving shadows will be cast on the residential lots to the northeast of the site, generally impacting one or two lots at a time for 1-2 hours until 5:18pm when up to three residential lots will be impacted. There will be no shadow impacts on the townhomes to the east until 3:18pm, at which time a minor shadow will be cast on the townhouse block's western parking area, expanding to two townhouse blocks at 5:18pm. There will not be shadow impacts on Guildwood Parkway until 6:18 pm.

As such, staff considers the shadow impacts to be acceptable and adequately limited.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application, describing the anticipated wind conditions around the development. The study determined that wind conditions will be suitable for sitting, standing, and/or walking throughout the year, with improved wind conditions compared to the existing condition for the areas immediately surrounding the building and in the courtyards. This will especially be the case during the summer, spring, and fall months when the courtyards will be the most heavily used, with conditions comfortable for sitting. The proposal will also improve existing wind conditions for the sidewalks along Guildwood Parkway southeast of the building, with much of the existing uncomfortable wind conditions during the winter becoming suitable for walking as a result of the proposed development. Staff will continue working with the applicant throughout the subsequent Site Plan application process to improve wind conditions and propose appropriate mitigation measures at the 'Sun Garden Amenity Area'.

Staff support the study's conclusion and is satisfied that the proposed wind conditions will be appropriate for the development of the site.

Servicing

A Stormwater Management Report, Functional Servicing Report and Hydrogeological Report were submitted in support of the application, which were reviewed by Development Engineering staff. Revisions are required to the Functional Servicing Report to demonstrate adequate servicing capacity to service the proposed development and to determine if any sanitary infrastructure improvements are required. To ensure that the subject site can be appropriately serviced, staff recommend that a Holding (H) provision in the site-specific Zoning By-law be included as described in greater detail below.

Traffic Impact

A Transportation Impact Study report was submitted in support of the application. The report estimates the proposed development will generate approximately 34 and 26 two-

way trips during the weekday morning and afternoon peak hours, respectively. Given this estimated modest level of trip generation, the consultant concludes that the proposed development will have minimal traffic impacts at the intersections within the study area. Transportation Review concurred with this conclusion.

Transportation Demand Management (TDM) measures were also identified in the Transportation Impact Study, including the provision of pre-loaded Presto cards for 200 staff members. Staff finds this to be appropriate, and will work with the applicant through the Site Plan application process to secure this along with other potential TDM measures.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian access to the subject site will be provided from Guildwood Parkway via a private walkway located near the east side of the building. Vehicular access to the parking spaces, loading spaces and pick-up and drop-off area is proposed via two accesses on Guildwood Parkway, one with full access, opposite Prince Philip Boulevard and one right-in/right-out access east of Prince Philip Boulevard.

A total of 149 vehicular parking spaces, inclusive of 8 accessible parking spaces and 2 accessible van parking spaces, are proposed at-grade surrounding the proposed building. The zoning by-law requires no minimum parking spaces for residents or visitors, and 6 accessible parking spaces for a long-term care facility.

A total of 88 bicycle parking spaces (52 long-term and 36 short-term) are proposed consisting of 26 short-term bicycle parking and 52 long-term bicycle spaces located in an at-level bicycle storage area, and an additional 10 short-term bicycle spaces located at various locations surrounding the building. The proposed bicycle parking supply satisfies the zoning By-law requirements.

Although there are no specific minimum loading requirements in the zoning by-law for long-term care facilities, two Type A loading spaces have been proposed to service the facility. Vehicle manoeuvring diagrams have been provided illustrating ingress and egress for trucks to/from the proposed loading spaces, which staff find generally acceptable.

Parkland

This proposed long-term care use is exempt from the parkland dedication requirement under [Chapter 415](#), Article III, Section 415-30 A.(5) of the Toronto Municipal Code.

Archaeological Assessment

A Stage 1 Archaeological Assessment was submitted by ASI Archaeological and Cultural Services (dated May 20, 2025) and determined that there are no further archaeological concerns regarding the subject property. Heritage Planning staff have reviewed the report and concurs with this determination. In the event that archaeological remains are encountered on the property during construction activities, the applicant has been advised to notify the Ministry of Citizenship and Multiculturalism's

Archaeological Programs Unit and the City of Toronto, Heritage Planning Unit immediately.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

The applicant submitted an Arborist Report and a Tree Protection Plan in support of the application. As proposed, this development would require the removal of 39 by-law protect privately-owned trees and 4 City-owned street trees, as well as the injury of 5 privately-owned trees and 5 street trees. Based on Urban Forestry's compensation ratio for privately-owned trees (3:1 for the removal of a healthy tree and 1:1 for the removal of a poor condition tree), 91 new large-growing shade trees are required on the subject lands. The submitted landscape plans propose the planting of 91 large-growing shade trees on the subject lands, which satisfies the compensation planting requirements for private tree removals. Based on Urban Forestry's compensation ratio of 1:1 for the removal of each City-owned street tree, a total of 4 new large-growing shade trees are required to be planted within the City road allowance. The Landscape Plans propose the planting of 4 new trees within the adjacent road allowances, which satisfies the planting requirements for street tree removals.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied.

Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

1. The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
2. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (1) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support

the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (a) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Until such time that the "H" symbol is removed, the subject site shall not be used for any purposes other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

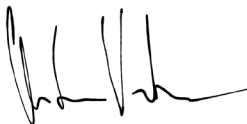
The proposal is consistent with the Provincial Planning Statement (2024) and conforms with the Official Plan, particularly as it relates to providing a full range of housing associated with health institutions within the *Institutional Areas*. The application facilitates the redevelopment of an existing long-term care facility, delivering a modernized and appropriately scaled building and supporting the development of long-term care facilities across the city.

Staff recommend that Council approve the Official Plan Amendment and Zoning By-law Amendment application.

CONTACT

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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: 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

APPLICATION DATA SHEET

Municipal Address: 60 GUILDWOOD PARKWAY Date Received: September 29, 2025

Application Number: 25 232204 ESC 24 OZ

Application Type: OPA & Rezoning

Project Description: A 9-storey (33.80 metres, in addition to a 5 metre mechanical penthouse) long-term care facility is proposed. A total gross floor area of 29,848 square metres is proposed, consisting of 512 long-term care resident rooms and a floor space index (FSI) of 0.98 times the area of the lot.

Applicant	Agent	Architect	Owner
EXTENDICARE (CANADA) INC.	EXTENDICARE (CANADA) INC.	KASIAN ARCHITECTURE	EXTENDICARE (CANADA) INC.
3000 Steeles Avenue E - Suite 400, Markham ON L3R 4T9	3000 Steeles Avenue E - Suite 400, Markham ON L3R 4T9	85 Hanna Avenue, Toronto ON M6K 3S3	3000 Steeles Avenue E - Suite 400, Markham ON L3R 4T9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	RA (au134.0) (x606)	Heritage Designation:	N
Height Limit (m):	3 Storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	30,554.9	Frontage (m):	363 metres	Depth (m):	312 metres
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,366		3,333	3,333
Residential GFA (sq m):				
Non-Residential GFA (sq m):	4,366		29,848	29,848
Total GFA (sq m):			29,848	29,848
Height - Storeys:	1		9	9
Height - Metres:			33.8 (+ 5m MPH)	33.8 (+ 5m MPH)

Lot Coverage Ratio (%) 10.9% Floor Space Index: 0.98

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		0
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	29,848	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:	0	0	0	0

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:		N/A	N/A	N/A	N/A

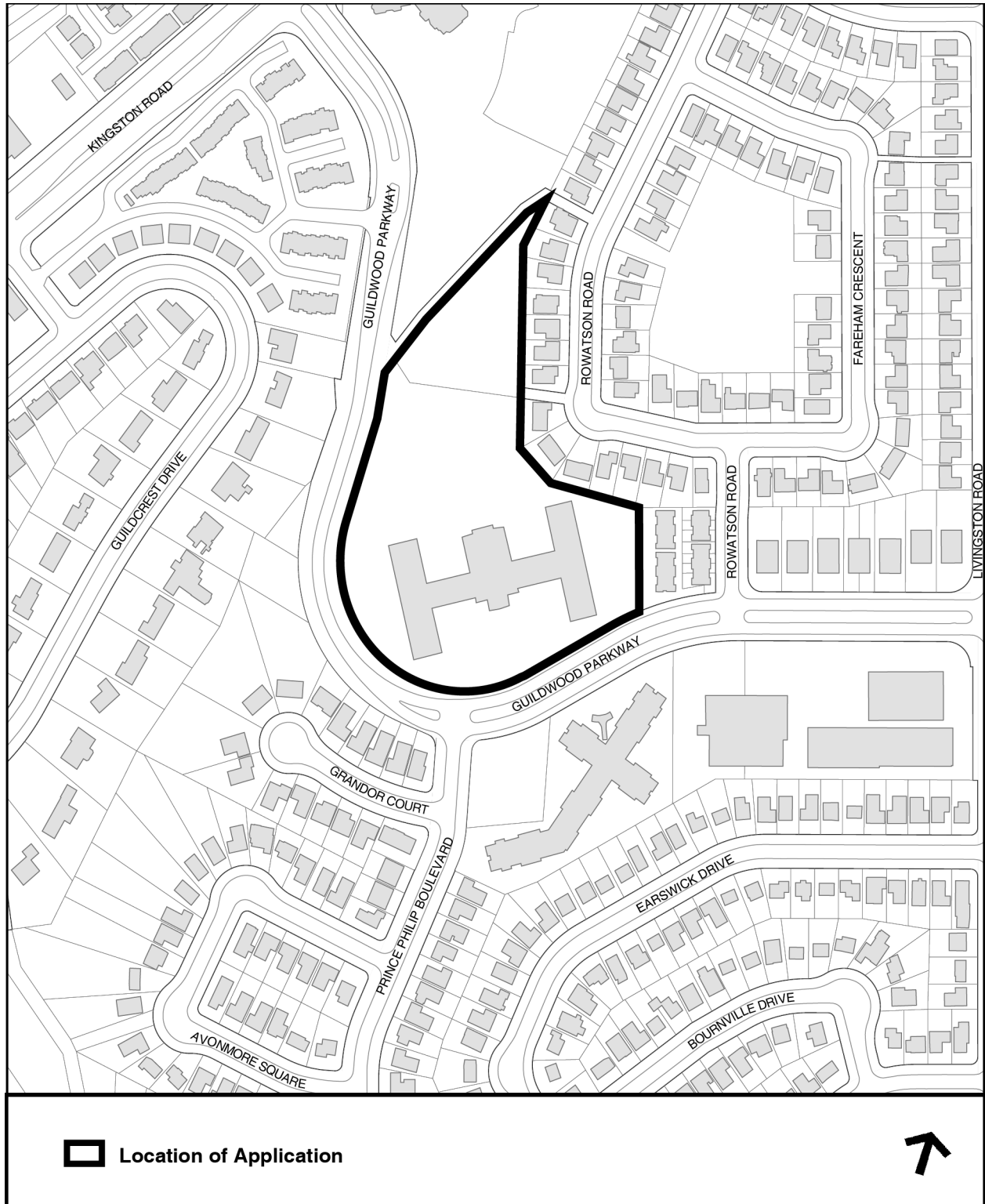
Parking and Loading

Parking Spaces:	149	Bicycle Parking Spaces:	88	Loading Docks:	2
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 23

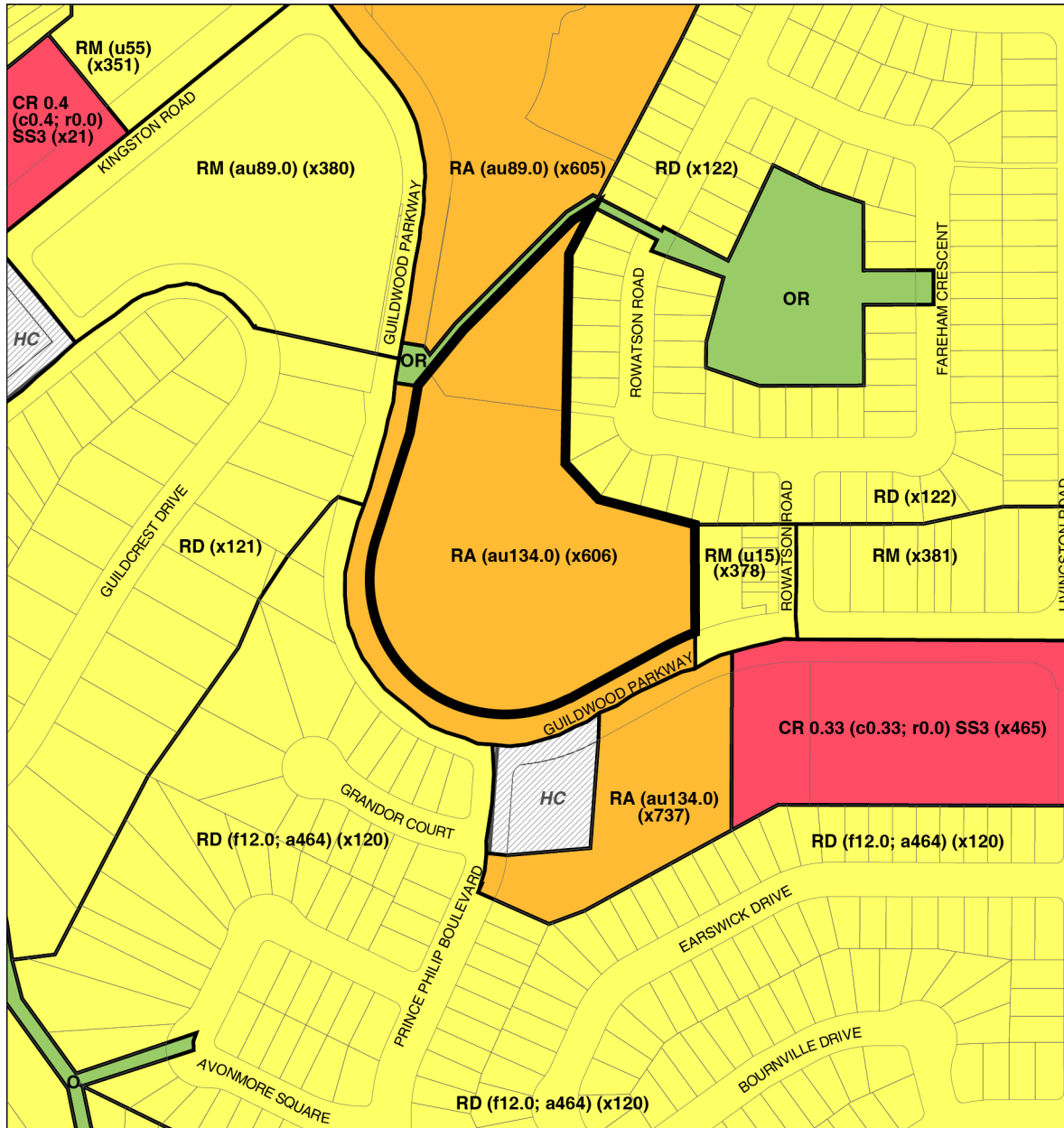
60 Guildwood Parkway

File # 25 232204 ESC 24 02



Not to Scale
 Extracted: 05/13/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

60 Guildwood Parkway

File # 25 232204 ESC 24 0Z

Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment
CR Commercial Residential

IPW Institutional Place of Worship
O Open Space
OR Open Space Recreation

See Former City of Scarborough
 Guildwood Community By-law No.9676
HC Highway Commercial

Not to Scale
 Extracted: 05/13/2026

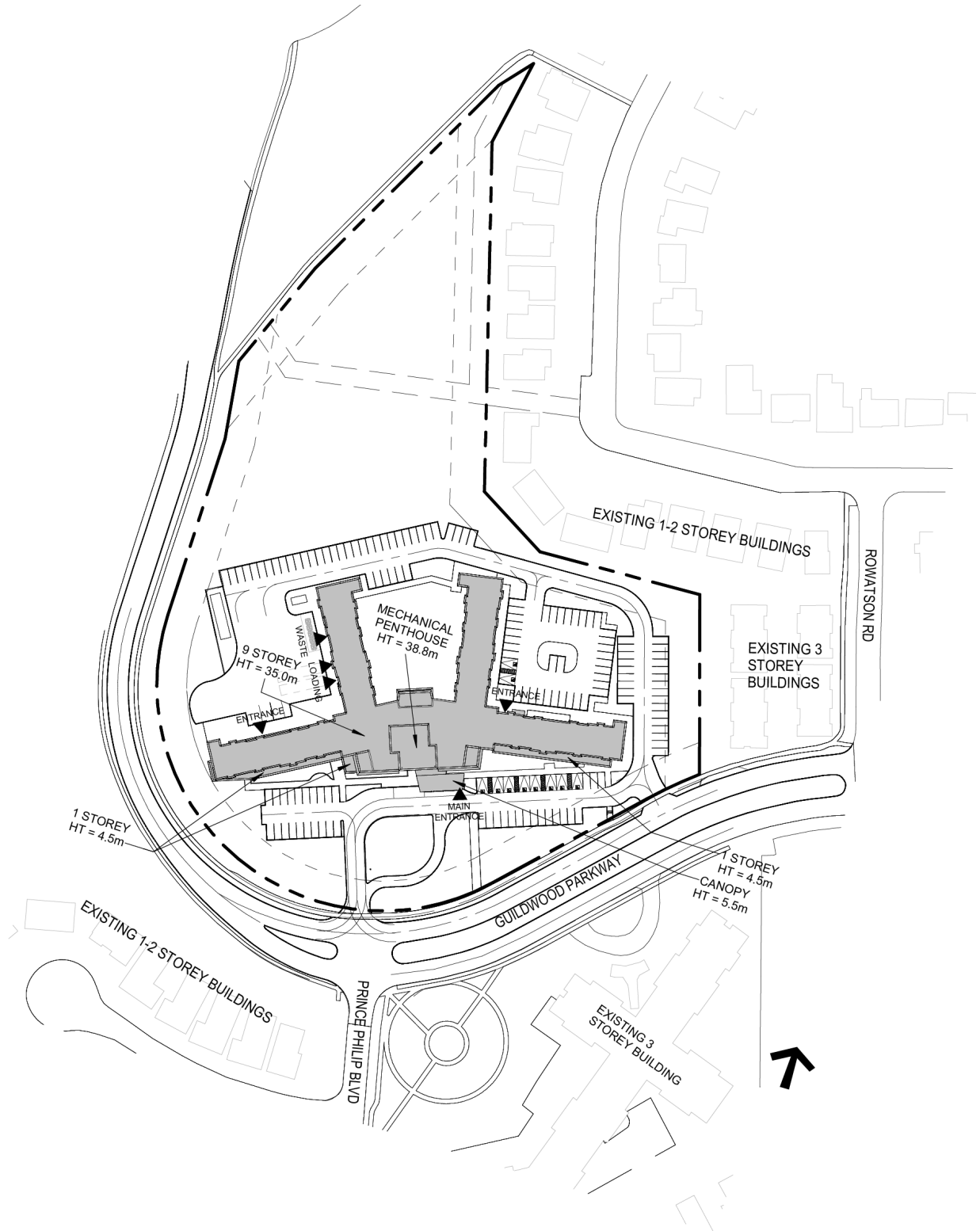
Attachment 5: Draft Official Plan Amendment

Attached separately to this report as a PDF.

Attachment 6: Draft Zoning By-law Amendment

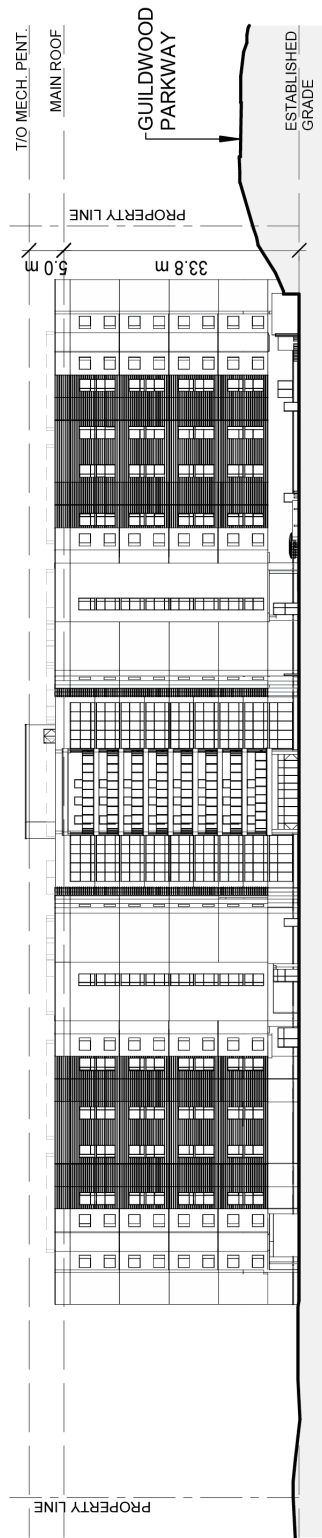
This attachment will be provided prior to the July 9, 2026, Scarborough Community Council Meeting.

Attachment 7: Site Plan



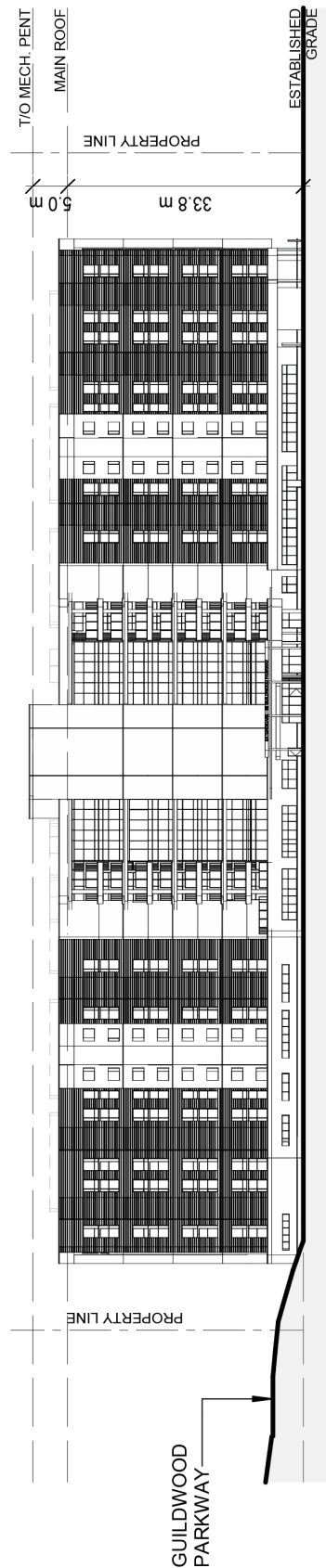
Site Plan

Attachment 8: North Elevation



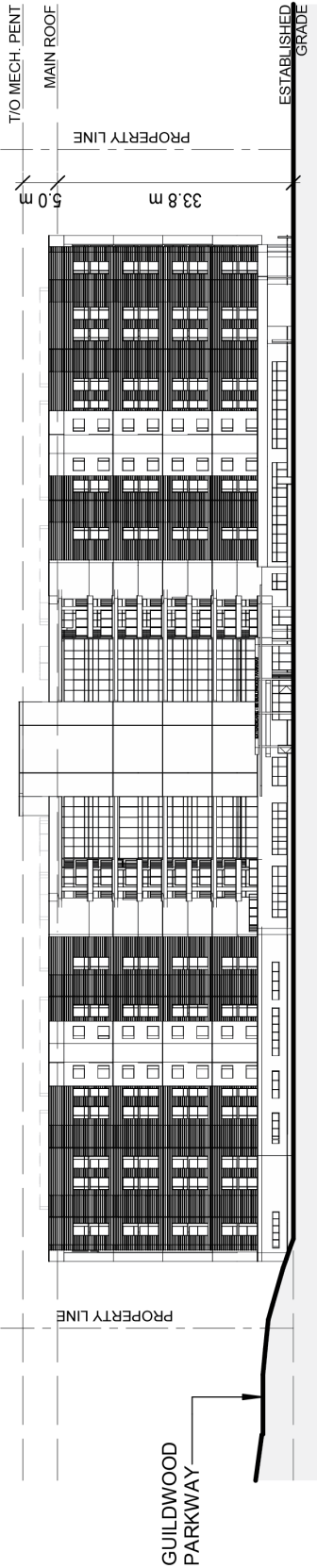
North Elevation

Attachment 9: East Elevation



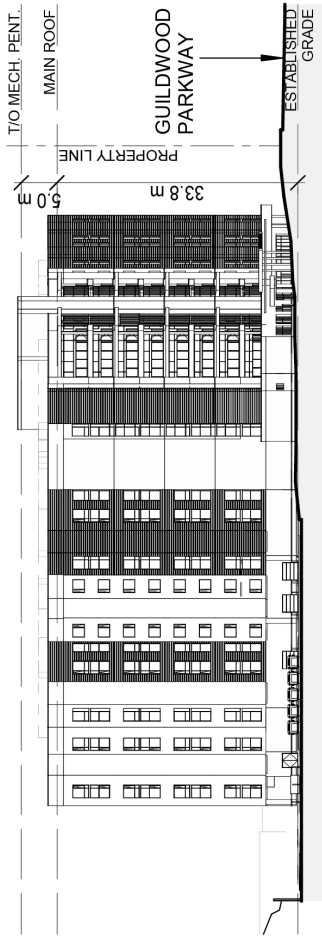
South Elevation

Attachment 10: South Elevation



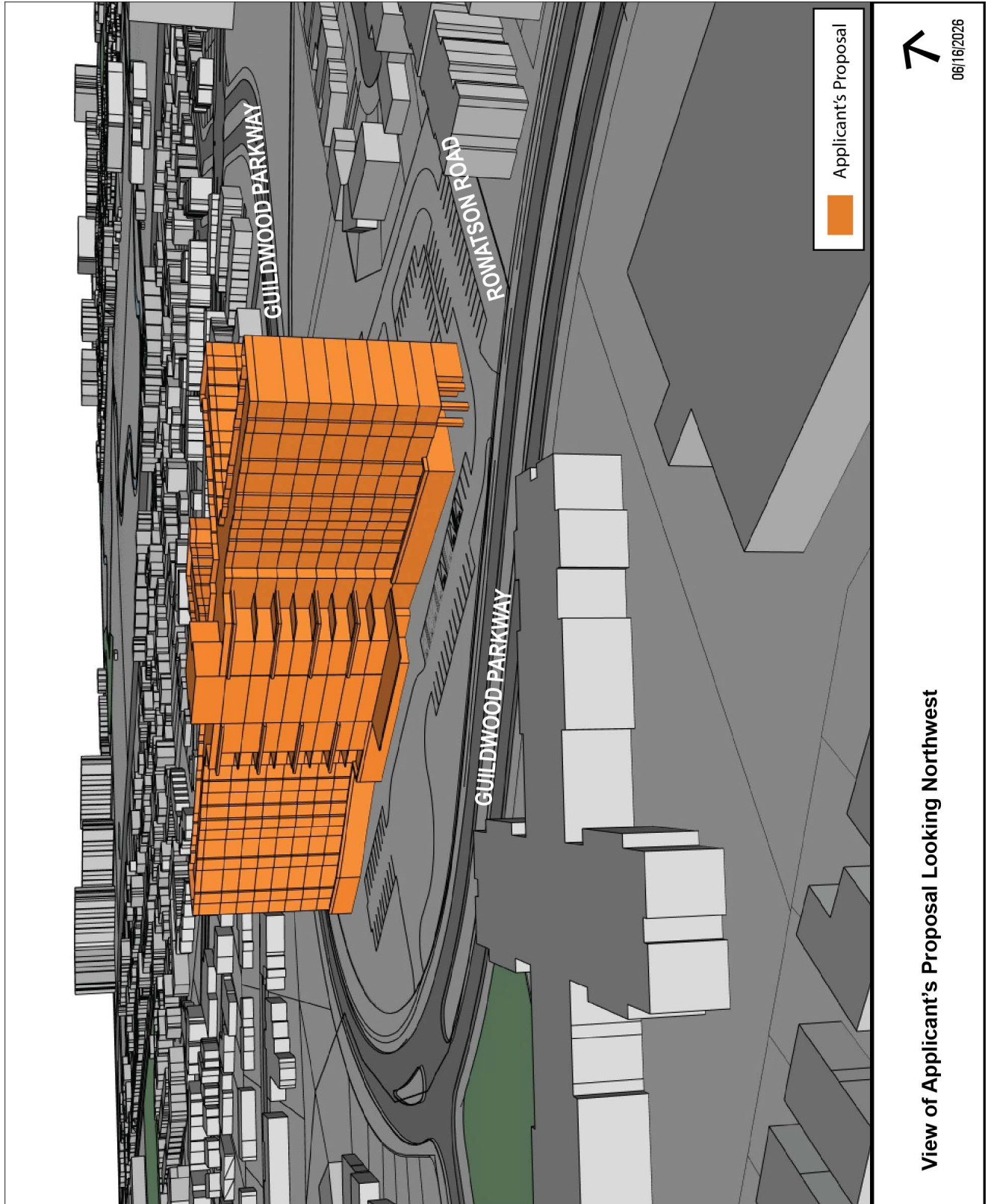
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Massing Model Looking Northwest



Attachment 13: 3D Massing Model Looking Southeast

