

An architectural rendering of a modern, multi-story residential or commercial building with a stepped, terraced design. The building is light-colored with many windows and balconies. In the foreground, there are trees, a sidewalk, and a few cars. A large, red-outlined speech bubble is positioned on the left side of the image, pointing towards the building. The background shows a hazy cityscape under a blue sky.

January 13, 2026

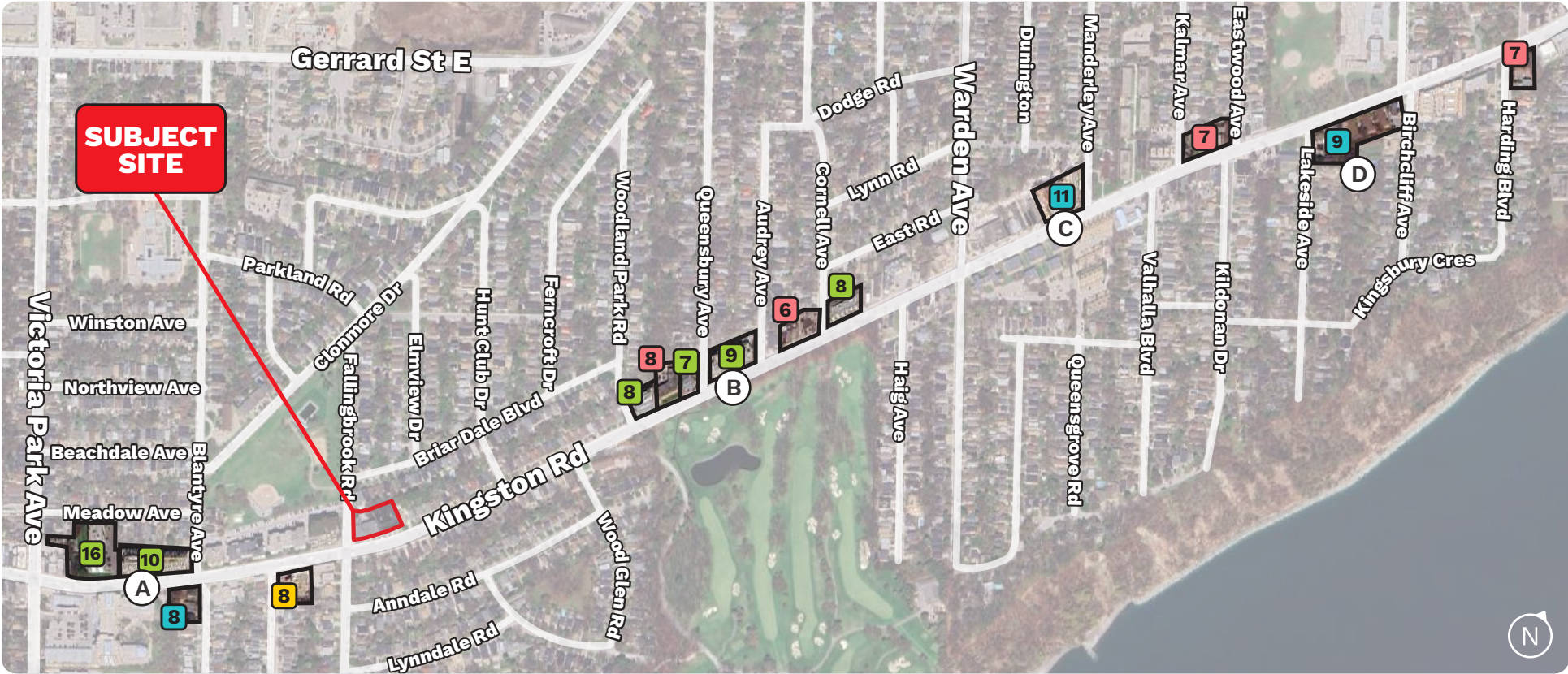
1212-1238

Kingston Road

Deputation to Scarborough Community Council

City of Toronto

Surrounding Context



Legend

- | | | | |
|---|--------------------|---|--------------|
| # | Number of Storeys | # | Under Review |
| # | Built | # | Approved |
| # | Under Construction | | |



(A) 1100 Kingston Road
10 storeys



(B) 1364 Kingston Road
9 storeys



(C) 1478 Kingston Road
11 storeys



(D) 1615 Kingston Road
9 storeys

Original Proposal



11-storey
Mixed-Use Building



206
Market
Units



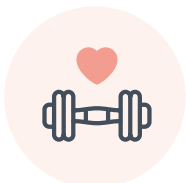
10
Rental
Replacement Units



163
Bicycle
Parking
Spaces



94
Vehicle
Parking
Spaces



507 m²
Indoor
Amenity



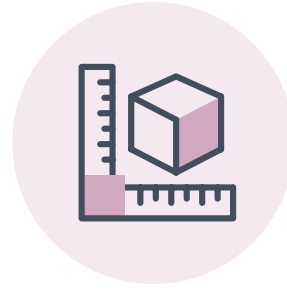
432 m²
Outdoor
Amenity



What we Heard Through the Process



The height of the building should be reduced.



The massing of the building should be reduced relative to the Neighbourhoods designated properties to the north through greater setbacks, particularly at the upper levels.



Additional soft landscaping areas should be incorporated.



Additional tree planting opportunities should be explored.



Additional parking spaces should be provided.

Current Proposal



10-storey
Mixed-Use Building



190
Market
Units



10
Rental
Replacement Units



476 m²
Retail
Space



150
Bicycle
Parking Spaces



100
Vehicle
Parking Spaces



400 m²
Indoor
Amenity



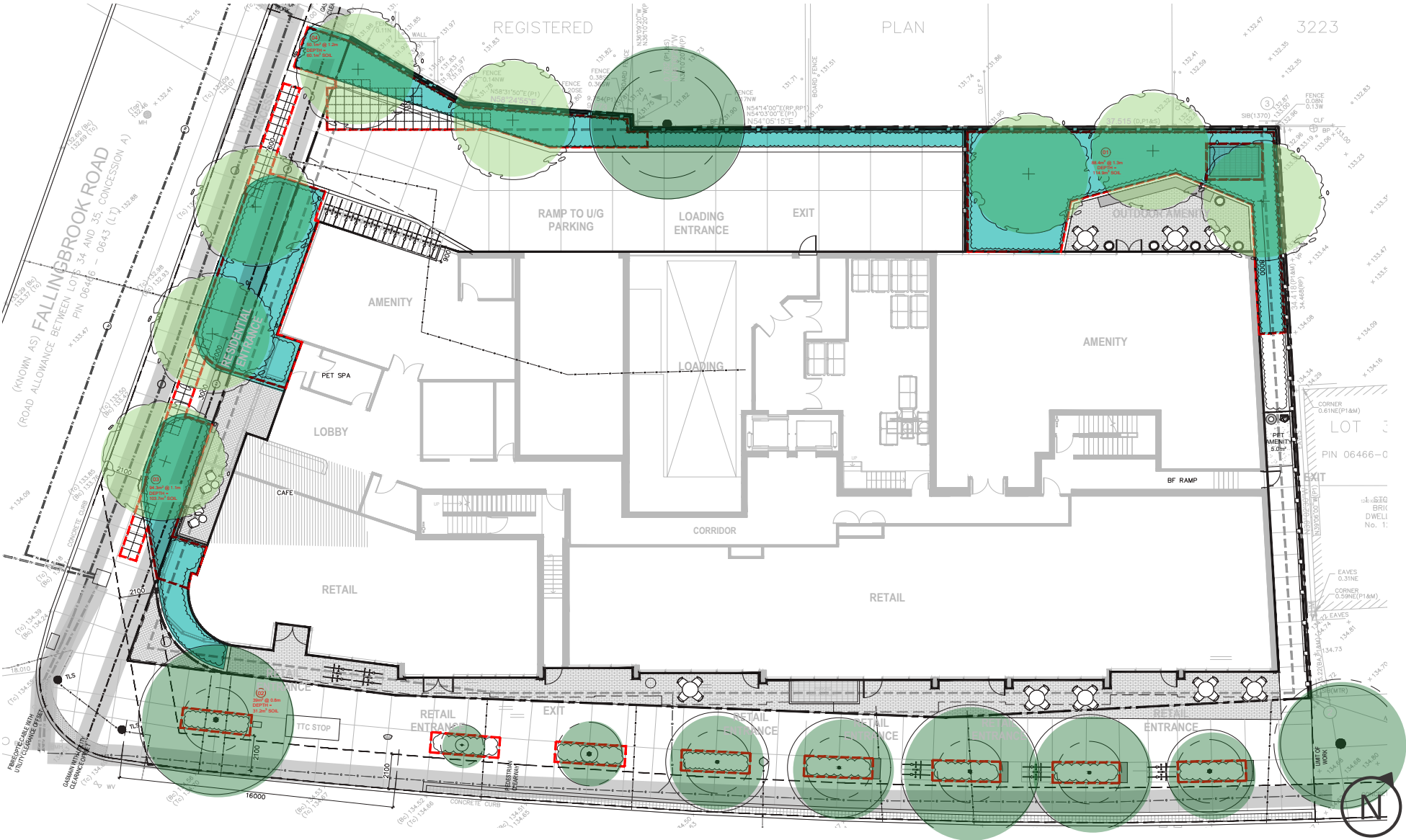
400 m²
Outdoor
Amenity

View looking north from Kingston Rd & Fallingbrook Rd



Current Proposal

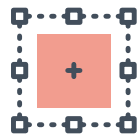
Landscape Plan



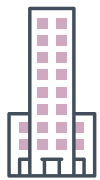
LANDSCAPE PLAN - PROPOSED

Planning Opinion

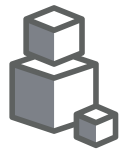
The proposal will:



Efficiently use land and infrastructure.



Incorporate a modest scale (10 storeys) and mid-rise typology that fits with the existing and planned mid-rise context along Kingston Road.



Introduce 200 new homes to the Birchcliff Neighbourhood, on a site well served by transit, parks, retail and other uses.



Incorporate setbacks and stepbacks that exceed the recommendations of the City's new Mid-rise Design Guidelines with respect to setbacks from *Neighbourhoods*.



Not result in any unacceptable light, view, privacy, overlook, shadowing, transportation or servicing impacts.



Replace the existing rental units and provide the right to return and tenant assistance to eligible existing tenants.



Incorporate a significant proportion of family-sized housing (32% 2- and 3-bedroom units).

An architectural rendering of a modern, multi-story building with a glass and concrete facade. The building has a stepped design with balconies. A large red speech bubble graphic is overlaid on the image, with its tail pointing towards the bottom right. The background shows a city street with trees, cars, and other buildings under a clear sky.

Questions & Comments?

Thank
You