

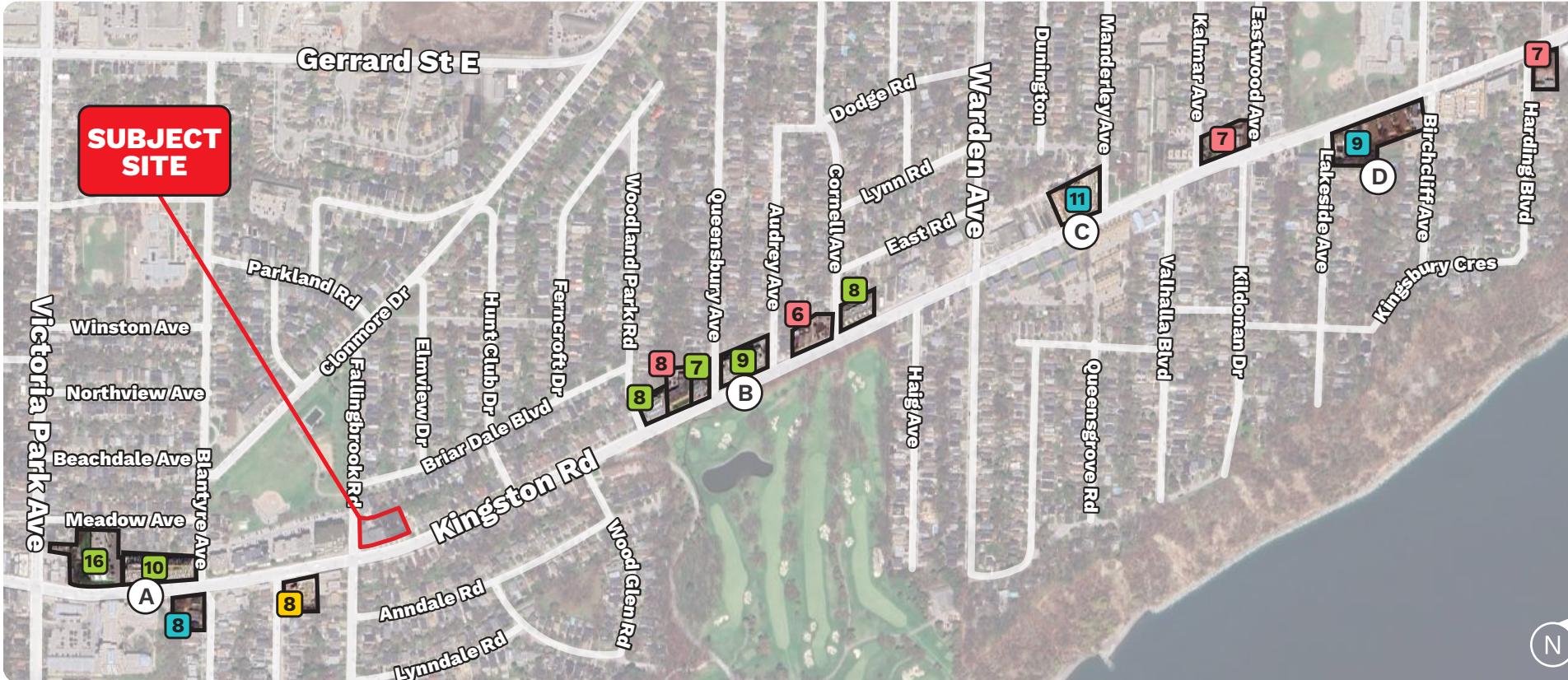


January 13, 2026

# 1212-1238 Kingston Road

Deputation to Scarborough Community Council  
City of Toronto

# Surrounding Context



(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 m<sup>2</sup>**  
Indoor  
Amenity



**432 m<sup>2</sup>**  
Outdoor  
Amenity

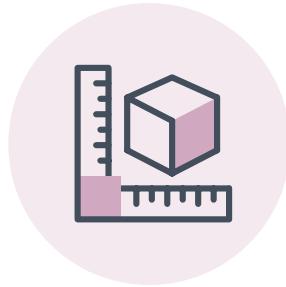
View looking north from Kingston Rd & Fallingbrook Rd



# 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 m<sup>2</sup>**  
Retail  
Space



**150**  
Bicycle  
Parking Spaces



**100**  
Vehicle  
Parking Spaces



**400 m<sup>2</sup>**  
Indoor  
Amenity

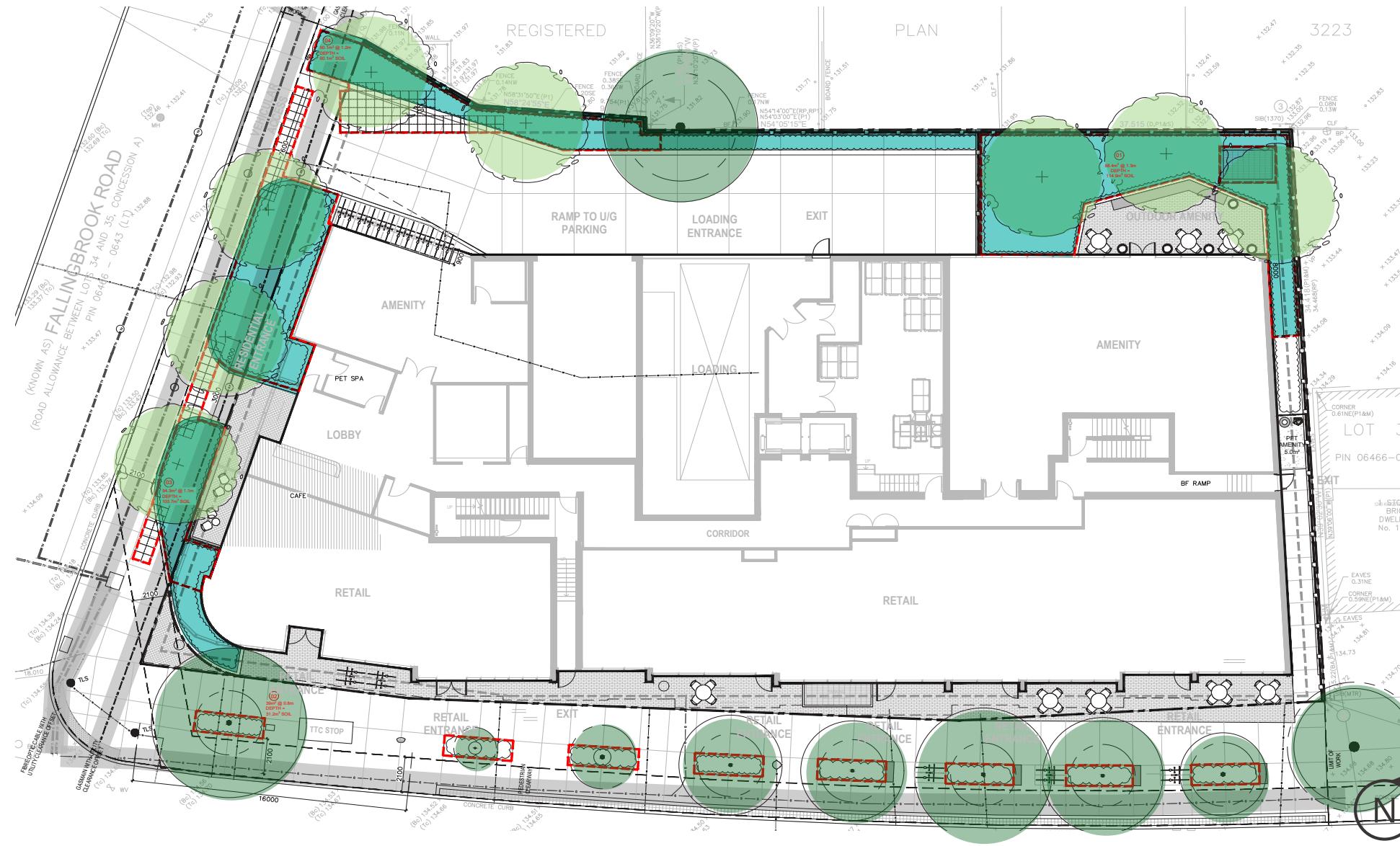


**400 m<sup>2</sup>**  
Outdoor  
Amenity



# Current Proposal

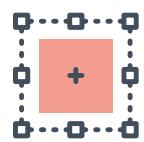
## Landscape Plan



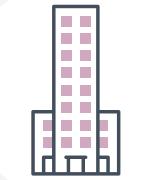
## LANDSCAPE PLAN - PROPOSED

# Planning Opinion

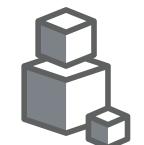
## The proposal will:



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).



Questions & Comments?

thank  
You