

Kennedy Crossing Regeneration Area Study

Spring 2025 Engagement Summary

Prepared by City Planning, City of Toronto

Background

The Kennedy Crossing Regeneration Area Study will set out a renewed vision for the study area as it evolves from employment uses to a new mixed-use community. The Study will look at a range of components, including land use, parks and open spaces, housing, infrastructure, streets, community services and facilities, and built form. Together, this work will provide an updated policy framework to guide new development on the subject lands.

The City hosted the first Kennedy Crossing public meeting on April 10, 2025 at Birchmount Community Centre, Bluffs Room, from 6:00 to 8:30 p.m. This event was promoted through the [Kennedy Crossing webpage](#), the Kennedy Crossing e-updates subscriber list, social media, Councillor Kandavel's newsletter, and by mailing over 8100 postcards to addresses in the surrounding area.

More than 45 attendees were present at the public meeting. An Open House was held from 6:00 p.m., followed by opening remarks from Councillor Kandavel, a Staff Presentation at 7:00 p.m., and a Question-and-Answer session. The event concluded with the continuation of the Open House and opportunities for one-on-one conversations. City staff provided information about the study scope and process, including ways the local community can provide input, and were available to answer questions.

Engagement Summary

This report is not intended to provide a verbatim transcript of the meeting, but instead provides a summary of participant feedback received during the public meeting. Please note that although some feedback is relevant to various thematic headings, they are organized under the theme that is the most applicable.

Connectivity

- Build a pedestrian trail along the rail line.
- Need for a covered path to access the Scarborough GO Station and Kennedy TTC Station.
- Need more direct pedestrian access to the Scarborough GO Station from west of Kennedy Road.

- Need for bike lanes.
- Need access to walkable restaurants, retail establishments, and grocery stores.

Built Form / Housing

- Concern over the density, number of storeys and units for proposed developments in the area.
- Concern over the negative impact of shadow and density from the high-rise buildings in the area.
- Concern that Scarborough Junction to the north and Kennedy Crossing will result in developments that are too big for the area.
- Need for housing near the existing Scarborough GO Station.
- Need for a variety of housing in the area, such as more condominiums and townhouses.

Traffic

- Concern over existing and future traffic issues.
- The St. Clair bus lane should continue and not be for one segment only.
- Need for higher bus frequency, in particular Route 113.
- Need more traffic lights on major roads, on Kennedy between St. Clair and Corvette.
- Concern over impact of the development on local communities and residents on immediate neighbourhoods such as Raleigh Avenue.

Flooding/Environment

- Concern over existing flooding issues on nearby side streets.
- Concern over basement flooding and existing infrastructure. Suggestion to consider waterproofing or flood preventative efforts for the properties near the area that may be impacted by the intensification and density of high-rise buildings.
- Concern over vibration-related damage in basements from the train line.
- Concern over soil contamination on some lands, as found at the Quarry Lands.

Employment

- Concern over displacement of employment without equivalent replacement.
- Need for access to jobs in the area.
- Concern over the quality of job creation. Jobs created should not just be fast food or low-wage positions.

Parking

- Need for more parking, especially at the Scarborough GO Station.
- Concern over lack of parking, causing parking overflow on neighbouring streets.
- Cars blocking intersection at Kennedy Road and St. Clair/Danforth.
- Need for parking maximums.

Community Services & Facilities

- Need a community centre with a fitness gym with equipment, youth programs, senior services/senior's residence, and a daycare.
- Need a dog off-leash area, a medical centre, more parkland, and a skate park.

Questions & Answers

Questions asked during the public meeting have been consolidated and answered by staff below, based on the information presented at the April 10, 2025 public meeting and follow-up information, where appropriate.

Study Logistics

- *What is the timeframe for each of the 3 phases?*

Phase 1: Background Work – present to early fall 2025

Phase 2: Draft Policy – fall 2025

Phase 3: Final Policies and Recommendations – winter 2026

All project timing is approximate and subject to change as the study evolves.

- *Will the Scarborough Junction being completed be considered in the research/study you will be doing? How do you connect the reality of the Junction with the potential changes here?*

Yes, as part of the background work phase of Kennedy Crossing, a series of background studies will be completed to look at existing conditions as well as the impacts of proposed new development on the local context to help inform the appropriate policy framework. This will include looking at proposed development in the surrounding area, such as the Scarborough Junction development, to ensure that cumulative impacts are considered. The below map indicates the different study areas that will be explored through the background studies.



- *Have any soil contamination studies been conducted so far?*

A Phase 1 Environmental Site Assessment (ESA) has been completed and submitted with the OPA and Rezoning application and is available on the [Application Information Centre](#) (AIC) for public viewing. A Phase 2 ESA will be required based on the Phase 1 assessment and the Environmental Site Assessments will be subject to the City's peer review process. A record of site condition will also need to be filed in accordance with provincial legislative requirements.

- *What was the hold-up for the Scarborough Junction process?*

The Scarborough Junction development, which is adjacent to the Kennedy Crossing study area, is currently going through a settlement process at the Ontario Land Tribunal.

Housing

- *How many floors will the developments in Kennedy Crossing have?*

Since Kennedy Crossing is still at an early stage, the details of the updated vision for the area have not yet been determined, although due to transit proximity it is anticipated that the site will be intensified. The final policy framework will address the overall densities of future development and may include some direction on heights. However, the finer grained details for individual buildings are more likely to come through the development review process for the property owner's Zoning By-law Amendment application, which will follow the City's Kennedy Crossing study. Kennedy Crossing will establish the overall policy context that the Zoning By-law Amendment application is required to follow.

Traffic and Parking

- *If the current traffic situation is already hard to control, how do we control the future increased traffic in the area? How can a proper assessment of traffic control be done in the area?*

As part of the background work phase of Kennedy Crossing, a Multimodal Transportation Impact Study will be undertaken to examine existing transportation conditions and the projected impact of the proposed development in Kennedy Crossing as well as planned development in the surrounding area on the transportation network. This will include looking at traffic and will identify what improvements may be needed to support new development (e.g. new traffic lights).

- *Will we be able to put parking maximums?*

The City-wide Zoning By-law 569-2013 has already established parking maximums for multi-unit residential buildings (e.g. apartment buildings, mixed-use buildings) – except for visitor parking – and most non-residential uses. The Zoning By-law assigns parking maximums based on whether the property is in Zone A (lowest parking rates), B or C (highest parking rates) and the Kennedy Crossing study area is in Zone C.

Through this study, the background work may indicate whether further, high-level policy direction is needed regarding parking. While Kennedy Crossing will not itself result in changes to the Zoning By-law (such as changing what parking Zone applies), the property owner's Zoning By-law Amendment application, which will need to proceed prior to new development, would need to conform to any policy direction that results from Kennedy Crossing.

Role of the Federal Government and City Planners

- *Does the federal government have a say in the developments near the rail line?*

The Federal Government does not generally play a role in planning matters – however due to Kennedy Crossing’s proximity to a rail line with CN running rights, the project team has reached out to CN to ensure they are aware of the study and for any involvement/comments that may be appropriate. We have received feedback which we will include in the inputs to our work, although most guidance will be more relevant at the more detailed development stages (e.g. building design, grading etc.).

Employment

- *How many jobs are there currently in the study area?*

Based on the 2024 Toronto Employment Survey there are approximately 200 jobs within the Kennedy Crossing study area.

- *Is there any obligation in planning process to replace 1-for-1 employment opportunities?*

In the current [Site and Area Specific Policy 790](#) for the study area, there is a requirement to establish a minimum amount of non-residential/employment uses, but it does not specify how much that amount should be. Through the Kennedy Crossing study, this will be one of the matters we will exploring, and the final policy framework will specify the appropriate amount of non-residential space that will be required through any redevelopment.

Other Comments

City staff also received comments via email, which are consolidated below.

- Interest in the proposals and future of the area to support incoming change such as increased population density.
- Interest in getting involved in the study.
- Interest in a community centre to be built in the area.

Next Steps

Please visit the [Kennedy Crossing webpage](#) for more information and sign up for e-updates under ‘Stay Informed’ to stay updated on project milestones and future engagement opportunities. You can also contact City staff directly to provide comments or ask questions via [email](#).