

# Kennedy Crossing

## Kennedy Crossing Regeneration Area Study

April 10, 2025

**Public Meeting**





# Land Acknowledgment



# Agenda

## Opening Remarks

Councillor Kandavel, Ward 20 – Scarborough Southwest

## Presentation

Jessica Krushnisky, City Planning

## Brief Q&A

## Open House and One-on-One Conversations

# Opening Remarks

**Councillor Parthi Kandavel**

Scarborough Southwest



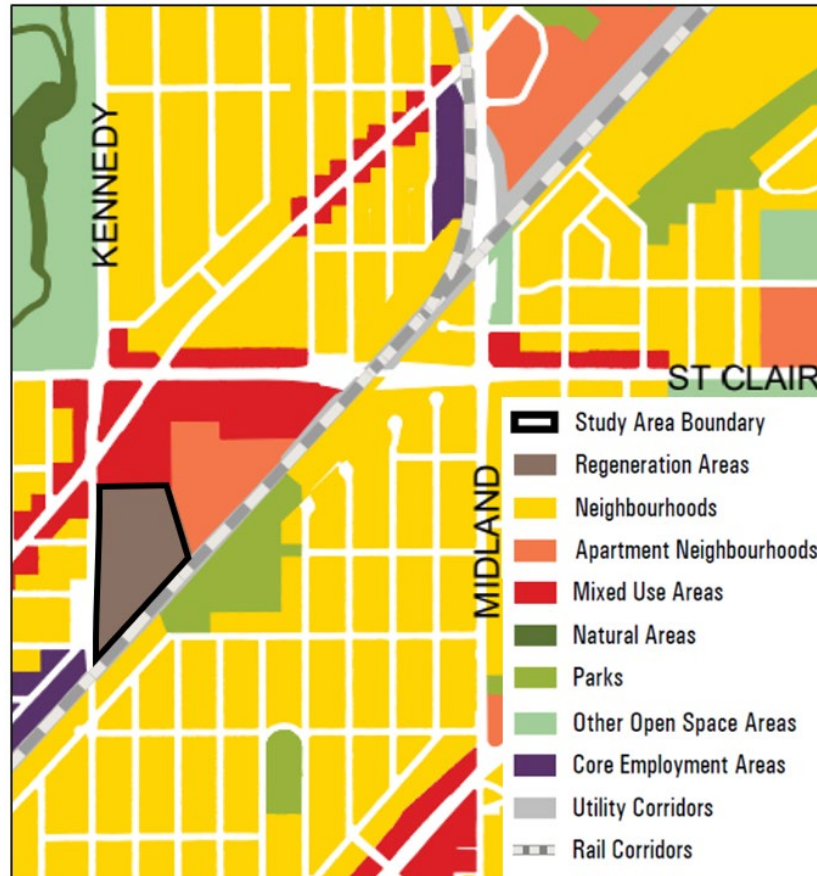
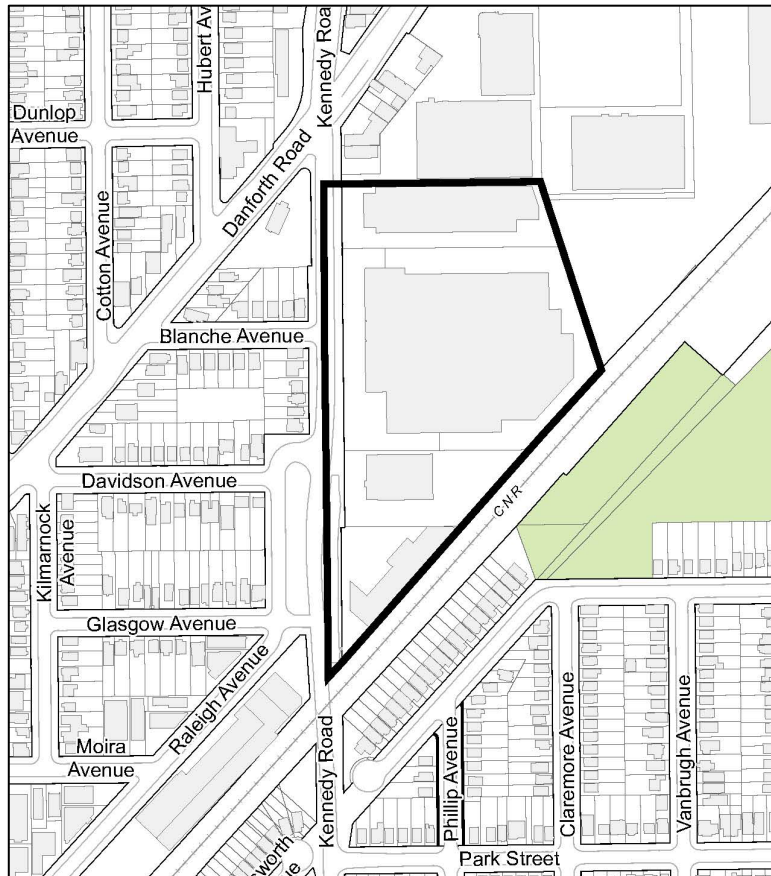
# Presentation Outline

1. Study Context and Process
2. Ontario's Planning Framework 101
3. Study Scope
4. Local Context
5. Next Steps



# Purpose & Study Area

Kennedy Crossing is intended to set out a renewed vision for the study area as it evolves from employment uses to a new mixed-use community



**Study area: 5.16 ha (347, 357, 375 and 399 Kennedy Road)**

# How Did We Get Here?

**November 2021**

Property owners submitted requests to convert their lands from Employment Areas and allow for new uses. Applications to redevelop the site were also submitted.



**July 2022**

City Council adopted Official Plan Amendment (OPA) 591 to redesignate the study area from Employment Areas to Regeneration Areas, and Site and Area Specific Policy (SASP) 790. OPA 591 and SASP 790 were sent to the Province for final approval.



**December 2023**

The Province approved OPA 591 and SASP 790, setting the stage for the Regeneration Area Study for Kennedy Crossing.

Regeneration Area Studies are an important opportunity to study and guide the revitalization of underused areas through an updated, tailor-made policy framework.

- Comprehensive study which considers topics such as land use/density, housing, infrastructure, transportation, community services and parks/public realm
- Result in an amendment to the Official Plan

# Site and Area Specific Policy (SASP) 790

- **The Kennedy Crossing Regeneration Area Study requirements are outlined in Site and Area Specific Policy (SASP) 790.**
  - › Anticipated to result in either a new Secondary Plan or an updated SASP
  - › No residential permitted until the Study is completed
  - › Requirement for a minimum amount of employment and affordable housing gross floor area (exact amount TBD)
  - › May be informed by area development applications
- **Identified Study Components**
  - › Land Use Plan
  - › Phasing Strategy and Implementation Plan
  - › Infrastructure Master Plan
  - › Community Services and Facilities Strategy
  - › Parks and Open Space Plan
  - › Block Context Plan
  - › Housing Plan



# Project Process

We are  
here

## Phase 1: Background Work 2-4 months

- Project start-up
- First public meeting
- Completion of background studies
- Second public meeting

## Phase 2: Draft Policy 2-3 months

- Analysis and review of background material
- Draft policy framework
- Release draft policies for public review
- Third public meeting

## Phase 3: Final Policy Recommendations 3-5 months

- Revise and finalize policies
- Staff recommendations to Planning and Housing Committee
- Consideration by City Council

**New policy  
framework in  
place to guide  
development**

# Public Engagement and Communications



3 public meetings/open houses + statutory public meeting



Postcard mailout (complete)



Social media



E-updates



Webpage updates



Outreach to community groups



Emailed comments



Outreach to First Nations



Councillor Newsletter

# Project Team

Kennedy Crossing will involve a multi-disciplinary team to develop a comprehensive planning framework for future development.

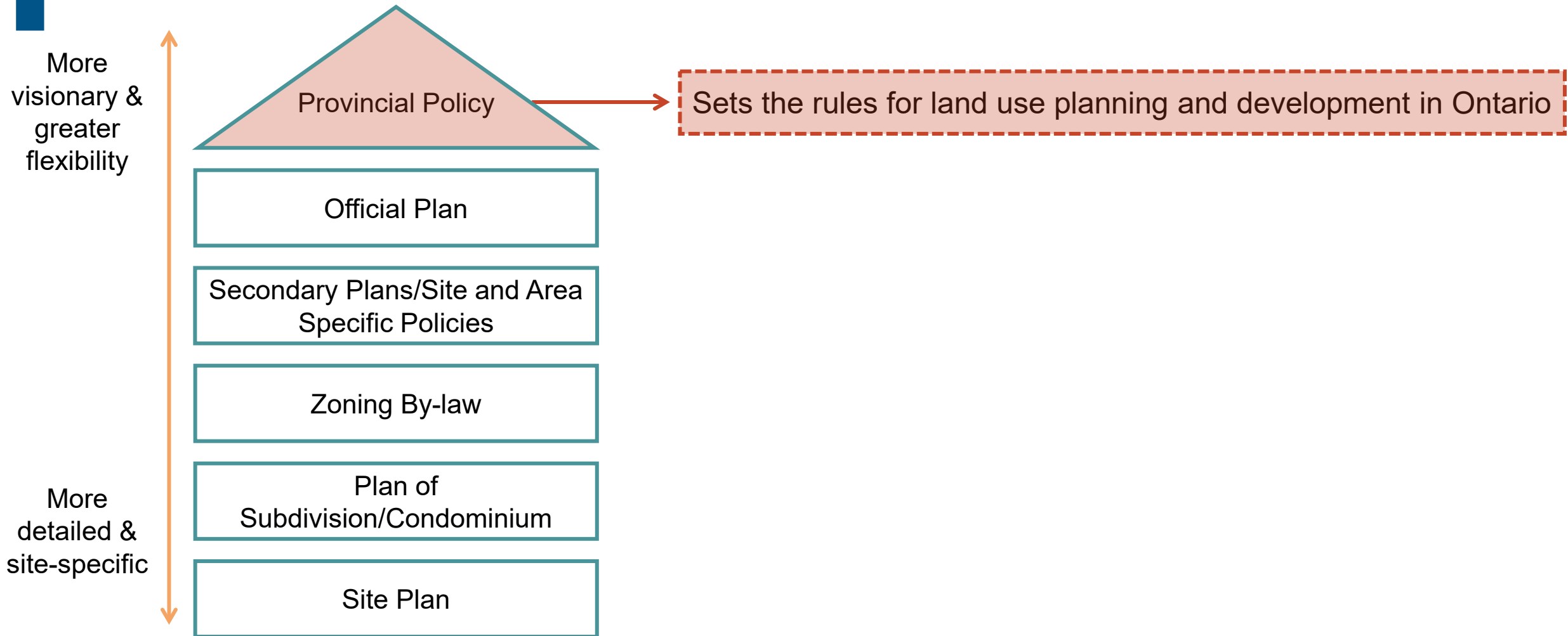
## **City Divisions:**

- City Planning (includes housing, community services and facilities, urban design)
- Development Review
- Transportation Services
- Parks and Recreation
- Economic Development and Culture
- Toronto Water
- Energy and Environment
- Engineering and Construction Services

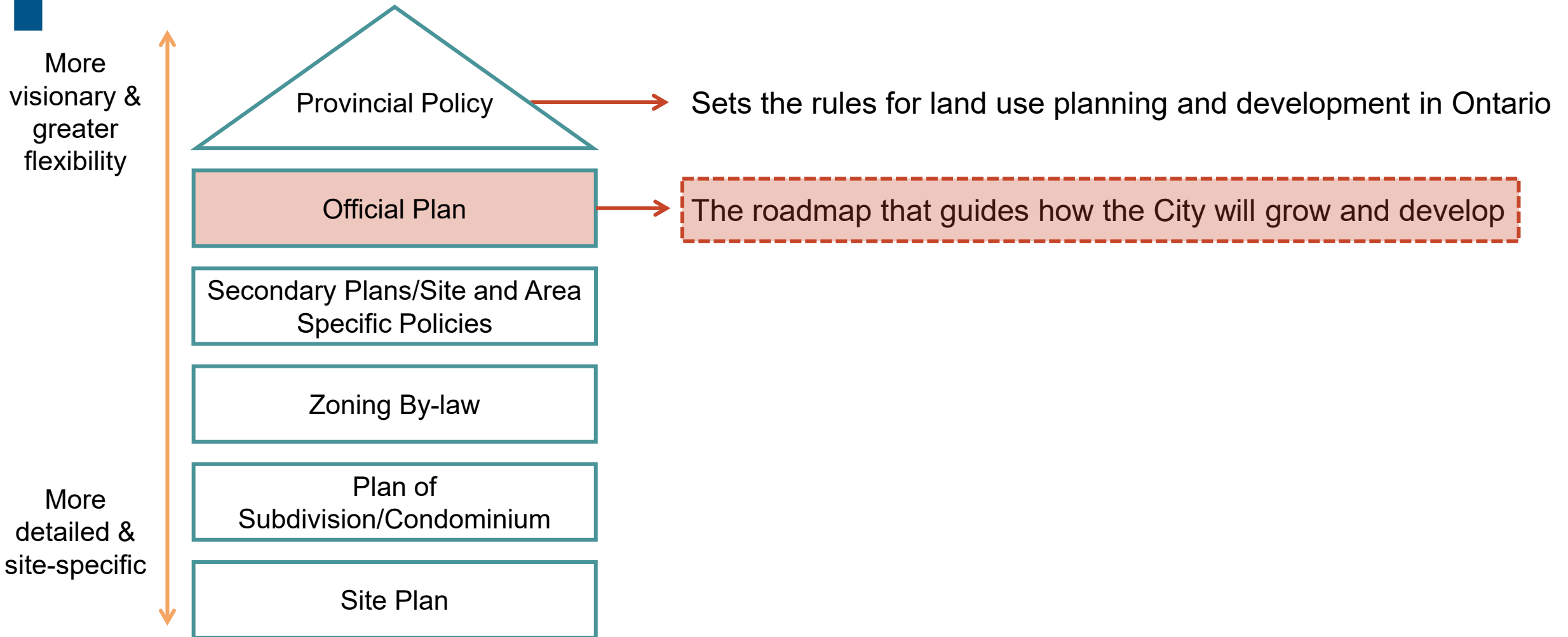
## **Project Team has also engaged with:**

- Children's Services
- School Boards
- TTC
- Metrolinx
- CreateTO
- Toronto Public Library
- Toronto Hydro
- CNR

# Ontario's Planning Framework 101 1/7

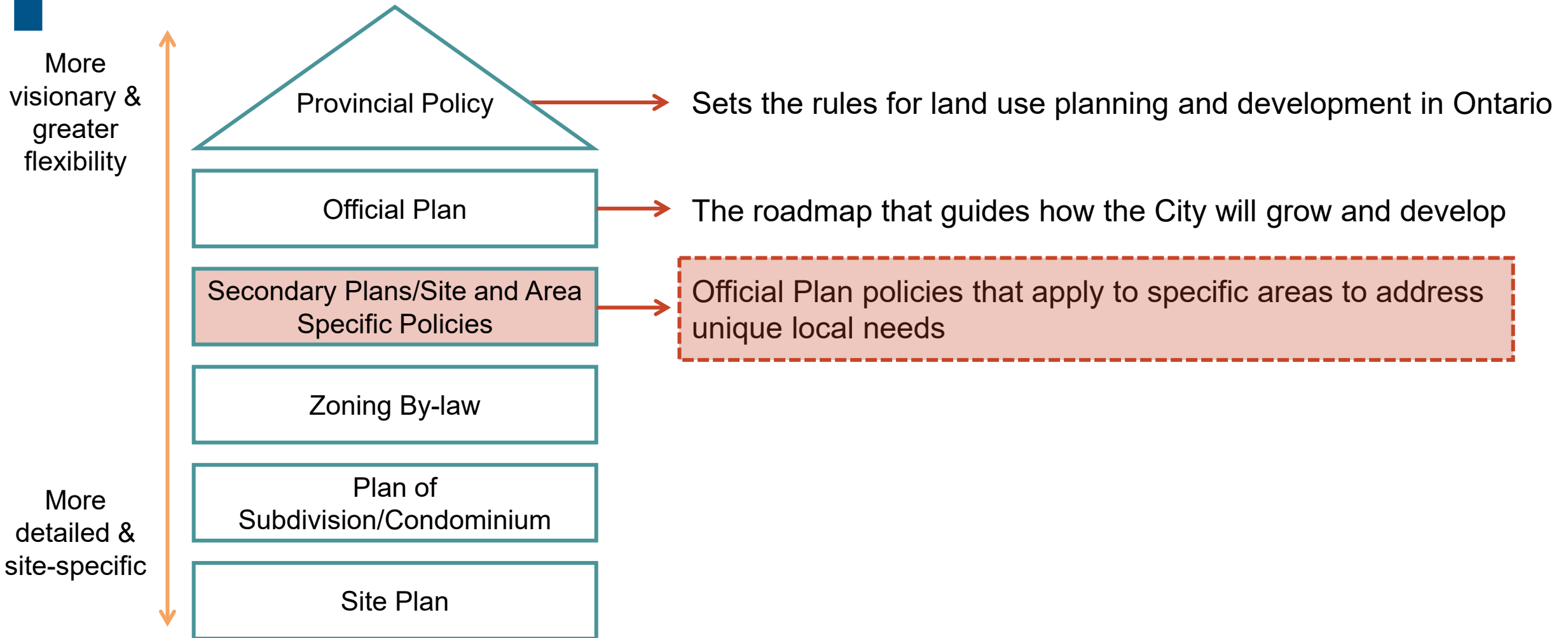


# Ontario's Planning Framework 101 2/7

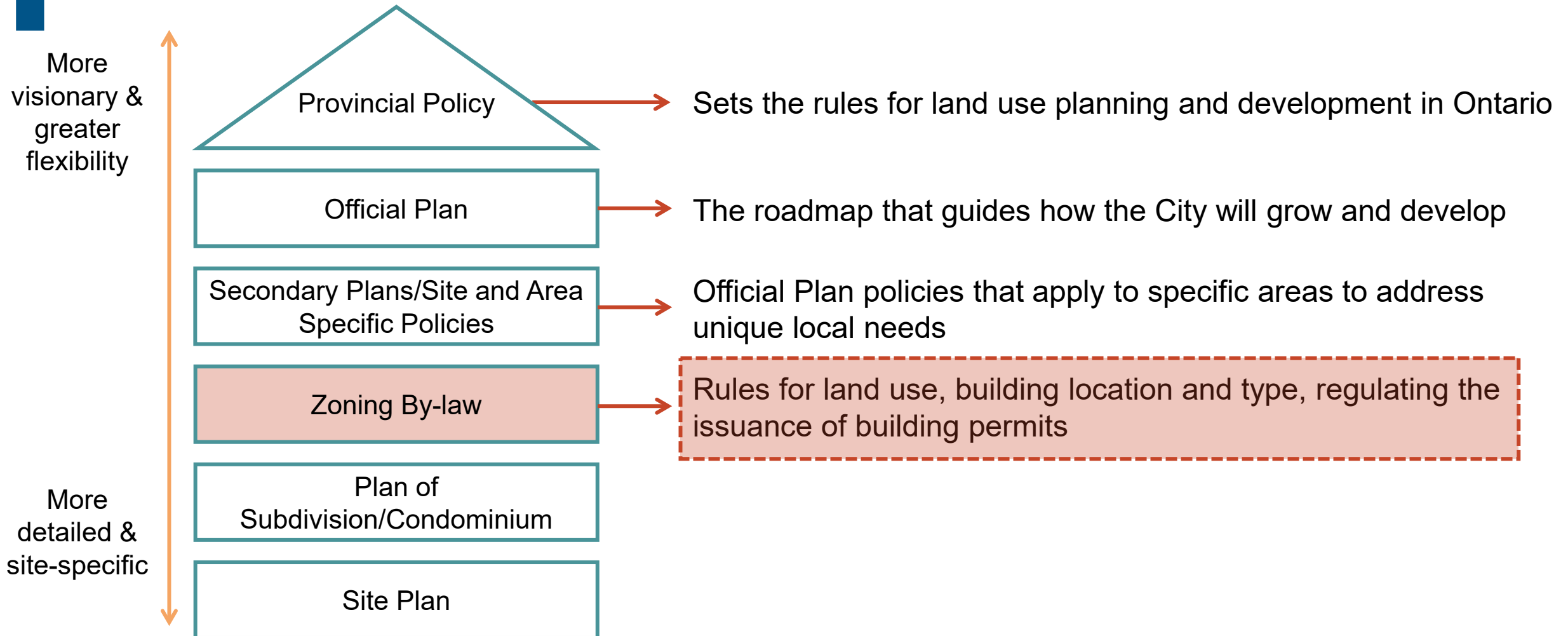




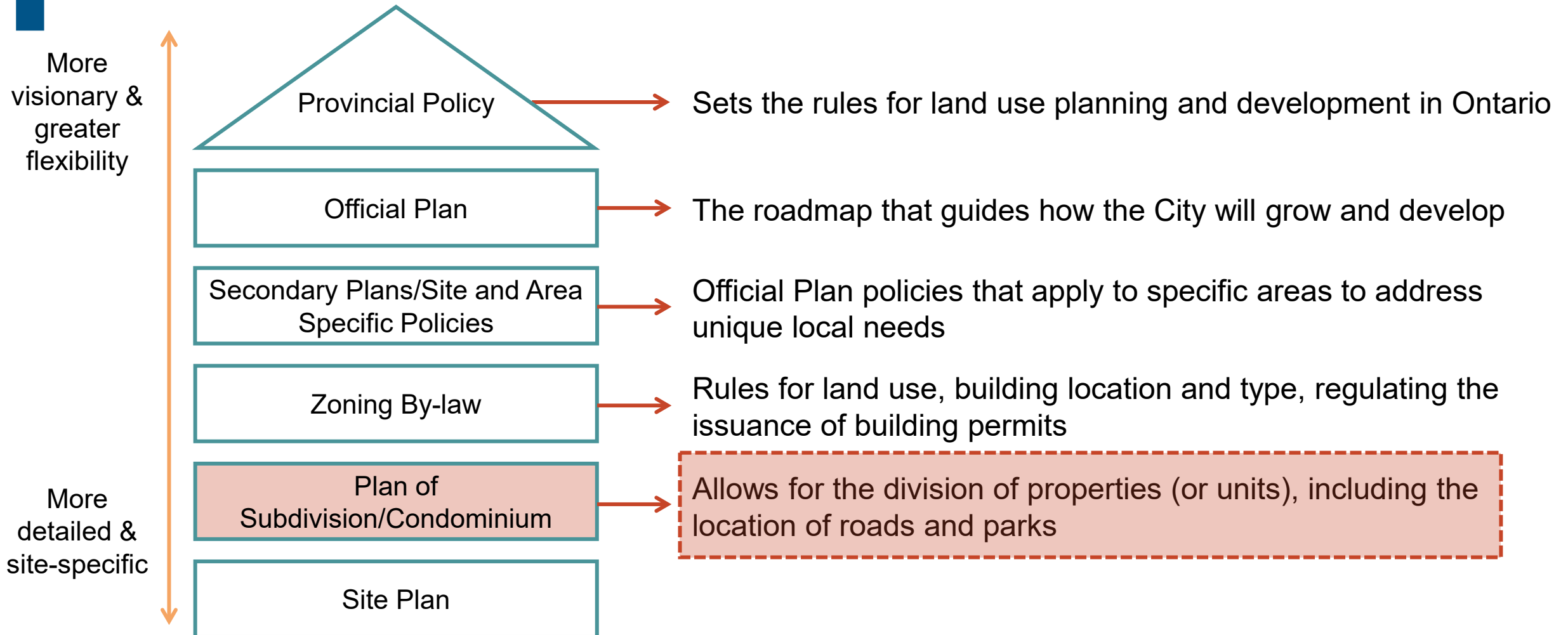
# Ontario's Planning Framework 101 3/7



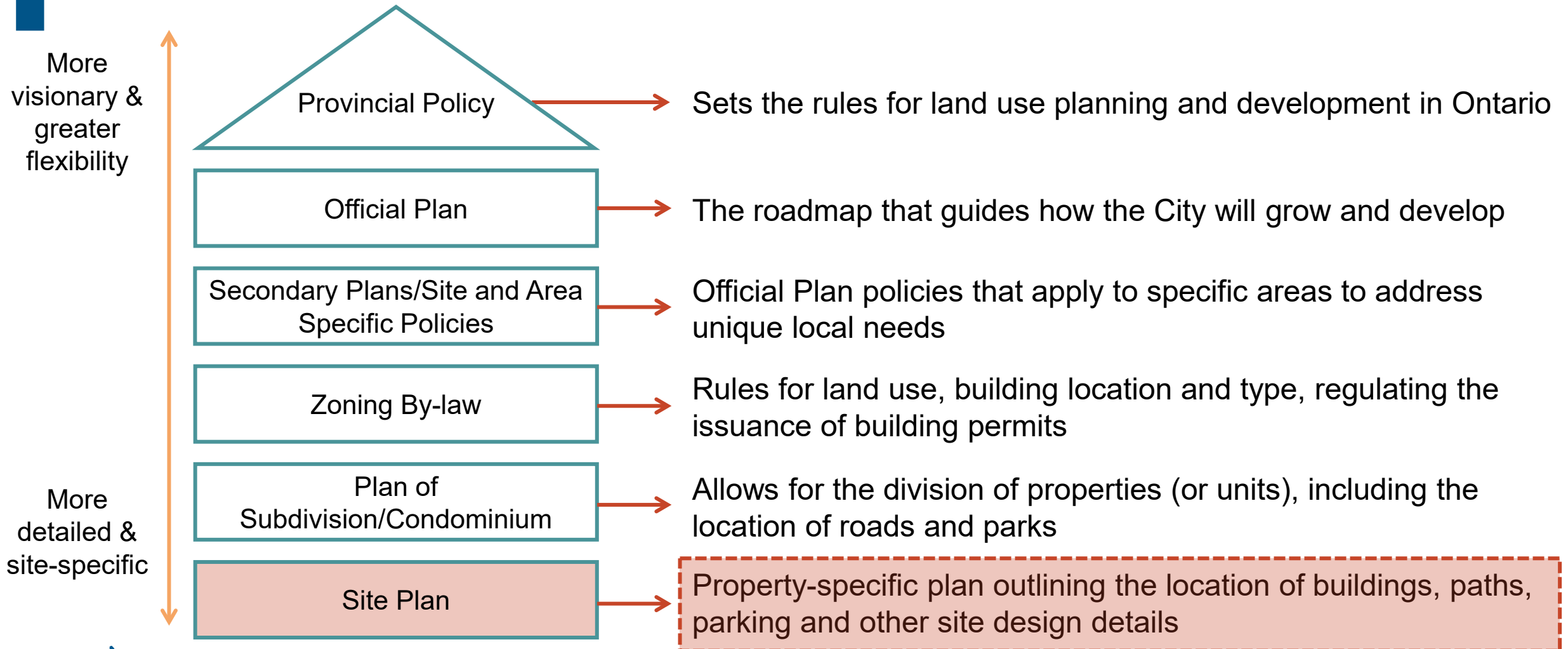
# Ontario's Planning Framework 101 4/7



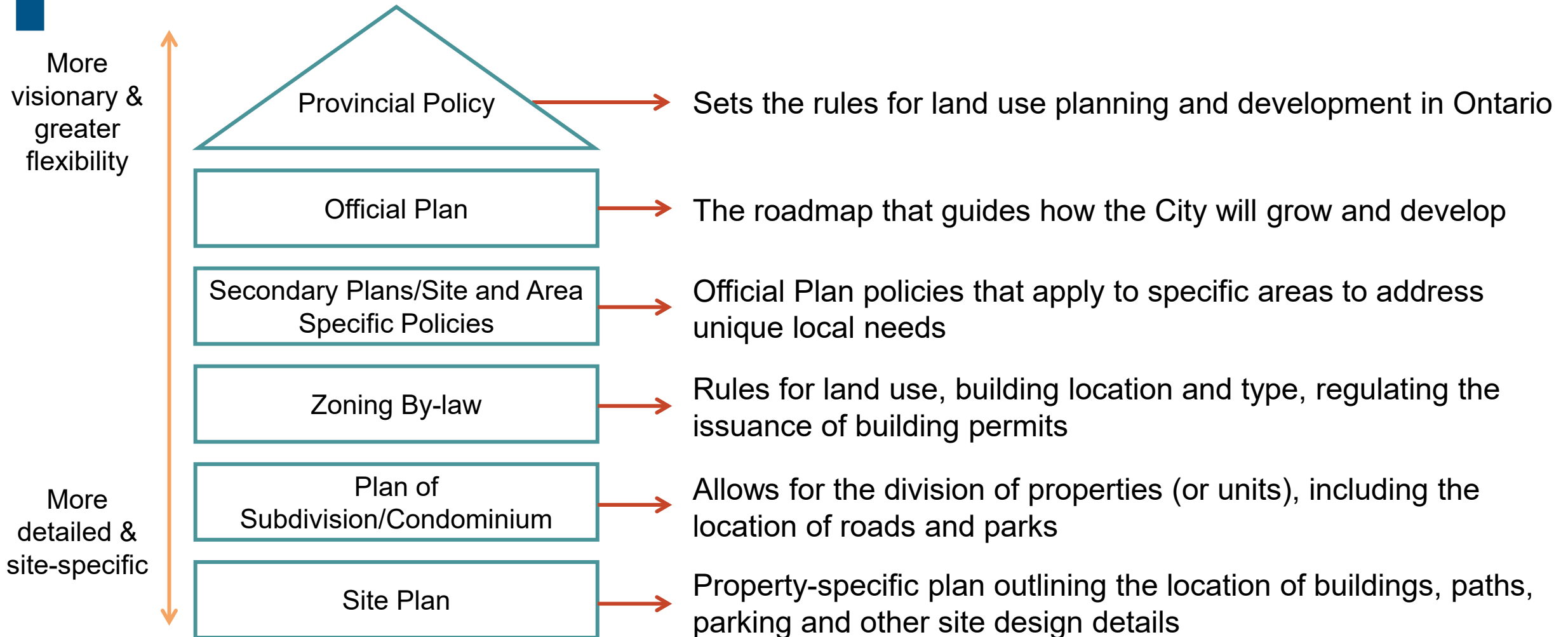
# Ontario's Planning Framework 101 5/7



# Ontario's Planning Framework 101 6/7



# Ontario's Planning Framework 101 7/7





# Study Scope



The background work will look at broader areas around the study area to capture the local context and evaluate potential impacts.



# Study Scope: Housing



## Background Study: Housing Plan

- Providing a range of housing options (different housing forms, tenures and multi-bedroom units)
- Providing minimum amount of affordable housing
  - › Toronto defines affordable housing as housing where the total monthly costs is no more than 30 percent of before-tax monthly income of Toronto households
  - › Affordable housing will be secured for 99 years
- Appropriate amount of affordable housing in each phase

Toronto ***Growing Up Guidelines*** state that a minimum of 25% of units in residential buildings should have 2+ bedrooms

# Study Scope: Community Services and Facilities



## Background Study: Community Services and Facilities Strategy

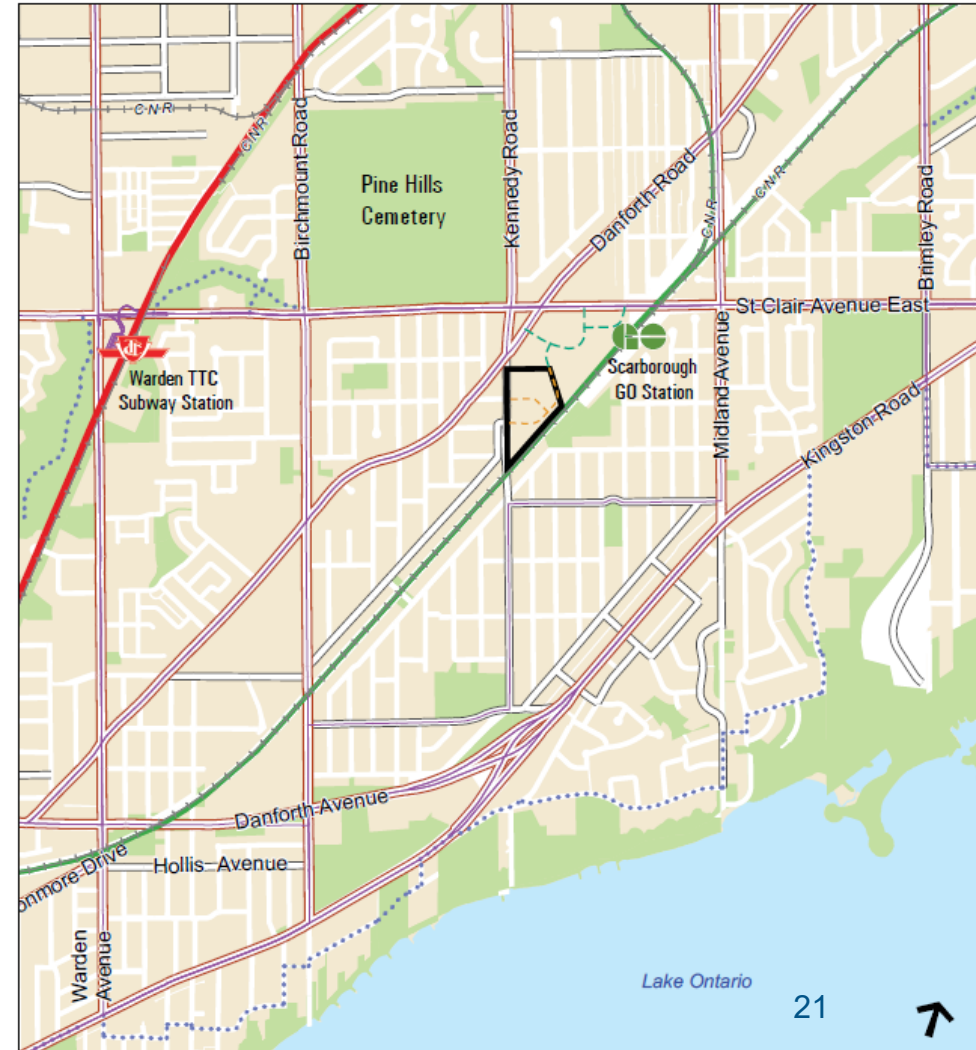
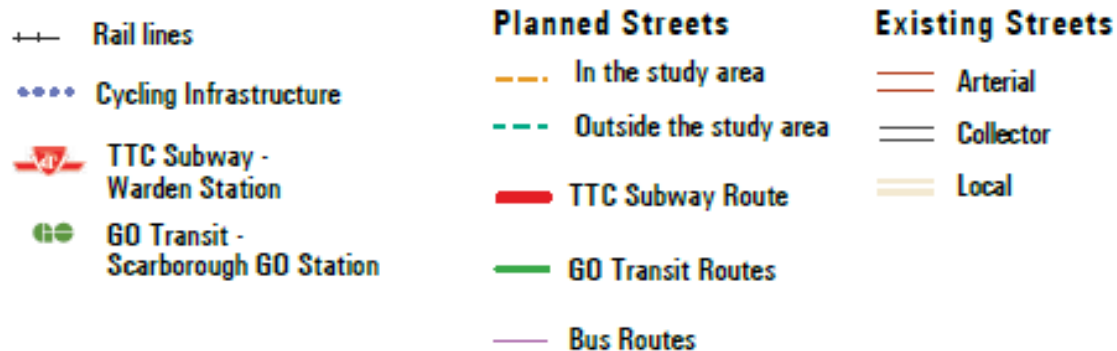
- Community services and facilities are publicly accessible buildings and places where City Divisions, agencies and boards, and school boards deliver programs and services.
  - › Child care centres
  - › Libraries
  - › Recreation facilities
  - › Schools
  - › Community spaces
- Kennedy Crossing will review the community services and facilities in the area and examine the needs of the community, now and in the future as development takes place

# Study Scope: Transportation



## Background Study: Multimodal Transportation Impact Study

- Planning for a multimodal network to support walking, cycling, transit use and driving, while making good use of the nearby Scarborough GO Train station



# Study Scope: Servicing



## Background Study: Servicing Master Plan

- Kennedy Crossing will look at ensuring that the right water, wastewater and stormwater infrastructure is in place to support new growth. This can include consideration of:
  - › Water quantity and quality
  - › Green streets and other strategies to support water infiltration
  - › Coordination with adjacent development
  - › Ensuring appropriate energy planning and encouraging innovative energy sources such as district energy



# Study Scope: Built Form and Public Space



## Background Study: Block Context Plan

- The current SASP 790 envisions these lands being redesignated as ***Mixed Use Areas*** and ***Parks and Open Spaces*** through this study
  - › Will involve determining the general location for the new planned public park
- Built form policies and guidelines will play a key role in ensuring that new development is compatible with the existing and planned context. This could include:
  - › Building height and density
  - › Building placement
  - › Building design that minimizes shadows and wind impacts
  - › Design of the public realm adjacent to buildings

# Study Scope: Economic Development



## Background Study: Economic Development Strategy

- City objectives include planning for complete communities (where people can live, work, learn and play) with access to high quality jobs
- Will explore what is in the surrounding area, and what types of non-residential uses are most appropriate to include in future development
- Will shape policies around the amount, type, and phasing of non-residential space to ensure a mix of uses

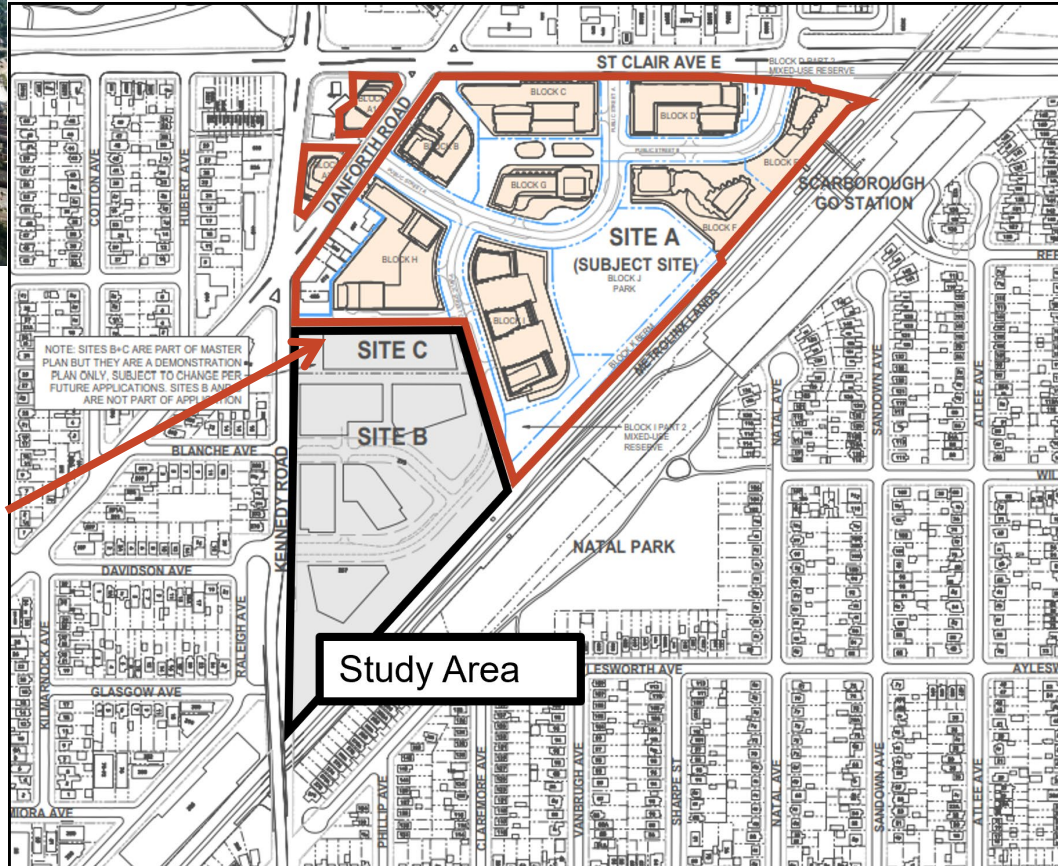
# Study Scope: Compatibility



## Background Study: Compatibility Study

- This study will look at whether there are any compatibility issues between the existing or potential future industrial uses in the area and any future development that might take place
- Key consideration is the introduction of 'sensitive uses' (such as housing)
- Identification of any required mitigation measures, such as separation distance, physical barriers, building orientation/design etc.

# Area Context: Scarborough Junction

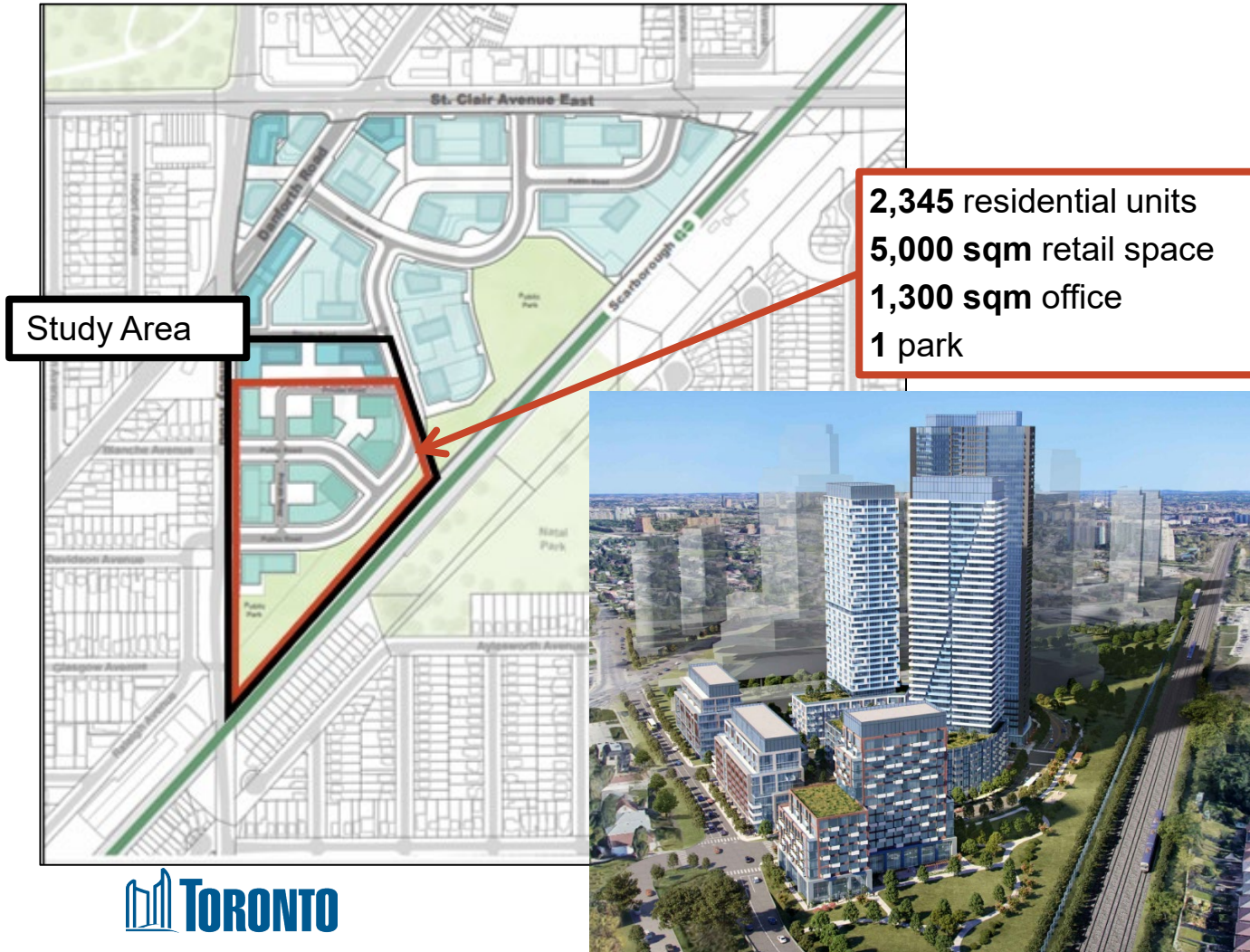


**7,655** residential units  
**19,156 sqm** retail space  
**4,844 sqm** community space  
**13,420 sqm** park (15% of site area)

- Settlement process between the property owner and the City is ongoing.
- The proposed settlement would enable the following:
  - New public park
  - New streets (public and private)
  - 10 development blocks & 14 buildings
  - Building heights of 19-58 storeys (approx. 525,930 sqm)
  - New GO station entrance (in phase 1)



# Area Context : Study Area Development Applications



- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted in November 2021
- Applications propose:
  - Mixed use redevelopment
  - New public park
  - New streets (public & private)
  - 3 development blocks & 7 buildings
  - Building heights of 8-48 storeys (approx. 170,000sqm)

# Land Use and Built Form Context

- Residential (4-8 storeys)
- Commercial (1-3 storeys)
- Mid/high rise mixed use
- \* Tower 19+ storeys
- Employment (1-3 storeys)
- Proposed (settlement pending)
- Parks and open spaces
- Low rise residential

TTC  
Warden  
Station



# Next Steps

- Meeting materials posted to study website in the coming weeks
- Completion of background studies for review and analysis
- Public Meeting #2, to present on the results of the background studies

# Let's Stay Connected

For more information, or to provide feedback, please contact the team via our [Project Email](#)



## **New to the study?**

Visit the [Project Webpage](#) on the City of Toronto's website for more information. Today's presentation and information boards will be posted there in the coming weeks.



## **Subscribe for e-updates!**

Subscribe for our e-updates under 'Stay Informed' on the [Project Webpage](#) to receive periodic updates about upcoming events or major milestones.



# Questions?

