

Kennedy Crossing

Welcome to the first Public Meeting!



These information boards will help you to:

- Learn about the Kennedy Crossing study
- Review the work completed so far
- Tell us what you think

Details of the study will be regularly updated on the website:

[Toronto.ca/KennedyCrossing](https://toronto.ca/KennedyCrossing)

Please sign up for e-updates to stay informed.



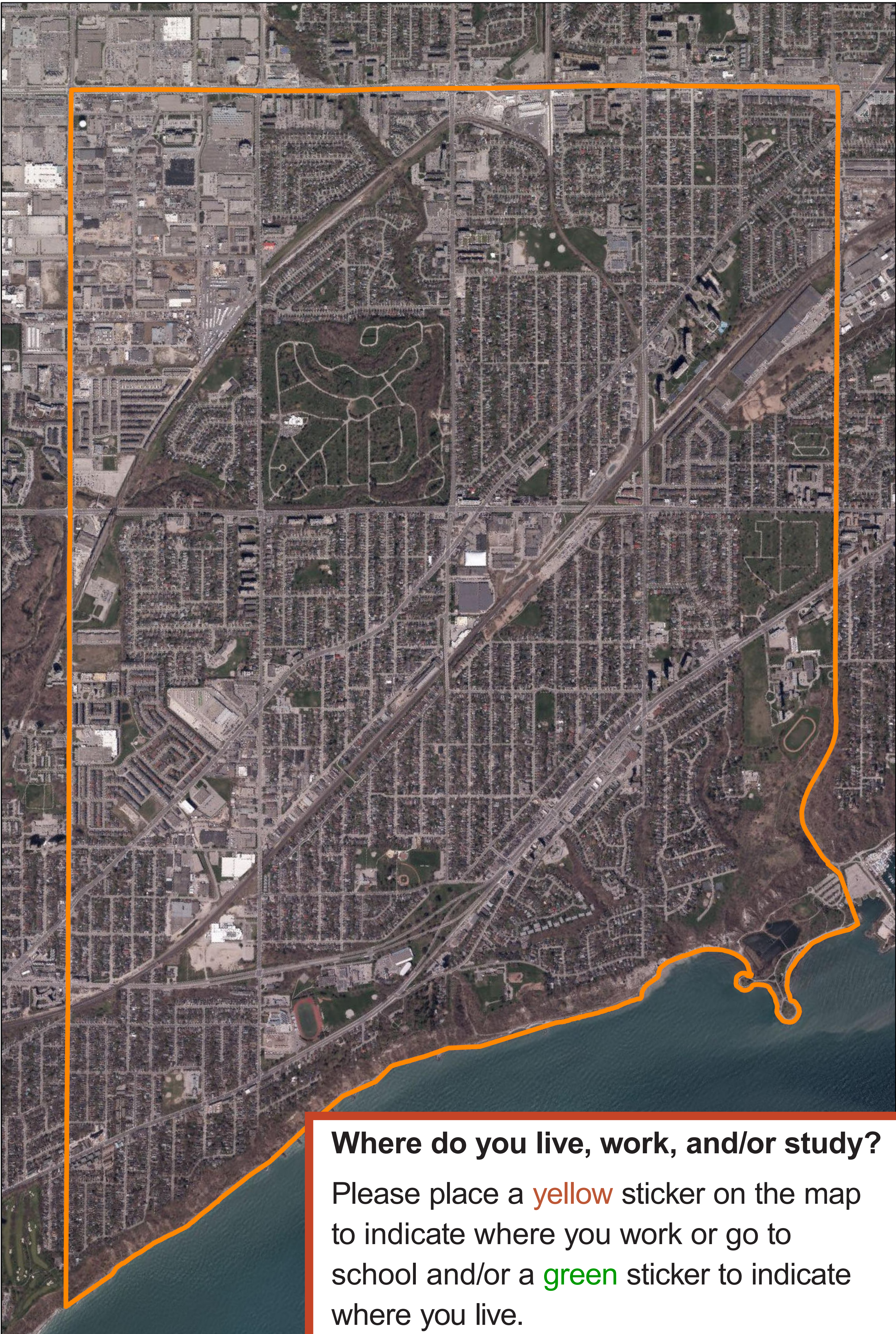
For further information, contact:



KennedyCrossing@toronto.ca

Would you like to share a bit about yourself? (Add a sticker!)

I live in the area	
I shop in the area	
I work in the area	
I go to school in the area	
I visit recreational facilities in the area	



Where do you live, work, and/or study?

Please place a **yellow** sticker on the map to indicate where you work or go to school and/or a **green** sticker to indicate where you live.

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Study Background



Kennedy Crossing is a “Regeneration Area Study” and will set out a renewed vision for the study area as it evolves from employment uses to a new mixed-use community.

How did we get here?

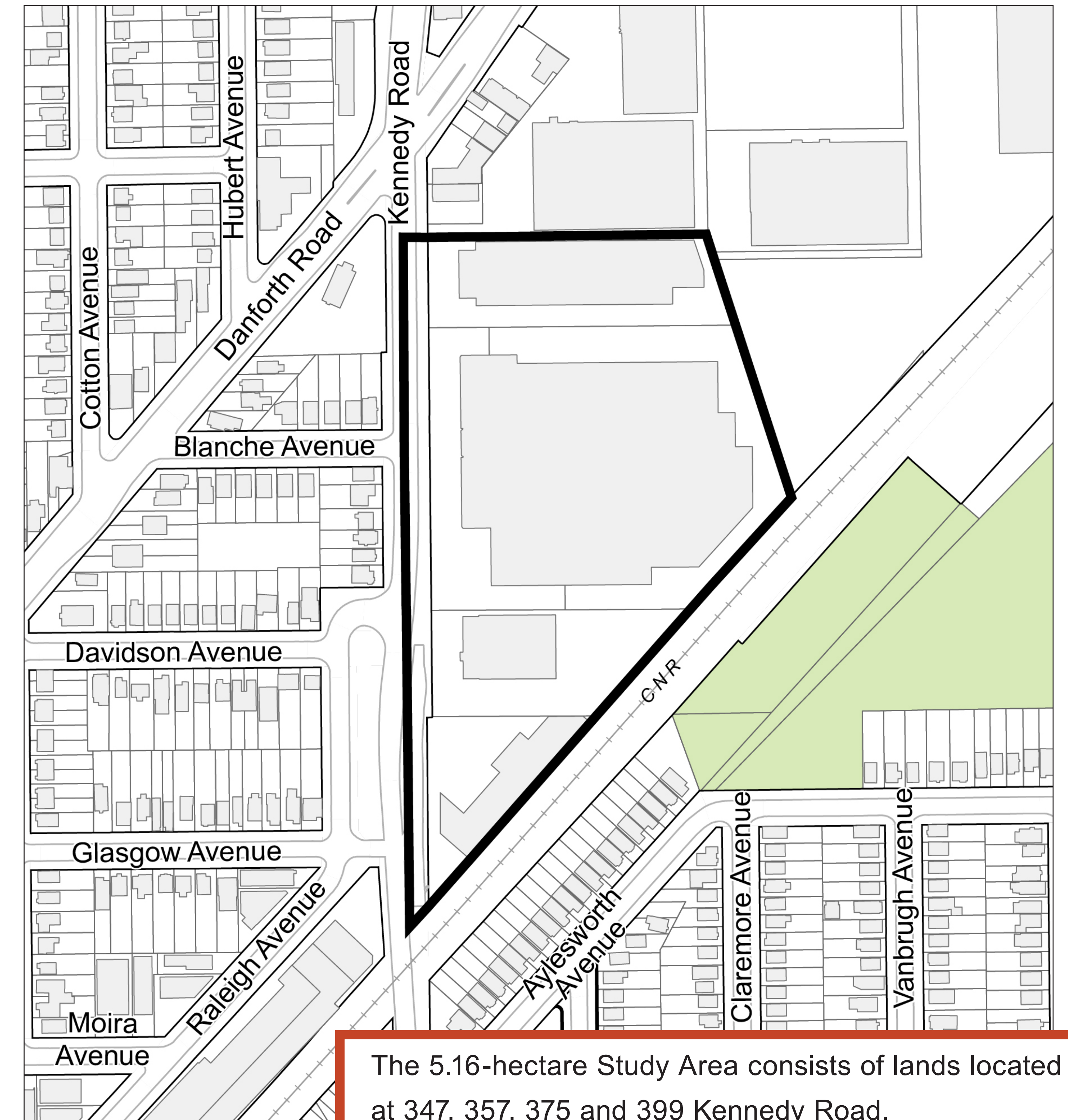
- **November 2021**

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

**The other development applications remain under review by the City.*
- **July 2022**

City Council adopted Official Plan Amendment (OPA) 591 to redesignate the study area from Employment Areas to Regeneration Areas, and an associated 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.



The 5.16-hectare Study Area consists of lands located at 347, 357, 375 and 399 Kennedy Road.

What is an Official Plan Amendment (OPA)?

A policy change required to use, alter, or develop a property in a way that does not follow the Official Plan (the City-wide planning policy document) – such as OPA 591.

What are Regeneration Areas?

An Official Plan land use designation to indicate an underused area that will be redeveloped or revitalized to attract investment, improve existing conditions, and bring new opportunities and growth to the existing community.

What are Site and Area Specific Policies (SASPs)?

These are policies in the Official Plan that apply to specific sites or areas and are tailored to address unique local needs. SASP 790 covers the Kennedy Crossing study area and requires that a Regeneration Area Study be completed before new uses can be permitted. It also identifies what background studies are needed as part of the study.

What is a Regeneration Area Study?

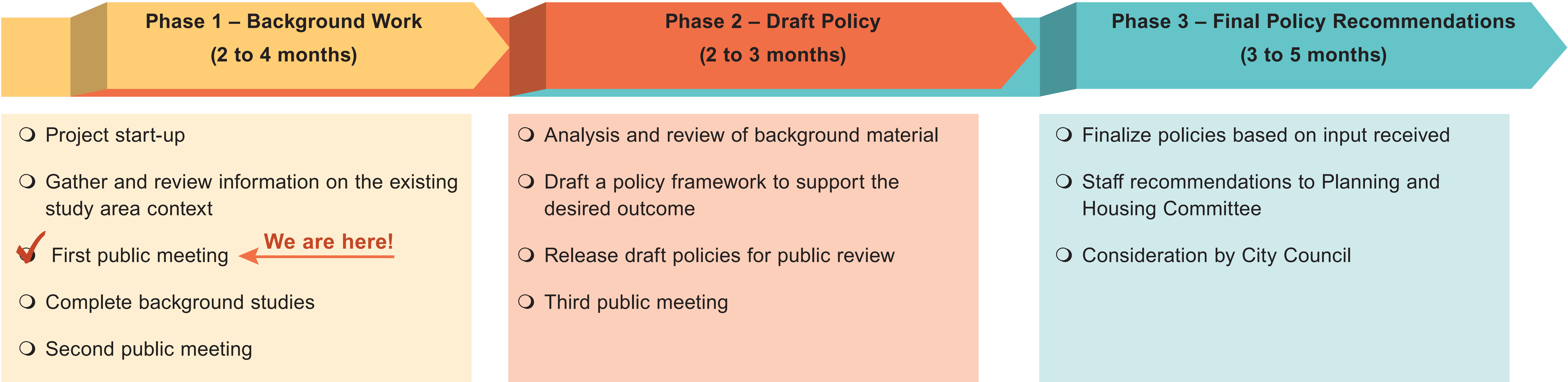
A planning study that guides the revitalization of a Regeneration Area by identifying future policies for a new vision of the lands.

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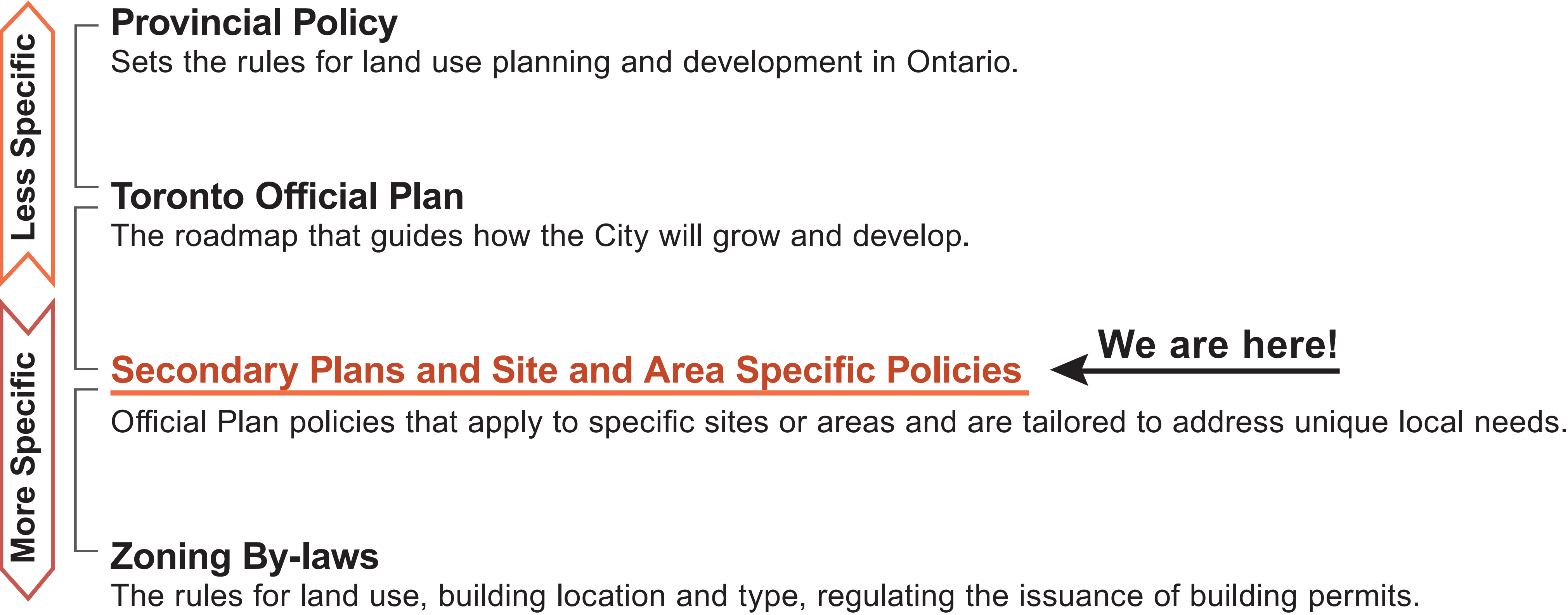
Study Background



Project Process

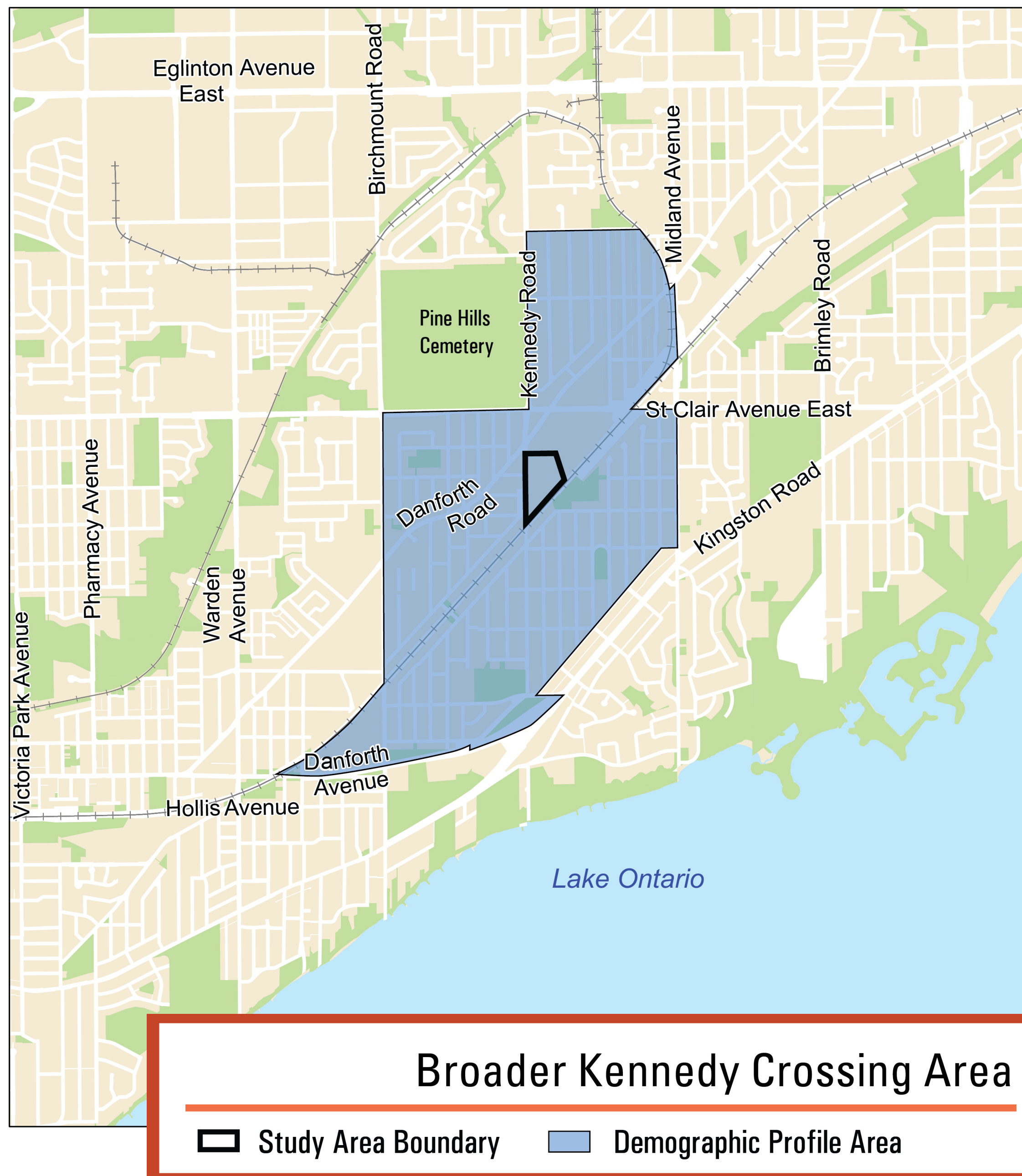


Where does this work fit in Ontario’s planning framework?



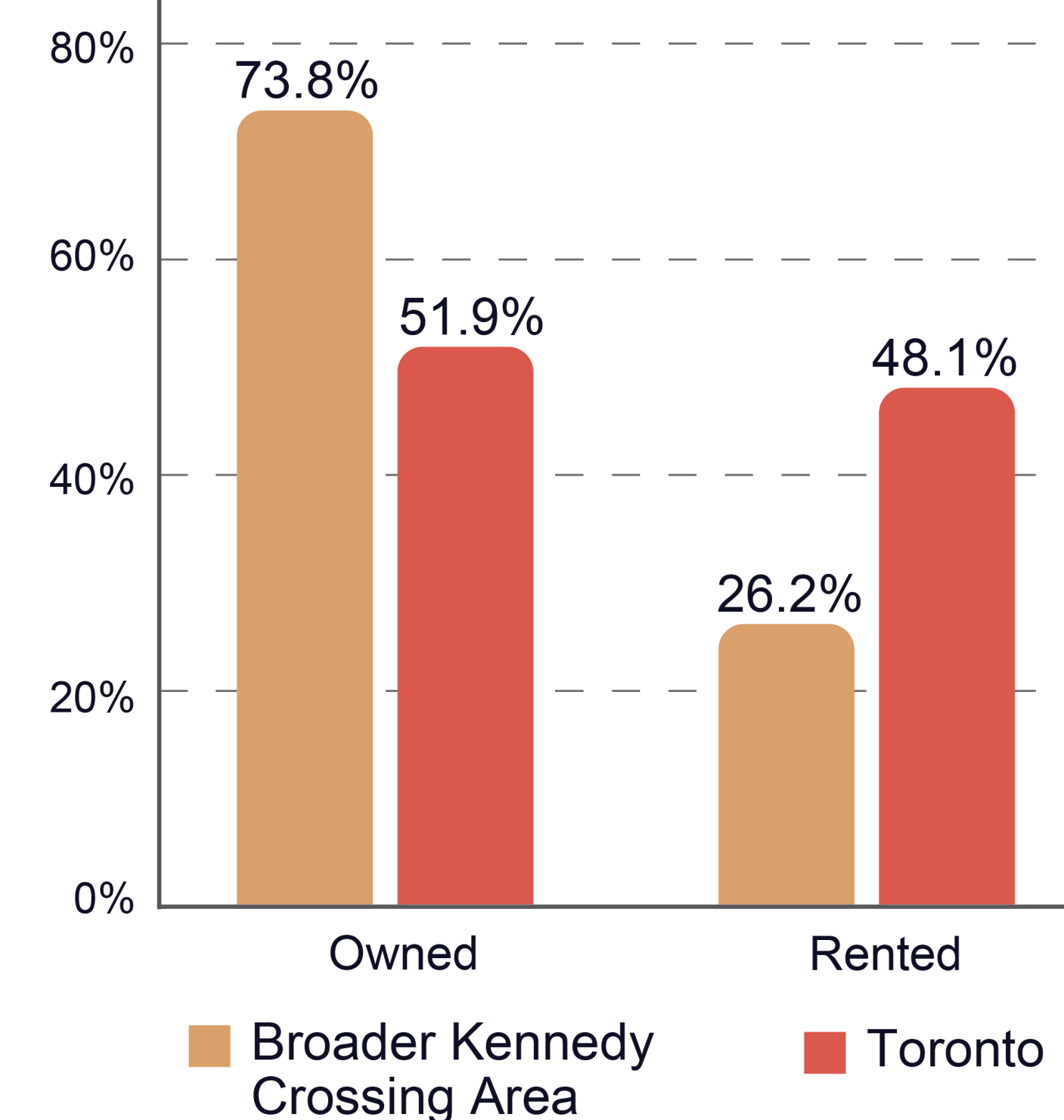
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Who Lives and Works in the Broader Area?



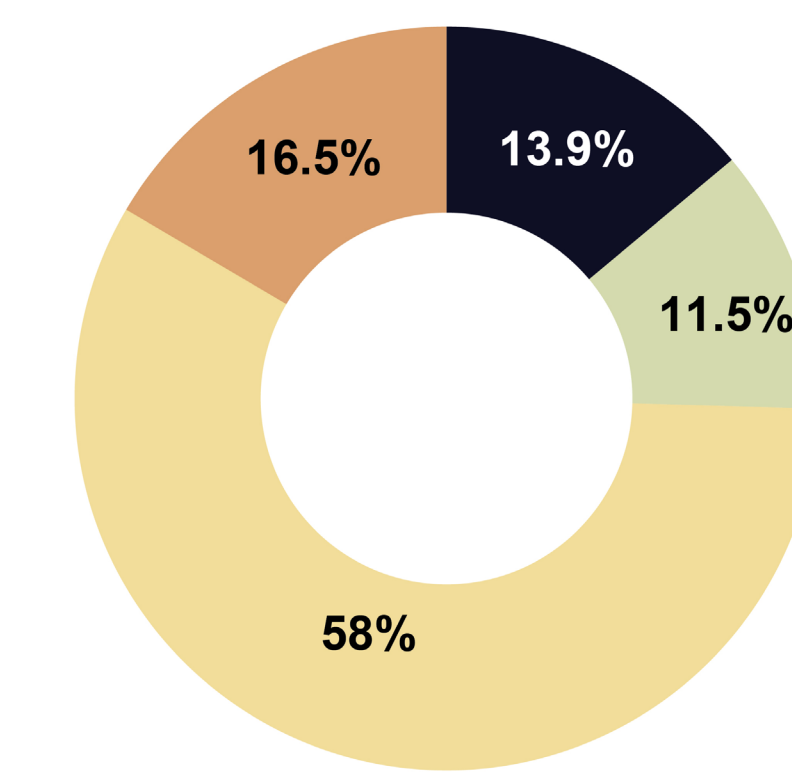
From 2016 to 2021, the population size of the broader Kennedy Crossing area **decreased by 0.9%, to 14,815 people**, while the City as a whole grew by 1.1%.

The broader Kennedy Crossing area has a **higher proportion of home ownership** than the City as a whole.

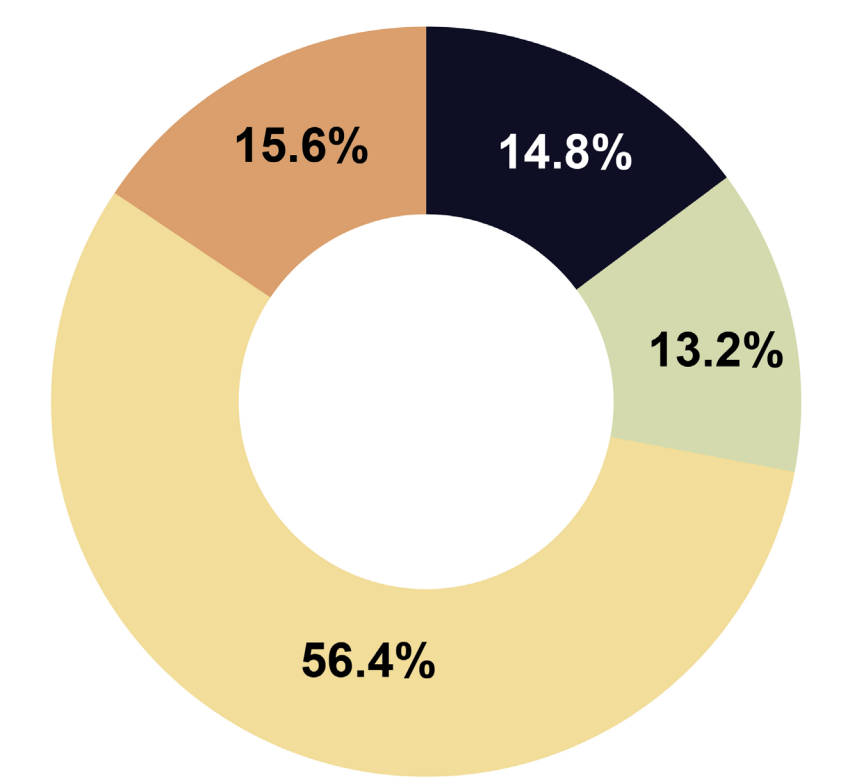


Breakdown of Population by Age 2021

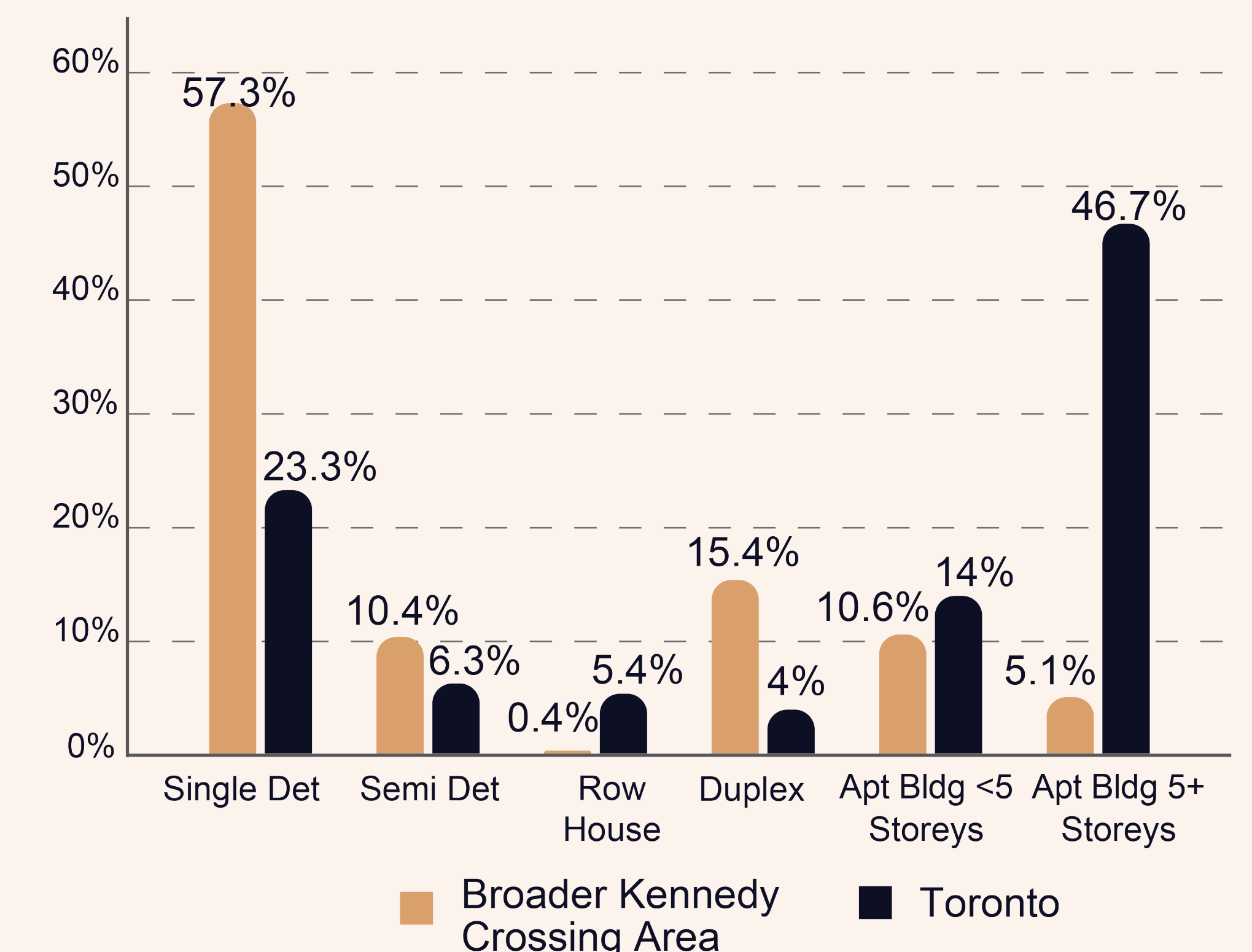
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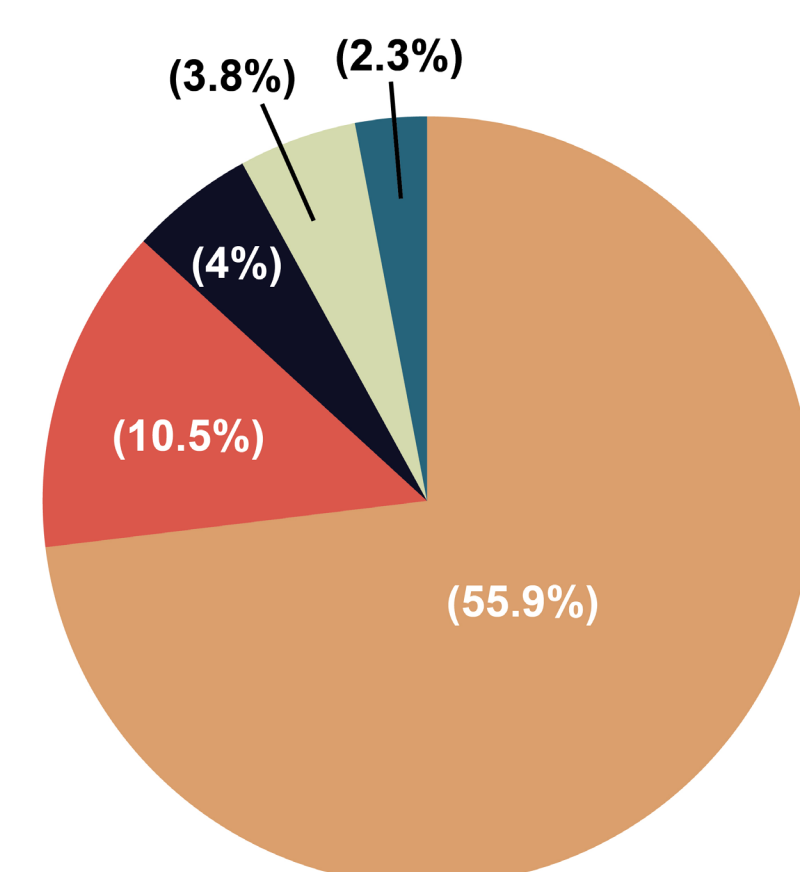
Broader Kennedy Crossing Area



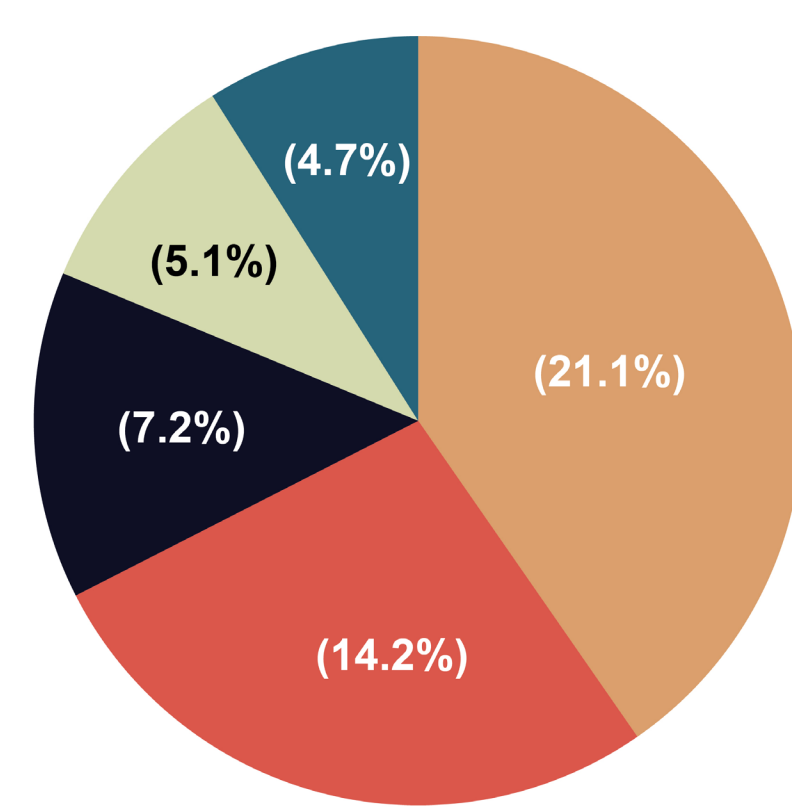
The broader Kennedy Crossing area has fewer multi-unit dwellings compared to City-wide, with **15.7% of dwellings in apartment buildings**, compared to the City's 60.7%.



Home Language - Top 5 Single Responses



Top 5 Immigrant Groups by Region of Birth



The top 5 occupation categories in the broader Kennedy Crossing area are:

- Sales and service occupations **(30.7%)**
- Business, finance & admin **(16.9%)**
- Trades, transport & equipment operators **(15.3%)**
- Social science, education, government service & Religion **(9.3%)**
- Management **(8.1%)**



The broader Kennedy Crossing area has a lower average household income (\$118,859) compared to the City as a whole (\$121,200).

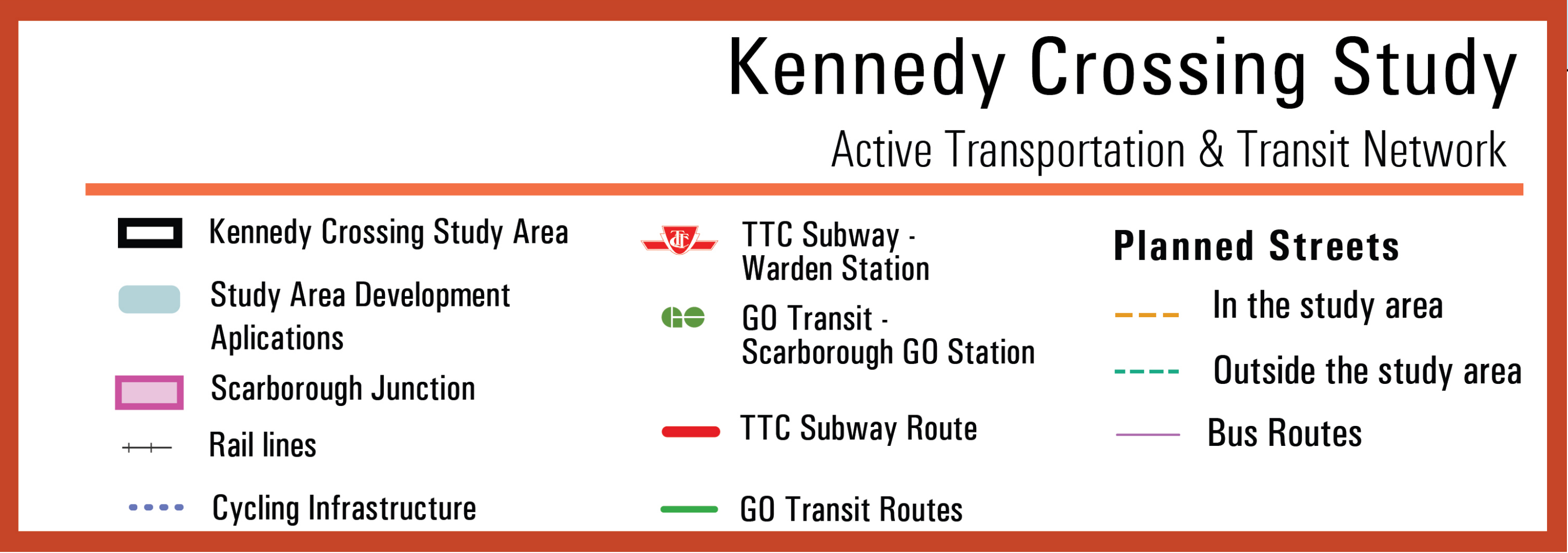
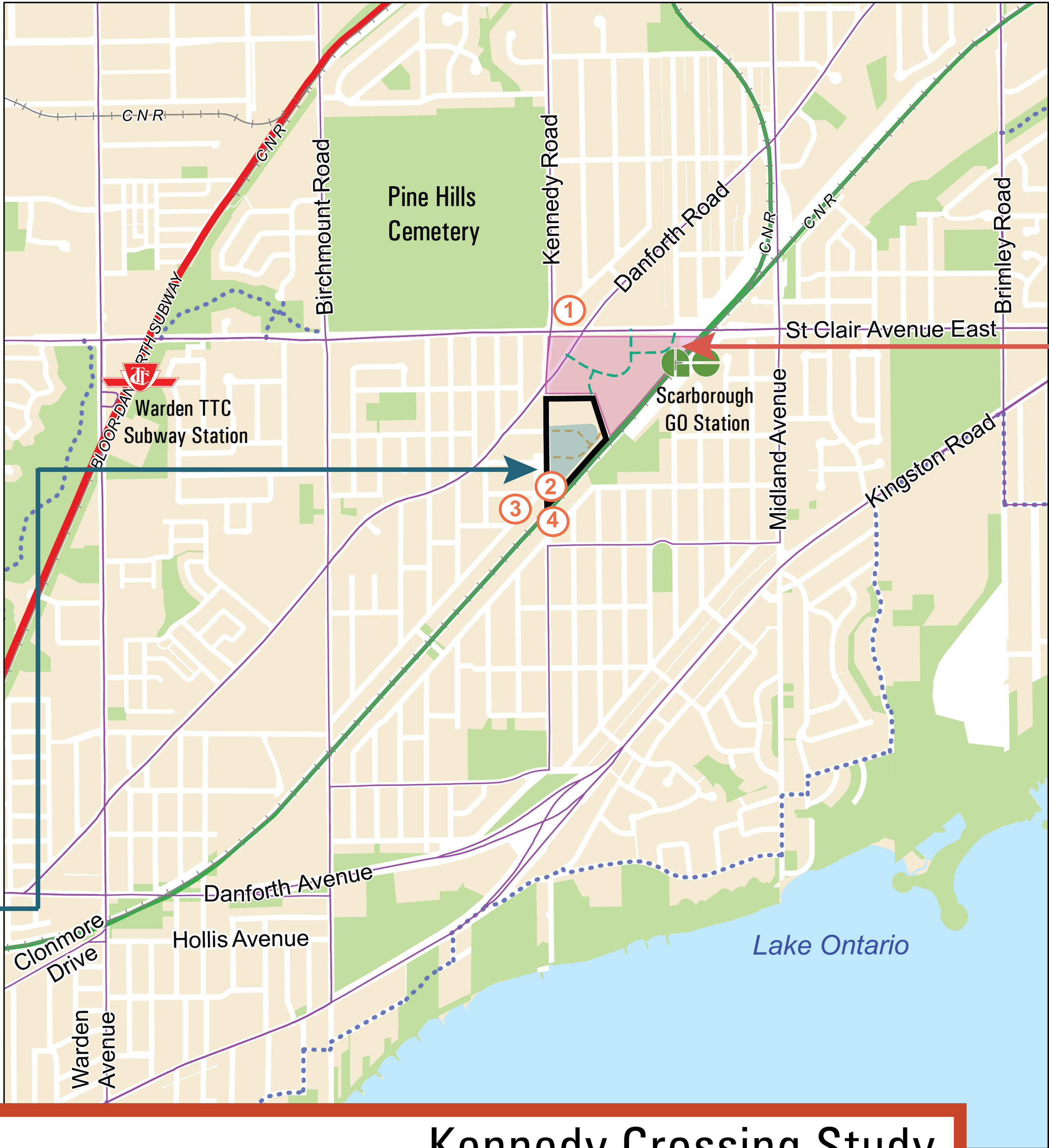
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Local Context



Study Area Development Applications

Property owner of the majority of the study area has active Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for a 7- building mixed use development, including a new public park. The applications will be an input into the Kennedy Crossing study.



Scarborough Junction

Proposed 14-building mixed use development, including a new public park and Scarborough GO Station entrance. Ontario Land Tribunal settlement process between the property owner and the City is ongoing.



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Study Scope



Kennedy Crossing will include a comprehensive analysis of the study area, looking at topics such as land use, density, housing, infrastructure, transportation, community services, parks/public realm and phasing.

Phase 1 of this study will include specific background studies looking at:



Built Form and Density, such as the public realm network, parks and open spaces, building types, transition to surrounding areas



Housing, such as amount and phasing of affordable housing and unit sizes (e.g. studio, 1-bedroom, 2-bedrooms etc.)



Community Services and Facilities, such as child care, schools, libraries, community recreation centres and community services



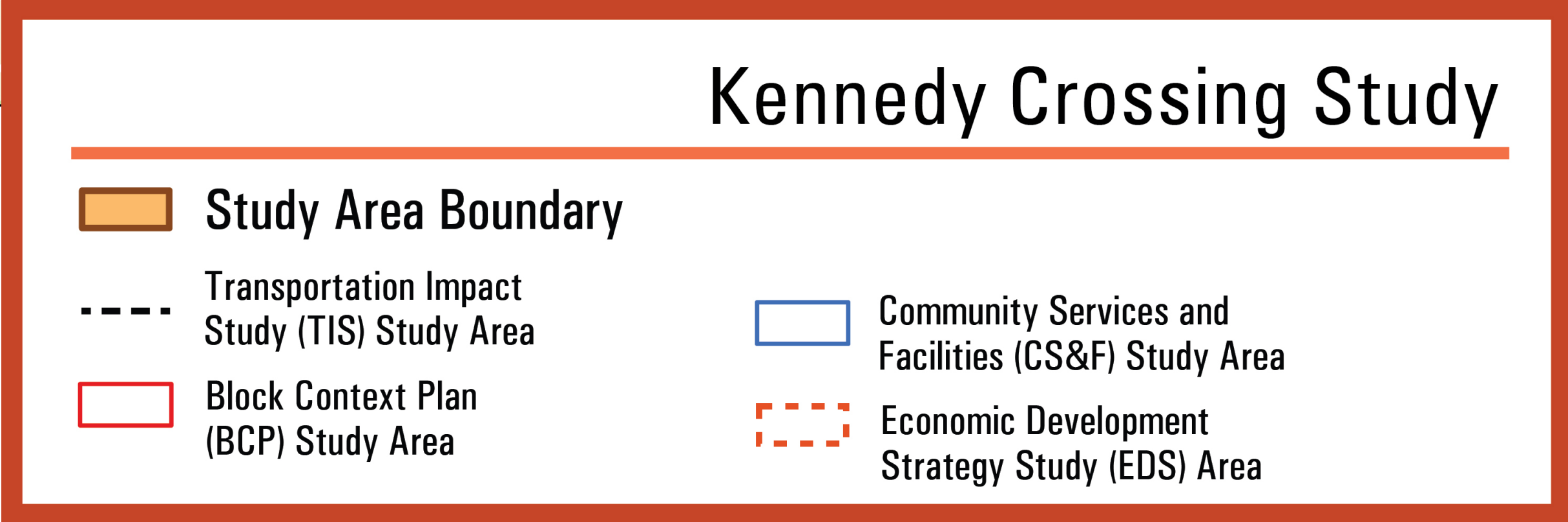
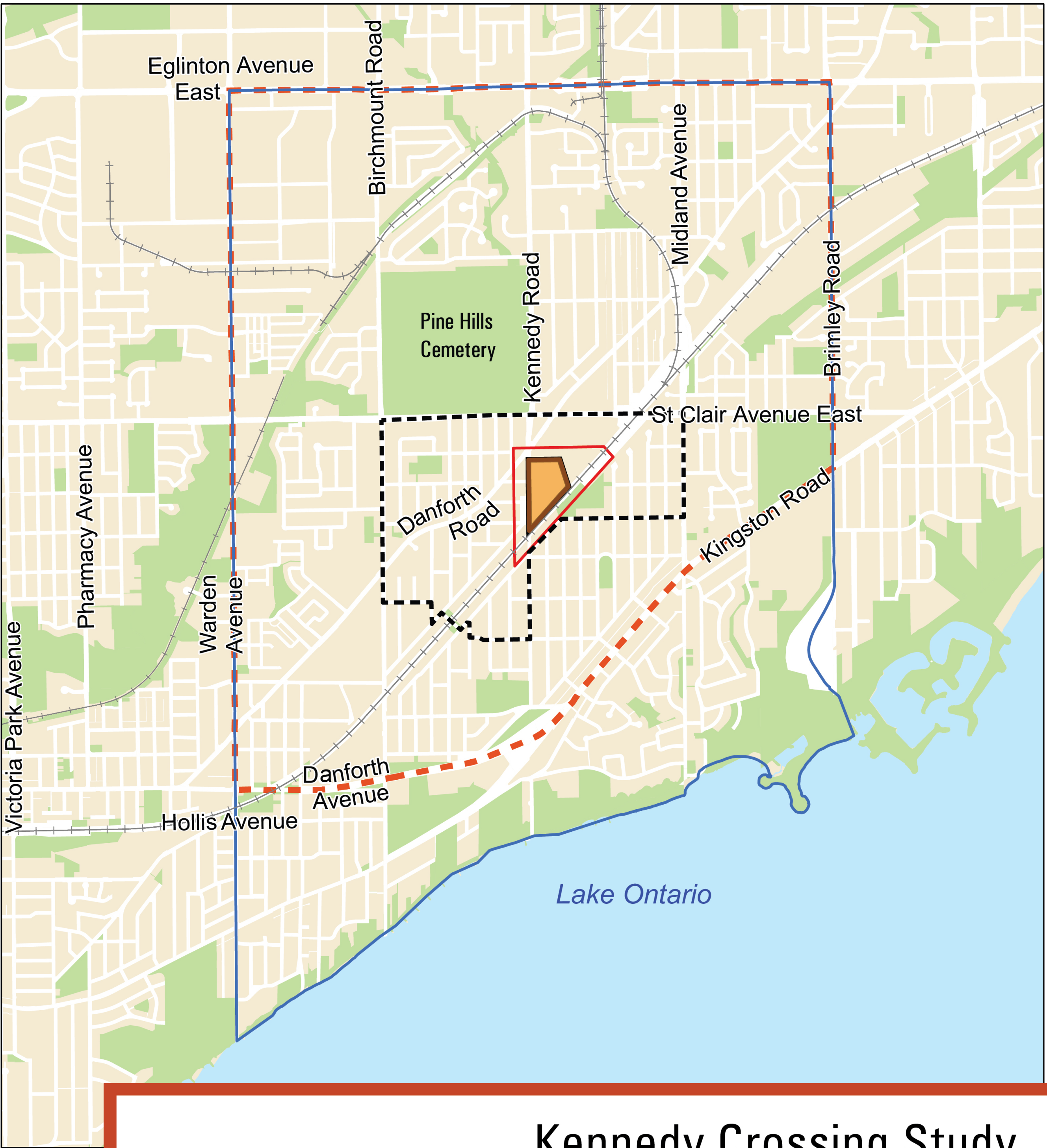
Servicing, such as water, waste water and stormwater management infrastructure



Multi-Modal Transportation, such as streets, active transportation infrastructure and transit



Economic Development, such as compatibility with existing industries, types of non-residential uses and amount of non-residential space to be included



What does public realm mean?

All public and private spaces to which the public has access, including streets, lanes, sidewalks, boulevards, transit stops, parks, open spaces, public squares, connections, POPS, and institutional lands (such as schools and universities).

What does active transportation mean?

Human-powered travel, including, but not limited to walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

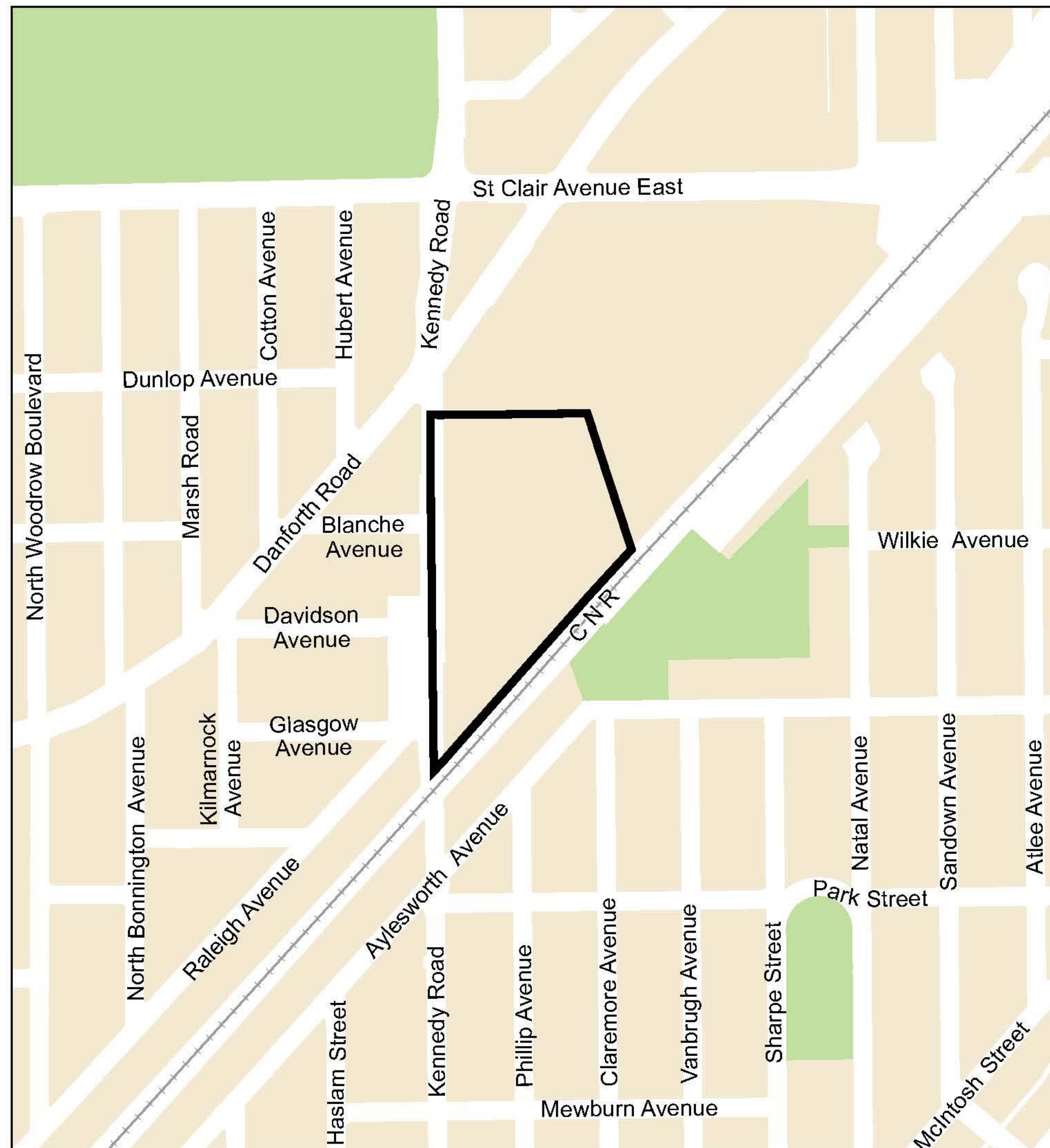
The background work will look at broader areas around the study area to capture the local context and evaluate potential impacts.

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What's your vision for the future of Kennedy Crossing?



Write your answers on a sticky-note and add it to this board or map!



What is missing from your community?

What do you like about your area?