

# SCARBOROUGH VILLAGE/ CLIFFCREST COMMUNITY CONSULTATION

- *Presented by:*
- *LCH Developments*
- *RAW Design*
- *KLM Planning Partners Inc.*



# AGENDA



Introduction



Presentation



Project Timeline & Next Steps



Q&A

# FOR QUESTIONS/ INQUIRIES ABOUT THIS PROJECT:



*During the meeting:*  
send message  
to chat  
moderator



*After the meeting:*  
[info@lch.to](mailto:info@lch.to)



*Future:*  
website

# Team



Development Partner/ Ownership



Development Partner and Management



Project Architect



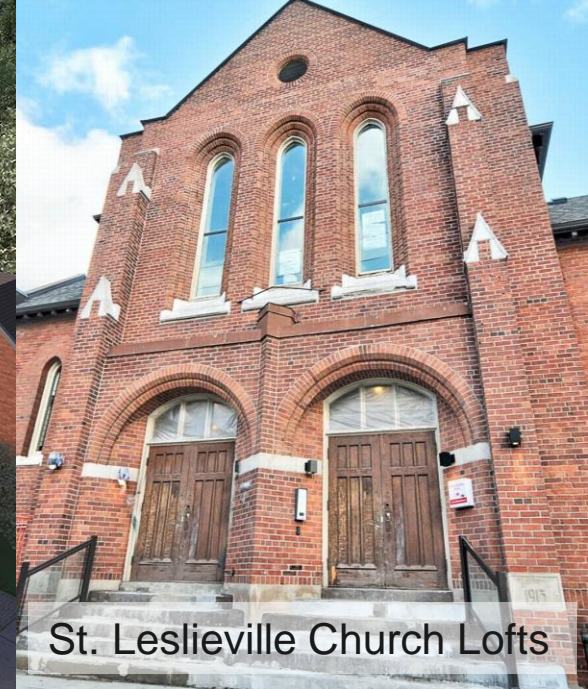
Project Planner



James St. Condos



One6Nine Jones Townhomes



St. Leslieville Church Lofts

# ABOUT LCH

- LCH Developments - real estate developer specializing in multi-residential condo developments
  - Vast experience in adaptive reuse projects, including the St. Leslieville Church Lofts, One6Nine Jones, James St. Condos
- Lifestyle Custom Homes - specializing in pre-construction management and modern single-unit home renovations for numerous homes in the GTA



Purpose.  
Transparency.  
Efficiency.

OUR  
COMMITMENT  
TO  
SCARBOROUGH

- Provide a better mix of housing options
- Increased access to retail, services, restaurants and other urban amenities
- Transit supportive densities
- Streetscape/storefront improvements
- Increased walkability, liveability
- Prioritizing excellent design while remaining respecting existing surroundings
- Higher property values



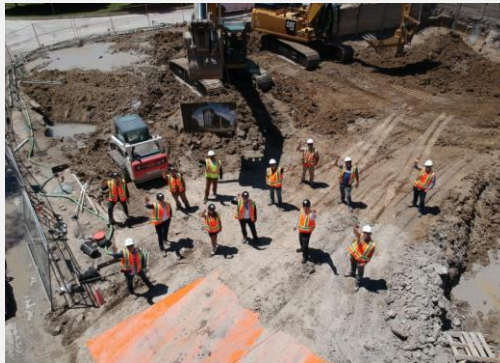
## Our Work in Scarborough



Purpose.  
Transparency.  
Efficiency.

# merge condos

- 12-storey mixed-use commercial and residential condo development located in the Cliffside community
- Construction Phase began in January 2020



## Our Work in Scarborough



- Flexible shared-office suite facility, coworking and collaborative environment for remote workers, freelancers and startups in Cliffside Village
- Currently a food bank for the Scarborough Food Initiative
- Future long-term office for LCH Developments



# GALLOWAY AFFORDABLE/ RENTAL HOUSING PROJECT

- Located on the corner of Galloway and Kingston Road in the community of Guildwood
- 9-storey rental apartment building with the intent to supplying a portion of the units under Toronto's Affordable Housing Program
- We are looking to partner with multiple Indigenous Organizations to provide some much-needed dwellings for these communities

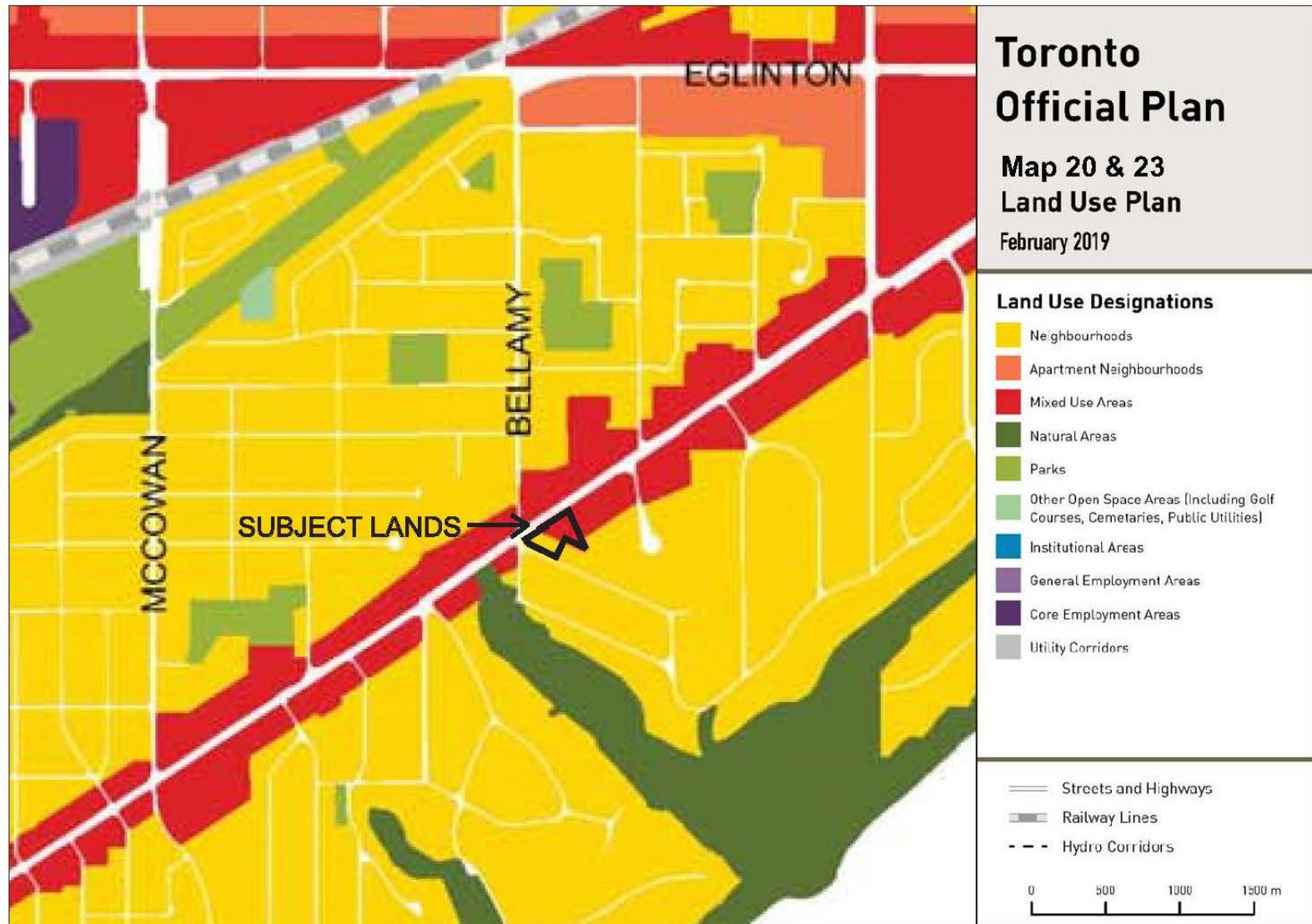


# Development Site

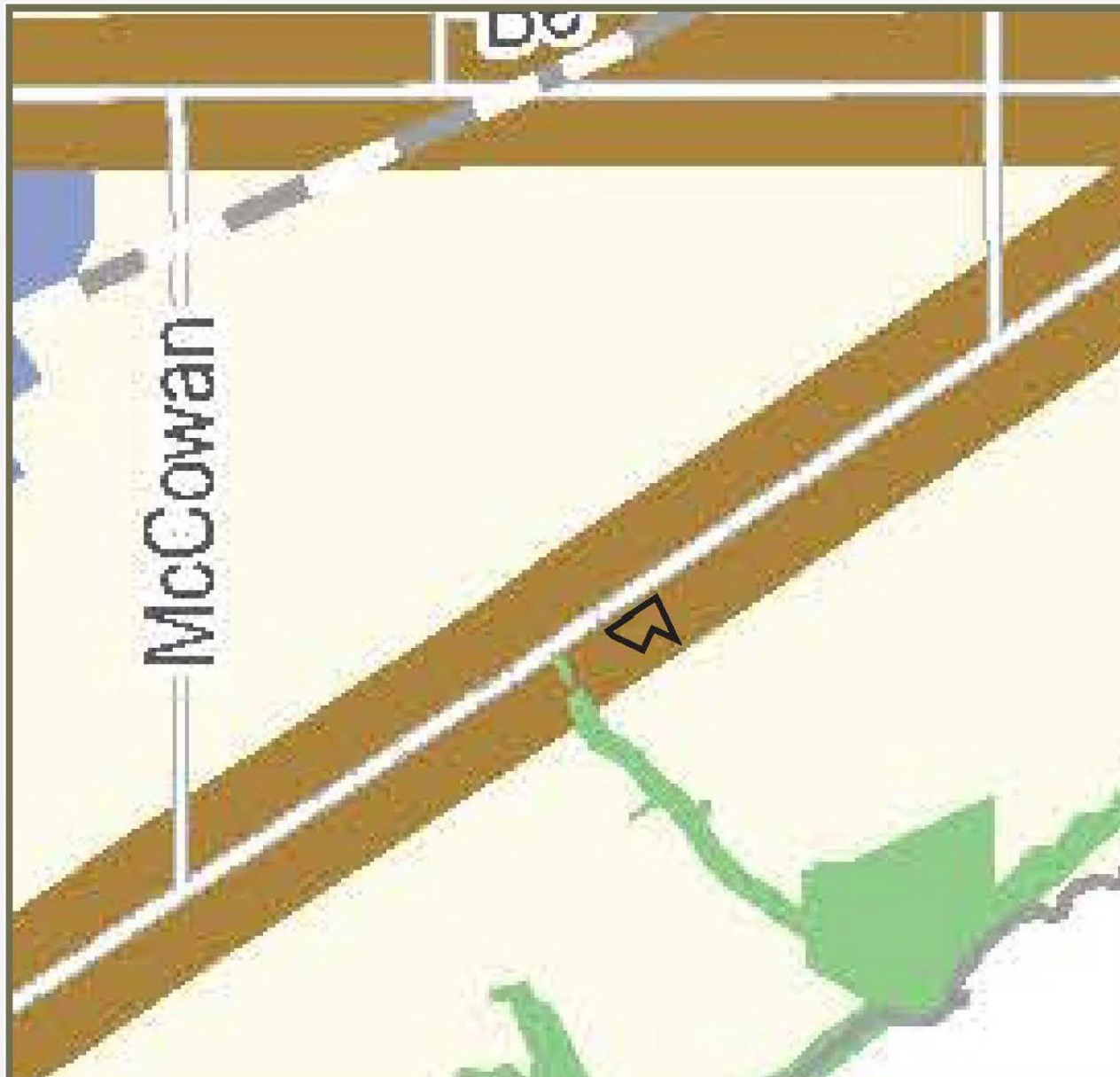




# Official Plan Context – Land Use



# Official Plan Context – Urban Structure



## Toronto Official Plan

### Map 2

#### Urban Structure

February 2019

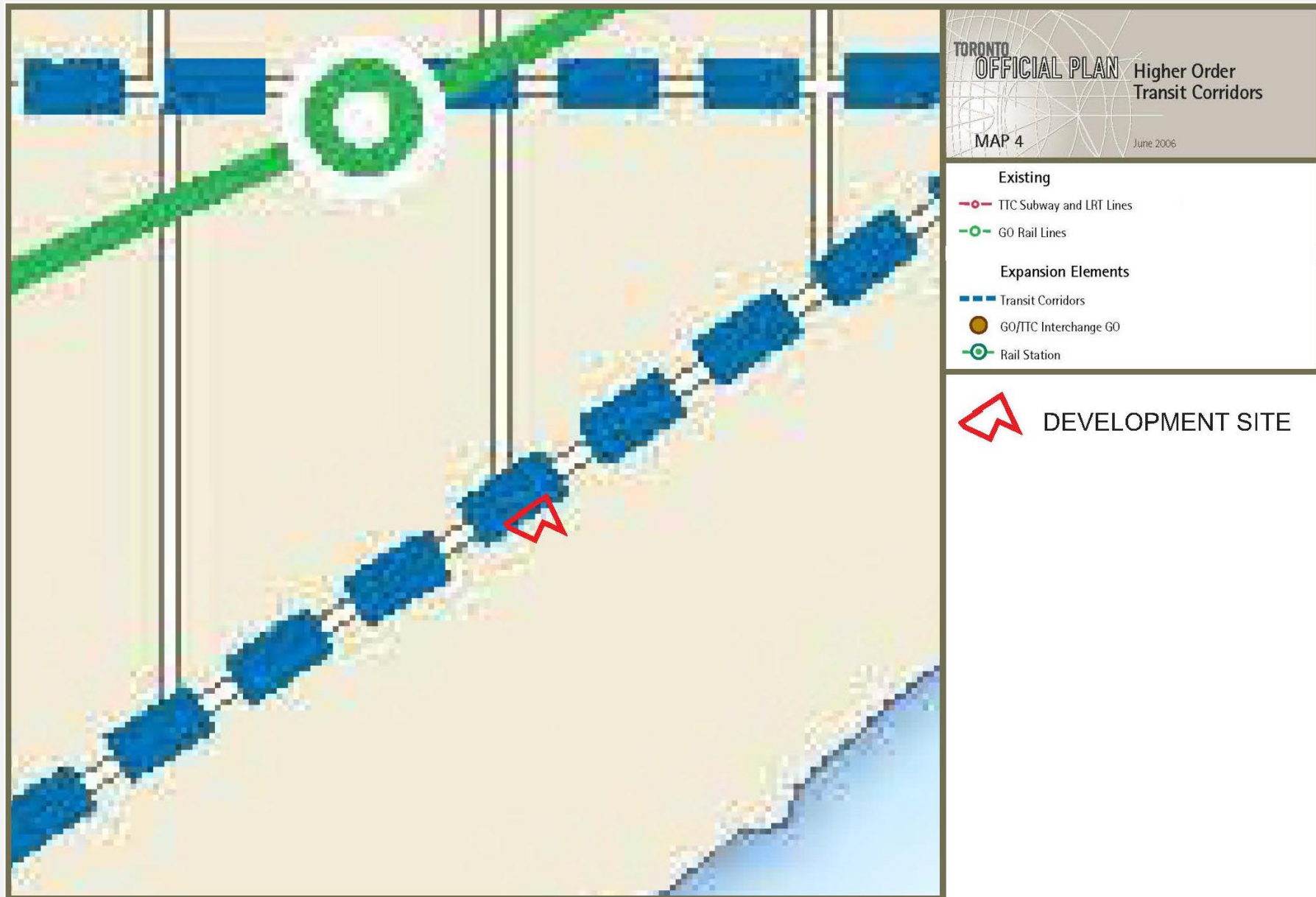
- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System
- Greenbelt Protected Countryside
- Greenbelt River Valley Connections



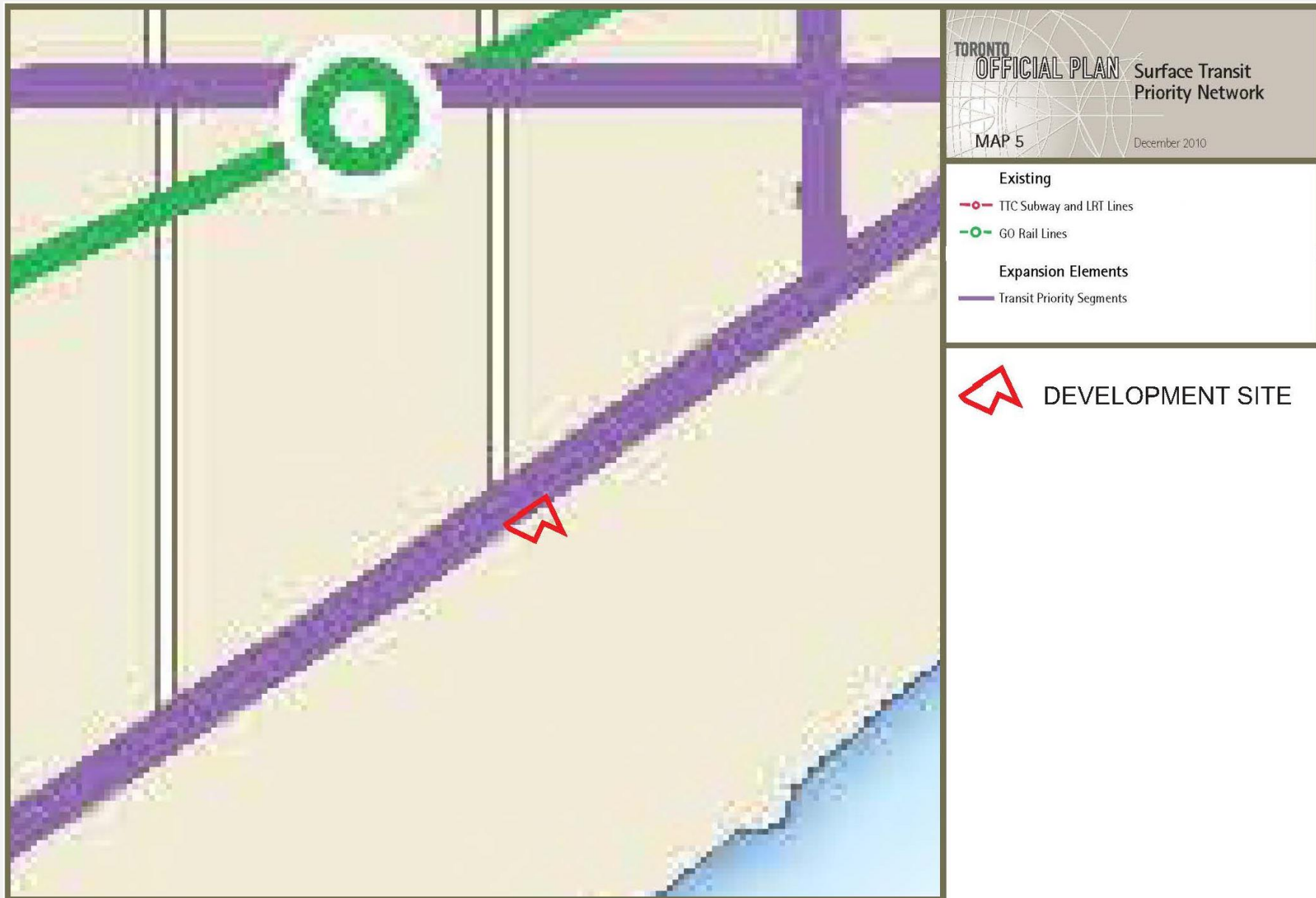
DEVELOPMENT SITE



# Official Plan Context – Higher Order Transit Corridors



# Official Plan Context – Surface Transit Priority Network



# Planning Applications Required



- In order to implement the proposed development, the City of Toronto has confirmed the following Planning Applications are required:
  - Official Plan Amendment
  - Zoning By-law Amendment
  - Site Plan Control
  - Rental Housing Demolition & Conversion Application

## Studies Required



- In order to support the proposed development, the City of Toronto has requested the following for their review:

### Planning studies:

- Planning Rationale Report
- Avenue Segment Review Study
- Housing Issues Report
- Community Services and Facilities Study

### Supporting studies:

- Arborist Report and Tree Preservation Plan
- Transportation Impact Study
- Parking Study
- Urban Design Guidelines
- Wind Study
- Noise Impact Assessment
- Sun Shadow Study
- Servicing and Stormwater Management Report
- Archaeological Assessment
- Environmental Site Assessment





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# ISSUED RECORD

# REVISION RECORD

NORTH



405-317 ADELAIDE ST. W.  
TORONTO CANADA M5V 1P9  
+1 416 899 9729  
WWW.RAWDESIGN.CA

19043

3291 KINGSTON ROAD  
TORONTO

CONCEPTUAL  
SITE PLAN  
PLAN

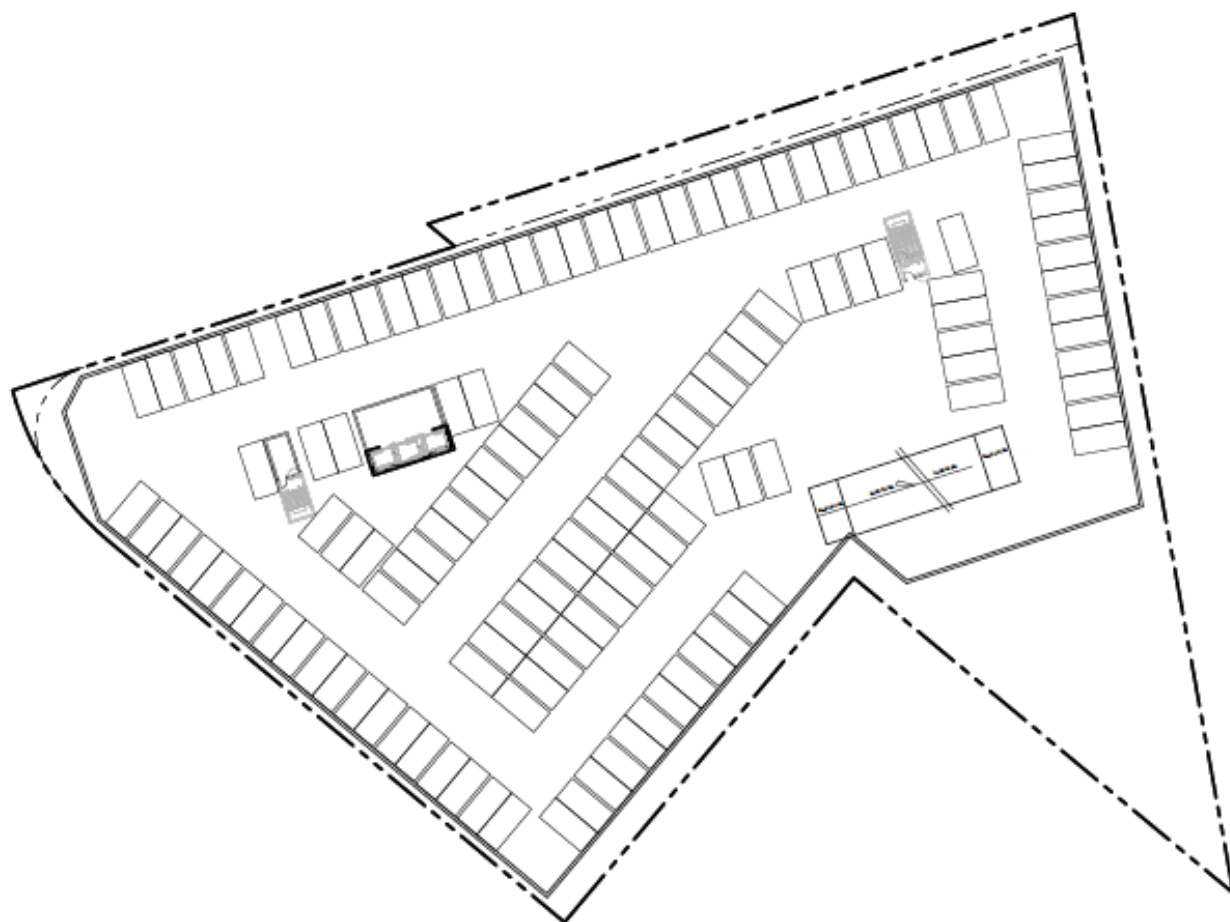
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#### REVISION RECORD



NORTH

**RAW**

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WWW.RAWDESIGN.CA

19043

3291 KINGSTON ROAD  
TORONTO

CONCEPTUAL  
PARKING  
PLAN

1:500

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# Massing

# RAW



NORTHEAST



NORTHWEST



SOUTHWEST



SOUTHEAST

**RAW**

**EXTERIOR MASSING IN CONTEXT**

19043 - 3921 KINGSTON ROAD  
NOVEMBER 08, 2019



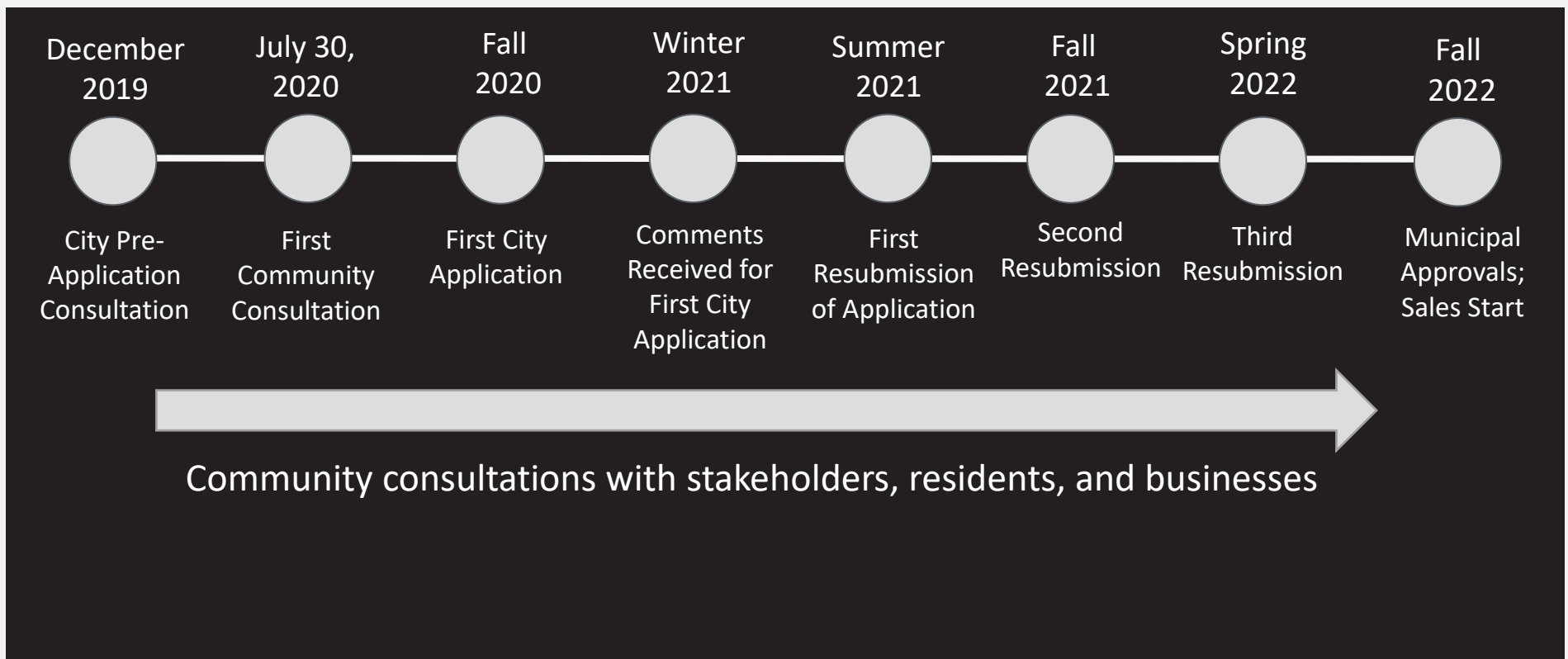


# Project Timeline



Purpose.  
Transparency.  
Efficiency.

*TODAY*



DRAFT PROJECT SCHEDULE

## Looking Forward: Construction



Purpose.  
Transparency.  
Efficiency.

- Construction Operating Hours:
  - Monday – Friday: 7am - 5 pm
- Our plan to mitigate construction disturbance:
  - Dust control
  - Professional construction management
  - Screening
  - Noise control
  - Construction staging away from Windy Ridge

# Q&A

*To request a copy of today's session and for any feedback and questions, please email: [info@lch.to](mailto:info@lch.to)*

