

# R WALTERS PLANNING

Land Use & Development Planning

November 25, 2022

City of Toronto - Scarborough District  
Kyle Strik, Planning Consultant  
Scarborough Civic Centre  
150 Borough Dr.  
Scarborough ON M1P 4N7

File 2022-19

Dear Kyle,

**Re: Application for Preconsultation  
2220 Warden Avenue, City of Toronto (Scarborough)  
Proposed Redevelopment for Apartments and Stacked Townhousing**

R Walters Planning is the planning consultant for Kinjin Developments Inc., the applicant for this Application for Preconsultation for the property at 2220 Warden Avenue in Scarborough. My client wishes to redevelop this property for apartments and stacked townhousing.

The subject site is designated Neighbourhoods in the City's Official Plan and zoned RD (f15.0; a696)(x322) Zone which permits single detached dwellings. Official Plan and Zoning By-law Amendments will be required as well as Site Plan and Condominium Approvals. Lands to the south of this site are identified as a "Mid-Rise Zone" by Site & Area Specific Policy (SASP 373) which permits buildings at a maximum height of 9 storeys. The materials provided in this application provide for an apartment building at 9 storeys in the south-east portion of the site and 4 storey stacked townhouse buildings along the north and west limits, which complements future development to the south and provides a transition in height to existing single-detached dwellings to the north and west.

Below are the materials submitted with this application:

	<b>Study/Material</b>	<b>Author</b>
1	Covering Letter, dated Nov. 25, 2022	R Walters Planning
2	Plan of Survey 64R-8726, deposited Oct. 22, 1980	J.K. Muckleston OLS
3	Context Plan, Site Plan, Site Plan w/Fire Route, Site Section, Floor Plans, Roof Penthouse Plan, dated Nov. 21, 2022	n Architecture Inc.
4	Perspectives, dated Nov. 21, 2022	n Architecture Inc.

Please circulate this preconsultation material to the relevant City departments and public bodies as soon as possible so that this application can be scheduled for a Preconsultation Meeting in a timely manner. Should you have any questions or require additional information, please don't hesitate to call me at 226-332-0710 or email me at [rwalters1217@bell.net](mailto:rwalters1217@bell.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Walters", is positioned above a faint, light blue rectangular stamp.

Robert Walters B.A., M.P.L., MCIP, RPP  
Principal

- c. Kinjin Developments Inc. c/o JD Shah  
Nitin Malhotra n Architecture Inc.  
Cindy Li, n Architecture Inc.