

November 4, 2025

Parul Jain

Transit Implementation Unit (GO Expansion / SmartTrack), City Planning, City of Toronto
Toronto City Hall, 21st Floor, East Tower
100 Queen Street West
Toronto ON M5H 2N2

Via Email: Parul.Jain@toronto.ca

**RE: Guildwood GO TOC Development
Infrastructure Ontario
4105 Kingston Road, Scarborough**

Dear Ms. Parul Jain,

On behalf of Infrastructure Ontario, Fotenn Planning + Design has been retained to submit this Transit Oriented Communities (TOC) Development Proposal Submission (TOC Submission) at Guildwood GO to the City of Toronto for the property municipally known as 4105 Kingston Road (hereafter referred to as the **TOC development**). The subject property is 2.914-hectares in size and is located south of Kingston Road directly adjacent to the Lakeshore East rail corridor in East Scarborough. The property contains the Guildwood GO Station which includes a Via Rail Station and supporting surface parking facilities.

The overall objective of the Province's TOC Program is to build vibrant, mixed use communities that are near or connected to subway or GO Heavy Rail and Light Rail stations, while aiming to increase transit ridership and reduce traffic congestion; increase housing supply (including affordable housing); create jobs and stimulate the economy.

The City of Toronto Official Plan identifies Kingston Road as an Avenue and designates the TOC development as Mixed Use Areas. The TOC development is also located within a proposed Protected Major Transit Station Area (PMTSA) adopted by City Council on July 19, 2022. While most PMTSAs in Toronto were approved by the Ministry of Municipal Affairs and Housing (MMAH) on August 15, 2025, approval of the Guildwood PMTSA was deferred to a later date.

The TOC development is currently zoned Commercial Residential (CR) under the City of Scarborough Zoning By-law No. 10327. To facilitate the proposed development, zoning certainty for the TOC development will be secured through Infrastructure Ontario's (IO) TOC Program.

The proposed TOC development will establish a complete, mixed-use community consisting of three development blocks (from east to west, Development Blocks A, B, and C) with six towers ranging in height from 30 to 60 storeys. The project will deliver approximately 2,534 new residential units and 1,766 m² of ground-floor retail/commercial space. A new public road network and connected public realm will integrate the site with the surrounding community. The plan also includes multimodal pathways, public and private rights-of-way (ROWs), and a network of parks and open spaces totaling 4,580 m², all of which contribute to creating a complete and connected community. A summary of key development statistics of the proposed TOC development is included in Table 1 below.

The Guildwood GO Station entrance will be retained, with replacement of existing transit infrastructure incorporated into the TOC development, including Metrolinx commuter parking and Pick-Up/Drop-Off (PUDO) facilities. Metrolinx commuter parking will be provided within two levels of underground parking beneath Blocks B and C. For TOC uses, Block A will include two levels of underground parking, while Blocks B and C will share one level of underground parking spanning both development blocks.

TABLE 1: KEY DEVELOPMENT STATISTICS

Total Units:	2,534	Density:	
2- & 3-bedroom units	1,056 (~42%)	Gross Floor Space Index (FSI)	6.56
Total GFA (m²):	191,291	Net Floor Space Index (FSI)	10.25
Residential GFA	189,525	Parks & Open Space (m²):	4,610
Non-Residential (Retail) GFA	1,766	Park Area (m²)	1,750
Persons & Jobs*:		POPS (m²)	2,860
Persons	~6,080	Parking (vehicle):	~1,200 - 1,270
Jobs	~84	TOC Parking	500 – 510
Persons & Jobs Per Hectare	~2,115	Metrolinx Parking	~700 – 760
Towers:	6	Parking (bicycle):	2,534
Max. heights (storeys)	30-60	Long-Term	2,280
Max. heights (metres)**	97.5 -190.72m	Short-Term	254

* Persons calculated on basis of 2.4 persons per unit (2021 Statistics Canada data); jobs calculated on basis of 21 square metres per job)

** Excluding mechanical penthouses

Timbertrin (Guildwood) GP Inc. has submitted an application proposing two high-rise and two mid-rise buildings on the lands municipally known as 4121 Kingston Road (hereafter referred to as the “Timbertrin Lands”). The design of the Guildwood TOC development has taken the Timbertrin Lands proposal into consideration. Although the Timbertrin Lands are not yet developed, they have been treated as an existing condition for the purposes of the Guildwood TOC design, given the advanced stage of the proposal. This consideration is particularly relevant to the relationship between the park proposed within the Timbertrin development and the park proposed within Block A of the Guildwood TOC lands.

A preferred Pick-Up/Drop-Off (PUDO) option will be confirmed after further discussion with Metrolinx and the City. The proposal protects for three potential Metrolinx PUDO configurations:

- an underground PUDO;
 - TOC Parking: 453 parking spaces
 - MX Parking: 709 parking spaces
 - PUDO: 30 parking spaces
- an at-grade Urban PUDO utilizing on-street laybys;
 - TOC Parking: 453 parking spaces
 - MX Parking: 760 parking spaces
 - PUDO: 19 spaces
- an at-grade high-ridership PUDO;
 - TOC Parking: 453 parking spaces
 - MX Parking: 760 parking spaces
 - PUDO: 25 parking spaces

In support of the application, the following supporting materials are submitted:

TOC Forms

/ This Cover Letter, prepared by Fotenn dated November 4, 2025;

TOC Plans

/ Topographic Survey, prepared by J.H. Gelboom Surveying Limited dated November 23, 2024;
 / Architectural Package (includes Project Datasheet, Concept Plan, Block Context Plan, Floor Plan(s), Site and Building Elevations/Sections, Underground Garage Plans/ Circulation, and 3D Massing Model) prepared by Zeidler dated October 31, 2025;

/ Landscape Plan, prepared by Fotenn dated October 31, 2025;

TOC Reports

- / Planning Justification Rationale (includes Urban Design Rationale and Sun/Shadow Study), prepared by Fotenn dated October 31, 2025;
- / Pedestrian Wind Study, prepared by Gradient Wind Engineering dated October 31, 2025.
- / Functional Servicing and Stormwater Management Report (contains Proposed Conceptual Water, Servicing, Storm Servicing, and Grading Plan) prepared by LEA Consulting dated October 30, 2025;
- / Transportation Impact Study, prepared by LEA Consulting dated October 31, 2025;

Other Site-Specific Supporting Studies

- / Noise and Vibration Study, prepared by LEA Consulting dated October 31, 2025;
- / Geotechnical Desktop Study, prepared by Paterson dated October 31, 2025;
- / ESA Phase 1, prepared by Paterson dated September 30, 2025;
- / Rail Safety Study, prepared by Entuitive dated October 31, 2025; and

We trust that the foregoing will be found to be complete and satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned from our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Maestre".

Jennifer Maestre, MCIP RPP
Associate

Cc: Allison Meistrich
Infrastructure Ontario