



# 375-417 KINGSTON ROAD & 4 EVELYN AVENUE

PUBLIC OPEN HOUSE

March 5, 2026



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# AGENDA

**01**

**SITE CONTEXT**

**02**

**ABOUT THE PROJECT**

**03**

**Q & A**

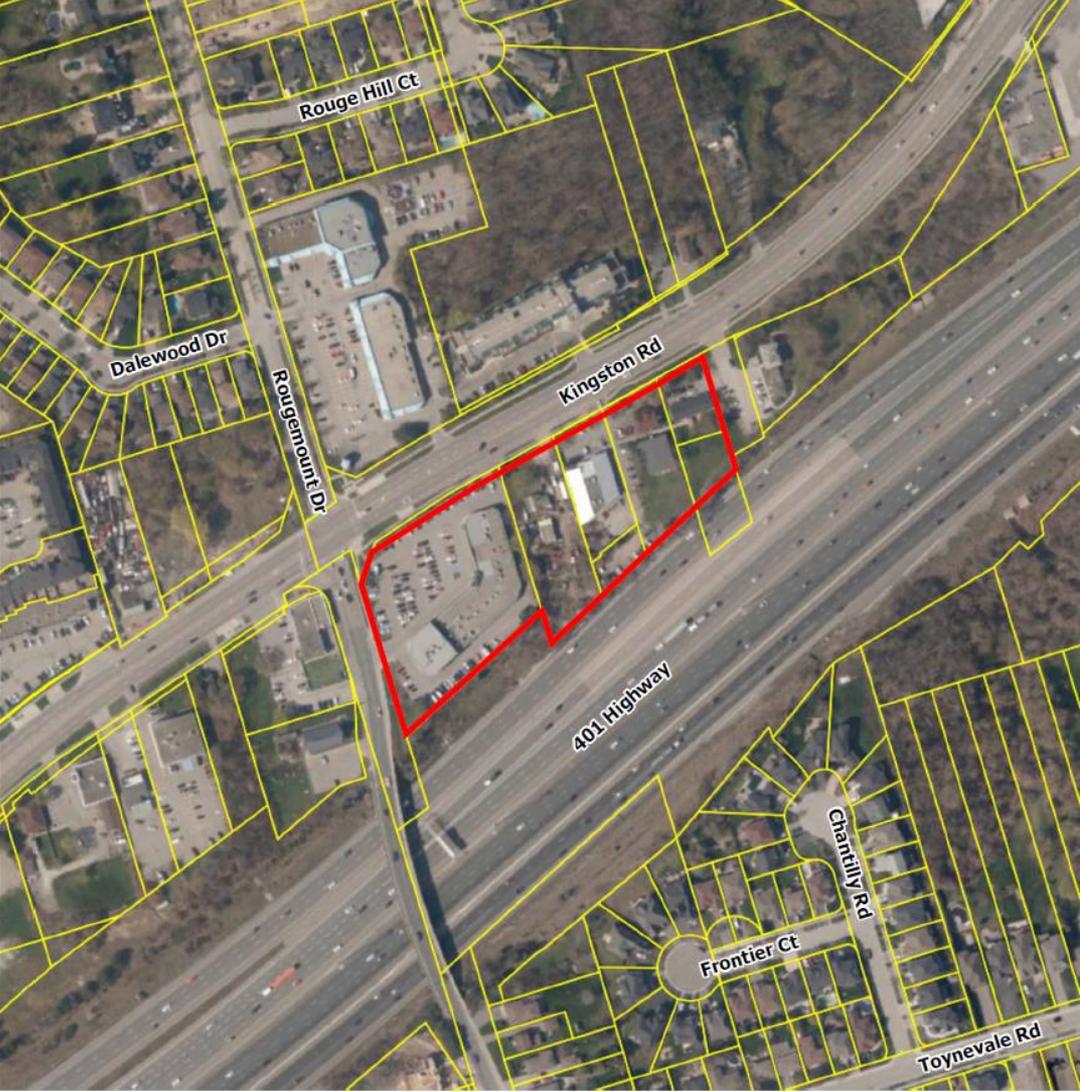


01

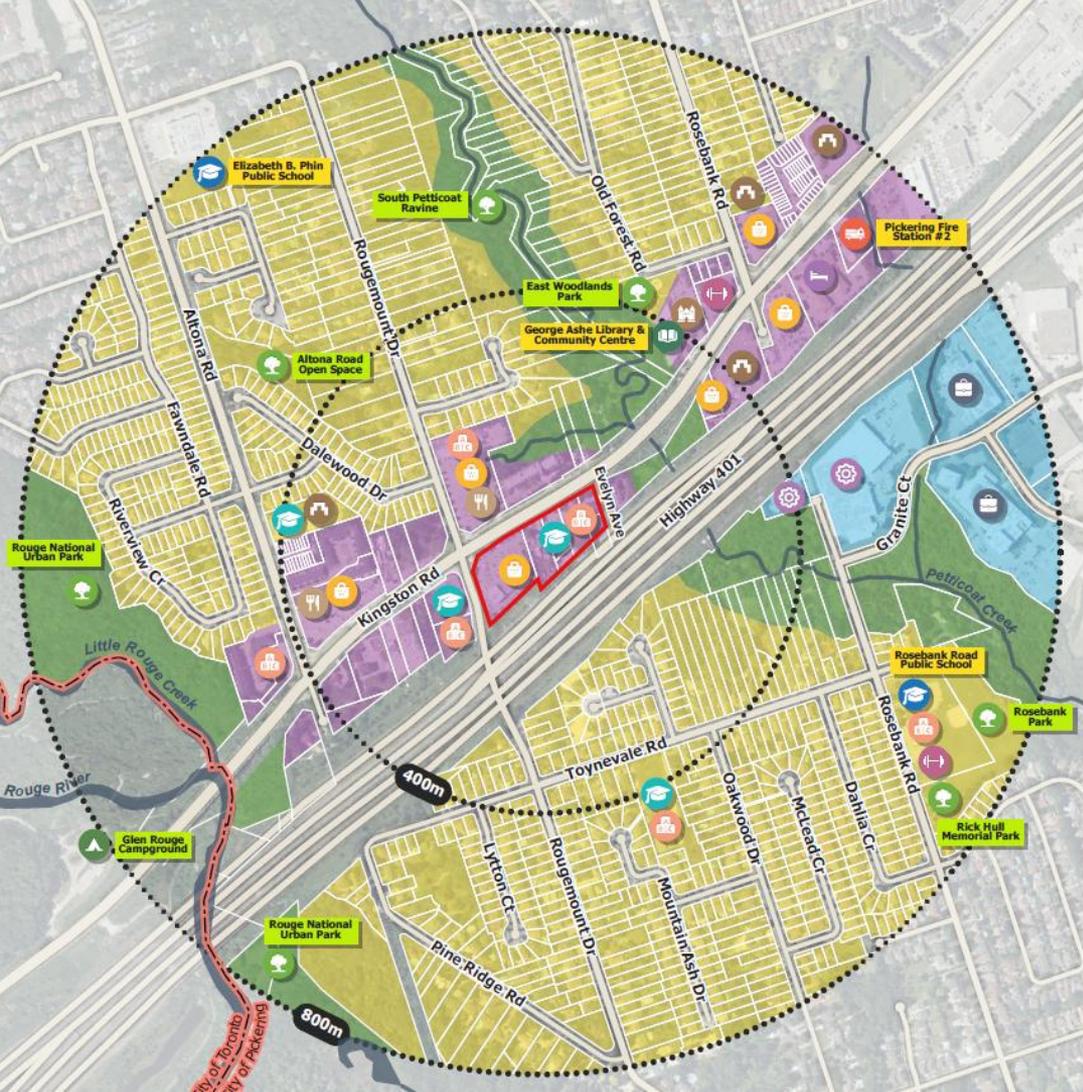
# SITE CONTEXT



# LOCATION MAP



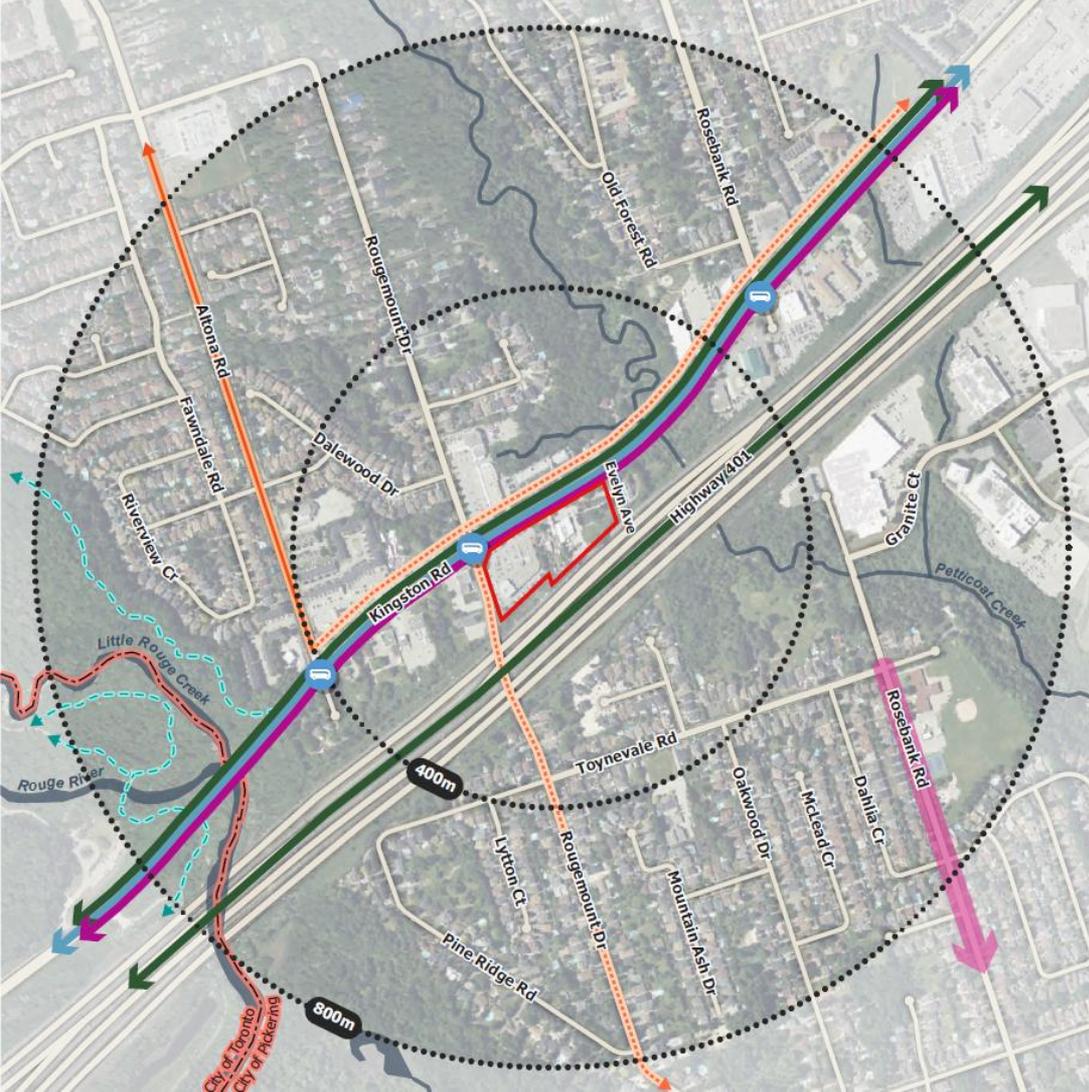
# SURROUNDING CONTEXT



- |   |                         |   |                          |   |                  |
|---|-------------------------|---|--------------------------|---|------------------|
|  | Subject Lands           |  | Community Centre         |  | Child Care       |
|  | Residential Low Density |  | Library                  |  | Sports & Fitness |
|  | Mixed Use Corridor      |  | Place of Worship         |  | Fire Department  |
|  | Prestige Employment     |  | Public School            |  | Hotel            |
|  | Natural Area            |  | Private School           |  | Park             |
|   |                         |  | Employment               |   |                  |
|   |                         |  | Industrial/Manufacturing |   |                  |
|   |                         |  | Retail                   |   |                  |
|   |                         |  | Food Service             |   |                  |
|   |                         |  | Campground               |   |                  |

# SURROUNDING TRANSIT

-  Subject Lands
-  GO Bus Routes
-  Durham Transit Routes
-  Durham Transit On Demand Service
-  Future BRT
-  Multi-Use Pathway
-  Future Cycling Path
-  Trail



02

# ABOUT THE PROJECT



# History of the Applications

- 2021 - Initial application submitted for 375 Kingston Road only
- Comments were received as part of that process
- Since this time, the Owner has purchased additional lands to the east, and the scope of the project has changed accordingly

# Summary of Previous Feedback from Community

- Provide green space, parks and/or trails ✓
- Increase retail/commercial space ✓
- Diverse range of housing ✓
- Restricted access and impacts on Rougemount / Kingston intersection and need for additional access ✓
- Study and analyze noise impacts ✓
- Reduce tower heights and density
- Increase amount of parking spaces

# PROJECT STATISTICS AT A GLANCE



## Site Area

4.35 acres

MTO Lands  
0.33 acres

New Public  
Park  
0.45 acres



## Density

Gross FSI  
5.13

Res. GFA  
79,835 sq. m.

Commercial  
GFA  
2,911 sq. m.



## Floors

### BUILDING 1

TOWER A  
31 storeys

TOWER B  
32 storeys

### BUILDING 2

TOWER C  
33 storeys

TOWER D  
34 storeys



## Height\*

### BUILDING 1

TOWER A  
107.63 m

TOWER B  
110.58 m

### BUILDING 2

TOWER C  
111.77 m

TOWER D  
114.72 m



## Amenity

TOTAL  
5,609 sq. m.

Indoor  
1,399 sq. m

Outdoor  
4,209 sq. m



## Units

TOTAL  
1,356

1-BED/1-  
BED + DEN  
899 – 66%

2-BED/2-  
BED + DEN  
449 – 33%

3-BED  
8 – 1%



## Parking

TOTAL  
1,154

Resident  
950

Visitor  
204

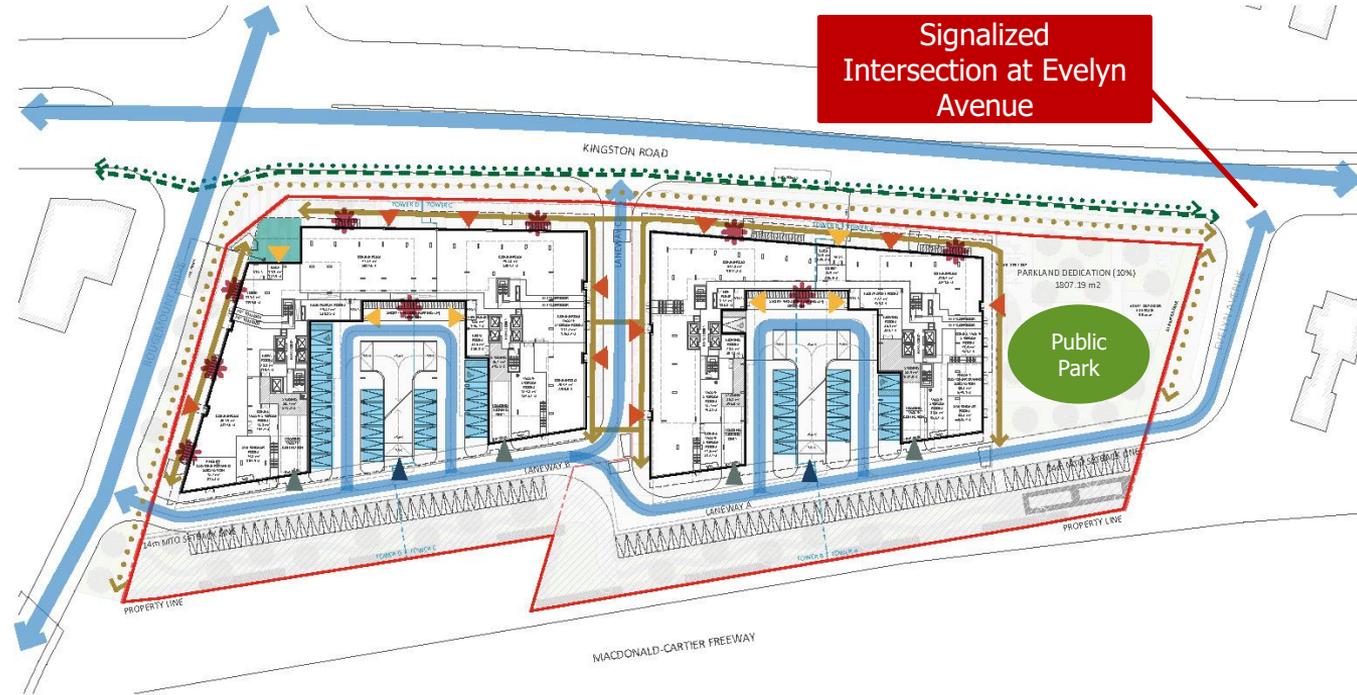
Bicycle  
871

\* Includes mechanical penthouse



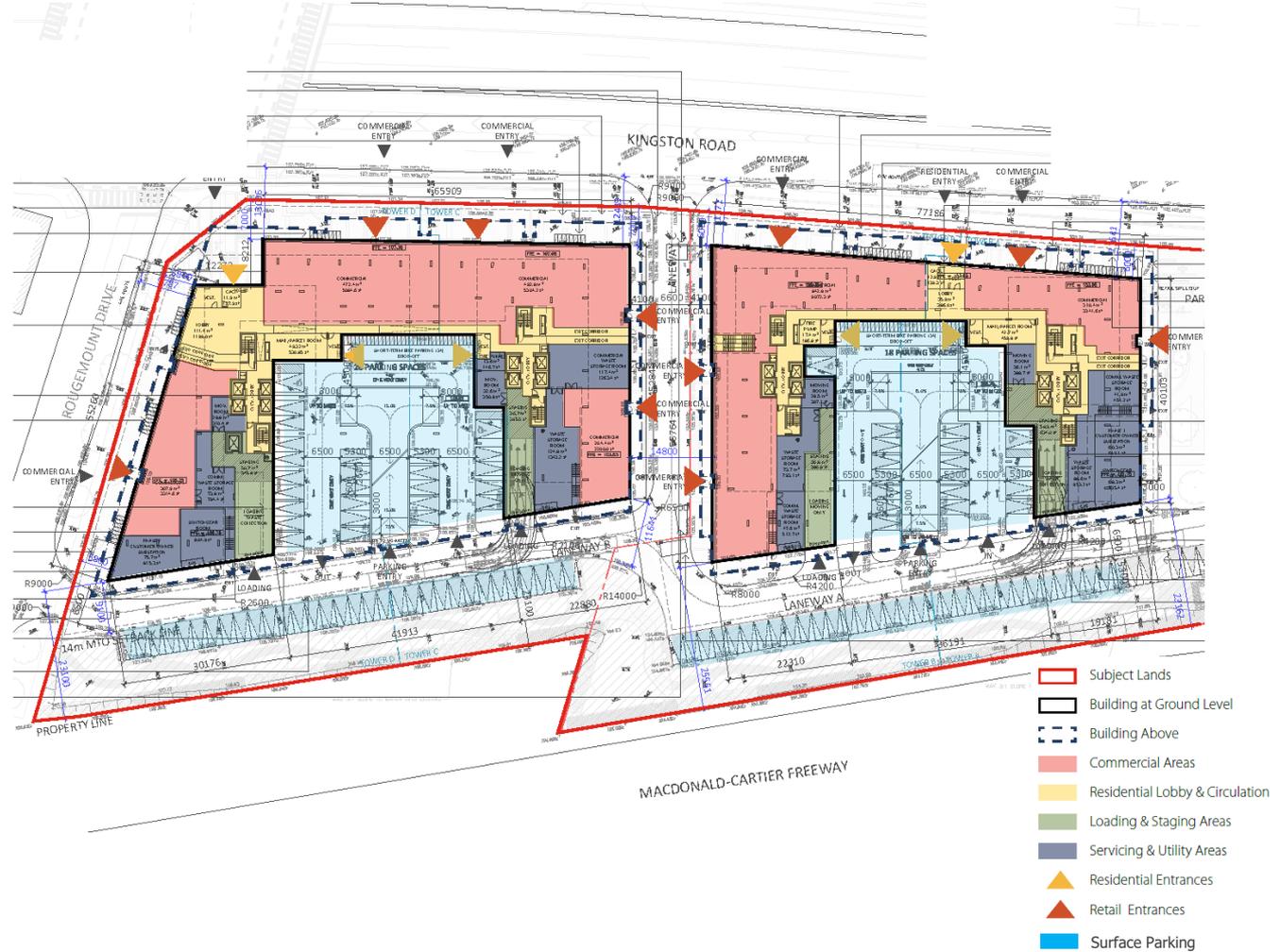


# SITE CIRCULATION PLAN



- |                                  |                       |
|----------------------------------|-----------------------|
| Subject Lands                    | Parking Ramp Access   |
| Building at Ground Level         | Loading Access        |
| Pedestrian Residential Entrances | POPS Space            |
| Pedestrian Retail Entrances      | Bike Parking          |
| Pedestrian Circulation           | Planned Cycling Path  |
| Public Sidewalks                 | Planned Heritage Path |
| Vehicular Circulation            |                       |
| Surface Parking                  |                       |

# GROUND FLOOR PLAN

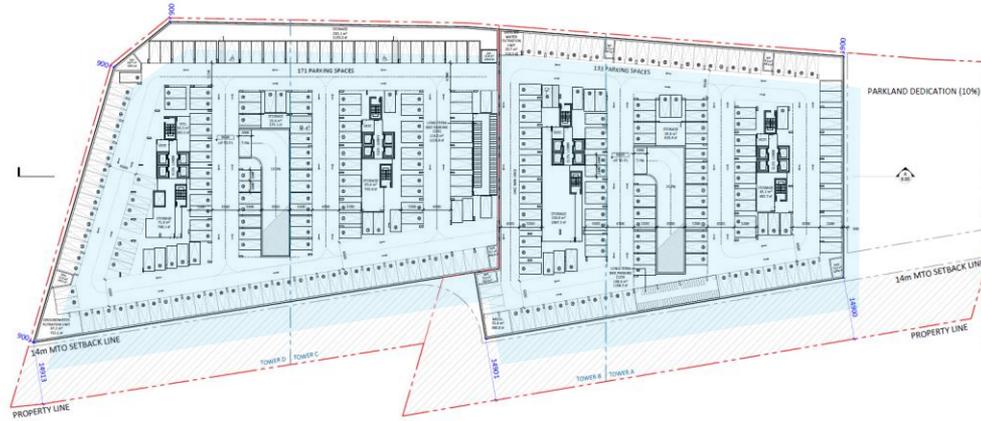


# GROUND FLOOR LANDSCAPE PLAN

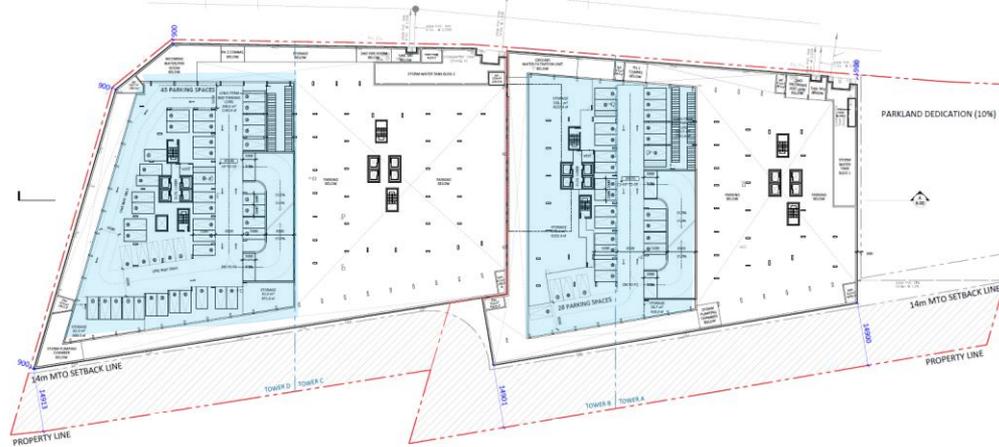




# TYPICAL UNDERGROUND PARKING PLAN



# UNDERGROUND MEZZANINE



 Parking



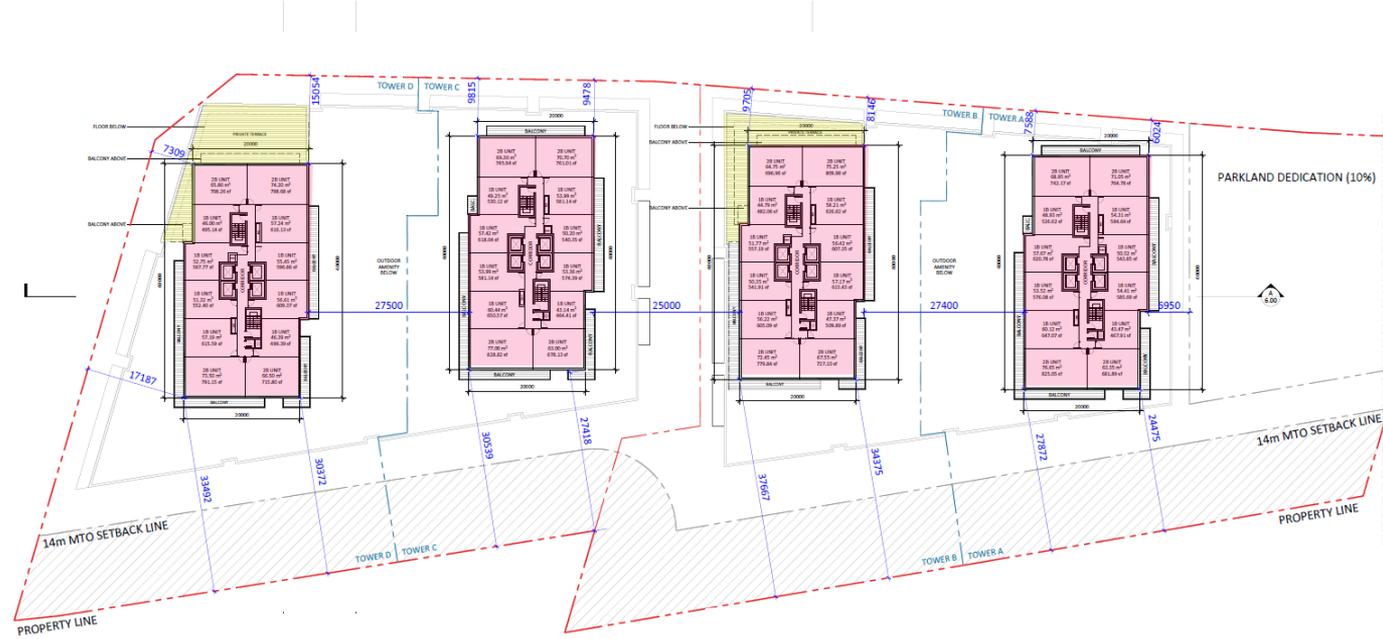


# 4TH FLOOR PLAN



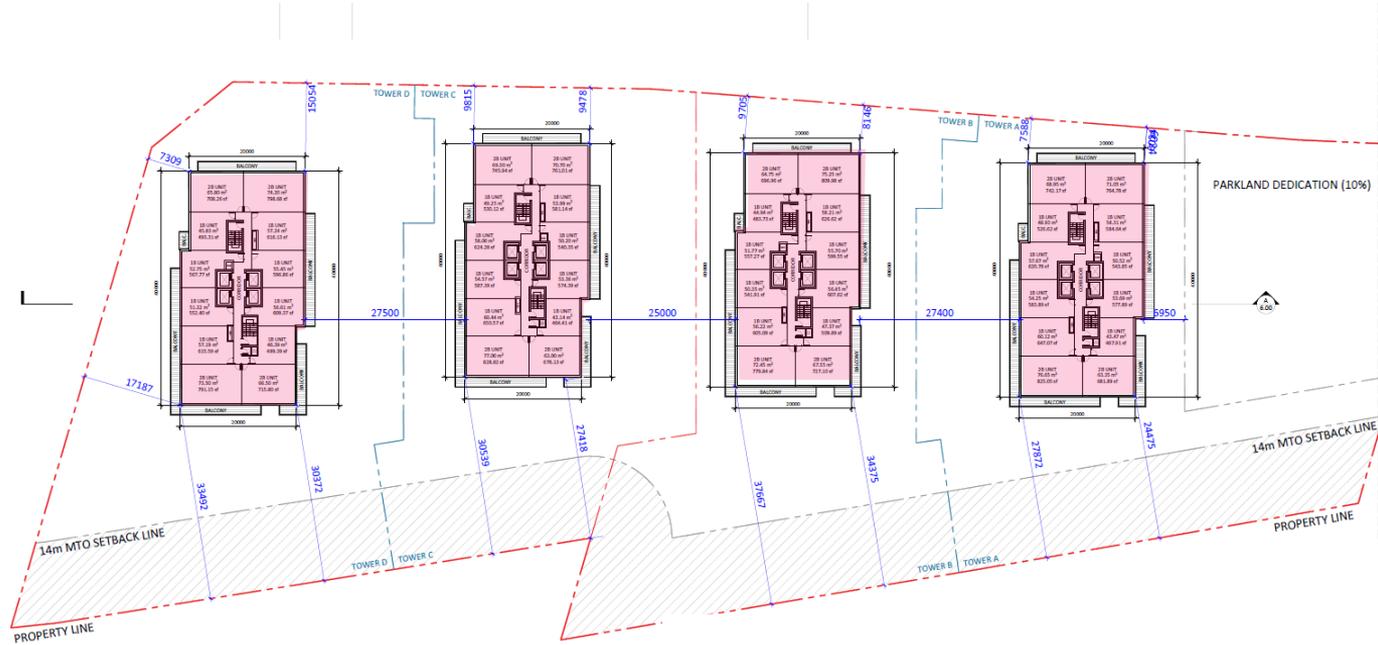
- Outdoor Amenity
- Indoor Amenity
- Residential Units

# 5<sup>TH</sup> FLOOR PLAN



- Private Terraces
- Residential Units

# TYPICAL TOWER FLOOR PLAN



Residential Units

# 31<sup>ST</sup> FLOOR PLAN



# 32<sup>ND</sup> FLOOR PLAN



-  Residential Units
-  Mechanical Penthouse



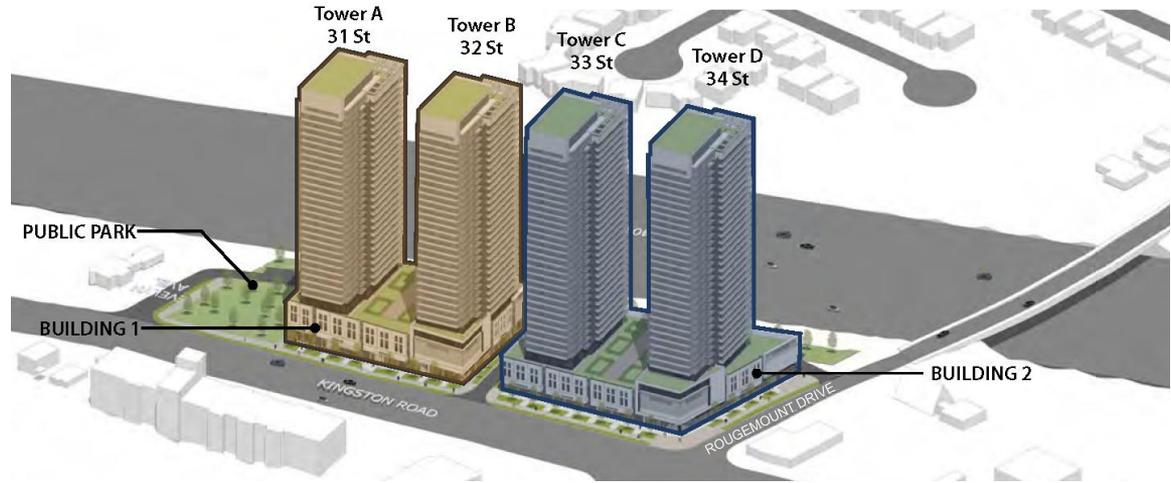
# MECHANICAL PENTHOUSE

# ROOF PLAN

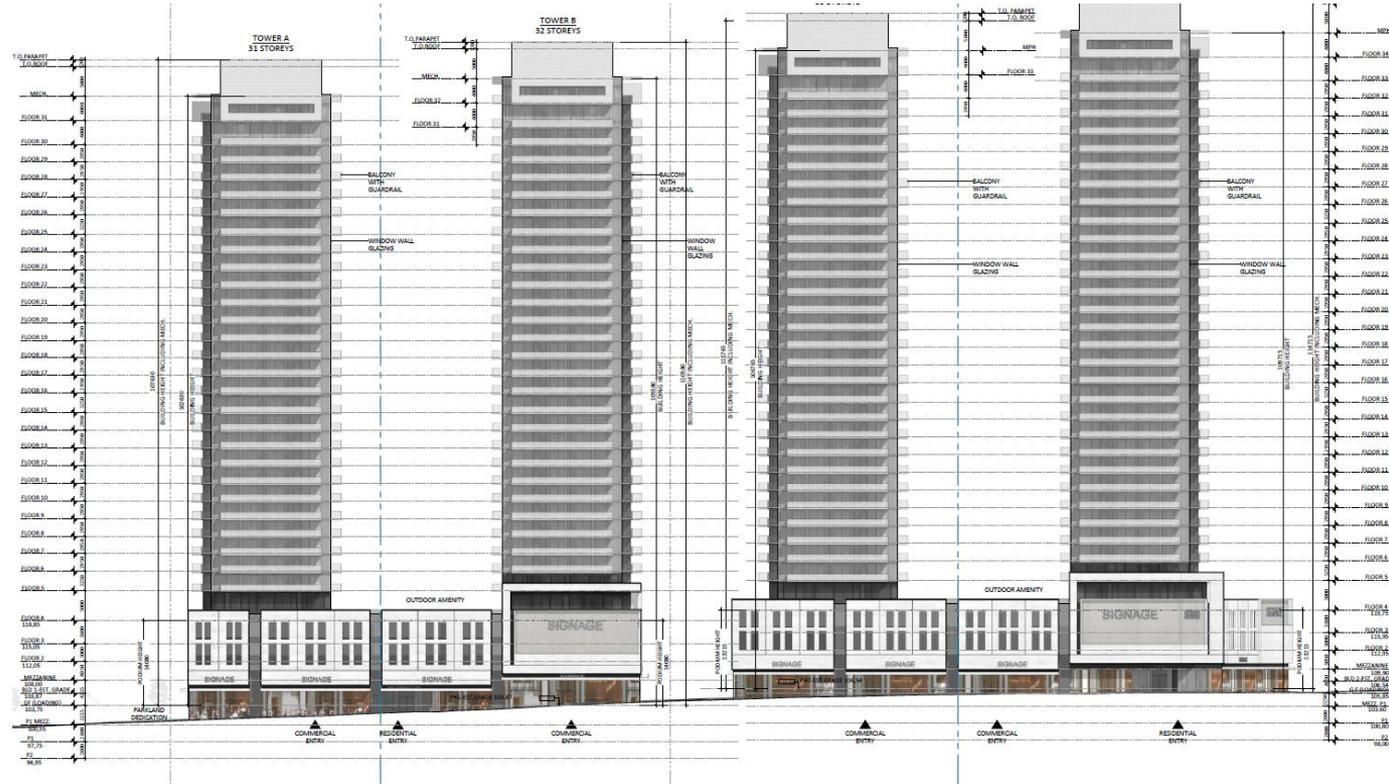


 Mechanical Penthouse

MASSING  
VIEW  
LOOKING  
SOUTHEAST



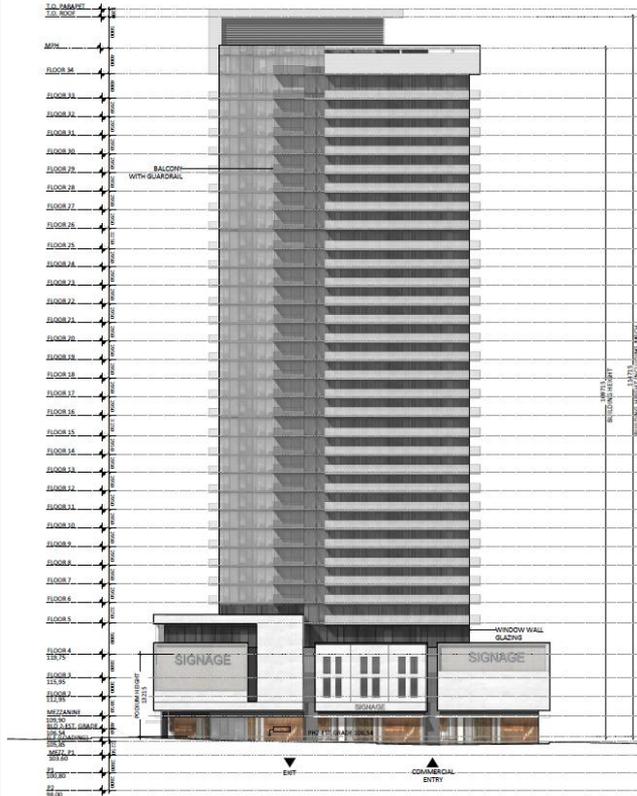
# BUILDING ELEVATIONS - NORTH







# BUILDING ELEVATIONS - WEST



BUILDING 2



BUILDING 1



Perspective towards south

Perspective towards southwest





Perspective towards southeast



**THANK YOU!**  
**QUESTIONS?**

