

Parthi Kandavel
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Chair – Scarborough Community Council,

At its meeting on January 29, 2008, City Council adopted the Danforth Avenue Study - Victoria Park Avenue to Medford Avenue - Official Plan, Zoning - Final Report ([item SC12.25](#)). This Avenue study put in place a growth framework that envisioned increased building heights and densities than what was previously permitted. Over 15 years have passed, and the planning vision has not completely materialized. The area remains under-invested in, and is in need of revitalization.

City Planning staff are currently reviewing the Zoning for mid-rise buildings on Avenues across the City but are not proposing to apply any updates to completed Avenue Studies, including the Danforth Avenue Study in Scarborough Southwest.

To maximize development potential and revitalize lands that have extremely good access to the Victoria Park subway station, my proposed motion requests Planning staff to consider applying the updated standards for new developments in and around the 2008 Danforth Avenue study lands.

My intent is to help direct growth near to transit and reduce traffic congestion and reliance on the private automobile. My proposed motion does not re-open the Avenue study, but instead, requests Planning staff to consider applying new standards to the lands within and near the study area without making any changes. However, if changes are required, then my motion provides Planning staff the necessary direction to report to Scarborough Community Council.

I hope that you can introduce my motion as part of the Supplementary agenda to the June 12, 2024 meeting of Scarborough Community Council.

Scarborough Community Council recommends that:

The Director, Community Planning - Scarborough District closely monitor and evaluate development applications near to and within the lands generally subject to the Avenue Study on Danforth Avenue between Victoria Park Avenue and Medford Avenue to be in line with emerging city-wide policy and Zoning By-law changes to maximize development potential and streamline the development review process, including the application of rear transition zoning, prioritizing public realm enhancements and encouraging non-residential uses, such as ground floor retail and report back to Scarborough Community Council as necessary.

Sincerely,

Parthi Kandavel
City Councillor
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