

## **2720, 2726 and 2734 Danforth Avenue – Zoning By-law Amendment – Decision Report – Approval**

Date: June 19, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 19 - Beaches-East York

**Planning Application Number:** 20 113131 STE 19 OZ

### **SUMMARY**

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This report reviews and recommends approval of a Zoning By-law Amendment to permit an eight and four storey modular mass timber residential building organized around a central outdoor courtyard, and a two storey reconstruction of the heritage building at 2720, 2726 and 2734 Danforth Avenue. There are no vehicle parking spaces and 50 bike parking spaces proposed. The proposal consists of 4,726 square metres of residential gross floor area and 63 square metres of retail floor space on the ground floor. A total of 64 rental units are proposed, including six affordable rental units delivered through a funding agreement with the Canada Mortgage and Housing Corporation.

The proposed development is consistent with the Provincial Planning Statement (2024), conforms to the City's Official Plan and represents an appropriate use, form and scale of development.

This report reviews and recommends the Zoning By-law Amendment, with a Holding provision (H) in the Zoning By-law to address servicing matters.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2720, 2726 and 2734 Danforth Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal

Code Chapter 925, Permit Parking, to exclude the development located at 2720-2734 Danforth Avenue from Permit Parking.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

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On June 18, 2020, City Council adopted Item TE 15.17 Zoning By-law Amendment - Preliminary Report to provide information and identify preliminary issues for a proposed 9 storey mixed use development. The Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE15.17>

On December 17, 2019, City Council adopted Official Plan Amendment 478 (OPA 478) as the result of the Main Street Planning Study. OPA 478 allows for intensification, including tall buildings, within the study area through the achievement of a new road network, new parks and open spaces, and new and improved community services and facilities. The final report and OPA 478 can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.4>

At its meeting of July 23, 2018 City Council adopted the report “Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) - City-Initiated Official Plan Amendment - Final Report” and its associated Official Plan Amendment 420 (By-law 1136-2018). The report concluded the first phase of a larger Avenue Study on Danforth Avenue. The Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.22>

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is comprised of three parcels located on the north side of Danforth Avenue, west of Dawes Road, and abuts a public laneway to the north. The site has a total area of 657 square metres and 29 metres of frontage along Danforth Avenue. See Attachment 2 for the Location Map.

### **Existing Uses**

The site is currently occupied by a 2 storey mixed use building with retail on the first floor at 2720 and 2729 Danforth Avenue, and a vacant commercial space at 2734 Danforth Avenue. A small surface parking area is located in the rear of 2720 Danforth Avenue. The properties at 2726 and 2734 Danforth Avenue are designated under Part

IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. There are three vacant rental units located on the site, comprised of 2 two-bedroom and 1 one-bedroom units.

### **Surrounding Uses**

North: A public laneway and low-rise residential buildings

South: Low rise mixed use buildings and large format retail.

East: Low rise mixed use buildings.

West: Low rise mixed use buildings and TTC Line 2 Main Street Station.

## **THE APPLICATION**

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### **Description**

The proposal seeks to construct an eight storey and four storey modular mass timber residential building organized around a central outdoor courtyard, including a two storey reconstruction of the heritage building at 2726 Danforth Avenue. The four storey modular building and the reconstruction of the heritage building face Danforth Avenue with the eight storey building at the rear of the site, abutting the public laneway.

The proposal consists of 4,703 square metres of residential gross floor area and 63 square metres of retail floor space on the ground floor. A total of 64 rental units, including 6 affordable rental units, are proposed.

### **Density**

The proposal has a density of 3.8 times the area of the lot.

### **Residential Component**

The proposal includes 64 dwelling units, including 6 affordable rental units. The dwelling types includes 2 studio (3%), 27 one-bedroom (42%), 35 two-bedroom (55%) units.

### **Non-Residential Component**

The proposal includes 63 square metres of retail space on the ground floor.

### **Amenity Space**

The proposal includes 172 square metres of outdoor amenity space (2.7 square metres per unit), and no indoor amenity space.

## **Access, Parking and Loading**

The primary pedestrian access to the building is along Danforth Avenue.

A total of 50 bicycle parking spaces are provided, including 10 publicly accessible short-term bicycle spaces along Danforth Avenue, and 8 short-term and 32 long-term bicycle parking spaces located in a bicycle storage structure at the rear of the site. There are no vehicular parking or loading spaces.

## **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevation, and 3D massing view of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/2720DanforthAve](http://www.toronto.ca/2720DanforthAve).

## **Reasons for Application**

The Zoning By-law Amendment is proposed to amend Zoning By-law 569-2013 to permit the building form, height, density, setbacks, and other performance standards. The proposed amendment to the Zoning By-law can be found in Attachment 5.

## **APPLICATION BACKGROUND**

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On February 6, 2020, an application for a Zoning By-law Amendment was submitted proposing a nine storey mixed use building, with a total gross floor area of 6,094 square metres and 81 units. A total of 27 underground vehicular parking spaces and 82 bicycle parking spaces were proposed. The application was deemed complete on February 6, 2020, satisfying the City's minimum application requirements.

On May 12, 2025, a revised proposal with an eight and four storey modular mass timber building organized around a central courtyard, and a two storey heritage reconstruction was submitted under new ownership of the site.

A virtual community consultation meeting was held on June 3, 2025, described in the Community Consultation section of this report.

## **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Arborist Report
- Civil and Utilities Plan
- Geotechnical Study
- Toronto Green Standards Checklist
- Heritage Impact Assessment
- Housing Issue Brief

- Hydrogeological Report
- Planning Rationale
- Public Consultation Strategy Report
- Functional Servicing Report
- Stormwater Management Report
- Sun/Shadow Study
- Transportation Impact Study

These materials can be found on Application Information Centre, at [www.toronto.ca/2720DanforthAve](http://www.toronto.ca/2720DanforthAve).

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that effects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The Official Plan designates the site as Mixed Use Areas on Land Use Map 21. See Attachment 2 for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Danforth Avenue Planning Study - Site and Area Specific Policy 552**

Site and Area Specific Policy (SASP) 552 resulting from the Danforth Avenue Planning Study applies to the site. The SASP provides direction for incremental development on Danforth Avenue, between Coxwell Avenue and Victoria Park Avenue, with an objective for mid-rise development to respect the local historic built form and main street role. The planned character is to provide a mix of uses with active retail ground floor uses, generous sidewalks, and pedestrian scaled streetwalls. Development is also further guided by the Danforth Avenue Urban Design Guidelines.

## **Main Street Planning Study - Site and Area Specific Policy 577**

Site and Area Specific Policy (SASP) 577 was developed as a result of the Main Street Planning Study to provide direction for development potential within proximity of the Main Street subway station and the Danforth GO station. With regards to the site, this SASP provides similar objectives to establish a complete, mixed use, mixed income community with a range of housing, community services and public spaces, while conserving heritage resources. Pedestrian scaled development with active ground floor uses and high quality architectural and landscape design are required.

### **Zoning**

The site is zoned Commercial Residential (CR) under Zoning By-law 569-2013. The CR zoning designation permits a range of residential and non-residential uses and a maximum height of 14 metres. See Attachment 4 for the existing Zoning By-law Map.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Danforth Avenue Urban Design Guidelines
- Mid-Rise Building Performance Standards
- Retail Design Manual

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

The TGS can be found at the following link:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

### **Site Plan Control**

Site plan control applies to this application. A site plan control application has not yet been submitted to the City.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A virtual community consultation meeting was hosted by City staff on June 3, 2025. Four residents participated, as well as representatives on behalf of the Ward Councillor

and the applicant. Presentations by Community Planning staff and the applicant were given on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions raised at the meeting included:

- potential shadowing on the low-scale residential neighbourhood to the north; and
- support for the scale, density, and design of the proposal.

The comments heard through community consultation have been considered through the review of the application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will be given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

The proposal has been reviewed for the relevant matters of provincial interest set out in the Planning Act and for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **Danforth Avenue Planning Study SASP 552 and Main Street Planning Study SASP 577**

The site is located within SASP 552, which provides direction for development on Danforth Avenue between Coxwell Avenue and Victoria Park Avenue. New development in Mixed Use Areas along Danforth Avenue is required to define an appropriate street wall; accommodate sidewalk widths of a minimum of 4.8 metres from the face of the building to the street curb; provide active, non-residential uses at grade, with consideration for small-scale, independent retail spaces; and provide variability in scale of retail spaces to contribute to a healthy retail environment along Danforth Avenue. In addition, SASP 552 encourages the provision of affordable rental and/or ownership housing where appropriate and feasible, and directs that a designated or listed heritage property will require additional consideration and design solutions to conserve the heritage value of these properties.

SASP 577 provides similar direction, seeking to establish a complete, mixed use, mixed income community with a range of housing, community services and public spaces, while conserving heritage resources. The site is located within Character Area A which states that new development will conform to the built form policies set out in SASP 552.

Staff are of the opinion that the application advances the objectives of both of the SASPs. The proposal is of an appropriate height and scale, and applies appropriate

transition to the Neighbourhood to the north. Active uses face Danforth Avenue. Siting the four storey building and the reconstructed heritage building along Danforth Avenue provide an appropriate street wall and appropriately conserve the heritage value of the site. There is a minimum of a 5.2 metre setback from the building face to the curb of Danforth Avenue, consistent with policies within SASP 552.

### **Rental Housing Demolition**

This application involves the demolition of three existing rental dwelling units. Fewer than six rental dwelling units are proposed for demolition, and therefore replacement of the demolished rental units is not required. As the existing rental dwelling units are vacant, there are no impacted tenants and a tenant assistance plan is not required.

### **Affordable Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents, and SASP 552 encourages the provision of affordable housing.

The applicant has indicated that 10% of all proposed units, equivalent to six units, will be secured as affordable rental housing for a period of 99 years through a contribution agreement with the Canada Mortgage and Housing Corporation. The provision of affordable housing supports the policy objectives of the Official Plan and SASP 552.

### **Retail**

The retail fronting Danforth Avenue supports key objectives in the Official Plan and SASPs 552 and 577. Through discussions with the proponent, provision of retail at grade was prioritized for this site, with a minimum retail frontage along Danforth Avenue secured in the zoning by-law amendment. The proposed development also includes three residential units with access off of Danforth Avenue that are designed to accommodate home occupation or potential retail on the ground floor.

### **Density, Height, Massing**

In assessing the appropriateness of the proposed development, the Official Plan directs consideration of the existing and planned context. The Official Plan also directs that development within Mixed Use Areas locate and mass new buildings to provide transition between areas of different development intensity and scale through means such as setbacks and stepbacks. The area SASPs further direct that new development respect the local historic built form and main street role of Danforth Avenue, the built form character will comprise of mid-rise buildings that are compatible with low-rise buildings, and provide varied pedestrian-scaled street wall heights.

The proposed development includes an assembly of buildings with heights of two, four and eight storeys around a central courtyard. The lower building elements with heights of four and two storeys are situated at the front of the site facing Danforth Avenue. This provides a street wall height in accordance with the Mid-rise Guidelines and the



Danforth Avenue Urban Design Guidelines. The eight story building element is positioned at the rear of the site, with an 9.2 metre setback from the north limit of the abutting laneway to the rear wall of the proposed eight storey building. The proposed rear transition meets the intent of the Guidelines to provide an appropriate transition, and enables the reconstructed heritage building to retain its relationship with Danforth Avenue. This configuration provides an appropriate street wall condition along Danforth Avenue and allows more light into the central courtyard.

## **Heritage Conservation**

The properties at 2726 and 2734 Danforth Avenue are designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The property at 2726 Danforth Avenue, dating to the mid-19th century and known as Little York Hotel, is a rare surviving example of a pre-Confederation era building in the city and a unique remnant of the hotel/inn typology located near the historic intersection of Danforth and Dawes Road. The design, style and materiality exhibited at the upper-storey level of the original building typifies Georgian architecture while remnant structural members associated with construction methods that pre-date the mass production of machined lumber are still present in the basement.

The adjacent 2 storey main street commercial row building at 2734 Danforth Avenue dates to c.1886 and is likewise representative of the mid- to late-19th century local streetscape, with brick-clad wood-frame construction and Victorian-era decorative wooden detailing.

The application proposes demolition of the Part IV designated heritage properties within the development site and reconstruction of the Little York Hotel at 2726 Danforth Avenue as a commemoration strategy. The Little York Hotel is in poor to defective condition and lacks integrity and is not a candidate for any of the three conservation treatments in the Standards and Guidelines for the Conservation of Historic Places in Canada. The main street commercial row building at 2734 Danforth Avenue is in poor condition and there is severe structural failure of the front foundation wall, which has been temporarily shored and poses a life safety risk. Due to these unique circumstances, demolition, reconstruction and commemoration have been proposed rather than conservation. Heritage Planning staff consider demolition acceptable in this circumstance as a last resort following thorough exploration of all alternatives.

A report recommending approval of the proposed demolition under the Ontario Heritage Act will be brought forward to City Council concurrent with this report. As set out in the Heritage Report recommending approval of the proposed demolition, the Bills will be withheld pending provision of a satisfactory detailed Reconstruction Plan that is consistent with the conservation strategy set out in the Heritage Impact Assessment.

## **Streetscape and Public Realm**

The proposed development has been designed to improve and activate the public realm along Danforth Avenue in accordance with the Official Plan Public Realm and Built Form policy objectives. The proposed development has variable setbacks ranging from

0 to 1.9 metres, resulting in a minimum curb to building face distance of 5.2 metres along Danforth Avenue. This is in accordance with Policy 3 of SASP 552 and Policy 2.2.1 of SASP 577.

The reconstructed heritage building at 2726 Danforth Avenue has been set back to provide a transition between the heritage building and the four story component. There are three at-grade residential units proposed within the reconstructed heritage building which are anticipated to accommodate units supportive of home occupation. The western portion of the frontage will contain retail uses. The proposed setback of the building will provide sufficient space for a 2.1 metre pedestrian sidewalk, the retention of two existing street trees and the provision of short term bicycle parking.

A 0.4 metre widening along the Danforth Avenue frontage and a 1.67 metre rear public lane widening will be required and is proposed to be conveyed to the City.

### **Shadow Impact**

A detailed sun and shadow study was submitted in the support of the proposed development, which outlines the shadows cast by the proposal in the months of March, June, and September. Partial sunlight in the central courtyard of the development will be available before noon in March and September, while the most sunlight will be available in June. The shadow impacts resulting from the proposed buildings are acceptable.

### **Traffic Impact**

A Transportation Impact Study was submitted in support of the proposed development, which estimates the new site traffic generated based on data collected from similar sites in terms of context and scale. The consultant concludes that the projected development traffic will have minimal impacts on area intersections and can be acceptably accommodated on the adjacent road network.

### **Parking and Loading**

The proposed development provides no vehicle parking or loading spaces. Zoning By-law 569-2013 would require a minimum of two visitor spaces and two accessible spaces, and one Type G loading space for the site.

Approximately 300 metres to the west of the site is the TTC Line 2 Main Street Station. Further to the south west, approximately 350 metres from the site is the Lakeshore Line GO Main Street Station.

No vehicular parking and loading associated with this development is acceptable, given the proximity to higher order transit and the informal rear laneway space provided for short-term activity (pick-up/drop-off and deliveries). This site will be eligible for curb-side solid waste collection along Danforth Avenue.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a

Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

### **Bicycle Parking**

The bicycle parking requirements for this site are governed by City of Toronto Zoning By-law No. 569-2013, as amended by No. 223-2025. Seventy-one spaces are required, consisting of 58 long-term and 13 short-term spaces, where a total of 50 bicycle spaces are proposed, consisting of 32 long-term, 8 short-term and 10 publicly accessible short-term spaces. The 21 deficient spaces will be captured under payment-in-lieu for both long-term and short-term spaces.

### **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant proposes to preserve two by-law regulated city-owned street trees within the Danforth Avenue right-of-way and to remove one by-law regulated privately-owned tree from the subject lands. Urban Forestry is satisfied with the applicant's Arborist Report and Tree Preservation Plan.

The applicant must submit an application to destroy a privately-owned tree and an application fee. Compensation planting of three new trees, a cash-in-lieu payment, or a combination of both is required to replace the one private tree proposed for removal. Through the site plan control review, Urban Forestry staff will work with the applicant to maximize the planting of new trees on site and within the Danforth Avenue right-of-way.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. The proposed modular mass timber development is intended to use an efficient design to reduce heat loss, reduce on-site waste through pre-fabrication, and reduce embodied carbon.

### **Servicing**

Engineering Review staff have provided comments on the Functional Servicing and Stormwater Management Report submitted in support of the development application and have requested additional information in relation to servicing capacity for the site. The applicant is continuing to work with Engineering Review staff. The applicant will be

responsible to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure are required to support the development. Staff recommend that a holding provision be placed on the zoning by-law, to be lifted upon finalization and acceptance of a Functional Servicing Report to secure any required upgrades and necessary approvals, thereby demonstrating servicing capacity availability for the proposed development.

### **Holding Provision**

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific servicing conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner submitting to the Chief Engineer & Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development; and

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

### **Conclusion**

Staff are of the opinion that the proposal conforms to the policies of the Provincial Planning Statement (2024) and the intent of the Official Plan and SASPs. Staff also support the proposed reconstruction and commemoration of the designated heritage buildings. Staff recommend that Council support approval of the application subject to the holding provisions.

### **CONTACT**

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Doris Ho, Senior Planner, Community Planning, Tel. No. 416-338-1264, E-mail: Doris.Ho@toronto.ca

## **SIGNATURE**

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A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning by-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: South Elevation
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 2720, 2726 and 2734 DANFORTH AVENUE **Date Received:** February 6, 2020

**Application Number:** 20 113131 STE 19 OZ

**Application Type:** Rezoning

**Project Description:** Zoning By-law Amendment to permit 8 and 4 storey residential buildings organized around an outdoor central courtyard and containing 64 rental units. A 2 storey heritage reconstruction will be integrated into the development.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
COLLECDEV MARKEE	BATAY-CSORBA ARCHITECTS INC	MARKEE MISSING MIDDLE (DANFORTH) GP INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	552 and 577
Zoning:	CR 3.0 (c2.0;r2.5) SS2 (x2219)	Heritage Designation:	Y
Height Limit (m):	14	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 1,264      Frontage (m): 29      Depth (m): 44

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	711		701	<b>701</b>
Residential GFA (sq m):	414		4,726	<b>4,726</b>
Non-Residential GFA (sq m):	711		63	<b>63</b>
<b>Total GFA (sq m):</b>	<b>1,125</b>		<b>4,789</b>	<b>4,789</b>
Height - Storeys:	2		8	<b>8</b>
Height - Metres:			27	<b>27</b>

Lot Coverage Ratio (%): 55.5      Floor Space Index: 3.8

**Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)**

Residential GFA: 4,726

Retail GFA: 63

Office GFA:

Industrial GFA:

Institutional/Other GFA:

**Residential Units  
by Tenure                      Existing                      Retained                      Proposed                      Total**

Rental: 3 64 64

Freehold:

Condominium:

Other:

**Total Units: 3 64 64****Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:	2	27	35		
Total Units:	2	27	35		

**Parking and Loading**

Parking Spaces: 0      Bicycle Parking Spaces: 50      Loading Docks: 0

**CONTACT:**

Doris Ho, Community Planner

416-338-1264

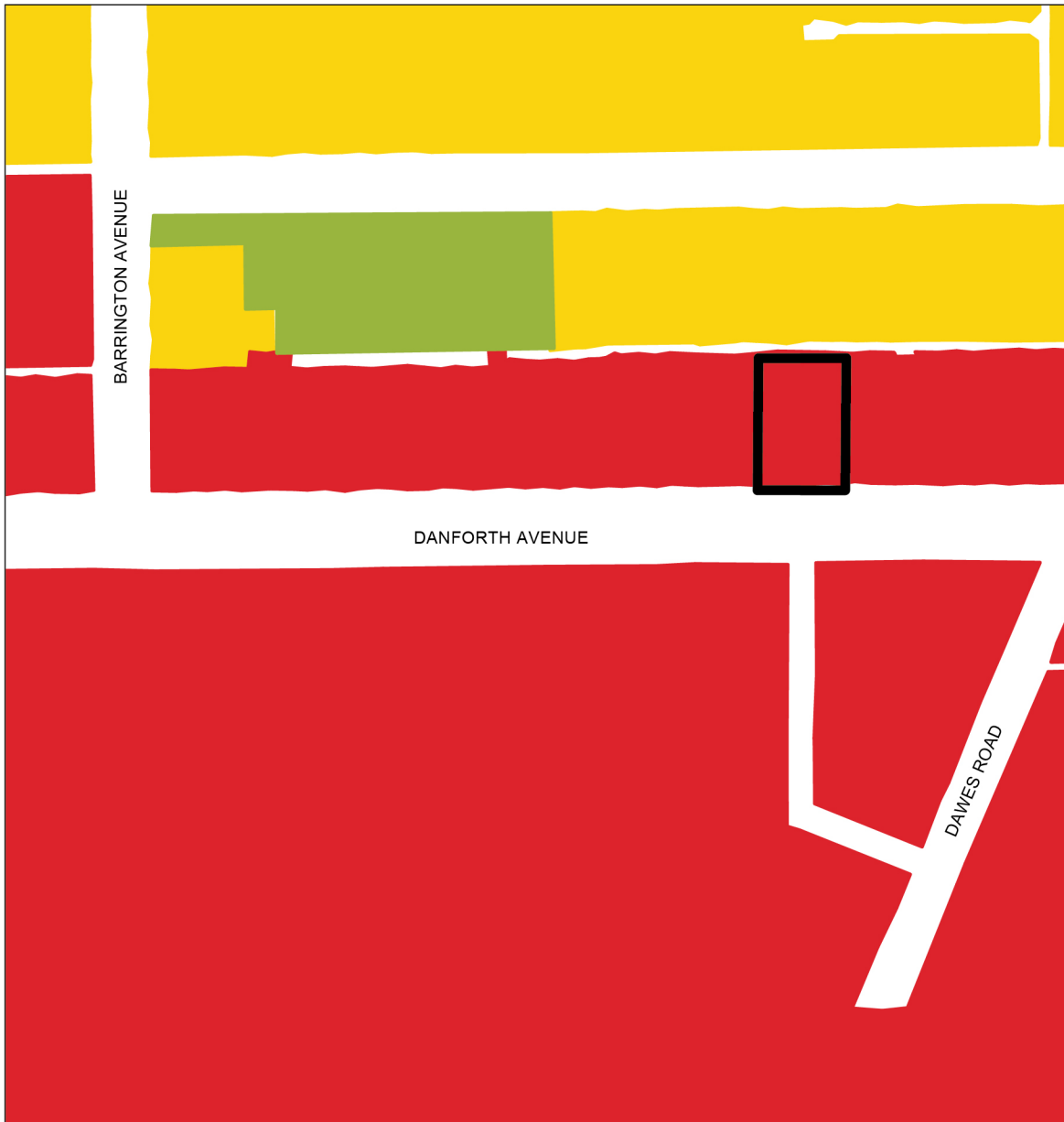
Doris.Ho@toronto.ca

## Attachment 2: Location Map





### Attachment 3: Official Plan Land Use Map



2720-2734 Danforth Avenue

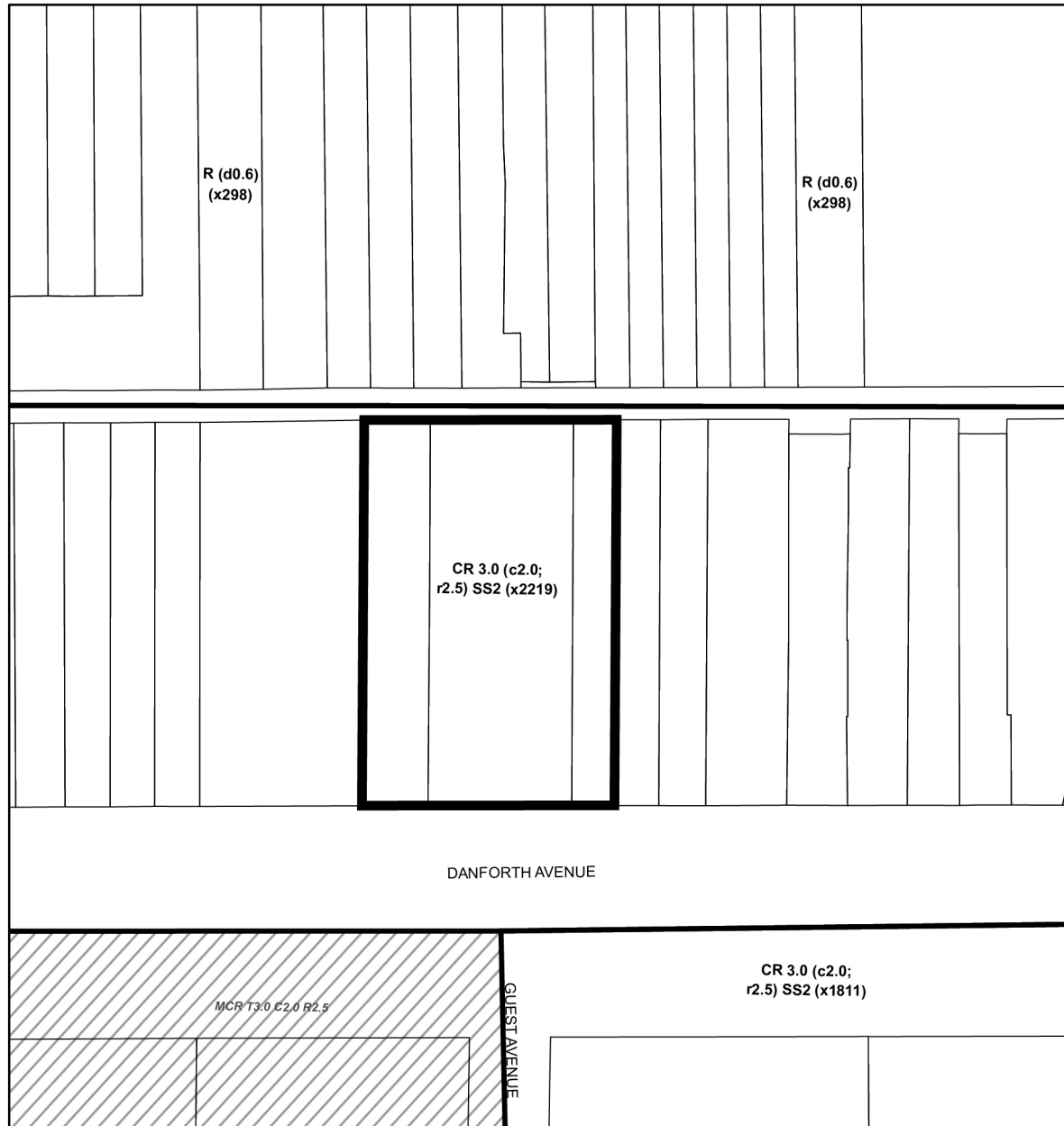
### Official Plan Land Use Map #21

File # 20 113131 STE 19 02



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Not to Scale  
05/22/2025

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**2720-2734 Danforth Avenue**

**File # 20 113131 STE 19 02**



Location of Application

**R** Residential **CR** Commercial Residential



See Former City of Toronto By-law No. 438-86

**MCR** Mixed-Use District

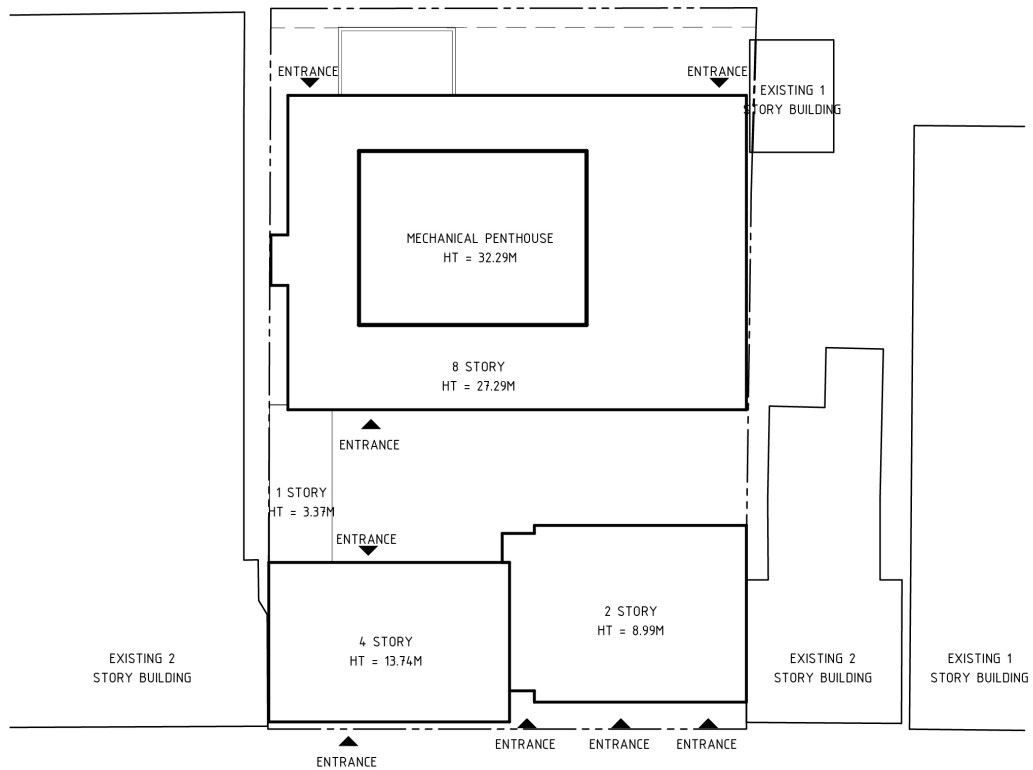


Not to Scale  
Extracted: 05/22/2025

## **Attachment 5: Draft Zoning By-law Amendment**

The draft Zoning By-law Amendment will be made available on or before the July 8, 2025 Toronto and East York Community Council meeting.

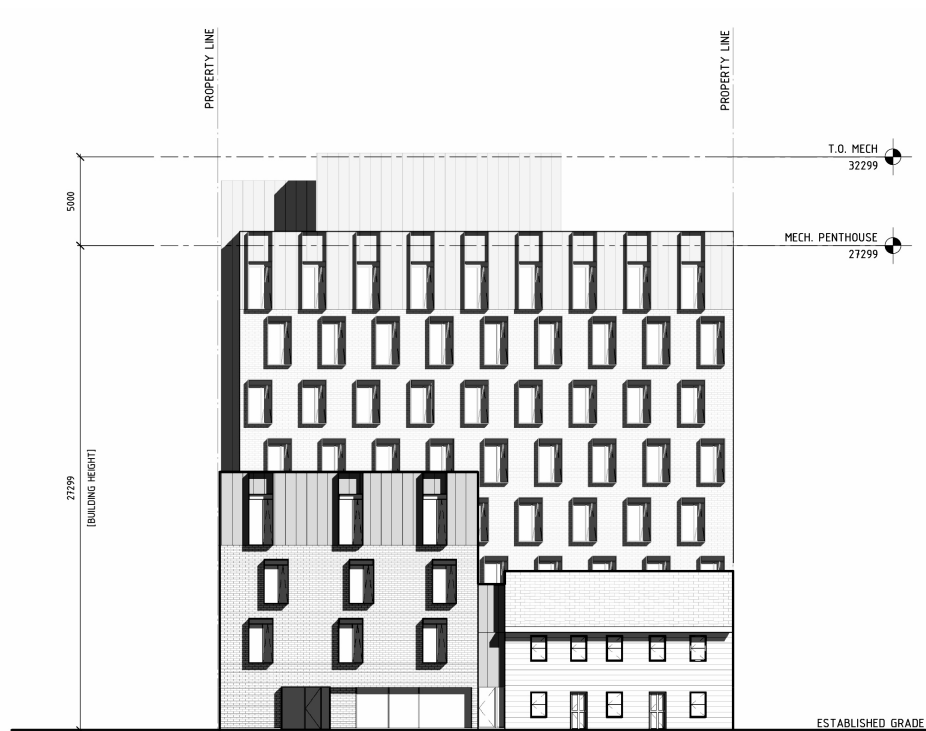
## Attachment 6: Site Plan



Site Plan



## Attachment 7: South Elevation



South Elevation

## Attachment 8: 3D Massing Model

