

## **468 to 480 Danforth Road and 509 Birchmount Road – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** May 14, 2026

**To:** Scarborough Community Council

**From:** Director, Community Planning, Scarborough District

**Ward:** 20 - Scarborough Southwest

**Planning Application Number:** 22 210128 ESC 20 OZ

### **SUMMARY**

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This Report reviews and recommends approval of the application to amend the Zoning By-law, to permit the development of a 14 storey mixed used building (plus mechanical penthouse) at 468 to 480 Danforth Road and 509 Birchmount Road. The proposal contains a total of 526 residential units and 1,563 square metres of ground floor retail. The proposal also provides approximately 754 square metres of on-site parkland dedication that would expand the adjacent Sadler Parkette, consisting of a 545 square metre parcel at 509 Birchmount Road and a 209 square metre parcel at the northeast corner of 468 to 480 Danforth Road.

This report reviews and recommends approval of the application to amend the Zoning By-law Amendment. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. It permits appropriately scaled intensification, including replacement of existing retail commercial space, and the expansion of a parkette. The report also recommends City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the subject proposal for the design and construction above base park improvements within the expanded parkette.

### **RECOMMENDATIONS**

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The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended for the lands municipally known as 468 to 480 Danforth Road and 509 Birchmount Road

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 approve that in accordance with Section 42 of the *Planning Act* prior to the issuance of the first above grade building permit, the Owner shall convey to the City an on-site parkland dedication, having a minimum size of 742 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

4. City Council approve the acceptance of on-site parkland dedication, subject to the Owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.

5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation (P&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

6. City Council request the Executive Director, Development Review, in consultation with the Ward Councillor and other relevant staff, to work with the Owner to explore the feasibility of an in-kind community benefit package pursuant to Section 37(6) of the *Planning Act*, that may include the provision of Public Art, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the Owner.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## THE SITE AND SURROUNDING LANDS

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### Description

The subject site is irregular in shape and has a gross site area of approximately 7,646 square metres. The subject site has a frontage of approximately 108 metres along Danforth Road and approximately 74 metres along Birchmount Road. 468 to 480 Danforth Road contains a single storey building with a staggered front elevation facing south, at an angle to Danforth Road, having a gross floor area of approximately 1900 square metres. The primary use of the existing building was a grocery store (Sun Valley) along with a number of smaller commercial/retail businesses. While the grocery store has officially closed, the remaining commercial/retail businesses continue to operate. The portion of the subject site known as 509 Birchmount Road is currently occupied by a single-storey detached dwelling.

See Attachment 2 for the Location Map.

### Surrounding Uses

**North:** Residential single-detached homes, Sadler Parkette and low-rise (3 and 4 storey) rental apartment buildings.

**South:** One storey commercial building currently occupied by a CIBC bank branch (450 Danforth Road) and a surface parking lot. Further south, across Danforth Road is JG Workman Public School.

**East:** Across Danforth Road are four one-storey single-detached dwellings fronting Danforth Road (495-501 Danforth Road).

**West:** Across Birchmount Road is the Birchmount Plaza shopping centre, Albert Campbell Branch of the Toronto Public Library and Danforth Gardens Public School and park. Further west along Danforth Road is a Toronto Transit Commission Garage.

## THE APPLICATION

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### Description

The applicant proposes to amend the Zoning By-law to permit the development of a 14 storey mixed used building at 468 to 480 Danforth Road with a total of 524 units and 1,563 square metres of retail gross floor area. The Owner has recently purchased 509 Birchmount Road to facilitate the expansion of Sadler Parkette. The conveyance of 509 Birchmount Road, together with an additional dedication from the development site 468-480 Danforth Road will result in a total of 754 square metre of parkland dedication.

## **Density**

The proposal has a density of 5.93 times the area of the lot excluding the proposed 754 square metres of parkland dedication.

## **Residential Component**

The proposal includes 524 dwelling units, consisting of 94 one-bedroom units (18%), 143 one-bedroom units with den (27%), 219 two-bedroom units (42%), 13 two-bedroom units with den (2%), and 55 three-bedroom units (10%).

## **Non-Residential Component**

The proposal includes 1,563 square metres of at-grade non-residential gross floor area fronting on Birchmount Road.

## **Access, Parking and Loading**

The proposal includes a total of 340 vehicular parking spaces, of which, 330 parking spaces are proposed in a two level underground parking garage. The remaining 10 parking spaces will be located at-grade. Out of 340 vehicular parking spaces, 128 parking spaces are dedicated for visitor and retail spaces and will be located both underground and at-grade. A total of 15 accessible parking spaces are proposed on site. Of note, one accessible visitor parking space is proposed to be shared with the proposed retail space.

A total of 394 bicycle parking spaces are proposed, of which 357 bicycle parking spaces will be long-term spaces located underground, and 37 bicycle parking spaces will be short-term spaces located at-grade.

Vehicular access to the below grade parking and loading areas is proposed off Birchmount Road and Danforth Road through a covered driveway internal to the site, and is to include three loading spaces, Type "A", Type "C" and Type "G".

## **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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: <http://www.Toronto.ca/468DanforthRd>

## **Reasons for Application**

An amendment to the City of Toronto Zoning By-law 569-2013, as amended is required as while the site is zoned Commercial Zone (CR), there is no density permissions allocated to residential uses on the site. Amendments are also required to establish

appropriate development standards for the proposed building and to determine the appropriate uses for this type of building at this location.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on January 24, 2022. The Planning Application Checklist package resulting from the PAC meeting.

The current application was submitted on September 28, 2022 and deemed complete on September 17, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application, including the Planning Application Checklist package are available on the <http://www.Toronto.ca/468DanforthRd>

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have 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 amendments, including associated conditions of approval.

## **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 affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to applicable provincial plans, including the Greenbelt Plan (2017), and others.

### **Official Plan**

The Official Plan designates the portion of the site at 468-480 Danforth as *Mixed Use Areas*, and 509 Birchmount Road as *Neighbourhoods*. 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. See Attachment 3 of this Report for the Land Use Map.

### **Zoning**

The subject site at 468 to 480 Danforth is zoned Commercial Residential, CR 0.4 (c0.4; r0.0) SS3 (x462) under Zoning By-law 569-2013, as amended. The CR zoning category permits commercial uses with a maximum height of 11 metres and a maximum lot coverage of 33%. The CR zone generally permits residential uses, but as there is

currently no residential density permissions allocated to the site by the zoning (r0.0), only commercial uses are permitted to a density of 0.4 FSI. Exception CR 462 outlines minimum setbacks abutting Danforth Road. Additional performance standards for the lands are found in Zoning By-law 569-2013, as amended.

The subject site at 509 Birchmount Road is zoned Residential Semi-detached, RS (f18.0; a613)(x53) under Zoning By-law 569-2013, as amended. The RS zoning category permits low scale residential uses, municipal shelters and parks. It also permits additional uses with conditions such as ambulance depot, day nursery, garden suite, group home, home occupation, place of worship, etc. See Attachment 4 of this Report for the existing Zoning By-law Map.

### **Design Guidelines**

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

- Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines
- Retail Design Manual
- Toronto Accessibility 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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan application has not been submitted.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On April 24, 2023 a virtual community consultation meeting took place. Approximately 14 members of the public attended this meeting along with the applicant team, City staff and the Ward Councillor. The following questions and comments were raised by the community at the meeting including the following:

- Loss of commercial space, specifically the local grocery store;

- Type of retail that will be able to utilize the replacement non-residential area;
- Location of home school for residents of the new development;
- Construction impacts and questions of how long it will take; and
- Perceived increased traffic and congestion.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Scarborough 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**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024) and determined the proposal to be consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The portion of the subject lands located at 468 to 480 Danforth Road is designated *Mixed Use Areas* on Map 20 in the City of Toronto Official Plan. *Mixed Use Areas* are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive and safe.

In addition, the subject property at 509 Birchmount Road is designated *Neighbourhoods* on Map 20 in the City of Toronto Official Plan. *Neighbourhoods* are considered physical stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached, duplexes, and townhouses. In addition to Parks, low scale local institutions, home occupations, cultural and recreational facilities and small scale retail, service and office uses are also provided for on lands designated *Neighbourhoods*.

Currently the subject lands at 468 to 480 Danforth Road contains only non-residential uses. The proposed development consists of a 14 storey mixed used building with 1,563 square metres of at grade commercial space accessed directly from the public sidewalk. While not a full replacement of the existing 1,900 square metres of commercial retail space, it is generally large enough to accommodate a food store, or another significant retail/commercial space. The increase in non-residential floor area was a significant revision made by the applicant in response to staff comments and community input. Similarly, an large share of the proposed parking has been allocated to ensure that these potential non-residential uses use can be supported.

The proposal meets the intent of the Official Plan's *Mixed Use Areas* policies 4.5 by providing a range of uses on site and represents a more pedestrian-oriented form than the existing car-centric buildings with new retail/commercial space that can be demised as a large unit or configured into smaller units, potentially accommodating a range of tenants, in addition, to new residents. The proposal will accommodate additional job opportunities through the proposed retail/commercial floor space on the site and provide for new homes for Toronto's growing population. The proposed park use at 509 Birchmount Road is provided for by the *Neighbourhoods* designation.

The site is well positioned to accommodate this level of intensification since it is serviced by public transit on both Birchmount Road and Danforth Road. The proposal also includes ground floor retail/commercial space to animate the streetscape, creating a pedestrian-oriented development. The proposal therefore adheres to Policy 3.5.3.3 of the Official Plan with respect to supporting retail opportunities in a form that promotes pedestrian and transit use.

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

This application proposes a total of 40,869 square metres of gross floor area, and a floor space index of 5.93 times the area of the lot, excluding lands to be dedicated as parkland. Staff consider this level of development acceptable, as it is deployed in a contextually appropriate manner that fits within the existing and planned context.

The subject site is located within the diagonal intersection of Danforth Road and Birchmount Road, both with planned right-of-way widths of 27 metres. The proposal has a maximum height of 14 storeys (53.5 metres), but the large site allows the taller midrise form to be accommodated while still achieving appropriate built form outcomes. The built form transitions down to 4 storeys (19 metres) fronting Sadler Parkette to be expanded through the proposed parkland dedication at the north property line. Its built form also transitions to 8 storeys (33.5 metres) at the west wing fronting Birchmount Road and 6 storeys (26.7metres) at the east wing, fronting Danforth Road, further stepping down to a four storey street wall to ensure the desired street proportion is achieved. Along the west wing, the building mass has been further stepped back 3 metres at the 8th, 9th and 13th floor to reduce the shadow impact on the expanded park. The east wing is stepped back 3 metres above the 6th, 9th and 11th storey. These

step backs are provided to ensure appropriate transition and result in shadow impact similar to that generated by an eight-storey Mid-Rise Guidelines compliant building.

The proposal has a 3 metre setback along Danforth Road and Birchmount Road to allow for improvement of the adjacent boulevards as well as supporting at-grade retail, with street trees of adequate soil volume adjacent to a 2.1-metre-wide sidewalk.

The building is setback 5 metres from the north property line which results in a pedestrian-friendly landscape, with units directly accessible from a walkway with plantings located such that adequate space is provided for park maintenance purposes.

The proposal incorporates intentional setbacks and setbacks to enhance compatibility with adjacent residential properties. For example, the building steps back 3 metres from the fourth storey along Danforth Road and Birchmount Road to frame the edges of the public realm with a useful streetscape proportion. In addition, the proposed building is stepped back 11 to 12 metres above the fourth storey from the existing park in order to mitigate shadow impacts onto Sadler Parkette and the proposed parkland dedication that would expand the public realm and potential park uses.

The proposed density, height and massing are considered appropriate for the surrounding context. Staff are satisfied that the proposal conforms to the Official Plan policies and meets the intent of the Mid Rise Building Design Guidelines. City staff will continue to work with the applicant through the Site Plan Control process to resolve detailed design matters.

### **Shadow Impact**

The Official Plan requires new development to be designed in a manner that adequately limits the impact of shadowing on the public realm and provide comfortable wind conditions for neighboring streets and open spaces.

The Official Plan requires that new development in *Mixed Use Areas* be located and massed so as to adequately limit shadows on properties in lower scale *Neighbourhoods* particularly during the spring and fall equinoxes; and that new buildings be located and massed to frame the edges of streets and parks to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

A Sun and Shadow Study, prepared by Bousfields dated March 2026, supports the proposal and demonstrates that the opposite sidewalk on Birchmount Road and Danforth Road generally receive 5 hours sunlight during the spring and fall equinoxes. The proposed building results in some shadow on *Neighbourhoods* to the north of the site. Though the shadow impacts created by the 14 storey built form projects onto these lands, the duration of the shadow impact is generally consistent with those that would result from an 8 storey building massing designed in accordance with the City's Mid-Rise Building Performance Standards.

The proposed building results in some shadow on Sadler Parkette and the proposed parkland dedications immediately north of the site. The shadows are generally consistent with those that would result from a building designed to follow the City's Mid-Rise Building Performance Standards. The site is located directly south of the park and the proposal has been shaped to align with the shadow impacts anticipated by the urban design guidelines, thus the resulting shadow impacts are considered acceptable.

### **Wind Impact**

A Pedestrian Level Wind Study was submitted in support of the original 12 storey proposal. A wind addendum letter was prepared by SLR Consulting dated December 10, 2025, updating the wind analysis from the original 12 storey proposal to the current 14 storey development and the associated built form changes. The addendum letter indicated that the overall building massing were expected to slightly influence wind comfort conditions on and around the proposed development, as there was a potential for uncomfortable wind conditions at both the northwest and southwest corners of the development that would need to be mitigated. An updated addendum letter dated May 1, 2026, indicated that the uncomfortable wind conditions at the northwest corner have been addressed through the inclusion of a wrap-around canopy. Similarly, a wrap-around canopy has been incorporated at the southwest corner of the building. This feature is expected to deflect the downwashing wind flows. Thus, wind conditions at this corner are expected to be suitable for walking or better throughout the year.

Additionally, the resulting wind conditions in the new parkland being dedicated to the northwest and northeast of the development site are anticipated to be comfortable for sitting in the summer and standing in the winter. Such conditions would be acceptable, barring the results of an updated wind study as part of the Site Plan application.

Staff support the study's conclusion. Any necessary mitigation measures will be determined and secured through the Site Plan application process.

### **Unit Mix**

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 applicant proposes a total of 524 dwelling units, 94 one-bedroom units (18%), 143 one-bedroom units with den (27%), 219 two-bedroom units (42%), 13 two-bedroom units with den (2%), and 55 three-bedroom units (10%).

The proposed unit mix meets the unit mix directed through the Growing Up Guidelines.

## **Amenity Space**

Official Plan Policy 3.1.2.6 requires that every significant new multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.

A total of 2,476 square metres of amenity space is proposed, with 1,129 square metres of indoor amenity space (2.16 square metres per unit) and 1,347 square metres of outdoor amenity space (2.54 square metres per unit). This represents an overall ratio of 4 square metres of amenity space per unit, which meets the Zoning By-law requirements.

## **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report, dated March, 2026. The report concluded that sufficient capacity exists within the existing municipal combined sewer and water supply systems. Staff will work with the applicant at the Site Plan Control stage to secure the necessary storm water management strategy for the proposed development and determine if any upgrades to the stormwater system are required to support the development. City staff have reviewed the document and are satisfied with the report's conclusions.

## **Road Widening**

The Official Plan requires a 27-metre right-of-way for this segment of Danforth Road. A 0.47 metre road widening dedication along the Danforth Road frontage of the site is required to meet the widening requirements for this site. A 0.40 metre road widening is also required along the Birchmount Road frontage of this property to satisfy the requirement of a 27-metre wide right-of-way.

## **Access, Vehicular and Bicycle Parking and Loading**

The proposal includes a total of 340 parking spaces including 211 resident spaces, 128 visitor spaces (residential and retail non-exclusive use spaces) and 1 car-share space. A total of 15 accessible parking spaces are included, 6 within the shared visitor and commercial parking area and 9 within the resident parking area.

A total of 394 bicycle parking spaces is proposed, 357 long-term bicycle parking spaces and 37 short-term bicycle parking spaces. Of the total long-term residential bicycle parking spaces, 54 bicycle parking spaces are provided with a suitable energized outlet.

Short-term bicycle parking spaces will be provided on the ground floor within an internal bicycle parking room. Long-term bicycle parking spaces will be provided on the underground levels of the parking garage within secure, controlled access bicycle storage rooms. Access to the bicycle parking spaces within the parking garage will be provided via a dedicated elevator located at the northeast corner of the building.

A 'bicycle repair station' (dimensioned at 1.8m x 2.6m) is located within the ground floor short-term bicycle parking room, as well as in the long-term bicycle parking room on the P1 level of the parking garage. The proposed bicycle parking supply and facilities meet the minimum requirements of By-law 569-2013, as amended and the Toronto Green Standard Version 4 and are therefore considered to be appropriate.

A Type A, Type G and Type C loading space are provided at grade. These loading spaces will accommodate waste collection, loading, and delivery activities for both the residential and retail components of the building. Staff are satisfied with this arrangement.

### **Traffic Impact**

The applicant submitted a Transportation Impact Study Update #1, dated December 17, 2025, and Transportation Impact Study Update #2, dated March 17, 2026, in support of the application. The site is anticipated to generate a total of 250 and 310 new two-way vehicle trips (including proposed residential and retail) during the evaluated weekday morning and afternoon peak hour periods, respectively, considering all proposed uses. Site-generated traffic impacts at signalized intersections within the study area are anticipated to be minor. As such, traffic generated by the development proposal can be appropriately accommodated on the existing road network. No road network improvements are recommended. Staff have reviewed and accepted the recommendations of the above noted reports.

### **Travel Demand Management (TDM)**

The Transportation Impact Study (TIS) and addendums included an analysis of TDM strategies to be considered. The study indicated that reduced parking supply is appropriate for transit-supportive context with available transit routes along Birchmount Road and Danforth Road. In addition, to the proposed transit promotion, the Bike Share station contribution, car-share parking space and cycling amenities can assist in reducing auto demand, and can be implemented and/or secured at Site Plan application stage.

### **Parkland**

This report seeks direction from City Council on authorizing a credit against the Parks and Recreation component of Development Charges in exchange for the design and construction of Above Base Park Improvements by the Owner, subject to an agreement with the City. The proposed authorization would enable the Owner to deliver enhanced park improvements within the parkland in partnership with Parks and Recreation. The Owner would be required to enter into an agreement with the City addressing the design and construction of the improvements and to provide financial security satisfactory to the City to ensure completion of the works.

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10% percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication provided is 754 square metres, which is acceptable.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The proposed additional parkland is comprised of two areas at the northeast and northwest of the development site that will expand the existing Sadler Parkette. The new parkland complies with Policy 3.2.3.8 of the Official Plan.

### **Tree Preservation**

The application is required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 4, which based on the area of the development site, requires 1,253.0 m<sup>3</sup> of soil volume to meet Tier 1 requirements. The submitted landscape plans specify soil volumes of 1,278.2 cubic metres, including a combined total of twenty-eight (28) new trees on the private and public portions of the site.

The submitted landscape plans are satisfactory to Urban Forestry. Through the Site Plan Control process, staff will work with the applicant to secure minor revisions with regards to tree species, spacing, and adding additional tree plantings along the parkland dedication street frontages. This application would not require the removal of any by-law protected trees.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. 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 2040 or sooner.

### **School Boards**

The Toronto District School Board (TDSB) has advised that the local elementary and secondary schools may not have sufficient space to accommodate additional students. To address accommodation challenges, the TDSB may need to use portables to accommodate students or engage in studies to explore options for creating additional school space by adjusting enrollment boundaries. The Toronto Catholic District School Board (TCDSB) has advised that the local Catholic elementary school has sufficient space to accommodate additional students.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible

communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Staff will continue to explore this opportunity on the adjacent site with the Ward Councillor, and the City Solicitor pursuant to Section 37(6) of the *Planning Act*, and to report back to City Council for further instruction to finalize the in-kind community benefit. Should an agreement not be reached between the applicant and the City, the applicant will be required to pay the CBC prior to the first above grade building permit, similar to the CBC payment required for the proposal on the subject site. The CBC contributions for both proposals should be considered and secured in a coordinated manner.

### **Conclusion**

The subject proposal is consistent with PPS (2024), and conforms with the Official Plan, particularly as it relates to the development criteria for *Mixed Use Areas*.

In addition to the proposed 526 residential units, a total of 1,563 square metres of commercial/retail spaces will be provided which is comparable to what currently exists. The applicant has advised they are in discussion with a grocer to tenant this space.

Staff worked with the applicant and the community to address and resolve key concerns and improve the application, including replacing commercial/retail space, expanding the existing park and improvements to the built form and setback requirements. Staff recommend that Council approve the Zoning By-law Amendment application.

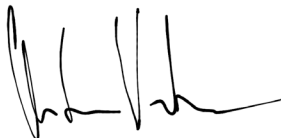
### **CONTACT**

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### **SIGNATURE**

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Christian Ventresca, M.Sc.PI, MCIP, RPP  
Director, Community Planning  
Scarborough 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
- Attachment 6: Summary of Public Consultation

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Ground Floor
- Attachment 9: Elevations
- Attachment 10: 3D Massing Models

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 468-480 DANFORTH RD Date Received: September 28, 2022

Application Number: 22 210128 ESC 20 OZ

Application Type: Rezoning, Rezoning

Project Description: The application to amend the Zoning By-law; to permit the development of a 14 storey mixed used building (plus mechanical bent house) at 468 to 480 Danforth and 509 Birchmount Road with a total of 526 units and 1,563 square meters of retail units. The owner has also purchased 509 Birchmount Road in order to extend the Sadler Parkette with a 754 square metres park to meet parkland dedication requirement.

Applicant	Agent	Architect	Owner
ALTREE DEVELOPMENTS			468 DANFORTH DEVELOPMENTS LIMITED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 0.4 (c0.4; r0.0) SS3 (x462)	Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 7,182      Frontage (m): 107      Depth (m): 85

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			4,803	4,803
Residential GFA (sq m):			39,282	39,282
Non-Residential GFA (sq m):	1,900		1,563	1,563
Total GFA (sq m):	1,900		40,845	40,845
Height - Storeys:	1		14	14

Height - Metres: 53 53

Lot Coverage Ratio 66.88 Floor Space Index: 5.93  
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,282	
Retail GFA:	1,563	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			524	524
Other:				
Total Units:			524	524

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			237	232	55
Total Units:			237	232	55

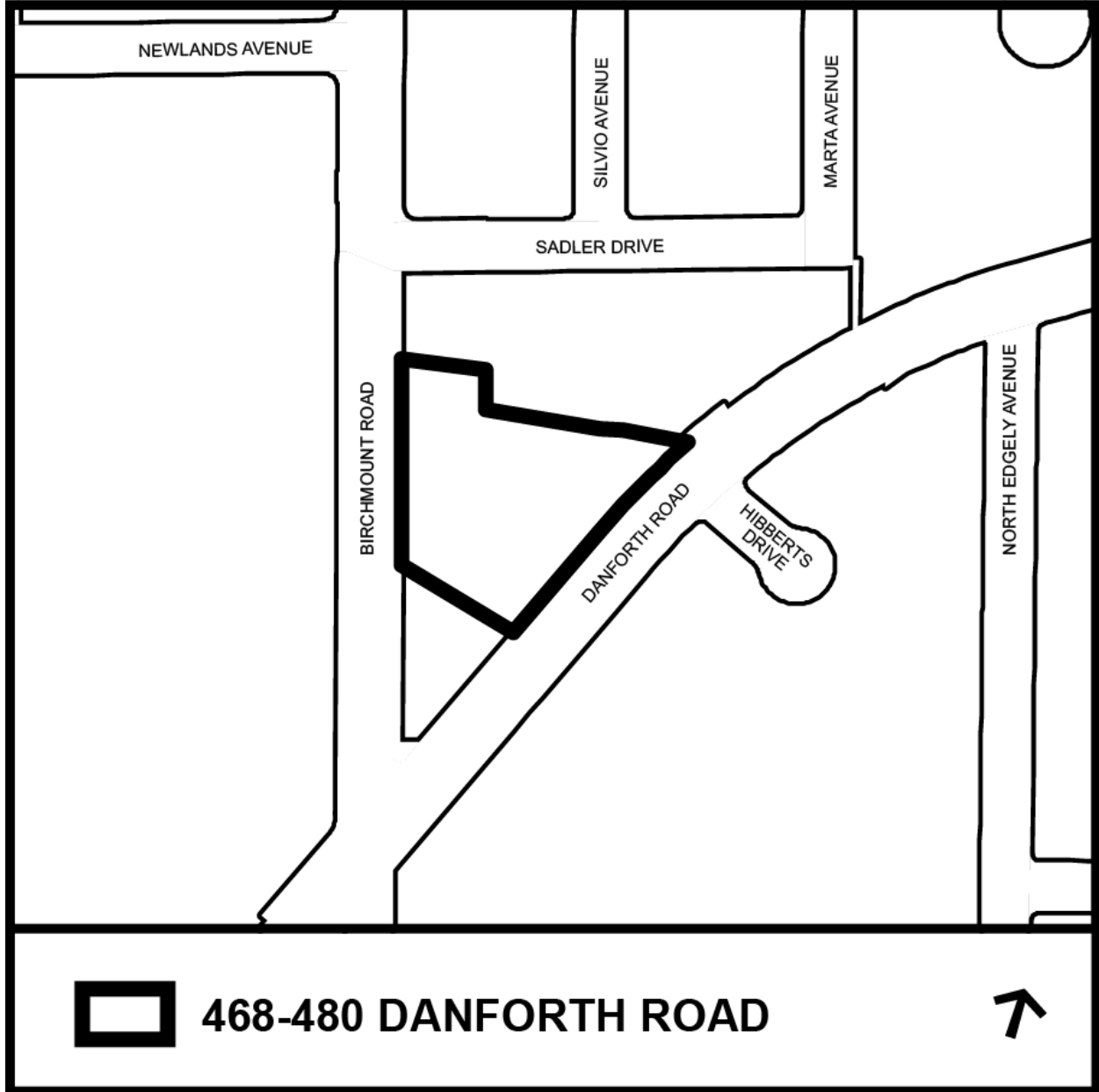
#### Parking and Loading

Parking Spaces: 340 Bicycle Parking Spaces: 394 Loading Docks: 2

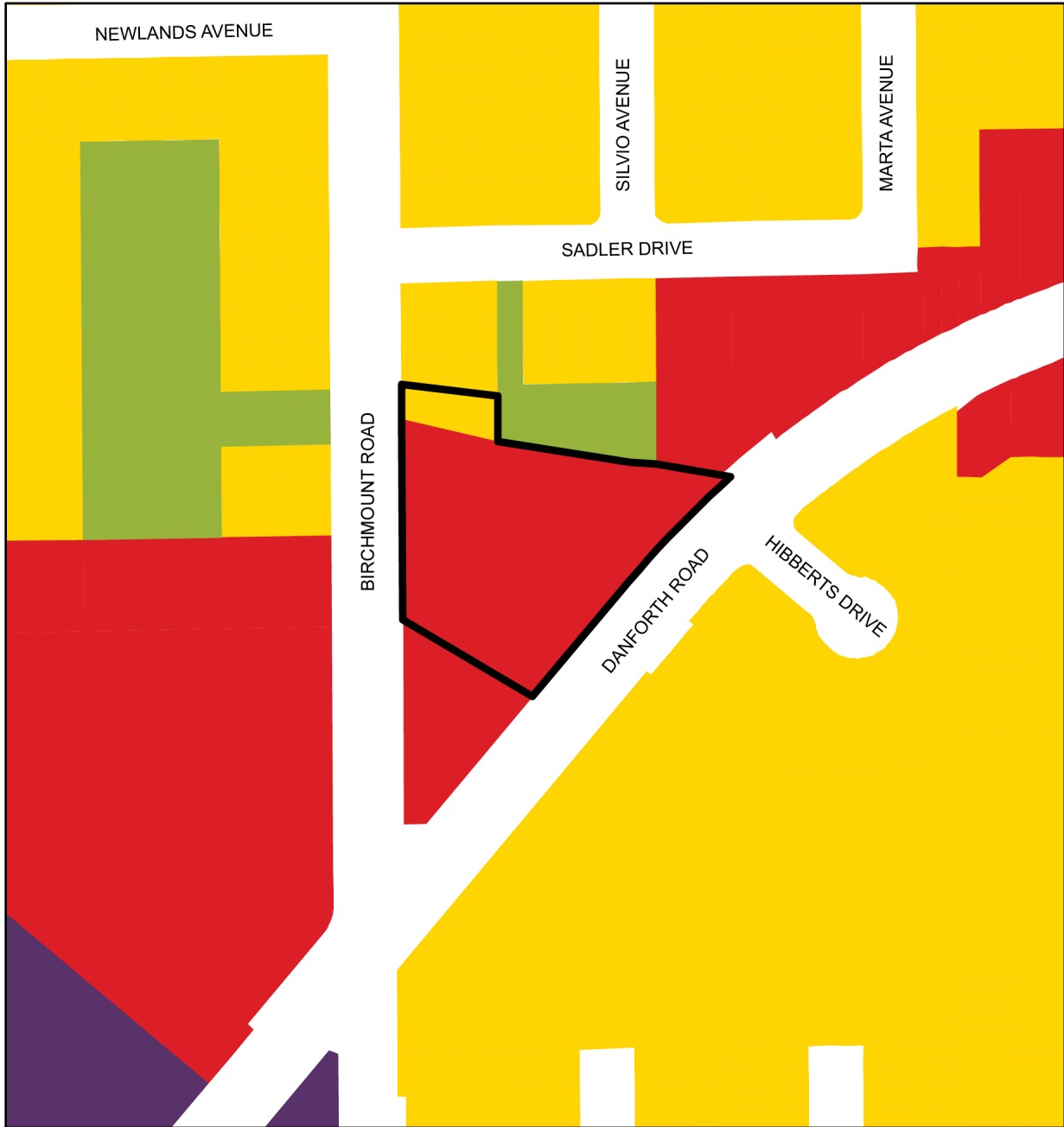
#### CONTACT:

Marian Barsoum, Planner  
(416) 396-5004  
Marian.Barsoum@toronto.ca

**Attachment 2: Location Map**



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 20

468-480 Danforth Road

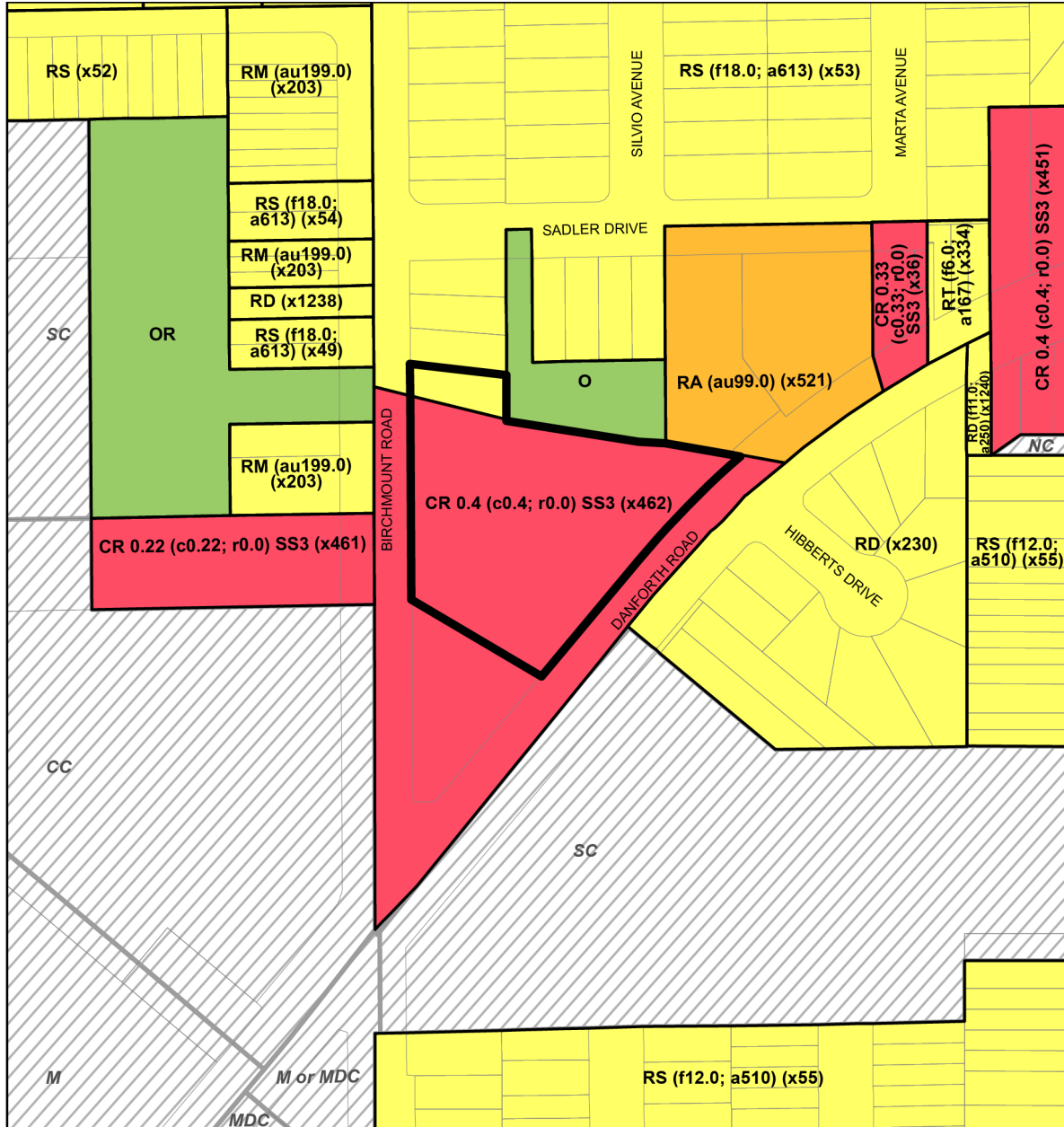
File # 22 210128 ESC 20 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Parks
- Core Employment Areas



Not to Scale  
Extracted: 01/07/2026

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

468-480 Danforth Road

File # 22 210128 ESC 20 0Z

Location of Application

- RD Residential Detached
- RS Residential Semi-Detached
- RT Residential Townhouse
- RM Residential Multiple

- RA Residential Apartment
- CR Commercial Residential
- O Open Space
- OR Open Space Recreation

See Former City of Scarborough By-laws Birchmount Park Community No.9174 and Oakridge Employment District No.24982

- NC Neighbourhood Commercial
- CC Community Commercial
- SC School
- M Industrial Zone
- MDC Industrial District Commercial Zone



Not to Scale  
Extracted: 01/07/2026

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

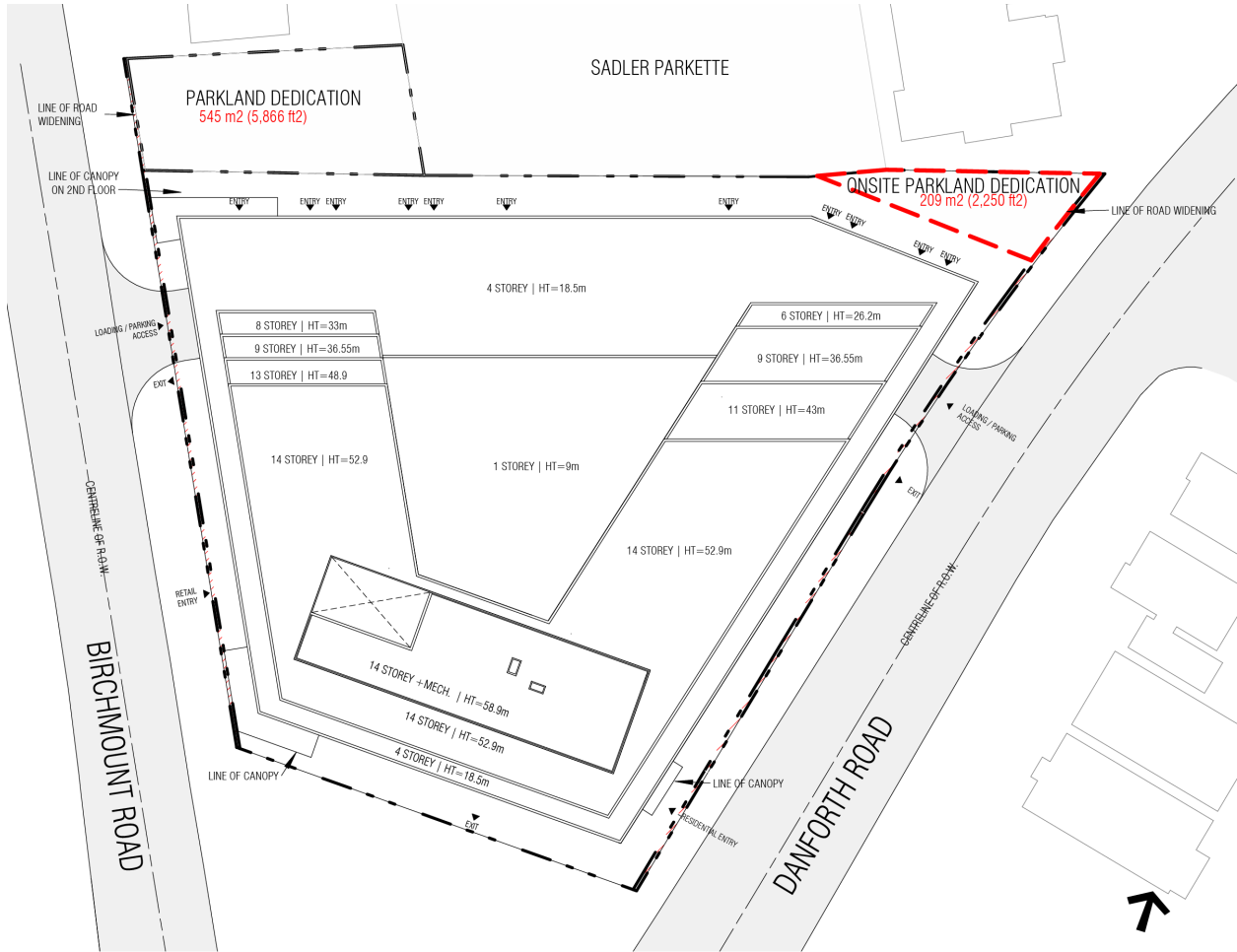
(Attached separately as a PDF)

## **Attachment 6: Summary of Public Consultation**

On April 24, 2023 a virtual community consultation meeting took place. Approximately 14 members of the public attended this meeting along with the applicant, City staff and the Ward Councillor. Questions and comments raised by participants at the meeting included the following concerns:

- Concerns of loss for commercial space
- Home school for the new development
- What type of retails will be on site
- Concerns about the construction and how long it will take
- Traffic congestion

# Attachment 7: Site Plan



Site Plan

# Attachment 8: Ground Floor

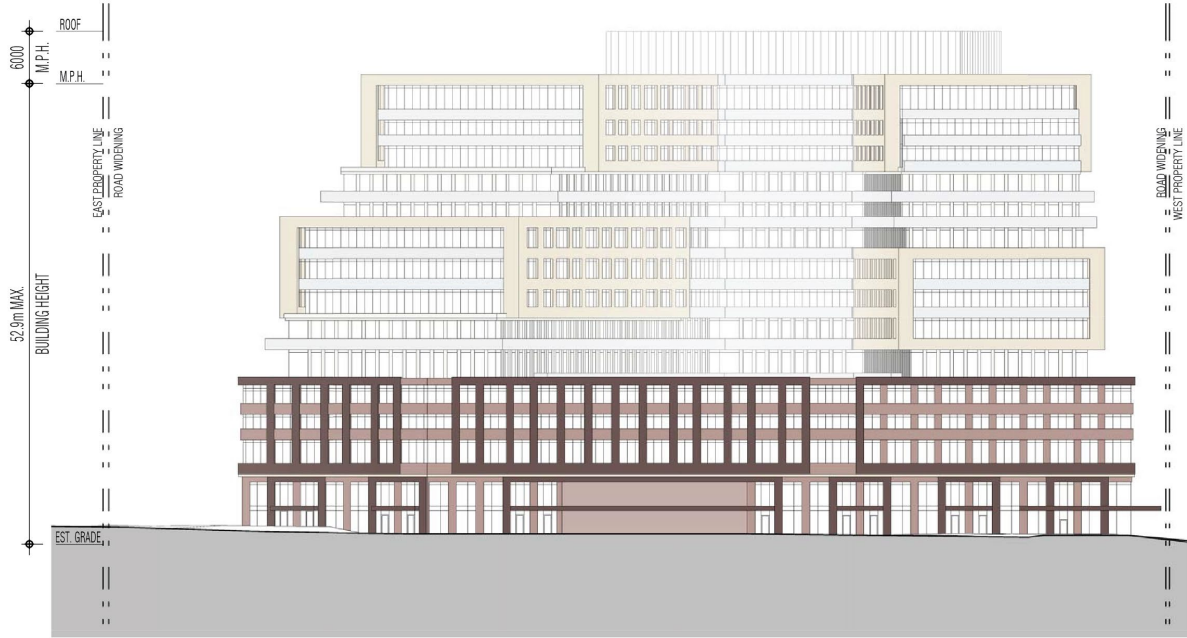


Ground Floor Plan

# Attachment 9: Elevations



East Elevation



North Elevation



South Elevation



West Elevation

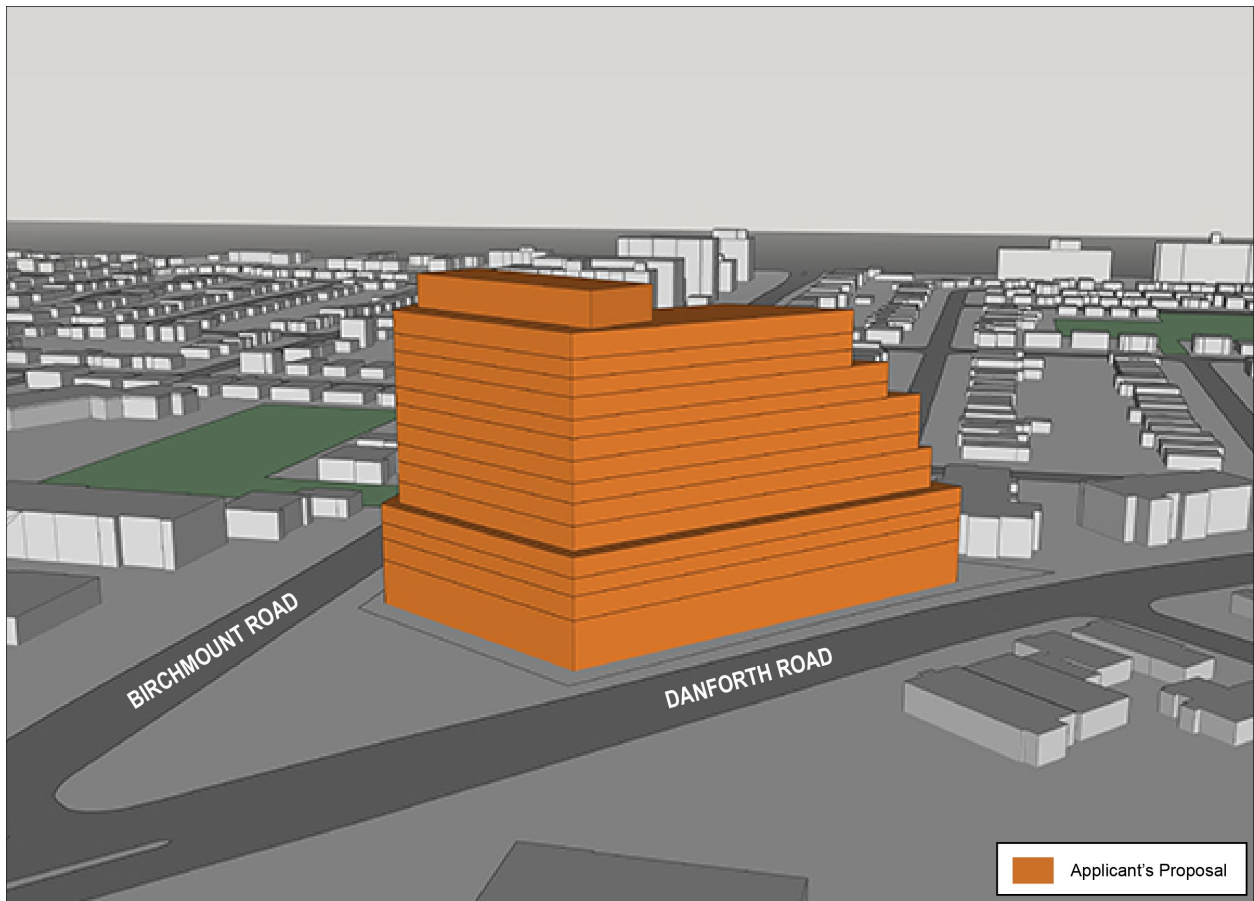
**Attachment 10: 3D Massing Models**



**View of Applicant's Proposal Looking Northeast**



04/10/2026



**View of Applicant's Proposal Looking Northwest**

↗  
04/10/2026



**View of Applicant's Proposal Looking Southeast**

↙  
04/10/2026



**View of Applicant's Proposal Looking Southwest**

  
04/10/2026