
3130 DANFORTH AVENUE

Scarborough Community Council
April 30, 2026

NORTHAM
REALTY ADVISORS LIMITED

 **Crombie**

 **ARCADIS**

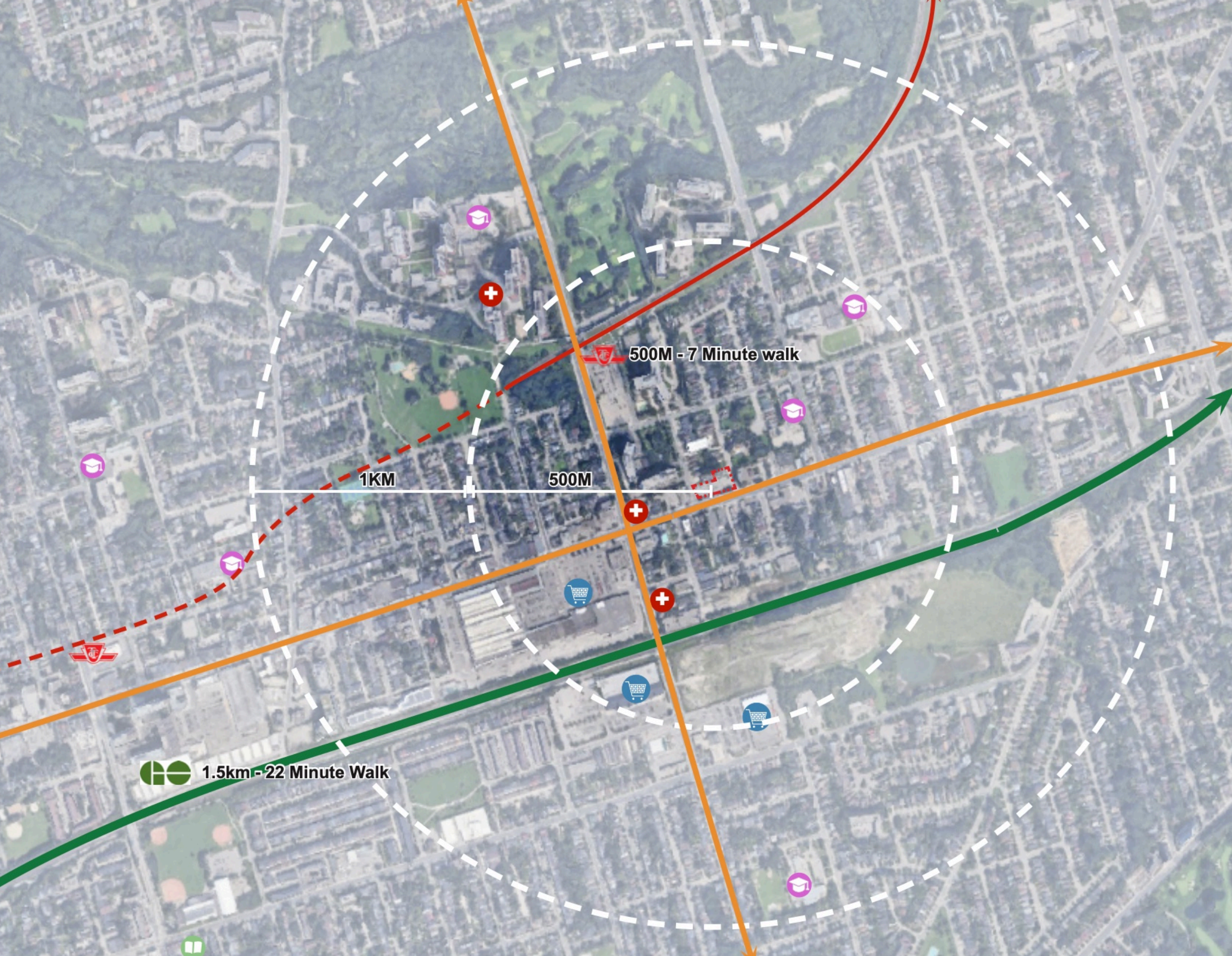
 **Colliers**
INTERNATIONAL

 **BATORY**
Planning + Management












 **SVEC**
GROUP

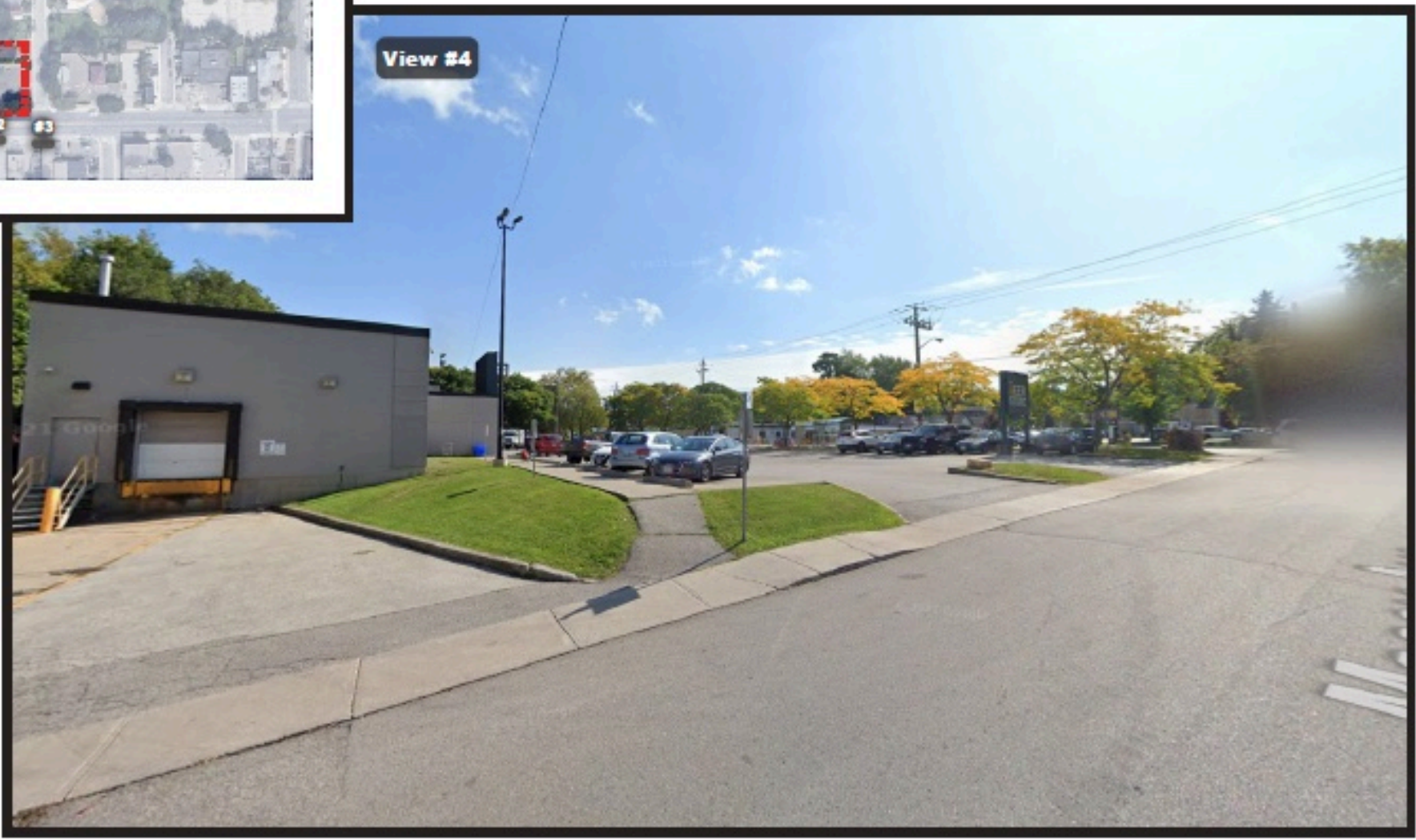
 **BA Group**





LEGEND

-  Grocery Store
-  Schools
-  Public Library
-  Health Centre
-  Arterial Roads
-  TTC Line 2 (above ground)
-  TTC Line 2 (below ground)
-  TTC Line 2 Station
-  Lakeshore East Go Line
-  Danforth GO Station
-  Subject Site: 3130 Danforth Ave.



DEVELOPMENT OVERVIEW



33 Storeys



445 New Apartments
(29% two/three-bed units)



806 sqm of commercial space

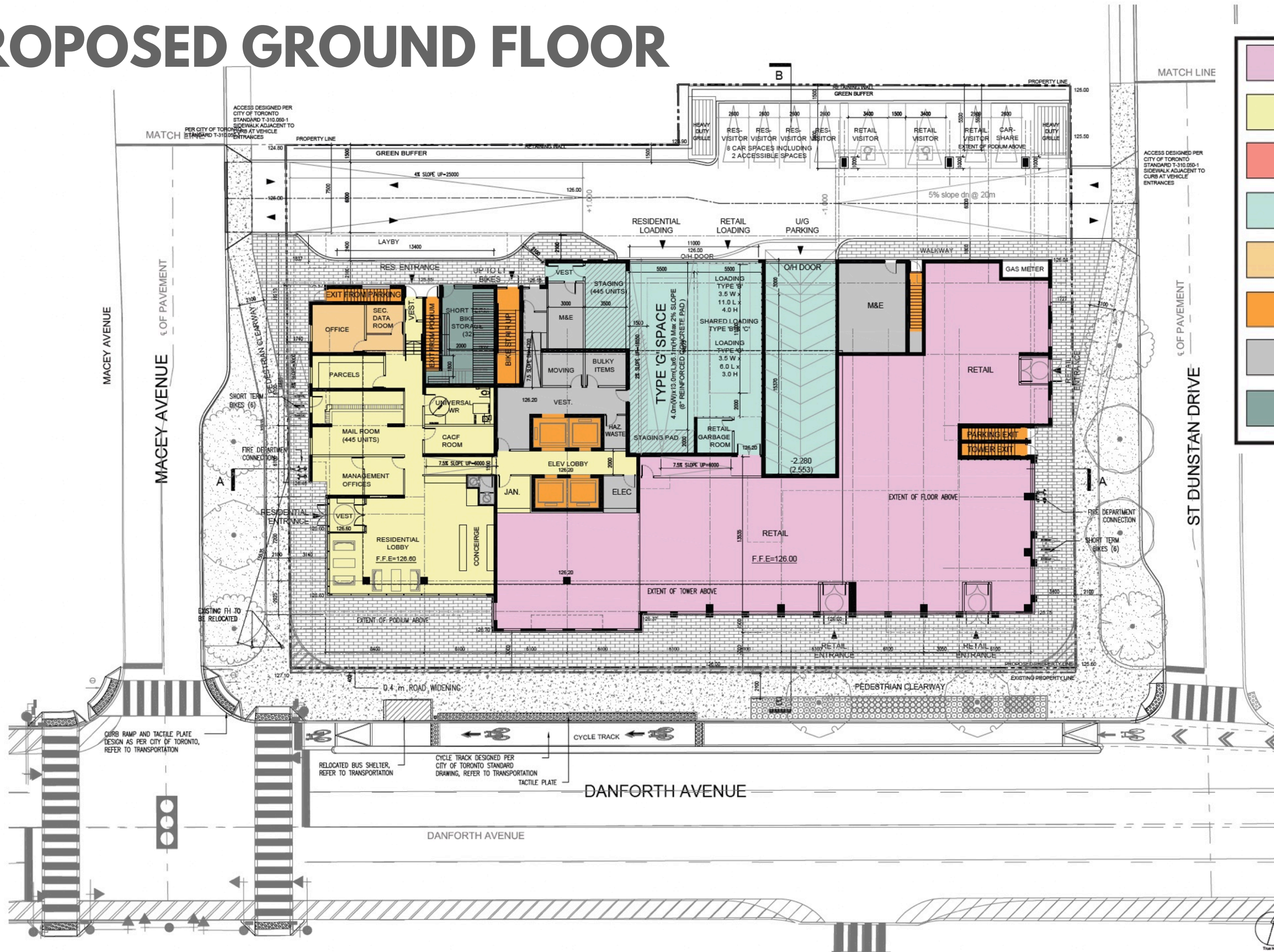


149 Car Spaces / 378 Bike Spaces



**1,900 sqm of indoor /
outdoor amenity space**

PROPOSED GROUND FLOOR



	RETAIL / COMMERCIAL
	LOBBY AREA
	AMENITY
	LOADING & PARKING
	OFFICE, MANAGEMENT AREA
	STAIRS & ELEVATORS
	SERVICING
	BIKE STORAGE



SOUTHWEST FRONTAGE



REAR LANE, EAST SIDE



CROSSWALK ST DUNSTAN STREET

REVISIONS TO THE ORIGINAL APPLICATION



REAR VEHICLE ACCESS

The project team worked collaboratively with City staff and the local Councillor's office through the review of this application. Several changes, including those noted below, are now reflected in the current plan.

- Building height was reduced from 36 storeys to 33 storeys.
- Shadow on adjacent park space was reduced.
- Surface parking spaces were increased.
- Ground floor commercial space was increased.

Additionally, we are continuing to work with staff to explore opportunities to acquire land for off-site parkland dedication.

SUMMARY

- Proposal responds to numerous City priorities - transit-oriented rental housing, improved streetscaping, new commercial space and family-sized units on an underutilized property.
- Located in Victoria Park PMTSA, near Danforth GO station and numerous surface TTC routes.
- 445 new rental housing units
- 149 parking spaces, including 8 surface spaces.
- 806 square metres of ground floor commercial space
- Improved streetscaping, tree planting, and expanded public space across all 3 street frontages.
- Building design references area building materials and colours.
- Revised proposal reflects collaboration and input from the community, local Councillor, and city staff.



THANK YOU

