

507, 511, & 513
VICTORIA PARK AVENUE &
4, 6, 7, & 14
THORA AVENUE

Community Council
Meeting

July 9, 2026



GABRIEL
FAIN
ARCHITECTS

BÁTORY
Planning + Management



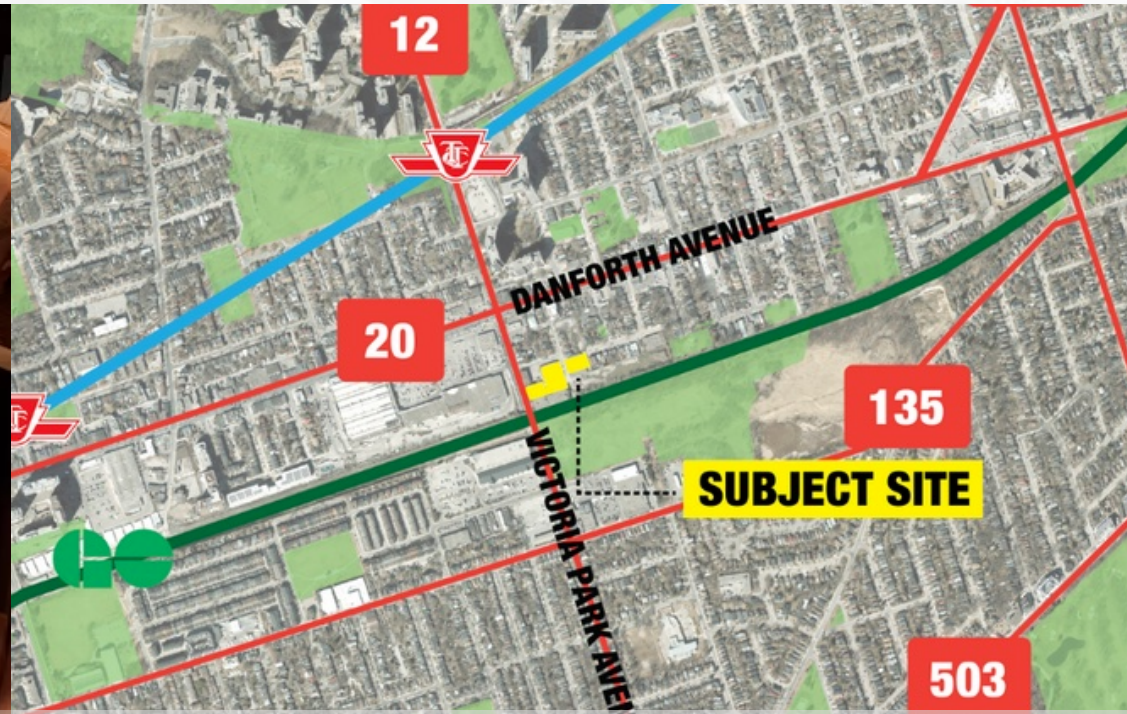
PROJECT OBJECTIVES

NEW FAMILY-SIZE RENTAL HOUSING AND COMMUNITY SPACE



Contribute to the range of new rental apartment housing and new Community Space in a predominantly low-rise area that is beginning to experience change.

TRANSIT-SUPPORTIVE DENSITY



Create 510 new rental homes within an 'Major Transit Station Area' well-served by local and regional transit, services, and other infrastructure.

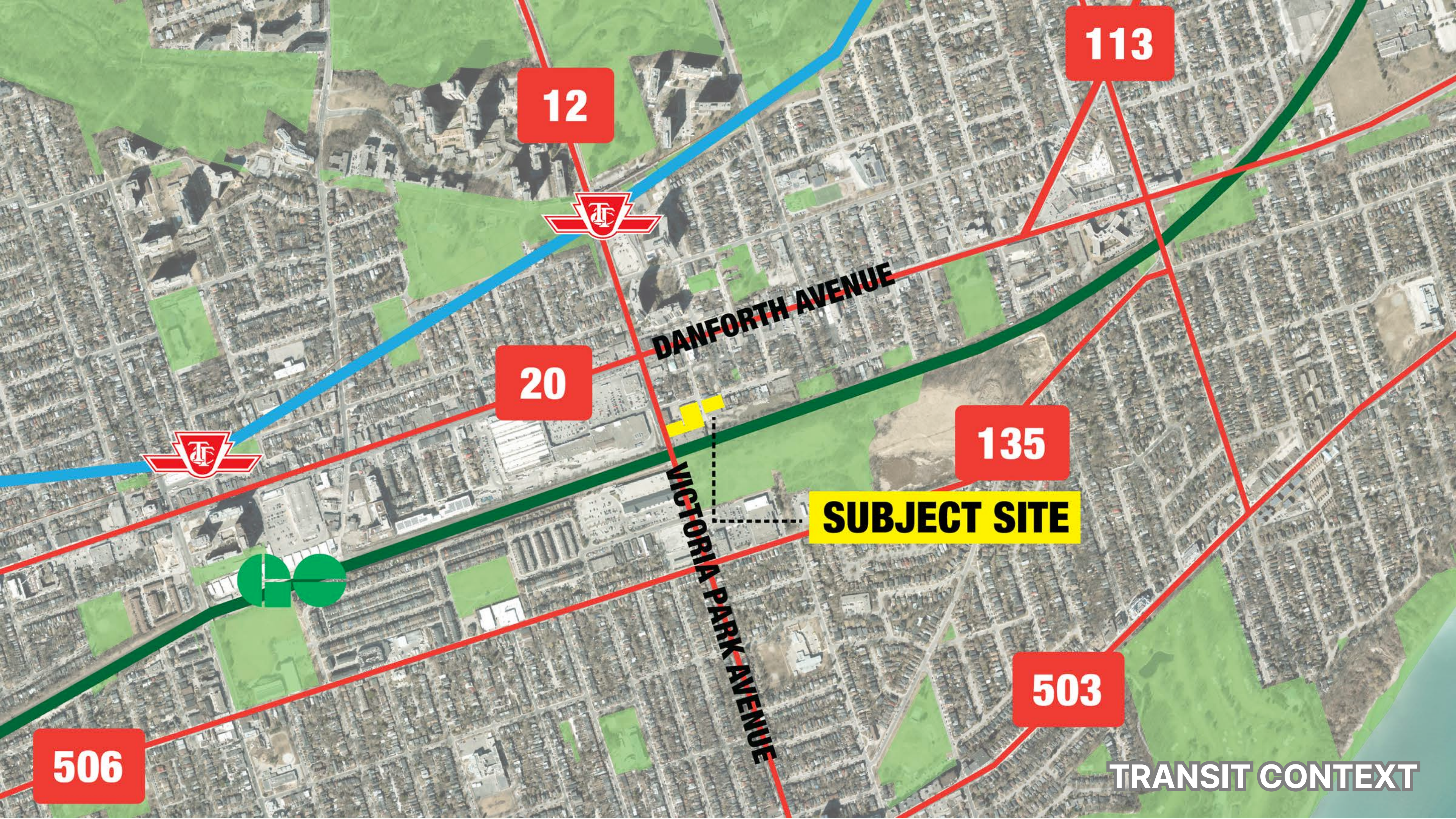
NEW PARK SPACE & ENHANCED PUBLIC SPACE



Revitalize an underutilized set of lands and reposition City holdings to deliver a large park space and improved neighbourhood connections

CONTEXT







CONCEPT RENDERING

SUMMARY OF PROPOSED DEVELOPMENT



35-Storey and 17-Storey buildings



510 Residential Rental Units
45% two and three bedroom units



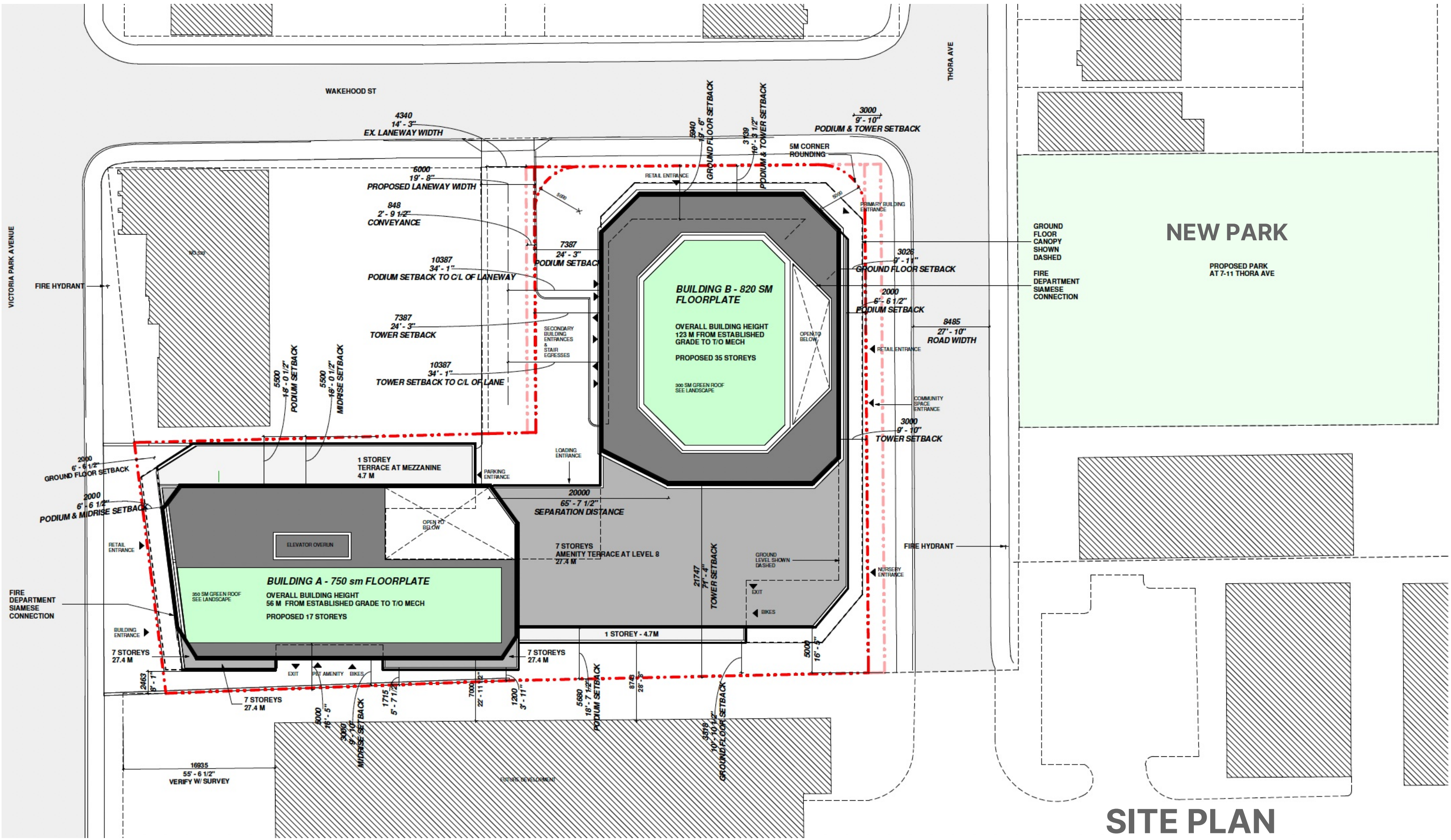
104 Car and 418 Bike Parking Spaces



New 641 square metre Community Space, Public Park, and Daycare Space



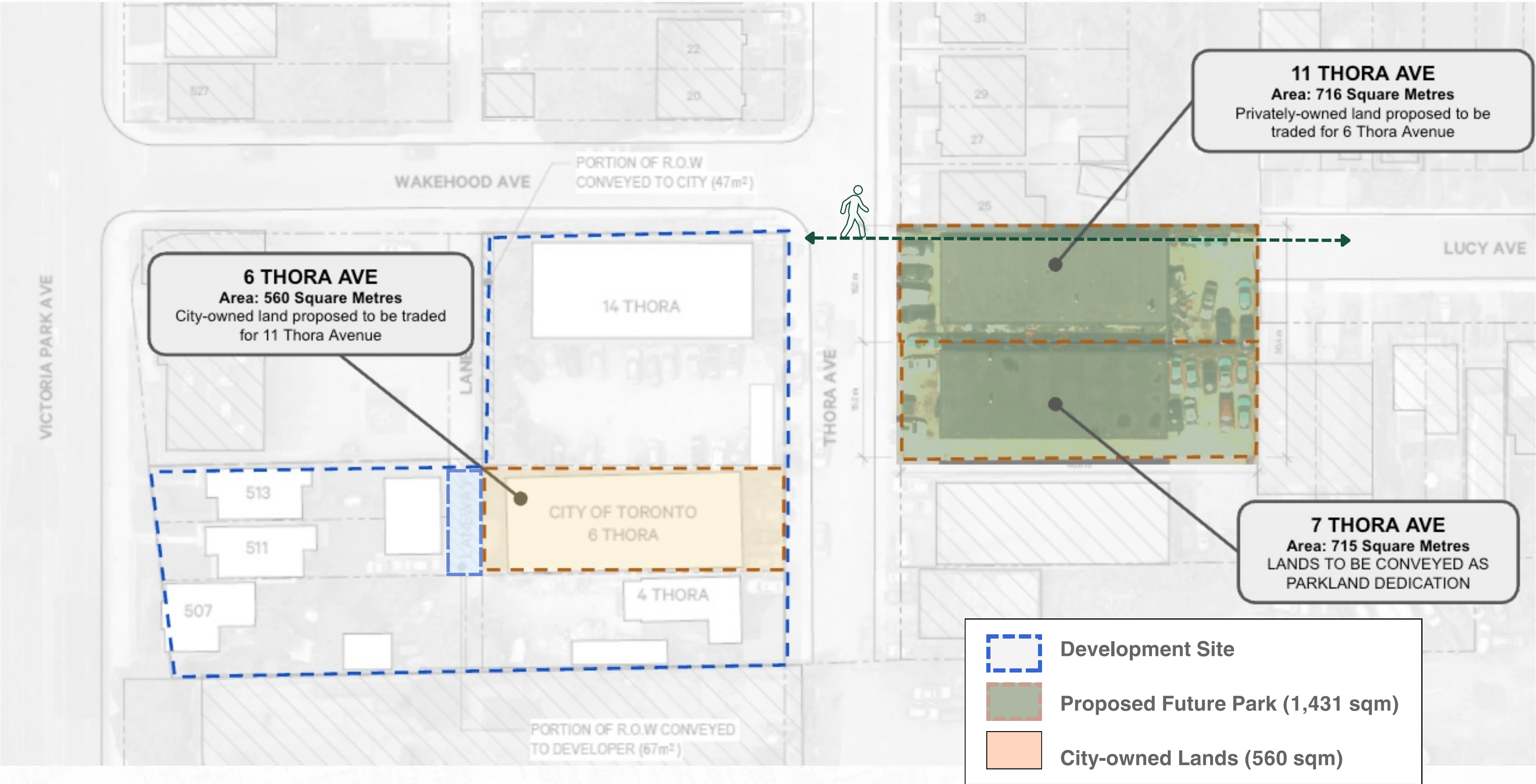
Ground Floor Retail Space facing Victoria Park Avenue, Wakehood Street, and Thora Avenue



VICTORIA PARK AVENUE



NEW PARKLAND AND LUCY AVENUE CONNECTION





NEW PUBLIC PARK SPACE - CONCEPT RENDERING

IN SUMMARY

- Responding to numerous City priorities - transit-oriented rental housing, new park space, community space, daycare space, improved connections, family-sized units, active streetscapes, etc.
- A 35 and 17 storey building designed in collaboration with city staff, with 510 new rental housing units. Nearly half the proposed units (45%) have 2- or 3- bedrooms.
- New 641 square metre community space.
- A new Public Park, improved connectivity to Lucy Avenue, and enhancements to public space around the site.
- Active ground floor uses and a new market daycare space.
- A total of 104 parking spaces.
- Located in Victoria Park PMTSA, near Danforth GO station and other surface TTC routes.



CONCEPT RENDERING

THANK YOU



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