TORONTO

REPORT FOR ACTION

411 and 415 Kennedy Road and 636-646 Danforth Road – Rental Housing Demolition Application – Decision Report – Approval

Date: November 3, 2026
To: Scarborough Community Council
From: Director, Strategic Initiatives Policy and Analysis
Ward: 20 - Scarborough Southwest

Rental Housing Demolition Application Number: 20 211505 ESC 20 RH

Related Planning Application Number: 20 211279 ESC 20 OZ

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 8 rental dwelling units located at 636-646 Danforth Road. The 8 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

This report also recommends approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

The proposed development is the subject of a Zoning By-law Amendment application (20 211279 ESC 20 OZ) to build a 23-storey mixed-use building with 276 dwelling units, including 8 rental replacement units and a separate 19-storey building.

These lands also form part of a larger site that is the subject of a Draft Plan of Subdivision which was appealed to the Ontario Land Tribunal (OLT), alongside the Zoning by-law Amendment application for the subject site and planning applications for the other lands involved in the Draft Plan of Subdivision (641 to 663 Danforth Road, and 3585 and 3595 St. Clair Avenue East). The OLT issued an Interim Order on February 6, 2026, which approved these applications, subject to a number of conditions. One of these conditions requires the rental housing demolition matters for 411 and 415 Kennedy Road and 636-646 Danforth Road to be addressed prior to the issuance of a Final Order by the OLT.

RECOMMENDATIONS

The Director, Strategic Initiatives, Policy and Analysis recommends that:

1. City Council approve the Rental Housing Demolition application File Number 20 211505 ESC 20 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 8 existing rental dwelling units located at 636-646 Danforth Road, subject to the following conditions:

a. The owner shall provide and maintain 8 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

b. The replacement rental dwelling units required by Recommendation 1.a. above shall collectively have a total gross floor area of at least 374 square metres and be comprised of 2 studio units and 6 one-bedroom units, as generally illustrated in the plans submitted to City Planning dated October 20, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. The owner shall, as part of the 8 replacement rental dwelling units required in Recommendation 1.a above, provide at least 1 studio unit and 6 one-bedroom units at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation and 1 studio unit at mid-range rent, defined as gross monthly rent that exceeds Affordable Rent but is no greater than 1.5 times the average City of Toronto rent by unit type, all for a period of at least 10 years beginning from the date of first occupancy of each unit.;

d. The owner shall provide a Tenant Assistance Plan for tenants of the 8 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenants of all 8 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 23-storey building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

f. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;

g. The owner shall provide and make available for rent at least 2 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning;

h. The owner shall offer storage lockers to tenants of the replacement rental dwelling units on the same terms and conditions as any other resident of the proposed development;

i. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;

j. The replacement rental dwelling units required in Recommendation 1.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed 23-storey building, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

k. The owner shall enter into, and register on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.j. above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the 8 existing rental dwelling units located at 636-646 Danforth Road after all the following have occurred:

a. All conditions in Recommendation 1 above have been fully secured;

b. The Zoning By-law Amendment for application 20 211279 ESC 20 OZ has come into full force and effect;

c. The issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;

d. The issuance of excavation and shoring permits (conditional or full permit) for the proposed 23-storey building; and

e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 636-646 Danforth Road after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a. The owner removes all debris and rubble from the site immediately after demolition;

b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. The owner erects the proposed building on the site no later than three (3) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and

d. Should the owner fail to complete the proposed building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars ($20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on February 6 and 7, 2024, City Council adopted the recommendations of a Request for Directions report from the City Solicitor and endorsed a settlement offer for a revised development proposal at 411 and 415 Kennedy Road, 636 to 646 and 641

to 663 Danforth Road, and 3585 and 3595 St. Clair Avenue East. City Council's decision can be found at:
https://secure.toronto.ca/council/agenda-item.do?item=2024.CC14.10

At its meeting on February 5th, 2025, City Council adopted the recommendations of a Request for Directions report from the City Solicitor and endorsed a revised settlement offer that re-organized the requested OLT pre-conditions. City Council's Decision can be found at:
https://secure.toronto.ca/council/agenda-item.do?item=2025.CC26.11

On February 6, 2026, the OLT issued an Interim Order to approve the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications in principle at 411 and 415 Kennedy Road, 636 to 646 and 641 to 663 Danforth Road, and 3585 and 3595 St. Clair Avenue East. One of the Interim Order conditions requires that the owners must have an approved Rental Housing Demolition application and have entered into a Section 111 Agreement to secure the rental housing matters prior to the issuance of a Final Order by the OLT.

THE SITE

Description

The site at 411 and 415 Kennedy Road and 636-646 Danforth Road has an area of approximately 1,900 square metres and is located west of Danforth Road and south of St. Clair Avenue East (see Attachment 1: Location Map). The lands at 411 and 415 Kennedy Road contain two 1-storey commercial buildings, both of which are vacant. 636-646 Danforth Road contains a mixed-use building with commercial on the ground floor and residential units on the second storey.

The site comprises Block A1 and A2 of a broader proposal for a transit-oriented community known as Scarborough Junction which includes 411 and 415 Kennedy Road, 636 to 646 and 641 to 663 Danforth Road, and 3585 and 3595 St. Clair Avenue East.

Existing Rental Housing

The building at 636-646 Danforth Road currently contains a total of 8 rental dwelling units. Two units are currently occupied and six units are vacant. The breakdown by unit type and rent classification of the building at the time of application is outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range	Total
Studio	1	1	2
One-bedroom	6	0	6
Total	**7**	**1**	**8**

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 8 rental dwelling units within the existing building at 636-646 Danforth Road. These units are proposed to be replaced in a 23-storey mixed-use building at 636-646 Danforth Road which as currently proposed will contain 276 residential units, including the 8 rental replacement units. A separate 19-storey building is proposed at 411 and 415 Kennedy Road.

The proposed development is the subject of a Zoning By-law Amendment application (20 211279 ESC 20 OZ), which has been approved by the Ontario Land Tribunal, subject to conditions, including approval of the Rental Housing Demolition application.

Replacement Rental Units

The total gross floor area of the 8 replacement rental units is 374 square metres, which is 109% of the gross floor area of the existing rental units proposed to be demolished.

The proposed replacement rental units will have the same unit type and rent classification as the existing rental dwelling units, as outlined in Table 1 above**.**

Tenant Assistance Plan

A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units. Tenant assistance is provided to tenants upon move out after they receive a formal eviction notice.

All tenants, regardless of when they moved in, will receive the following:

- at least six months' notice before having to vacate their existing dwelling unit;
- compensation pursuant to the Residential Tenancies Act (RTA); and
- additional compensation for tenants with special needs, as determined by the Chief Planner.

Eligible tenants—those tenants who moved in prior to the Rental Housing Demolition application being submitted—will receive the following additional assistance:

- the right to return to a rental replacement unit of the same type, at similar rent;
- rent gap assistance to assist tenants in paying market rents for the period between when they move out and can return, estimated at 30 months, or an alternative rental unit that is acceptable to the tenant;
- additional rent gap assistance if tenants cannot return as scheduled;
- move-out and move-back moving allowances; and
- services of a rental leasing agent to help tenants find and apply to suitable interim housing.

Reasons for Application

The proposal to redevelop the site involves the demolition of rental housing. Since the site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

A Rental Housing Demolition application was submitted on October 27, 2020. Staff conducted a site visit on May 29, 2026. A Tenant Meeting was hosted on June 29, 2026, details of which are summarized in the Public Engagement section of this report.

The related rezoning application (20 211279 ESC 20 OZ) was submitted on October 27, 2020.

POLICY AND REGULATION CONSIDERATIONS

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 provincial plans.

Official Plan

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of housing.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires the applicant to develop an acceptable tenant assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

The City's Rental Housing Demolition and Replacement Handbook outlines how Policy 3.2.1.6 is typically implemented.

PUBLIC ENGAGEMENT

Tenant Meeting

An in-person meeting was held on June 29, 2026, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant

Assistance Plan. The meeting was attended by 2 tenants, representatives of the applicant, City Planning and Development Review staff.

Tenants asked questions and expressed concerns about:

- The construction timeline and when tenants will be required to vacate their existing rental units;
- Access to parking in the new building;
- Seniority and the process for selecting and returning to a replacement rental unit;
- What financial compensation would be provided under the City-approved Tenant Assistance Plan and how it would be administered to tenants.

COMMENTS

Provincial Planning Statement and Provincial Plans

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). Staff find the proposal consistent with the PPS (2024).

Replacement Rental Housing

Staff are satisfied with the proposed approach to replacing the rental dwelling units proposed to be demolished, which includes replacement of all 8 existing rental dwelling units by their respective bedroom type, and affordability classification.

The replacement rental units will be provided with ensuite laundry facilities and central air conditioning, which represents an improvement over the existing rental housing units. Tenants of the replacement rental units will also have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

The applicant has agreed to provide at least 2 parking spaces for the tenants of the replacement rental units. Returning tenants who currently rent a vehicle parking space in the existing building will be offered a parking space at a similar monthly rate to what they are currently paying.

The applicant has agreed to offer storage lockers to tenants on the same terms and conditions as any other resident of the proposed development.

The replacement units will be maintained as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied, and tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the RTA.

The replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and are consistent with the City's implementation approach as outlined in the Rental Housing Demolition and Replacement Handbook.

Tenant Assistance Plan

The Tenant Assistance Plan is consistent with the City's current practices as outlined in the Rental Housing Demolition and Replacement Handbook. The Tenant Assistance Plan will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are available for occupancy.

The rental replacement matters and tenant assistance plan will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

CONTACT

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SIGNATURE

Corwin Cambray, MCIP, RPP
Director, Strategic Initiatives, Policy and Analysis
City Planning

ATTACHMENTS

Attachment 1: Location Map - 636-646 Danforth Road

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