

DEVELOPMENT SITE FOR SALE · TORONTO

1793-1795
Danforth Avenue

REZONED & APPROVED · BY-LAW 703-2023

7
STOREYS · FSI 6.205

16 UNITS
1BR · 1BR+DEN · 2BR

1,413 m²
GFA (~15,208 sq ft)

300 m
COXWELL SUBWAY

ANA MONTAZIAN
BROKER

Ana Montazian
BROKER · ABR HARVEY KALLES REAL ESTATE LTD., Brokerage
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416.500.2825
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FOR SALE

LAND

MLS# E13474532

1793 Danforth Avenue, Toronto, ON M4C 1J2

Woodbine Corridor, Toronto · M4C 1J2

C\$ 1,999,800

0	0	1,413	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Hard Part Is Done. Now It's Your Turn to Build. A fully rezoned development site on the Danforth, one of Toronto's most vibrant and sought-after avenues, rarely reaches the open market. This one has the approvals secured, the studies complete and the engineering questions answered. The City of Toronto passed the zoning by-law in 2023, and the appeal period closed without a single challenge. The by-law is now final and binding. No waiting on planning decisions, no OLT hearings and no carrying costs while Council deliberates. While other developers spend years chasing approvals that may never come, you can move straight into design development and start creating value from day one. The zoning permits a 16-unit, 7-storey mixed-use building with ground-floor retail. A respected architecture firm has test-fit the site and confirmed the massing at an efficient 3.71 FSI, including ten well-proportioned two-bedroom units, the size today's buyers and renters want most. The building works on paper before you spend a dollar of your own design budget. The costly groundwork is done: a stamped and signed geotechnical report, a Phase Two Environmental Site Assessment, a traffic study and the Avenue Study are all complete, so your team can focus on design, financing and construction. Located within a Major Transit Station Area, the site is a five-minute walk to Coxwell subway station on Line 2, with easy access to downtown, the Beaches and the DVP. The neighbourhood attracts young, university-educated, high-income professionals who value walkable, transit-connected living, and demand on the Danforth remains consistently strong. In a market where time is money and approval risk can sink a pro forma, this site offers rare certainty. The vision is validated, the path is clear and all that's left is to build. Contact me today for the full development package and to arrange a site visit.

PROPERTY DETAILS

PROPERTY TYPE	Land
LISTING STATUS	For Sale
PROPERTY TYPE	Land
ANNUAL TAX	\$20,537
POSTAL CODE	M4C 1J2
NEIGHBOURHOOD	Woodbine Corridor

LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.