

St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review – Information Report

Date: May 20, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

SUMMARY

The St. Clair Avenue West and Bathurst Street area is a vibrant, transit-accessible community with a diverse mix of residential, commercial and institutional uses. The area includes a mix of single and semi-detached houses, low-rise walk-up apartment buildings, mid-rise and tall buildings and tower-in-the-park style purpose-built rental buildings. Newer developments are concentrated around the St. Clair Avenue West and Bathurst Street intersection and on Raglan Avenue, and development interest is spreading to the surrounding areas. A range of small, independent shops, restaurants and businesses that serve the local community and animate the street encompass the character of the area's major streets. The area also features numerous parks and a complex ravine system.

Forest Hill Village is a mixed-use area along Spadina Road, adjacent to the St. Clair Avenue West and Bathurst Street area. Spanning between Montclair Avenue and Strathearn Boulevard, Spadina Road has a distinct main street character with a mix of commercial and residential uses. The surrounding residential neighbourhood consists of single and semi-detached houses, townhouses and walk-up apartment buildings.

Council directed the Development Review Division, in consultation with City Planning, to review of the St. Clair Avenue West and Bathurst Street Planning Framework (2019) and Forest Hill Village Urban Design Guidelines (2015) to renew the overall vision and ensure the framework and guidelines are relevant given changes to Provincial legislation and policies, updated Official Plan policies, and recently approved development. The proposed review of the Planning Framework will include a revised vision and goals, an updated public realm network plan and a review of the character areas and their corresponding objectives and directions.

This report outlines the strategy for both broad and targeted community consultation. Public consultation is anticipated to span from Q2-Q3 2025 and will include public sessions for residents to learn more and share their ideas, and targeted working

meetings with key stakeholders in the community. Staff are targeting bringing forward a recommended final version of the St. Clair Avenue West, Bathurst Street and Forest Hill Village Planning Framework to Toronto and East York Community Council (TEYCC) in Q4 2025.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. The Toronto and East York Community Council receive this report for information.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On February 19, 2014, City Council requested City Planning to prepare urban design guidelines for Forest Hill Village along Spadina Road between Montclair Avenue and Thelma Avenue, and report back to TEYCC. City Council directed City Planning staff to develop appropriate design guidelines to maintain the small-town character of the area and determine the appropriate urban character, materials and building rhythm, and articulation to be used on future developments/renovation within the study area.

<https://secure.toronto.ca/council/agenda-item.do?item=2014.TE29.42>

On July 7, 2015, City Council adopted the Forest Hill Village Urban Design Guidelines as recommended by Community Council.

<https://secure.toronto.ca/council/agenda-item.do?item=2015.TE7.16>

On July 7, 2015, City Council requested City Planning to initiate a review of Official Plan policies for the lands along both sides of Raglan Avenue between St. Clair Avenue West and Claxton Boulevard, lands on the west side of Bathurst Street between Vaughan Road and Claxton Boulevard, and the lands along Vaughan Road between Bathurst and Maplewood Avenue providing recommended amendments with respect to height, density, built form, public lanes, community benefits under Section 37 of the Planning Act, and any other related matters pertaining to the evaluation of new development.

<https://secure.toronto.ca/council/agenda-item.do?item=2015.TE7.61>

On January 30, 2019, City Council directed City Planning to modify the Official Plan Policy for the Raglan Avenue/Vaughan Road area, by expanding the study boundary and focusing on built form, land use and community services.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.MM2.13>

On July 16, 2019, City Council adopted the St. Clair West and Bathurst Street Planning Framework and directed City staff to apply the Planning Framework during the review of current and future development applications.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE7.60>

On February 5, 2025, City Council requested the Development Review Division, in consultation with City Planning, to review the Forest Hill Village Urban Design Guidelines (2015) and the St. Clair Avenue West and Bathurst Street Planning Framework (2019), in light of recent Provincial legislation and policies for intensification around higher order transit stations, updated Official Plan policies, and development activity, and to support the unique retail and streetscape character of Forest Hill Village. Council further requested Development Review to work with the Ward Councillor to undertake a corresponding community consultation process and report back on next steps to TEYCC in Q3 2025.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.7>

BACKGROUND

The Existing St. Clair Avenue West and Bathurst Street Planning Framework

In June 2019, City Council adopted the St. Clair Avenue West and Bathurst Street Planning Framework “the Planning Framework”, to guide the growth and evolution of the area, balancing new development with the established character. It set a vision, goals and objectives to ensure new development enhances livability, strengthens the public realm, and supports a complete community.

The vision reflects the role of the area as a diverse, vibrant, and transit-oriented urban environment, envisioning a community where people of all ages, incomes, and abilities can live, work, and connect. The goals of the Planning Framework include:

- **A Complete Community:** The Planning Framework area will continue to be a liveable community that supports opportunities for people of all ages, abilities, and incomes. It is also a community where all can live, work and play.
- **Connected:** The Planning Framework area will have an interconnected mobility network. The area will be a transit-supportive place with a mix of land uses that prioritizes active transportation. A series of green corridors is envisioned, comprised of streets, pedestrian connections, and private and public open spaces.
- **Green and Sustainable:** The Planning Framework area will promote architectural excellence, and environmentally sustainable and innovative design.

A key component of the Planning Framework is the Public Realm Network Plan, which envisions a connected system of vibrant and safe pedestrian spaces made up of parks, open spaces, and streets. The network is intended to expand alongside new development, ensuring that the area maintains its green landscaped character.

The Planning Framework identifies six Character Areas, each with specific objectives tailored to the existing conditions and future potential. The existing Character Areas are shown in Attachment 1 and include:

- *Character Area A: Upper Vaughan Village:* has an existing character consisting of a mix of building types, primarily residential, with pockets of at-grade commercial and retail uses. This Character Area is planned to have a main street character, with a mix of low, and midrise buildings, and include a diversity of uses such as retail, community services, restaurants, and small shops at grade with residential uses above.
- *Character Area B: Raglan Transition Zone:* has an existing character that contains pockets of 2-storey detached and semi-detached houses and large sites with slab type apartment buildings surrounded by generous landscaping, as well as approvals for new tall buildings that will incorporate a new park, mid-block connections, community spaces, lane widenings and micro retail. This area has wide landscaped areas next to the sidewalk, which connect to open space used for surface parking and/or formal or informal outdoor amenity space for tenants. New development within the Character Area will include POPS, a mid-block connection from Raglan to Bathurst Street at Tichester, and laneway improvements including an exit point at the north end of the laneway, some of which have been secured and will be delivered through approved, future redevelopments.
- *Character Area C: Bathurst-Tichester Walk-ups:* has an existing character consisting of predominately four to five-storey walk-up rental apartments built between 1910 and 1940. Deep, landscaped front yards separated from the abutting sidewalks due to the change in topography is a distinguishing characteristic in this area. This area is predominantly residential containing many buildings with potential heritage attributes.
- *Character Area D: Station District:* includes a number of tall buildings on the west side of Bathurst Street, and approvals for new tall buildings on the north-east corner of Bathurst Street and St. Clair Avenue West. A key defining feature of this area is the location of the St. Clair Avenue West subway station, which has an entrance mid-block on St. Clair Avenue West. Through the approved developments within this area, the existing vibrancy of the area will be transformed centered around a transit station area and function as a community node consisting of a high-density mix of uses, a new park, POPS and publicly accessible surface pedestrian connections and potential underground pathways to the subway station.
- *Character Area E: Tweedsmuir-Walmer Apartments:* includes a variety of building types particularly in the towers-in-the-park style, set in open, generously-scaled landscaped settings. The existing slab-type apartments are surrounded by substantial private open space. There are pedestrian pathways through the block and amenities for tenants including stores and a pool facility. Recent approvals within the Character Area include taller mid-rise residential developments that respect the unifying large, landscaped setbacks. New development within the area is

directed to improve entrance/exit driveways, servicing, and parking areas by consolidating and placing all of these functions underground or within buildings.

- **Character Area F: The Triangle:** has existing tall buildings concentrated at the intersection of St. Clair Avenue West and Bathurst Street and on the north side of St. Clair Avenue West. The older 23-storey apartment building on top of an expansive 1-storey podium located south of St. Clair Avenue West between Vaughan Road and Bathurst Street ("the triangle site") has large setbacks creating a generous but underutilized public realm with potential for improvement. The remainder of the Triangle has existing lower-scale buildings that have residential units above commercial ground level uses. The Character Area is intended to function as a small village with a mix of uses, with a focus on supporting local independent businesses and shops within a variety of building types and heights. Vaughan Road, extending into Character Area A: Upper Vaughan Village, will transform into a "Community Street" – a vibrant corridor where community life spills out into a vastly improved public realm with public art including sculptures and murals, beautiful landscaping and a privately-owned, publicly accessible space (POPS) that can accommodate small markets and community gatherings.

The Existing Forest Hill Village Urban Design Guidelines

On February 19, 2014, City Council directed Planning staff to prepare urban design guidelines for Forest Hill Village along Spadina Road between Montclair Avenue and Thelma Avenue. The direction was in response to feedback by residents regarding several developments and renovations of low-rise buildings that were considered inconsistent with the prevailing streetscape and character. The Forest Hill Urban Design Guidelines (2015), "Urban Design Guidelines", were adopted on July 7, 2015. They aim to maintain the character of the area by determining the appropriate materials and building rhythm and articulation to be used on future developments and/or renovations within the study area. The document also contains guidance directing the height and step-backs of new development to maintain the existing street enclosure and sky-view as viewed from Spadina Road.

The Urban Design Guidelines help to enhance the character of Forest Hill Village as a retail main street that has bustling sidewalks with meeting places and is human scale. The Village has a strong commercial presence with retail uses at grade. The retail units are characterized by small storefronts with individual entrances, along with a number of Listed Heritage properties, creating visual diversity along the street.

Emerging Context

Intensification in proximity to transit including PMTSAs

Since the adoption of the Planning Framework and Urban Design Guidelines, a number of changes have been made to Provincial and City priorities and policies to direct more density to areas around higher order transit stations and stops. Protected Major Transit Station Areas (PMTSAs) are delineated areas around major transit stations intended to accommodate increased density. By focusing development around transit hubs,

PMTSAs aim to create vibrant, accessible communities with a mix of housing options, supporting broader objectives of sustainable growth and affordability.

Official Plan Amendment (OPA) 570, adopted by Council but awaiting Ministerial approval, delineates the St. Clair West PMTSA, and sets a minimum population and employment target per hectare and minimum densities. The majority of the proposed expanded Planning Framework area will be located within the delineated St. Clair West Station PMTSA.

Once approved by the Provincial government, new development within Protected Major Transit Station Areas (PMTSAs) will be required to incorporate affordable housing through the enactment of Inclusionary Zoning. Further details of PMTSA policies can be found in Attachment 2.

Intensification along Avenues and in Neighbourhoods

City Council adopted changes to the Official Plan and City-wide Zoning By-Law to direct intensification along Avenues and in Neighbourhoods to support the HousingTO 2020-2030 Action Plan and the Expanding Housing Options in Neighbourhoods (EHON) initiative. The details of recent legislative and planning policies changes can be found in Attachment 2.

As part of the EHON initiative, Council also adopted Official Plan Amendments allowing buildings up to 6 storeys on properties that are designated Neighbourhoods along Major Streets, including Spadina Road, Bathurst Street and Vaughan Road. In addition, the Avenues study updated the City's Avenues policies directing more growth to properties along Avenues and close to higher order transit stations. The study also identified Bathurst Street and St. Clair Avenue West, east of the existing designation, as new Avenues in the Official Plan, in addition to the existing portion of St. Clair Avenue West. A map showing the City's Official Plan designations within the Framework Area can be found in Attachment 3. A map showing the City's major streets and existing Avenues can be found in Attachment 4 (new Avenues are currently under appeal and are not included in the map).

City Council also recently adopted updated Chapter 1 Official Plan policies that prioritize an equity-based approach to planning decisions, more equitable access to housing options, and the design of sustainable and inclusive communities.

Increasing Development Activity and Interest

Within the larger St. Clair Avenue West and Bathurst Street Planning Framework Area and the Forest Hill Village, there are a number of approved planning projects that continue to change the existing context by adding more density, residents, retail and community space. The approved projects within the area are outlined in Attachment 5. In addition to the approved projects, the City has received Pre-Application Consultation requests on different sites within the area, demonstrating growing development interest.

Direction

The policy context has changed, resulting in permissions for new housing of all types, within the St. Clair Avenue West and Bathurst Street Planning Framework Area and the Forest Hill Village. However, additional direction is needed to better align with the new

policy and built form context in order to ensure that new development also maintains and enhances the retail character of the community and contributes to creating vibrant and accessible public spaces including patios, wider sidewalks, space for trees and vegetation.

PROPOSED APPROACH

The Proposed St. Clair Avenue West-Bathurst Street Area and Forest Hill Village Planning Framework Update

The Planning Framework has provided a guide to review development applications in the St. Clair Avenue West and Bathurst Street area since 2019. Since that time, the area has grown and evolved, and the challenges facing the City and the communities within the Framework area have shifted. The policy context has also changed to address these challenges.

The review and update of the Planning Framework will:

- Ensure that growth is balanced and that a range of housing and uses are provided to support an inclusive and vibrant community;
- Set priorities and guide development applications to reflect the area's unique retail and streetscape character;
- Preserve, enhance and animate the areas' retail corridors; and
- Identify additional areas for new open space and public realm improvements.

Proposed Planning Framework Area Expansion

The boundary of the Planning Framework is proposed to be expanded to include Forest Hill Village, and areas subject to new planning policies and experiencing development pressure. The intent of including these areas is to provide additional guidance beyond Official Plan policy to both applicants and City staff through the development review process.

The proposed expansion of the Planning Framework Area is shown in Attachment 6. It is generally bound by Wychwood Avenue to the west, Alcina Avenue and St. Clair Avenue West to the south, Russel Hill Road to the east, Coulson Avenue and the Cedarvale Ravine to the north, and includes an extension along Vaughan Road to the north-west. The proposed boundary generally aligns with the St. Clair West PMTSA. The proposed expanded boundary includes properties Listed and Designated on the City's Heritage Register(as shown in Attachment 7), parks, community facilities and a strong retail character.

Parks and Open Spaces

The proposed expanded Planning Framework Area contains several public parks, including Tichester Park, Montclair Avenue Parkette, Wychwood Parkette, Connaught Circle Parkette, and a portion of the Cedarvale Ravine and Suydam Park. The area is also surrounded by several parks, including Humewood Park, Wychwood Barns Park, Wells Hill Park, Sir Winston Churchill Park, Spadina Road Park, Connaught Circle Parkette, and Cedarvale and Nordheimer Ravines.

The City's public park system is complemented by other privately-owned open spaces across the proposed expanded Planning Framework Area, including churchyards (such as the Holy Rosary Parish), school yards (such as the St. Michael's College Sports Field), and other privately owned spaces secured through the development that contribute to a vibrant public realm.

The area also includes a collection of slab style apartment buildings, most of which are located on large lots. Many of these apartments include significant open space surrounding the building, giving these areas a green and open character, commonly referred to as "Tower in the Park" style developments. These buildings contribute to the open space network in the area and help define the character of many streets.

Four new public parks, secured through recent developments in the Bathurst and St. Clair area will further enhance green space and pedestrian connectivity in the proposed expanded Planning Framework Area:

- 1528-1530 Bathurst Street – a new 468 square metre park will create an east-west connection linking Raglan Avenue and Bathurst Street, and will feature seating, landscaping, and indigenous placemaking elements.
- 10-32 Raglan Avenue – a new 252 square metre park will provide a social space with gathering and play areas, landscaping, and indigenous placemaking elements.
- 40 Raglan Avenue – a new 174 square metre park on the south portion of the site will connect with the new park at 10-32 Raglan Avenue to form one consolidated park.
- 1467 Bathurst Street/490 St. Clair Avenue West – a new 773 square metre park will be located on the northeast corner of St. Clair Avenue West and Bathurst Street, connect to a northern POPs and St. Michael's College School, and incorporate both hard and soft landscaping, a variety of seating, and indigenous placemaking elements.

A map showing the existing and secured parks and open spaces within the proposed expanded Planning Framework Area is in Attachment 8. The Attachment also shows the public realm priorities in the existing St. Clair Avenue West and Bathurst Street Planning Framework that have been achieved and secured through development to date.

Opportunities to secure new parks and open spaces, and connections to these spaces will be a key principle in the review of the Framework review and a priority as development applications are reviewed to help ensure the provision of these spaces keeps pace with development.

Community Facilities

The proposed expanded Planning Framework Area is currently served by several existing community services and facilities, with a number of new facilities secured and anticipated to be delivered with the completion of recently approved developments. See Attachment 9, City-owned properties and Community Services and Facilities map. Four existing day care centres are located within the proposed expanded Framework Area, including at the Chabad of Midtown, St. Alphonsus Roman Catholic Church, Holy Rosary Catholic School, and Grace Church on-the Hill. A new Childcare Facility has been secured through the recent development approval for 490 St. Clair Avenue West. The recently renovated Wychwood Neighbourhood Library is the only branch within the Framework Area, but Oakwood Village Neighbourhood Library and Arts Centre also serves the area from outside the study boundary.

The area is served by two community centres, the Hillcrest Community Centre, and Brown Community Centre, both located outside of the proposed expanded Planning Framework Area, as well as a number of park-based facilities.

A number of Toronto District School Board, Toronto Catholic District School Board and private schools and associated facilities serve the Framework Area, playing an important role as learning institutions and providing outdoor play space, and green and open spaces for the community. St. Mike's College, Holy Rosary Catholic School, and Forest Hill Public School, support the area from within the study boundary, and schools such as Humewood Community School, The Bishop Strachan School, and Hillcrest Community School support the area from outside the study boundary.

Three new community spaces were secured through three recent development approvals:

- 10-32 Raglan Avenue - approximately 250 square metres;
- 40 Raglan Avenue - approximately 250 square metres; and
- 1476 Bathurst Street/490 St. Clair Avenue West - approximately 465 square metres.

Community Facilities are to keep pace with the anticipated growth in the area. The Planning Framework review provides an opportunity to review the directions of the Framework to prioritize securing new spaces and/or expanding existing spaces for community agencies through the development process.

Retail

According to the 2019 and 2024 Toronto Employment Surveys, employment within the proposed expanded Planning Framework Area is predominately made of the office, service, retail and institutional sectors, and the number of establishments within each sector has generally remained stable between 2019 and 2024 (pre- and post-pandemic). However, between the two periods, there has been a decrease in the number of employees in all sectors within the area, except the number of employees in the office and retail sectors grew slightly.

A strong retail presence exists along the St. Clair West, Bathurst Street, and Vaughan Road intersections, with the large chain establishments and service uses, including a few independent retailers primarily on Vaughan Road. In contrast, Spadina Road and Lonsdale Road have a strong “main-street” character, made up of small-scale and independent retail and businesses, within the Forest Hill Village.

A key principle of the review of the Framework will be supporting the existing retail character of the proposed expanded Planning Framework Area, and finding opportunities to incorporate small scale retail in new developments, where appropriate, to support a diverse and vibrant community.

Guiding Principles for Review

To ensure the St. Clair Avenue West and Bathurst Street Planning Framework and the Forest Hill Village Urban Design Guidelines continue to be relevant guides for development in the area, the existing framework and guidelines will be reviewed and updated in consultation with the public.

The review will be based on the following principles:

- **Equity-Based Approach:** The Planning Framework review will be aligned with the direction of the Official Plan to take an equity-based approach to planning decisions and directions. Future growth will support equity-deserving, marginalized and vulnerable populations, including equitable access to housing options and safe, sustainable and inclusive communities.
- **Building a Complete Community:** The St. Clair Avenue West and Bathurst Street area and Forest Hill Village will be a place where all residents, regardless of age, income or ability, can live, work and thrive. The Planning Framework will support a full range of housing options, including by unit type, size, tenure and affordability level, to meet the diverse needs of residents. Growth will be balanced with livability by supporting a mix of uses that provide opportunities for residents to meet their daily needs within the community, including shops and services, healthcare, recreation, education, and parks and greenspace. The Planning Framework will ensure that the positive impacts of growth benefit the existing community.
- **High-Quality, Connected Public Realm:** As the area evolves, new development will be required to contribute positively to the public realm. The Framework will prioritize safe, accessible, and inclusive streets, and open spaces that support walking, cycling, and community gathering. Streetscapes and parks will be designed to foster social connection, enhance local identity, and create a sense of place for residents and visitors alike.
- **Prioritizing Local Retail:** Main streets are a defining feature of the character and vitality of the area. The Planning Framework will ensure that development protects the character and strengthens retail streets by supporting adaptable commercial spaces, preventing displacement, and integrating retail with public realm

improvements. Retail uses will continue to serve as key anchors of social, economic, and cultural life in the community.

- **Green and Sustainable:** Council adopted the TransformTO Net Zero Strategy in December 2021 to achieve net-zero emissions in Toronto by 2040. Development has a responsibility to help achieve the City's sustainability goals and will support the transition to low-carbon, climate-resilient communities. New developments will be expected to incorporate sustainable design, green infrastructure, and energy-efficient building practices that reduce emissions and an environmental impact. Parks, open spaces and green streets will contribute to biodiversity, thermal comfort and overall environmental resilience.

Public Realm Network Plan

The Public Realm Network Plan will be reviewed to align with recent developments and identify additional opportunities for expanding and improving public spaces, including parks, plazas, mid-block connections, and streetscapes. Enhancing the green and landscaped character of the area will be a priority, ensuring that streets and open spaces are safe, vibrant, and accessible. The review will focus on strengthening pedestrian and cycling connections and ensuring that development contributes to a well-connected, high-quality, and comfortable public realm.

The Public Realm Network Plan will be expanded to include the Forest Hill Village, and to strengthen existing connections and improve existing public spaces, as well as identifying new opportunities for spaces to enhance the social and cultural life of the community.

Transportation Services and Transportation Review will form part of the project team to provide input and advice on streetscape, road safety, and traffic operation improvements, as well as existing and new connections within the Planning Framework Area. Recent development approvals on Raglan Avenue and Vaughan Road have provided funds for road and streetscape improvements. The Planning Framework review will provide directions for the use of these funds.

A review of the existing Forest Hill Urban Design Guidelines will be coordinated and integrated with the review of the St. Clair Avenue and Bathurst Street Planning Framework. The revised and updated Urban Design Guidelines will be developed in conjunction with the revised St. Clair Avenue West and Bathurst Street Planning Framework to ensure both documents are aligned and directions are coordinated.

Community Consultation Strategy and Next Steps

The community consultation process will help shape the updated vision, goals and objectives to ensure that the revised Planning Framework reflects the needs and aspirations of residents, businesses and stakeholders.

Community consultation will focus on:

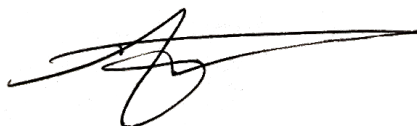
- Confirming and updating the Planning Framework boundaries, vision and goals;
- Reassessing the objectives of the existing Character Areas;
- Receiving feedback on the new boundaries and expanded Framework Area; and
- Identifying opportunities for public realm improvements, including new connections, streetscapes, gathering spaces, and green infrastructure.

Community consultation activities will take place from Q2 to Q3 2025 and will include an interactive virtual mapping tool, in-person and virtual community consultation meetings, pop-up booths in community events, and targeted discussions with key stakeholders, including residents, businesses, landowners, developers and community organizations. Consultation updates for the review will be posted on the project website and other communication tools including social media posts and newsletters. Staff are intending to bring a final recommended version of the St. Clair Avenue West-Bathurst Street Area and Forest Hill Village Planning Framework to TEYCC by Q4 2025.

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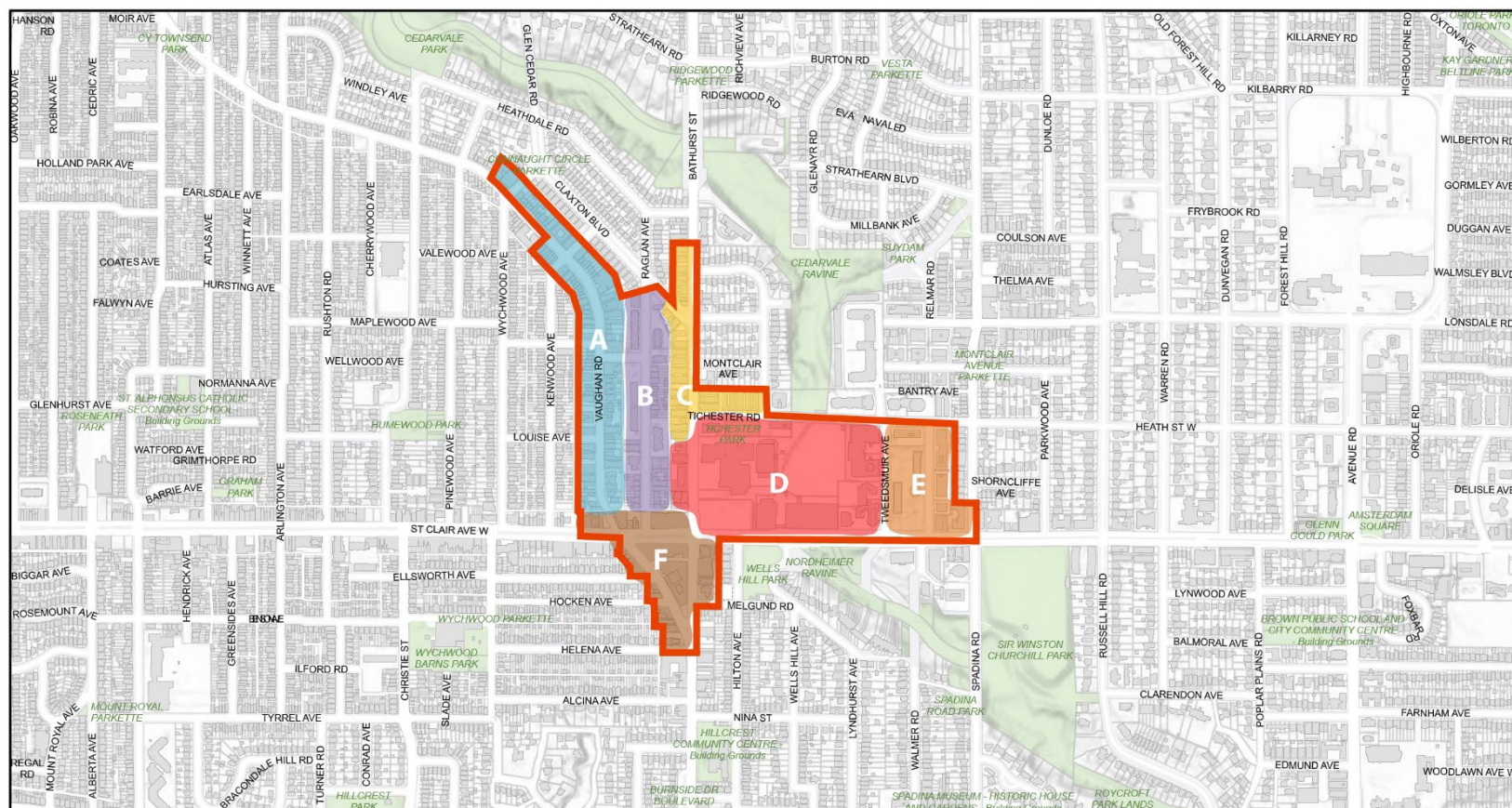


Alex Teixeira, Acting Director
Community Planning, Toronto and East York District








ATTACHMENTS

- Attachment 1: Existing St. Clair Avenue West and Bathurst Street Planning Framework Character Areas Boundary Map
- Attachment 2: Legislative and Policy Background
- Attachment 3: Official Plan Map
- Attachment 4: Major Streets and Existing Avenues in the Official Plan
- Attachment 5: Development Activity Description and Map
- Attachment 6: Proposed Expansion of St. Clair Avenue West and Bathurst Street Planning Framework Area
- Attachment 7: Heritage Listed/Designated Map
- Attachment 8: Existing Framework Public Realm Achievements
- Attachment 9: City-owned Lands and Community Facilities Map

Attachment 1: Existing St. Clair Avenue West and Bathurst Street Planning Framework Character Areas



Existing Character Areas

	Existing Framework Boundary		A Upper Vaughan Village		D Station District
			B Raglan Transition Zone		E Tweedsmuir/Walmer Apartments
			C Bathurst/Tichester Walk-ups		F The Triangle

St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review



Not to Scale
04/24/2025

Attachment 2: Legislative and Policy Background for the St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Planning Framework Review

Planning Act

Section 2 of the Planning Act establishes matters of provincial interest to which City Council shall have regard in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; sustainable development that is transit-supportive, and pedestrian-oriented, to support public transit and to be oriented to pedestrians; and the appropriate location of growth and development.

Ontario Heritage Act

The Ontario Heritage Act (OHA) is the key Provincial legislation for conserving cultural heritage resources in Ontario. It regulates, among other things, the way municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designating individual properties under Part IV of the OHA, or designating districts under Part V of the OHA. Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value, and contextual value.

Provincial Planning Statement

On October 20, 2024, the Provincial Planning Statement (2024) (PPS) came into effect and combined the Provincial Policy Statement (2020) and the A Places to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a single policy document. All decisions of Council on planning matters shall be consistent with the PPS.

The Provincial Planning Statement (2024) directs planning authorities to support complete communities and includes policies on key issues that affect communities, such as:

- encouraging the efficient use and management of land and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- supporting long-term economic prosperity and ensuring opportunities for job creation;
- minimizing the impact of climate change by promoting compact, transit-supportive communities, energy efficient, green infrastructure and sustainable infrastructure development; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Official Plan

The City's Official Plan is founded on a growth management strategy which steers growth and change to some parts of the city.

Chapter One of the Official Plan sets out aspirational and vision-based statements that inform how the city will grow for the next 30 years. These statements reflect the shared values of Torontonians, expressed in a way to guide development, and are the foundation for the other chapters in the Plan. Chapter One emphasizes four key principles to guide planning decisions, including creating meaningful, ongoing relationships with Indigenous Peoples; ensure that land use and development decisions enable everyone, regardless of age, income, ability, race, ethnicity, gender, or any other attribute, to have convenient and safe access to a complete community; address the inequities that create barriers for Toronto's most marginalized and vulnerable residents; and creating a City that is safe, caring, and provides equitable opportunities for all Torontonians, and those yet to arrive, including residents of all ages, from children to seniors.

Official Plan Section 3.5 deals with Toronto's Economic Health, directing a wide range of cultural activities to reflect the City's diversity, providing access to City-owned and surplus properties for non-profit arts use, encouraging the inclusion of new arts and cultural facilities in developments through incentives, involving the arts community in local design and beautification efforts, and promoting cultural activity hubs to create arts districts that attract visitors and revitalize communities.

The Official Plan also directs supporting retail opportunities in a form that promotes pedestrian and transit use; and encouraging stores selling fresh food in areas currently lacking pedestrian access to fresh food.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policies

A number of Site and Area Specific Policies (SASPs) of the Official Plan apply to lands within the Planning Framework Area.

SASP 38

This policy applies to properties fronting onto Raglan Avenue. It states that land assembly will be required to allow for development of more intensive buildings.

SASP 54

This policy applies to properties on Vaughan Road between Connaught Circle and Kenwood Avenue. It states that the maximum height of buildings will be 6-storeys or 18 metres.

SASP 226

This policy applies to the lands owned by St. Michael's College School and Loblaws on the northeast corner of St. Clair Avenue West and Bathurst Street. It states that educational, commercial-retail and apartment residential uses are permitted, and provides public realm and built form criteria for development.

SASP 264

This policy applies to lands located south of St. Clair Avenue West. It requires that new development protects the distinctive characteristics and maintains the views to and from the Nordheimer Ravine and the Lake Iroquois Escarpment.

SASP 308

This policy applies to the property at 114 Vaughan Road, and provides direction for the conversion of the apartment building to a condominium.

SASP 326

This policy applies to the properties fronting onto St. Clair Avenue West. It implements the findings and recommendations of the St. Clair Avenue West Avenue Study, and encourages intensification and a transit-oriented urban environment.

SASP 50

This policy applies to the properties at 2 Heathdale Road and 1608 Bathurst Street. It states that a residential building up to 11 metres in height is permitted provided that the buildable area and setbacks approximate that of the existing buildings.

SASP 240

This policy applies to the property at 1597 Bathurst Street and provides direction for the conversion of the building to a condominium.

SASP 297

This policy applies to the property at 335 Lonsdale Road and provides direction for the conversion of the apartment building to a condominium.

SASP 463

This policy applies to 467 and 469 Spadina Road, and provides direction regarding the demolition and replacement of the rental units within the building existing on the lands. The policy also provides direction on the replacement unit mix provided that a minimum number of townhouse rental replacement units are provided at 501R Logan Avenue.

SASP 407

This policy applies to 282 St. Clair Avenue West and permits a 9-storey residential apartment building.

SASP 221

This policy applies to properties along the north and south side of St. Clair Avenue West between Tweedsmuir Avenue and Avenue Road, and provides that development in Apartment Neighbourhoods will generally be in the range of 4 to 6 storeys in height.

Emerging Policy

Protected Major Transit Station Areas

Through the Municipal Comprehensive Review, the City adopted Official Plan amendments to delineate and set density targets for PMTSAs across the City where growth and development should be directed. The majority of the proposed expanded Planning Framework area will be located within the delineated St. Clair West Station PMTSA.

Bill 108 (the More Homes, More Choice Act, 2019) made changes to the Planning Act that limited the City's use of Inclusionary Zoning (IZ) to PMTSAs or areas where a Community Planning Permit System has been ordered by the Minister. Bill 108 had the effect of limiting where IZ can apply and delayed the implementation of IZ to when each PMTSA is in effect. As OPA 570 is still before the Minister of Municipal Affairs and Housing as the approval authority, the St. Clair West PMTSA is not yet in-effect.

In addition, IZ only applies within the Inclusionary Zoning Market Areas, as identified in OPA 557. Within the proposed expanded Planning Framework area, the majority of the lands fall within Inclusionary Zoning Market Area 2, save for a portion of Vaughan Road north of Wychwood Avenue. If the PMTSAs are approved by the Province, new development within the majority of the Framework Area will be subject to IZ requirements. The IZ Municipal Assessment Report must be reviewed at least every five years to evaluate whether the market area has changed and if IZ requirements should be adjusted.

Expanding Housing Options in Neighbourhoods

The Expanding Housing Options in Neighbourhoods (EHON) initiative intends to equitably distribute housing options across the City, prioritizing built form of residential buildings rather than distinguishing between neighbourhoods based on building type. EHON includes priority projects studying multiplexes, major streets, garden suites, and local neighbourhood retail and services. A portion of the proposed expanded Planning Framework Area is designated Neighbourhoods and subject to the following EHON policy changes.

Multiplex

The Multiplex study focused on permitting multiplexes (residential buildings containing up to four units) across Toronto's low-rise neighbourhoods.

Major Streets

The Major Streets study focuses on permitting development up to six-storeys along the major streets in Neighbourhoods areas across the City. The Official Plan identifies St. Clair Avenue West, Bathurst Street, Vaughan Road and Spadina Road as Major Streets.

Garden Suites

The Garden Suite permissions apply to all Neighbourhoods designated properties across the City. A Garden Suite is a self-contained living accommodation located within an ancillary building, usually located in the rear yard, but not on a public lane, and is separate or detached from the primary dwelling on the lot.

Local Neighbourhood Retail and Services

The Local Neighbourhood Retail and Services study is investigating ways to support the preservation and growth of small-scale retail, service and office uses, primarily serving area residents, in the City's Neighbourhoods. The first phase of the study implemented changes to allow small-scale retail, service and office uses on all Neighbourhoods designated sites, whereas previously these uses were limited in Neighbourhoods to sites along Major Streets.

Housing Action Plan : Avenues, Mid-rise and Mixed Use Areas Study

The Housing Action Plan(HAP) was adopted by City Council in December 2022, and outlines priorities to increase housing supply, housing choice and affordability for current and future residents. It directs staff to identify policy, mapping, zoning, and guideline changes to simplify approvals and facilitate development along Avenues and in Mixed Use Areas.

The HAP also directed staff to explore opportunities to streamline study requirements for building new housing along Avenues, extend and potentially introduce new Avenues, update the vision and policy direction for the way Avenues will develop, and study options for creating areas of transition between Avenues and Neighbourhoods to enable more housing.

On February 5, 2025, City Council adopted OPA 778, updating the Avenues policies of the Official Plan to direct that Avenues will be a concentration of jobs and housing, and development along the Avenues will incorporate active uses to provide convenient access to amenities that serve the daily needs of all residents. In addition, development on Avenues will be of mid-rise scale; more height and scale can be appropriate within 500-800 metre of higher order transit. The updated policies also direct that in locations that new development proposals result in the displacement of existing small businesses and community service providers on an Avenue, the applicant is required to demonstrate the way that the community will be consulted, and the way that the displaced existing small businesses and community service providers will be consulted to access their potential return to the redevelopment.

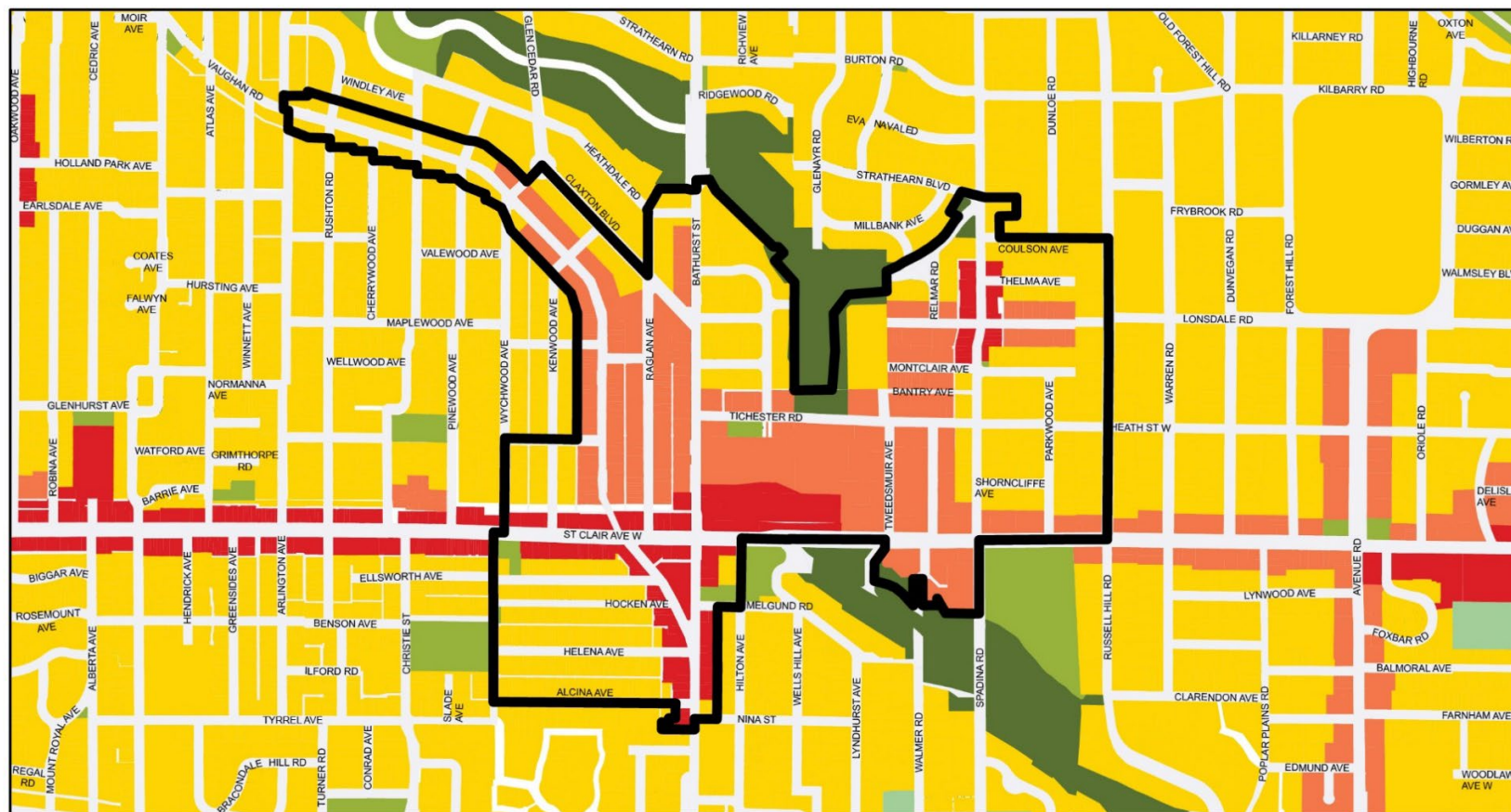
City Council also directed the Chief Planner and Executive Director, City Planning to bring forward phased amendments to land use designations and zoning along new Avenues as part of the next step on the Avenues, Mid-rise and Mixed Use Areas Study, focusing on updates to land use policy and regulation on lands within a 500 to 800-metre walking distance of an existing or planned subway, light rail transit, and MTSA as the first phase; then redesignate and rezone lands along Avenues that are only served by frequent surface transit.

Within the proposed expanded Planning Framework Area, St. Clair Avenue West, west of St. Clair West subway station, is an existing Avenue, and St. Clair Avenue West, east of St. Clair West subway station and Bathurst Street have been included as new Avenues through OPA 778. Portions of St. Clair Avenue West and Bathurst Street are within the St. Clair West PMTSAs, within a 500 to 800-metre walking distance of the St. Clair West subway station. Existing and new Avenues can be found here:

<https://www.toronto.ca/wp-content/uploads/2025/01/94a6-city-planning-housing-action-plan-avenues-mixed-use-area-study-draft-update-to-urban-structure-map-proposed-new-avenues.pdf>

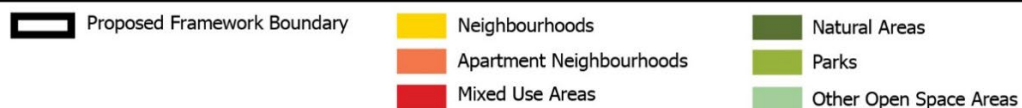
While OPA 778 is currently appealed to the Ontario Land Tribunal and is not yet in-effect, it outlines Council-adopted, updated direction for these growth areas in the City. The development of the revised St. Clair Avenue West-Bathurst Street Area and Forest Hill Village Planning Framework will be informed by the changing policy context within the Framework Area, and the upcoming changes to land use permissions and zoning along the new Avenues.

Attachment 3: Official Plan Land Use Map



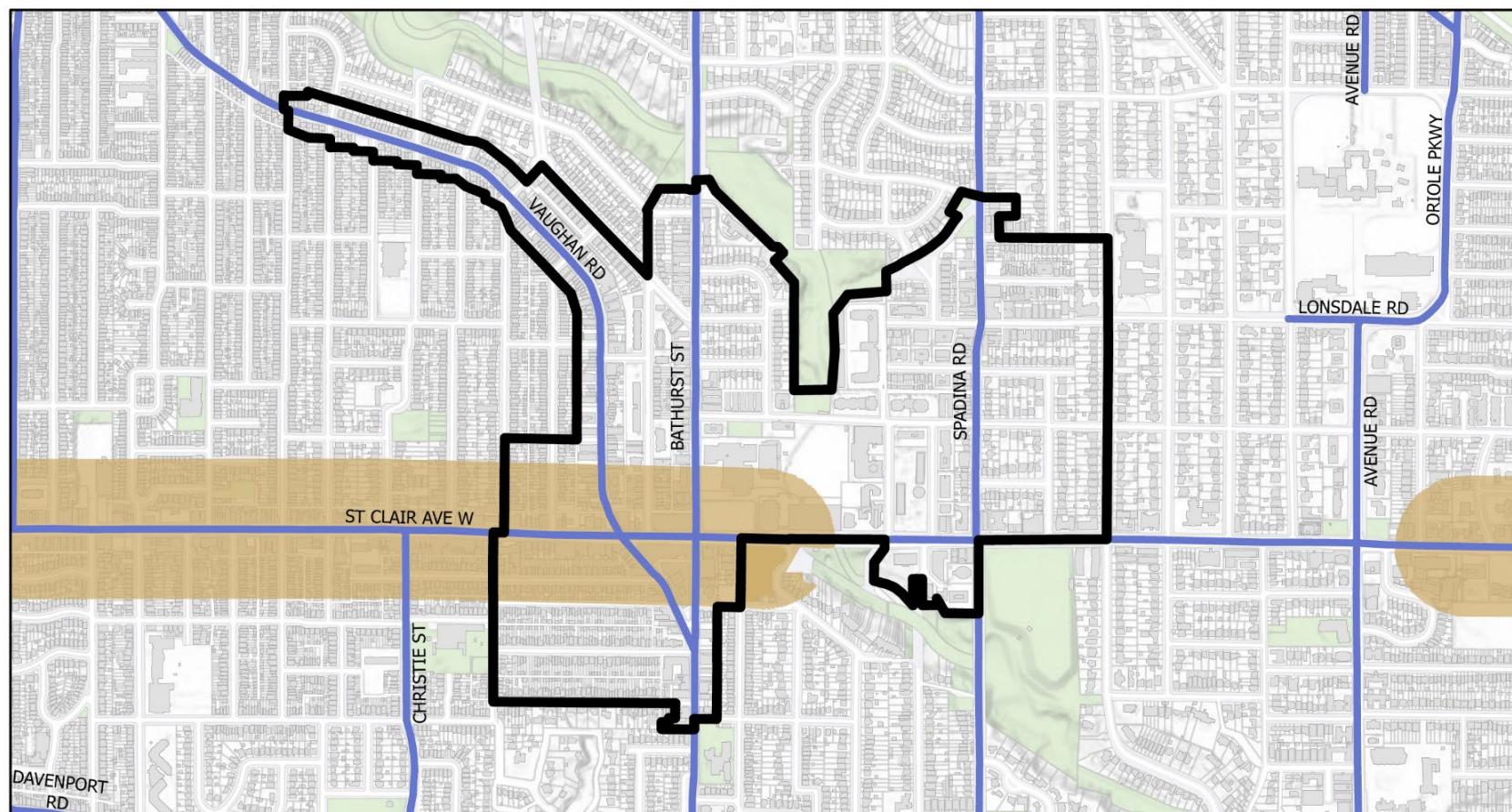
Official Plan Land Use Designation Map

St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review






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Attachment 4: Major Streets and Existing Avenues in the Official Plan



Toronto Official Plan Avenues and Major Streets

St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review

-  Proposed Framework Boundary
-  Major Street
-  Existing Avenues



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Attachment 5: Development Activity Description and Map

Approved Applications					
1	1467 Bathurst Street (490 St. Clair Ave. West)	Official Plan and Zoning By-law Amendment; Minor Variance; and Site Plan Control	A three-tower mixed-use development, with a 41-storey tower (No. 1) fronting onto Bathurst Street, and a 35-storey (No. 2) and 37- storey tower (No. 3) fronting onto St. Clair Ave. West, with commercial-retail at ground level, residential above, and a Community Agency Space in Tower No. 1, a Child Care Facility in the podium of Towers No. 2 and 3, and a publicly accessible east-west underground pedestrian connection, to facilitate a future publicly accessible connection to the St. Clair West Subway Station.	<ul style="list-style-type: none"> • A 772.6-square metre public park at the corner of Bathurst and St. Clair Ave. West; • A 640-square metre publicly accessible open space, between Towers 1 and 2, framed on either side by a minimum of 232 square metres and a minimum of 165 square metres of private landscaped outdoor space. • A 9.0-metre wide publicly accessible pedestrian landscaped walkway on the north side of St. Clair Avenue West with a minimum 2.5-metre pedestrian clearway; • A minimum 5.0-metre wide publicly accessible pedestrian landscaped walkway on the east side of Bathurst Street with a minimum 2.1-metre pedestrian clearway; • A minimum 5.0-metre wide publicly accessible pedestrian landscaped walkway on the south side of the east-west private driveway to the north with a minimum-2.1 metre pedestrian clearway; and • A publicly accessible pedestrian walkway on the west side of the north-south private driveway to the east with a minimum 2.1-metre pedestrian clearway. 	1,338, of which (26) 2% are affordable rental units

Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
2	65-83 Raglan Avenue	Zoning By-law Amendment; Minor Variance; and Site Plan Control	A 28-storey mixed-use building, with commercial-retail at ground level and residential above.	<ul style="list-style-type: none"> • A minimum 4-metre wide front yard setback with soft landscaping and street trees and an active frontage; • A min. 5.5-metre wide (and 215.9-square metre) publicly accessible mid-block along the south side of the site connection from Vaughan Road to the north-south public laneway to the east of the site; and • Acquired 1528 and 1530 Bathurst Street (approximately 479 square metres in size) for a future public park. 	320

Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
3	10-32 Raglan Avenue	Zoning By-law Amendment; Minor Variance; and Site Plan Control	A 34-storey mixed-use building, with a 245.8-square metre Community Agency Space with frontage on Raglan Ave., a new public park and the north-south public laneway located west of the site, four (4) live/work units and a micro-retail space with frontage onto the east-west public laneway located to the south of the site, and residential above.	<ul style="list-style-type: none"> • A new 252.4 square metre public park at the north end of the site; • A 10-metre wide sidewalk along Raglan Ave. to function as a public open space; • A 2.0-metre setback from the required 1.48-metre lane widening of the east-west public laneway located to the south of the site; and • A 1.7-metre setback from the required 1.98-metre lane widening of the north-south public laneway located to the west of the site; 	509, including 4 live/work units
4	5-15 Raglan Avenue	Zoning By-law Amendment; and Site Plan Control	A 28-storey mixed-use building with 2 live/work units and a micro-commercial space at ground level fronting onto Raglan Ave. and residential above.	<ul style="list-style-type: none"> • A 4.5-metre sidewalk along Raglan Ave. to function as a public open space • A 6.2-metre wide open space along the north end of the site connecting Raglan Avenue and the north-south public lane located to the east of the site; • A 2.4-metre setback from the east-west public laneway located south of the site; and • A 2.4-metre setback from the required 1.5-metre lane widening of the east-west laneway located to the east of the site. 	210, including 2 live/work units

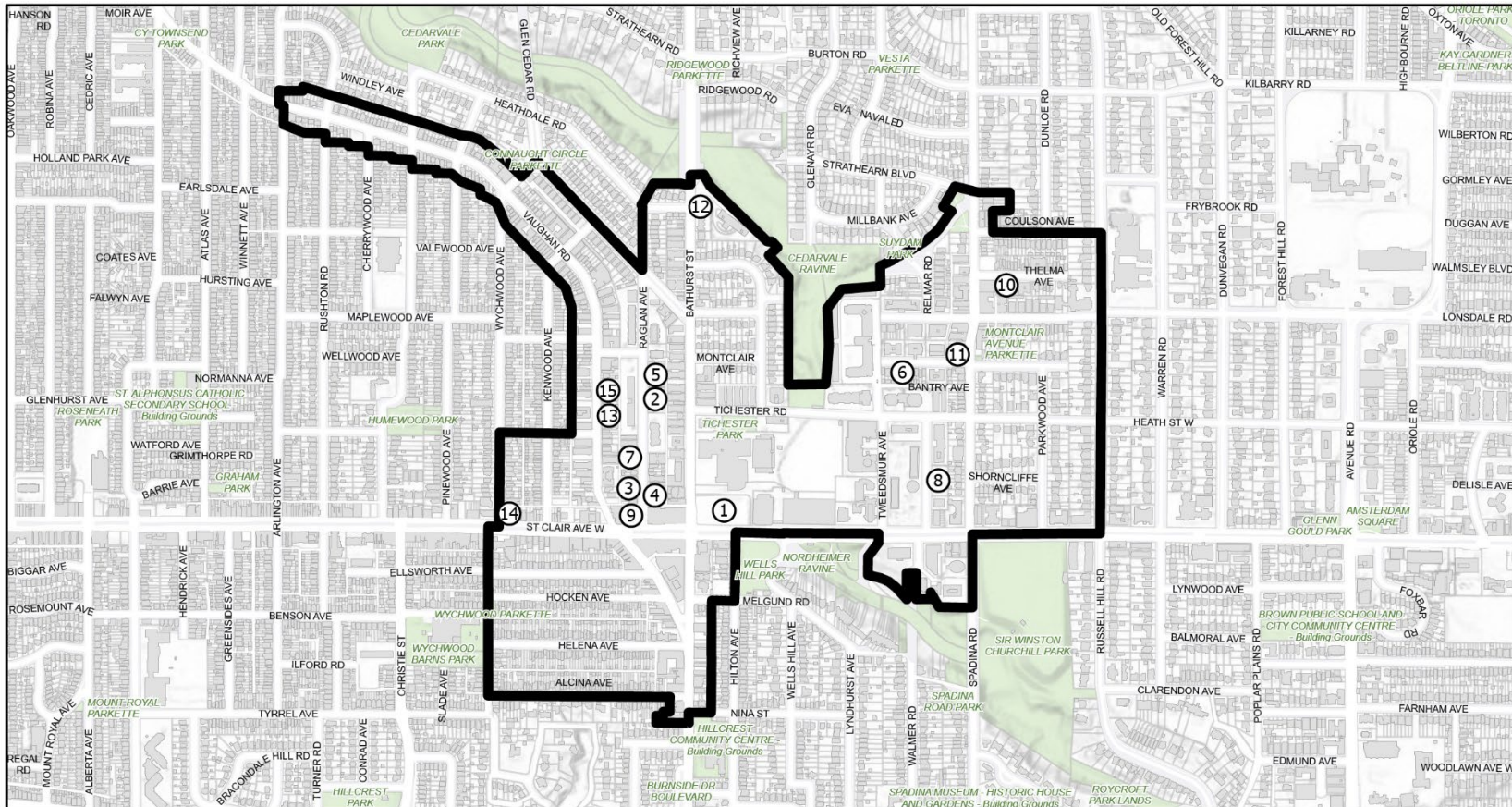
Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
5	91-101 Raglan Avenue	Zoning By-law Amendment; Minor Variance; and Site Plan Control	<p>A 26-storey mixed-use building with retail at ground level and residential above.</p> <p>A minor variance application has been submitted to increase the building height to 30 storeys, increase the permitted gross floor area to increase the number of units to 305, and the non-residential gross floor area.</p>	<ul style="list-style-type: none"> • A 10-metre wide sidewalk along Raglan Ave. to function as a public open space; • Acquired 85 and 87 Raglan Avenue for municipal purposes that could include a public park; • A 4-metre wide public laneway along the south property line connecting Raglan Ave. to the public north-south laneway located to the east of the site; and • A 1.0-metre setback from the required 0.98 metre lane widening of the north-south public laneway located to the east of the site. 	225
6	63-91 Montclair Avenue	Zoning By-law Amendment; Minor Variance; and Site Plan Control	A two-tower residential development with 19 and 21 storeys.	<ul style="list-style-type: none"> • A public walkway along the west side of the site from Montclair Avenue to the public portion of Lower Village Gate; • A public open space at the front of the development within the podium recess; • A public walkway on the east side of the site; and • Public access over the north-south driveway at the western edge of the site. 	455

Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
7	40 Raglan Avenue	Zoning By-law Amendment; Minor Variance; and Site Plan Control	<p>A 36-storey mixed-use building, with a micro-retail unit, a 245-square metre Community Agency Space with frontage on Raglan Ave. and a new public park and the north-south public laneway located to the west of the site, and residential above.</p> <p>A minor variance application has been submitted to allow amenity space on the Mechanical Penthouse level.</p>	<ul style="list-style-type: none"> • A new 174 square metre public park at the south end of the site; • A 10-metre wide sidewalk along Raglan Ave. to function as a public open space; • a 7.1-metre wide mid-block connection (with a minimum area of 640 square metres) at the north end of the site comprised of a driveway and pedestrian walkway connecting Raglan Avenue and the north-south public laneway located to the west of the site; and • A 2.6-metre setback from the required 1.9-metre lane widening of the north-south public laneway located to the west of the site; 	352, including 62 Rental Replacement Units
8	429 Walmer Road	Zoning By-law Amendment; Minor Variance; and Site Plan Control	A 21-storey residential building.		98

Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
9	536-538 St. Clair Avenue West	Zoning By-law Amendment; and Site Plan Control	A 30-storey mixed-use building, with commercial-retail at ground level and residential above.	<ul style="list-style-type: none"> • A sidewalk of between 7.1 metres and 8.1 metres along Raglan Avenue to function as a public open space; • An open space at the southwest corner of the site of a minimum of 41.8 square metres (5.5 metres by 7.6 metres); and • A 1.3-metre setback from a required 1.48-metre lane widening; 	355
10	1-19 Thelma Avenue	Official Plan and Zoning By-law Amendment;	A 7-storey residential building.		24
11	390-398 Spadina Road		A 6-storey mixed-use building, with commercial-retail at ground level and residential above	<ul style="list-style-type: none"> • A 1.98-metre required lane widening of the north-south laneway located to the west of the site. 	33

Map ID	Address(s)	Application Type	Current Proposal	Public Realm Improvements Achieved	Number of Residential Units
13	129-141 Vaughan Road	Minor Variance; and Site Plan Control	A 15-storey mixed-use building, with retail at ground level and residential above.	<ul style="list-style-type: none"> • A 6.1-metre sidewalk along Vaughan Rd. to function as a public open space; • A 2.1-metre wide mid-block connection along the south side of the site from Vaughan Road to the north-south public laneway located to the east of the site; and • A 2.4-metre setback from the required 1.98-metre lane widening of the north-south public laneway located to the east of the site. 	153
15	147-153 Vaughan Road	Minor Variance; and Site Plan Control	A 12-storey residential building.	<ul style="list-style-type: none"> • A 6-metre sidewalk along Vaughan Rd. to function as a public open space; and • A 3.2-metre setback from the required 1.98-metre lane widening of the north-south public laneway located to the east of the site. 	80, including 20 Rental Replacement Units

Applications Under Review					
12	1601-1603 Bathurst Street	Official Plan and Zoning By-law Amendment; and Site Plan Control	A proposal for an 8-storey residential building.		74, including 9 Rental Replacement Units
14	155 Wychwood Avenue	Minor Variance; and Site Plan Control	A proposal for an 8-storey mixed-use building with commercial-retail at ground level fronting onto St. Clair Ave. West, and residential above.		39



Recent Development Activity Locations



Proposed Framework Boundary

- ① 1467 BATHURST ST / 490 ST. CLAIR AVE W
- ② 65-83 RAGLAN AVE
- ③ 10-32 RAGLAN AVE

- ④ 5-15 RAGLAN AVE

- ⑤ 91-101 RAGLAN AVE
- ⑥ 63-91 MONTCLAIR AVE
- ⑦ 40 RAGLAN AVE

- ⑧ 429 WALMER RD

- ⑨ 536-538 ST CLAIR AVE W
- ⑩ 1-19 THELMA AVE
- ⑪ 390-398 SPADINA RD

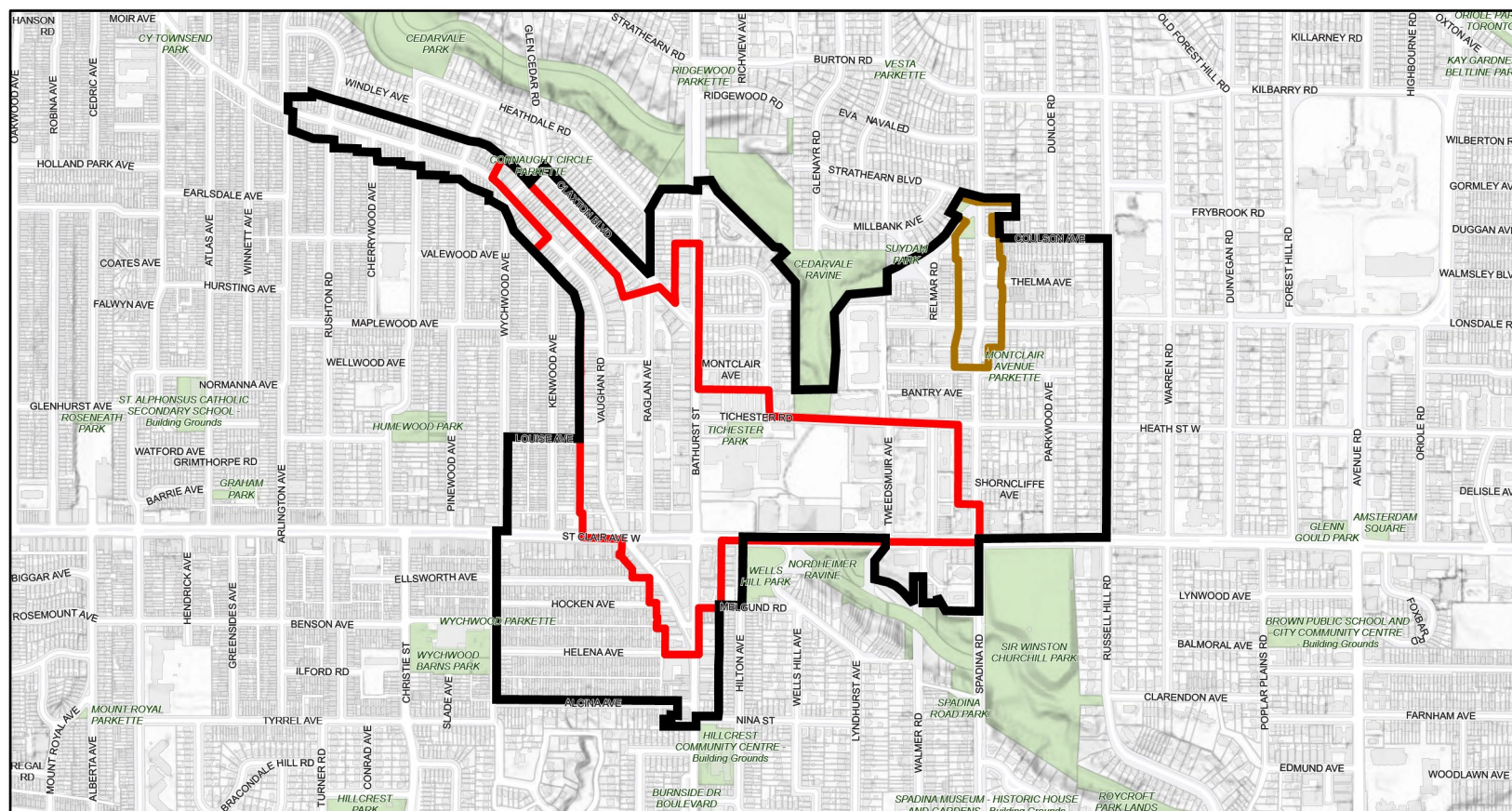
- ⑫ 1601-1603 BATHURST ST

- ⑬ 129-141 VAUGHAN RD
- ⑭ 155 WYCHWOOD AVE
- ⑮ 147-153 VAUGHAN RD



Not to Scale
04/25/2025

Attachment 6: Proposed Expansion of St. Clair Avenue West and Bathurst Street Planning Framework Area



Proposed Expanded Planning Framework Boundary

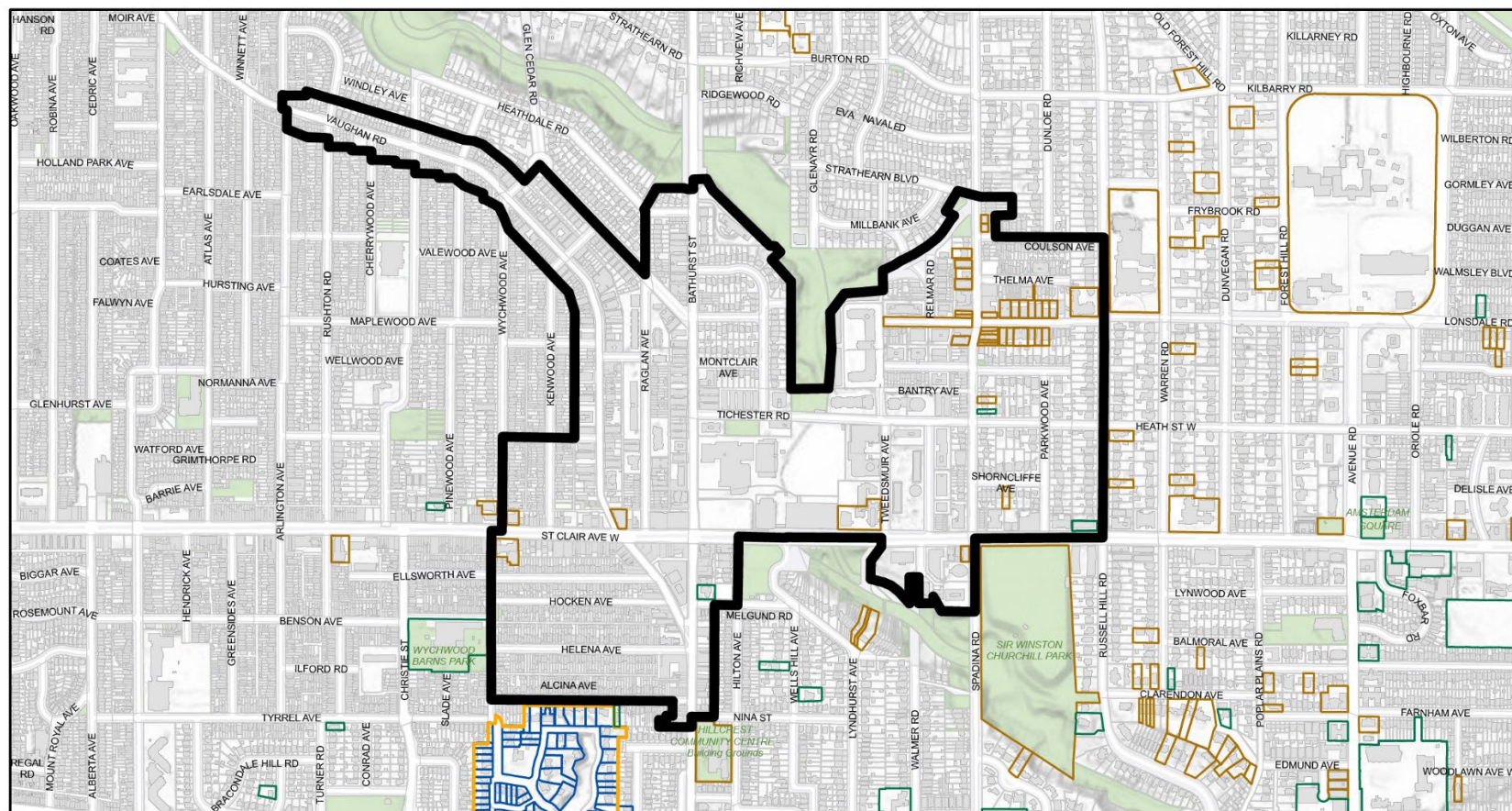
St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review

-  Proposed St. Clair Avenue West - Bathurst Street, and Forest Hill Village Planning Framework Boundary
-  Existing St. Clair Avenue West and Bathurst Street Planning Framework Boundary
-  Existing Forest Hill Village Urban Design Guidelines Framework Boundary



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Attachment 7: Heritage Listed/Designated Map



Currently Identified Heritage Properties

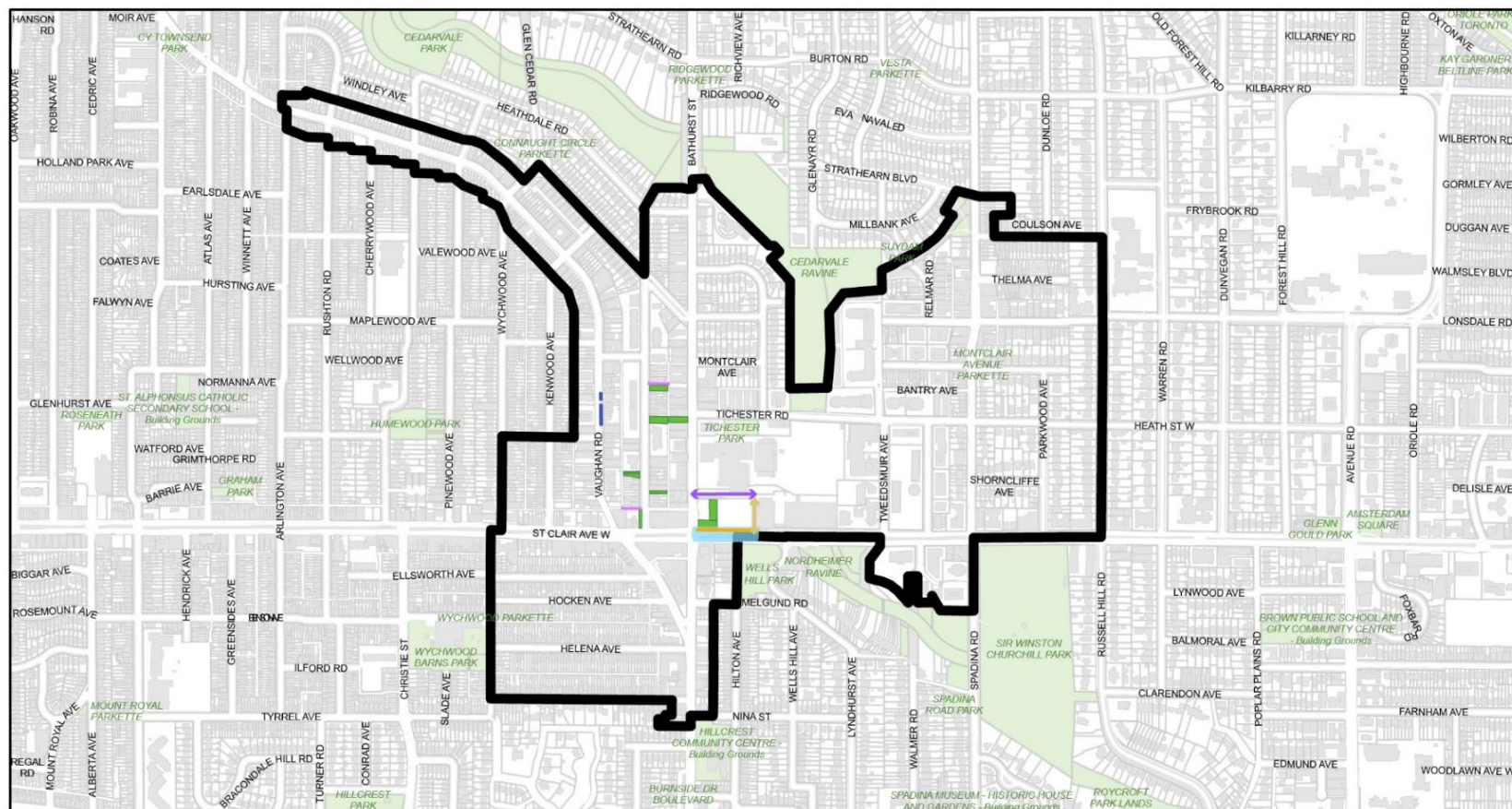
St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review

- Proposed Framework Boundary
- Listed Property
- Designated Property Under Part IV Of The Heritage Act
- Property Apart of Heritage Conservation District
- Heritage Conservation District Boundary



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04/10/2025

Attachment 8: Existing Framework Public Realm Achievements



Existing Framework Public Realm Improvements Achieved

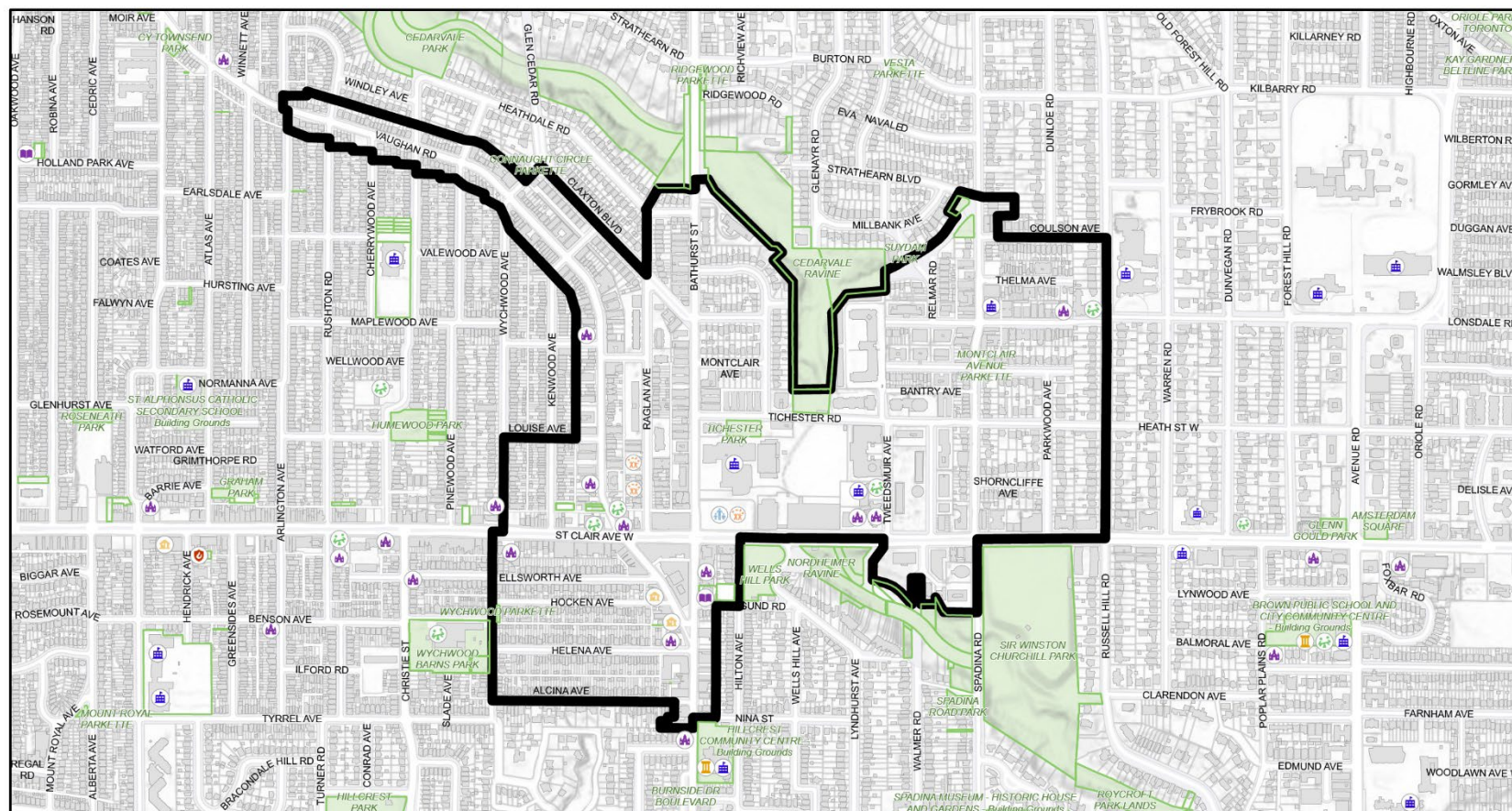
St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review

- | | | |
|-----------------------------|-----------------------------|--|
| Proposed Framework Boundary | Station District Connector | Community Street |
| Parcels | Station District Green Line | Secured for Potential Underground Pedestrian Connections |
| Existing Green Spaces | Main Street Sidewalks | Secured for New Park or Public Open Space |
| | Laneway Improvements | |



Not to Scale
04/23/2025

Attachment 9: City-owned Lands and Community Facilities Map



City-owned Lands, Properties, Parks and Community Services and Facilities

St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review

Proposed Framework Boundary	School	Place Of Worship	Fire Station
City-owned Land or Park	Library	Community Centre	Secured New Community Agency Space
	Shelter	Day Care Center	Secured New Childcare Facility



Not to Scale
04/10/2025