

630-646 Spadina Avenue and 67 Harbord Street – Official Plan Amendment Application – Decision Report – Approval

Date: November 10, 2025

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 18 161814 STE 20 OZ

SUMMARY

This Report recommends approval of the application to amend the Official Plan to re-designate a portion of the subject site at 630-646 Spadina Avenue and 67 Harbord Street from Neighbourhoods to Mixed Use Areas, and to designate the lands Mixed Use Areas 3 – Main Street in the Downtown Secondary Plan. Through the application process, the extent of the Official Plan Amendment has been refined to only cover the portion of the site at 630 Spadina Avenue. The application does not propose any new buildings or building additions at this time, and it is intended that the existing buildings will remain.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 630 Spadina Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 4 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

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.

THE SITE AND SURROUNDING LANDS

Description

The site is approximately 4,260 square metres in size and is located at the south west corner of Spadina Avenue and Harbord Street. The site has a frontage of approximately 80 metres along Spadina Avenue, and approximately 37 metres along Harbord Street. Through the application process, the extent of the Official Plan Amendment has been refined to only cover the portion of the site at 630 Spadina Avenue. See Attachment 1 for the Location Map.

Existing Use

630 Spadina Avenue: The property contains a 1909 neo-Gothic style place of worship (Knox Presbyterian Church) with a 1907 Sunday school wing at the rear, a 1961 modernist-style church hall (Fellowship Centre), and 1961 modernist-style chapel. The property is individually designated under Part IV of the Ontario Heritage Act through designation By-law 89-2025.

644 Spadina Avenue: The property contains a semi-detached house completed in 1890 in the Queen Anne style. Formerly known as the Harry Armstrong House and now referred to as Knox House, the property is listed on the City's Heritage Register.

646 Spadina Avenue and 67 Harbord Street: The property contains a semi-detached house completed in 1890 in the Queen Anne style. Formerly known as the Dr. Gilbert Gordon House and now referred to as Knox House, it is listed on the City's Heritage Register.

Surrounding Uses

North: Across Harbord Street are mixed-use buildings, including an 11-storey building at 664 Spadina Avenue and a 25-storey residential building at 666 Spadina Avenue.

South: St. Vladimir Institute (620 Spadina Avenue), which provides student housing and community facilities.

East: The University of Toronto campus, with institutional buildings and some converted residential structures.

West: Sussex Mews, a public laneway, separates the site from a low-rise Neighbourhood to the west which is part of the Harbord Village Heritage Conservation District Phase 2.

THE APPLICATION

Description

The application proposes to amend the Official Plan to re-designate the lands at 630 Spadina Avenue from Neighbourhoods to Mixed Use Areas, and to designate the property at 630 Spadina Avenue as Mixed Use Areas 3 – Main Street within the Downtown Plan. The application does not propose any new buildings or building additions at this time, and it is intended that the existing buildings will remain.

The original application covered the properties at 630-646 Spadina Avenue and 67 Harbord Street and proposed an Official Plan Amendment to redesignate the lands to Mixed Use Areas and permit a 14-storey mixed-use building. Through the application process, the extent and details of the Official Plan Amendment have been refined to only cover the re-designation of the portion of the site at 630 Spadina Avenue.

The details of the Official Plan Amendment and associated map changes are included in Attachment 4 of this report.

Heritage

The site includes the Part IV designated heritage property, Knox Presbyterian Church, at 630 Spadina Avenue, as well as the listed properties at 644–646 Spadina Avenue and 67 Harbord Street. No demolition or alterations are proposed as part of this application.

Additional Information

See the attachments of this Report for the Location Map, an Official Plan Land Use map, and a map showing the existing zoning. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/630SpadinaAve

Reasons for Application

The application proposes to amend the Official Plan to redesignate the portion of the subject site designated Neighbourhoods to Mixed Use Areas, and to designate the lands at 630 Spadina Avenue on Map 41-3 and Map 41-3-C as Mixed Use Areas 3 – Main Street.

APPLICATION BACKGROUND

The application was submitted on May 18, 2018 and deemed complete on May 21, 2018, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/630SpadinaAve

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments.

POLICY & 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 Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the northern portion of the site at 644-646 Spadina Avenue and 67 Harbord Street as Mixed Use Areas and the southern portion of the site at 630 Spadina Avenue as Neighbourhoods. See Attachment 2 of this Report for the Land Use Map. The Official Plan also provides the policy framework for heritage conservation in the City. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is within the delineated Spadina and St. George Protected Major Transit Station Areas (PMTSAs). Specifically, the site is located greater than 500 metres from the Spadina and St. George transit stations associated with Site and Area Specific Policies (SASP) 597 and 598 in Chapter 8 of the Official Plan.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

Secondary Plan

The [Downtown Secondary Plan](#) identifies the northern portion of the site at 644-646 Spadina Avenue and 67 Harbord Street as Mixed Use Areas 3 – Main Street (MUA3), which specifies that development within MUA3 will generally be in the form of mid-rise buildings, with some low-rise and tall buildings permitted. The portion of the site at 630 Spadina Avenue is not designated as Mixed Use Areas in the Downtown Plan.

The Downtown Secondary Plan also identified Harbord Street as a Priority Retail Street and Spadina Avenue as a Great Street.

Zoning

The site is split between Commercial Residential (CR) and Residential (R) zones in [Zoning By-law 569-2013](#). The northern portion of the property fronting Harbord Street is zoned CR 1.58 (c1.0; r1.0) SS2 (x1877). The Commercial Residential zoning category permits a mix of commercial and residential uses, a maximum building height of 12 metres, and a maximum density of 1.58 times the area of the lot.

The southern portion of the site fronting Spadina Avenue is zoned R (d1.0) (x7). The Residential zone category permits residential uses, including apartment buildings and some non-residential uses with conditions, a height limit of 13.0 metres and a maximum permitted density of 1.0 time the area of the lot. See Attachment 3 of this Report for the existing Zoning By-law Map.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was hosted by City staff on October 15, 2025. Approximately 9 people attended, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant's team gave presentations on the planning policies, development review process and the details of the proposal. A moderated question and answer discussion was held after the presentations. The attendees did not raise any concerns with the proposed redesignation.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 proposed change of land use designation to be consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, SASPs, and planning studies described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed redesignation of the portion of the site at 630 Spadina Avenue from Neighbourhoods to Mixed Use Areas is appropriate given its location and characteristics. The site is also proposed to be designated Mixed Use Areas 3 – Main Street within the Downtown Plan, which supports a range of building typologies and massing that respond to the surrounding context.

The site is located along Spadina Avenue, a major street characterized by a mix of commercial, institutional, and residential uses, and is well served by active transportation and transit options. Harbord Street similarly exhibits a mix of land uses and an established urban character. The site is also located within the St. George and Spadina PMTSAs, which support opportunities for transit-oriented development and intensification.

The objective of the redesignation to Mixed Use Areas is to enable a mix of uses on the site and to provide policy direction for future development that may be at a scale greater than the current low-rise Neighbourhoods designation would permit. The Mixed Use Areas policies of the Official Plan require that new development will be appropriately located and massed to ensure a suitable transition between areas of differing intensity and scale, including through the use of setbacks and/or stepbacks in building height.

Development is also required to frame streets with good proportion, maintain sunlight access and comfortable wind conditions for pedestrians on adjacent streets and open spaces. The Downtown Plan directs that development in Mixed Use Areas 3 will generally be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. Development will also be required to address specific site characteristics including on-site and adjacent heritage properties in accordance with policies of the Downtown Plan.

Heritage Conservation

No demolition or alterations to the existing on-site heritage properties is proposed. All future development applications will be reviewed in accordance with applicable Provincial and Official Plan heritage policies, which require the conservation of significant cultural heritage resources as part of the land use planning process. A Heritage Impact Assessment will be required to address the on-site and adjacent heritage properties. Permission under the Ontario Heritage Act will also be required where applicable.

CONTACT

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E-mail: konain.edhi2@toronto.ca

SIGNATURE

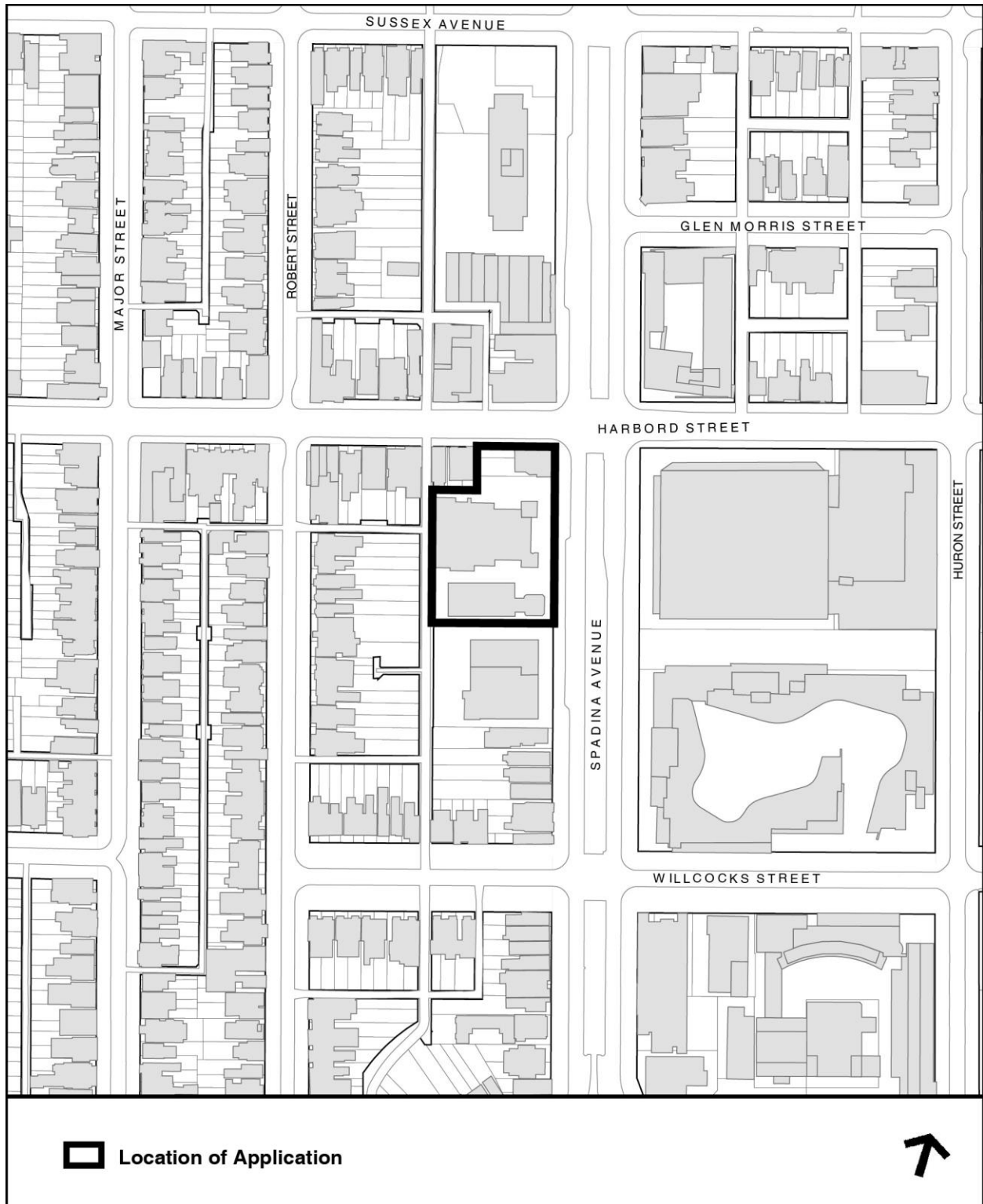
Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map
Attachment 4: Draft Official Plan Amendment

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



630-646 Spadina Avenue & 67 Harbord Street

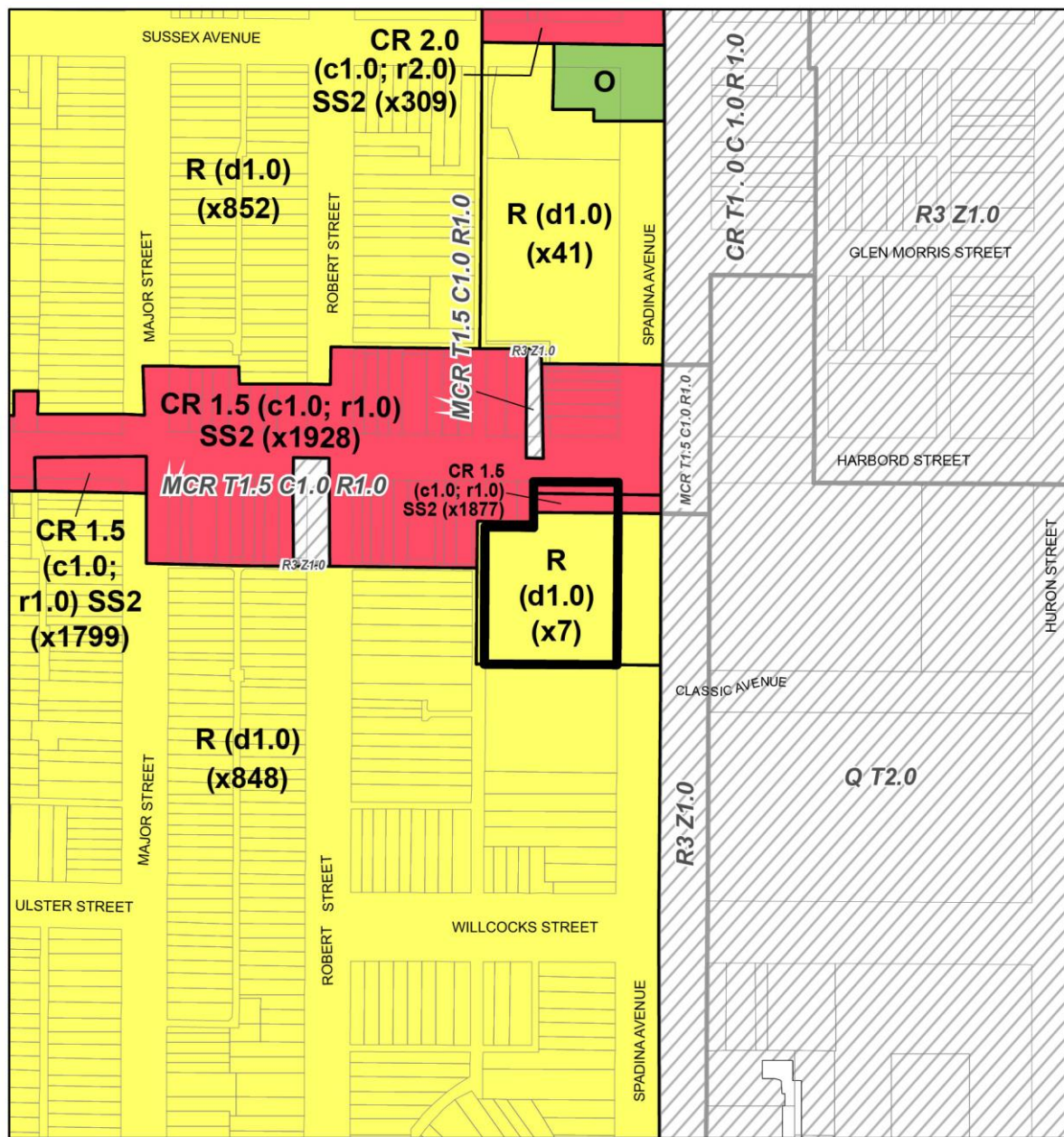
Official Plan Land Use Map # 18

File # 18 161814 STE 20 02



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Not to Scale
Extracted: 10/23/2025

Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

630-646 Spadina Avenue & 67 Harbord Street

File # 18 161814 STE 20 0Z

- Location of Application
- R Residential
- CR Commercial Residential
- O Open Space

- See Former City of Toronto By-law No. 438-86
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District

Not to Scale
Extracted: 10/23/2025

Attachment 4: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

**To adopt Official Plan Amendment ### for the City of Toronto respecting the
lands known municipally in the year 2024, as 630 Spadina Avenue.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as
amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public
and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ### to the Official Plan is hereby adopted pursuant to
the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 864 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
630 SPADINA AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands municipally known in the year 2024 as 630 Spadina Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix 1.
2. Chapter 6, Section 41, Downtown Secondary Plan, Map 41-3, Mixed Use Areas, is amended by adding the lands municipally known in the year 2024 as 630 Spadina Avenue to *Mixed Use Areas 3 – Main Street*, as shown on the attached Appendix 2.
3. Chapter 6, Section 41, Downtown Secondary Plan, Map 41-3-C, Mixed Use Areas – Main Street, is amended by adding the lands municipally known in the year 2024 as 630 Spadina Avenue to *Mixed Use Areas 3 – Main Street*, as shown on the attached Appendix 2.

Appendix 1



630 Spadina Avenue

Official Plan Amendment #864

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

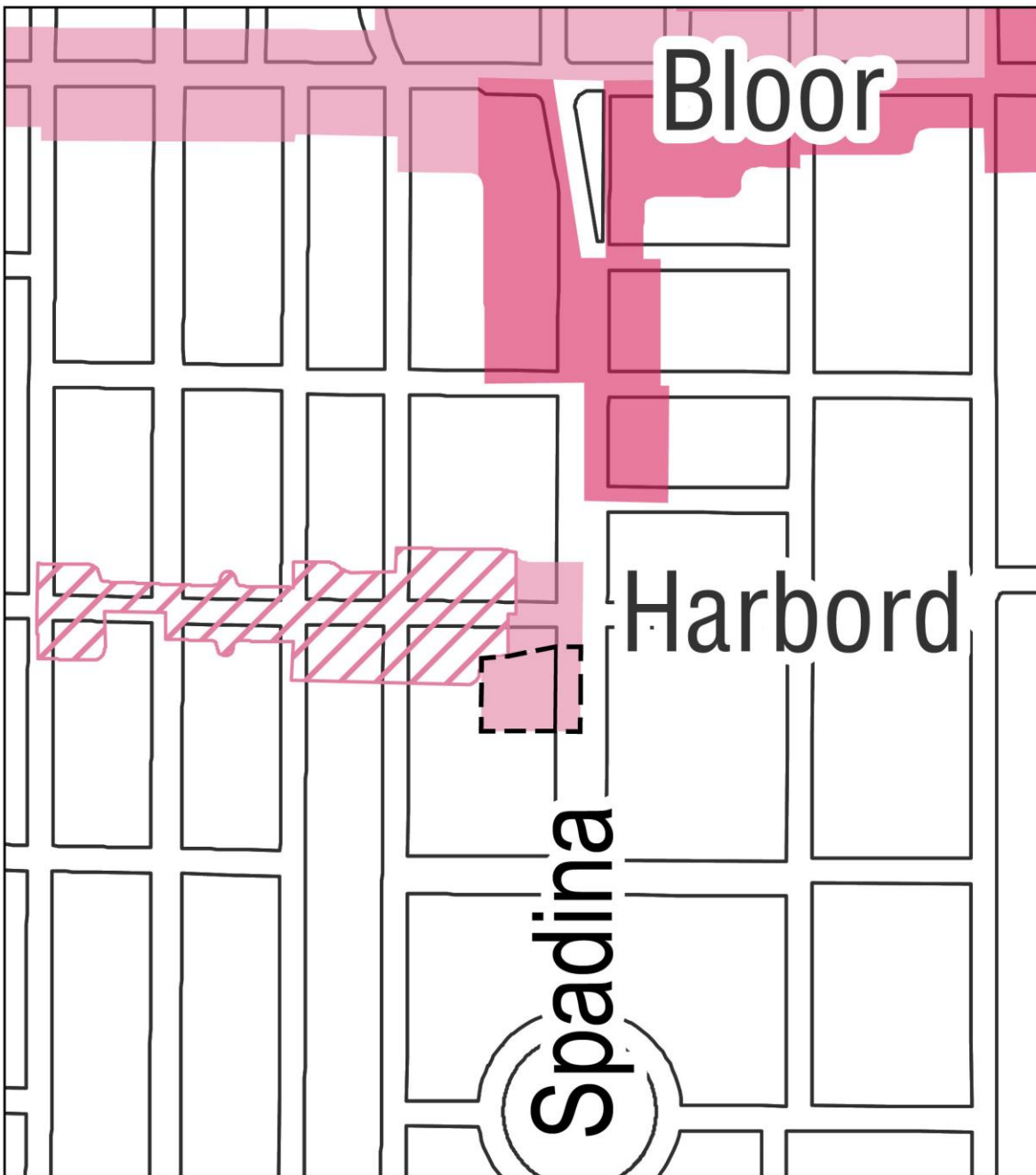
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 Mixed Use Areas



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Appendix 2




Official Plan Amendment #864

Downtown Secondary Plan Map 41-3

630 Spadina Avenue

File #: 18 161814 STE 20 02

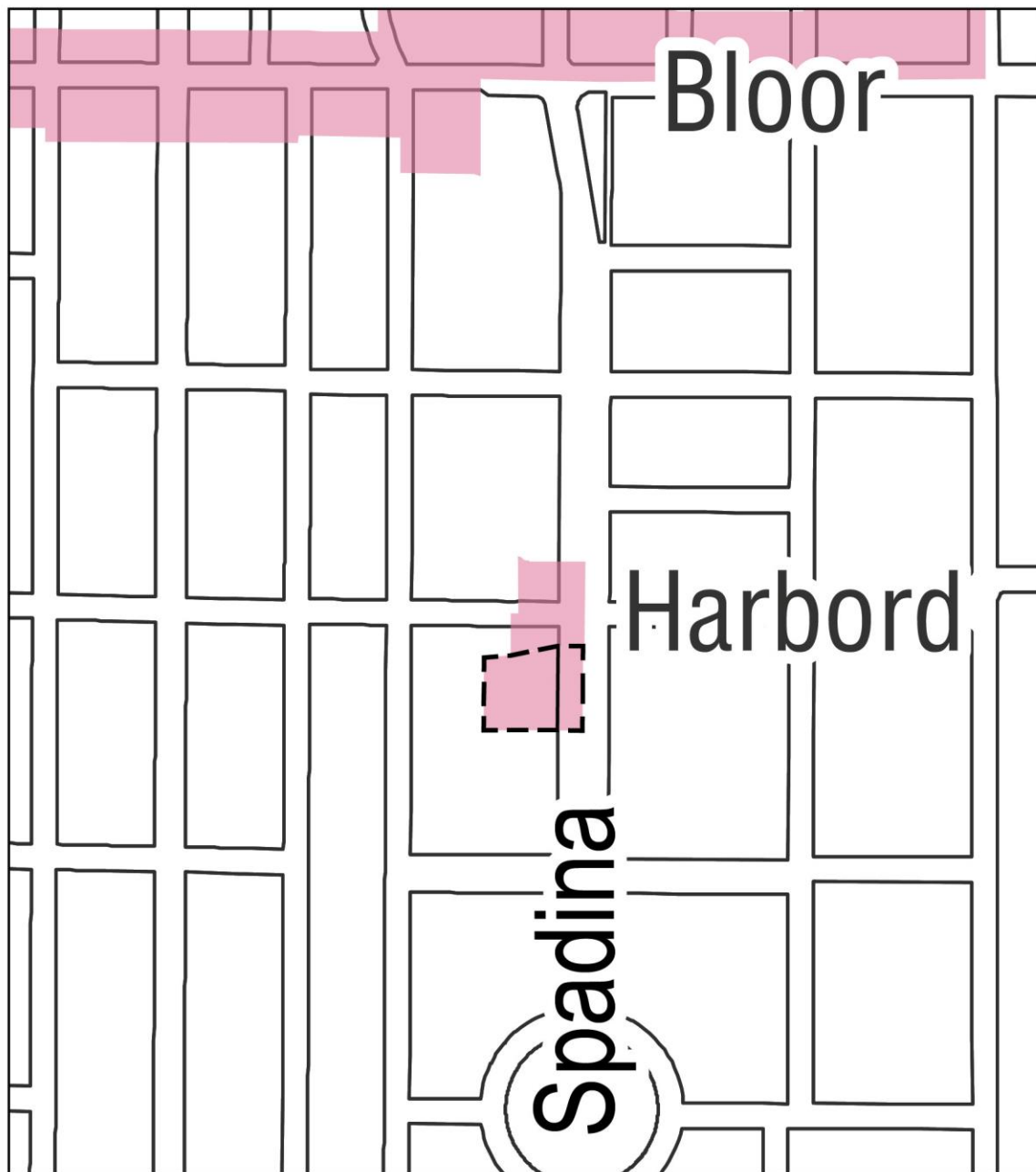
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local

 Location of application to be designated
Mixed Use Areas 3 - Main Street



Not to Scale
11/03/2025

Appendix 3




Official Plan Amendment #864
Downtown Secondary Plan Map 41-3

630 Spadina Avenue

File #: 18 161814 STE 20 0Z

 Mixed Use Areas 3 - Main Street

 Location of application to be designated
Mixed Use Areas 3 - Main Street



Not to Scale
11/03/2025