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June 4, 2025

By Email

Toronto and East York Community Council
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Council Members:

**Re: TE23.12 - St. Clair Avenue West and Bathurst Street Planning Framework
and Forest Hill Village Urban Design Guidelines Review
South Forest Hill Residents Association**

We represent the South Forest Hill Residents Association (the "SFHRA"), a group of residents who advocate for and support good development in South Forest Hill.

We understand that Council has directed staff to review and update the *St. Clair Avenue West and Bathurst Street Planning Framework (2019)* and *Forest Hill Village Urban Design Guidelines (2015)*, and staff are targeting to bring to Community Council a final version of a new *St Clair Avenue West, Bathurst Street and Forest Hill Village Planning Framework* in Q4 2025.

Our client supports the creation of updated development guidelines that both respond to and balance recent Provincial and City policy initiatives, including PMTSA policies and EHON policies, with the Official Plan objective that new development should respect the distinct character and context a neighbourhood. As staff acknowledge, the Forest Hill Village has a distinct 'small town character', while Spadina Road has a distinct 'main street character'. It is of utmost importance that this character be maintained in the context of allowing the creation of more housing. Part of this is the creation of an updated Public Realm Network Plan and the identification of defined character areas with associated protections built in.

It is also of utmost importance that the intensification that is permitted addresses the housing crisis that is driving these new policies. In other words, that the new units that are being built are meeting housing needs.

To reiterate, the SFHRA is not advocating for no development or non-intensification. Rather the SHFRA is advocating for development that fits within the existing neighborhood, protects the public realm, does not threaten to destabilize the Forest Hill



Village or the broader Forest Hill area with over-development, and addresses the housing crisis.

The SFHRA requests that it be included in any future community consultations for this study / review, and requests to be kept updated on the progress of this study / review. Notice should be sent to:

jshapira@woodbull.ca

aadams@woodbull.ca

southforesthilla@gmail.com

Yours very truly,

WOOD BULL LLP

A handwritten signature in blue ink, appearing to read "Jshapira", written over a light blue circular stamp.

Johanna Shapira
JRS

cc: South Forest Hill Residents Association