

390, 394, 396 and 398 Spadina Road - Zoning By-law Amendment Application - Decision Report - Approval

Date: April 14, 2026

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 25 266399 STE 12 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 49.2-metre (14-storeys excluding mechanical penthouse) mixed-use building at 390, 394, 396 and 398 Spadina Road. The proposed building includes 54 residential units, with a total gross floor area of 9,430 square metres, including 584 square metres of gross floor area for non-residential uses.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 390, 394, 396 and 398 Spadina Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council require the owner to provide a Tenant Assistance Plan for tenants of the 5 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.
4. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to provide a lawyer's undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Recommendation 3 above.

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 July 15, 2016, City Council refused an application for a Zoning By-law Amendment to permit a 9-storey mixed-use building on the subject site. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2016.TE17.22>

The applicant appealed the refusal decision to the Ontario Land Tribunal, and the parties participated in mediation. A Request for Directions report was considered by City Council on February 1, 2018. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2018.CC36.6>

A settlement was reached to allow a 6-storey mixed-use building with a 3-storey base, stepbacks on upper floors, and a 1.98-metre lane widening, subject to conditions. The Ontario Land Tribunal approved the Zoning By-law Amendment in principle, however, a final order was never issued. A report to City Council with details of the settlement was considered by City Council on March 26 and 27, 2018. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2018.CC38.5>

A pre-application meeting was held on May 14, 2024 for a new Zoning By-law Amendment application. The current application was submitted and deemed complete on December 18, 2025.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northwest corner of Spadina Road and Montclair Avenue. It has frontages of 36.7 metres on Spadina Road and 36.5 metres on Montclair Avenue, with a total lot area of approximately 1,343 square metres. Nick Vitantonio Lane runs along the rear of the subject site and provides access to a surface parking area.

The site is located at the southern boundary of Forest Hill Village which is a commercial-retail area on Spadina Road that extends north of Thelma Avenue.

Existing Uses

Three 2-storey mixed-use buildings occupy the site. Within the existing buildings, there is approximately 344 square metres of retail floor area across 8 retail units, 5 occupied residential rental units, and a vacant unit formerly used as an office.

Surrounding Uses

To the north, a 4-storey apartment building at 404 Spadina Road abuts the subject site. 404 Spadina Road is listed on the City's Heritage Register. Along Spadina Road are 2- and 3-storey mixed-use buildings. They generally consist of ground floor commercial uses with office or residential uses on upper floors.

On Spadina Road, south of the subject site and to the east of Spadina Road, there is a low-rise residential neighbourhood consisting of detached houses, townhouses and walk-up apartment buildings.

To the west of the subject site, there are 6- and 7-storey apartment buildings on Montclair Avenue, Lonsdale Road and Lower Village Gate. A 20- and 21-storey residential development is under construction at 63-91 Montclair Avenue. To the southwest of the subject site, between Bantry Avenue and St. Clair Avenue West, there are existing residential apartment buildings ranging between 4- and 30-storeys. Closer to St. Clair Avenue West subway station, there are approved buildings of up to 41-storeys in height.

To the west and north, beyond the residential neighbourhood, Cedarvale Ravine extends from the north side of Tichester Road and Heath Street West to Spadina Road; Suydam Park is located within the ravine between Relmar Road and Spadina Road. Montclair Parkette is located directly across the road from the subject site. Additionally, Sir Winston Churchill Park and Nordheimer Ravine are within 500 metres of the subject site on the south side of St. Clair Avenue West.

Short term on-street parking is available on Spadina Road and side streets, including Montclair Avenue and Lonsdale Road. Approximately 150 metres north of the subject site is a Toronto Parking Authority lot with 55 vehicle parking spaces.

THE APPLICATION

Description

A 49.2 metre (14-storeys, excluding mechanical penthouse) mixed-use building with ground floor retail.

Density

The Zoning By-law amendment would permit a total maximum gross floor area of 9,500 square metres (7.07 times the lot area), including a maximum residential gross floor area of 8,900 square metres and a minimum non-residential gross floor area of 500 square metres.

Dwelling Units

The proposal includes 54 dwelling units, 10 one-bedroom (19%), 24 two-bedroom (44%) and 20 three-bedroom (37%), as illustrated in the architectural plans.

Non-Residential Component

According to the architectural plans, the proposal includes approximately 584 square metres of non-residential gross floor area on the ground floor along Spadina Road.

Amenity

A total of 234 square metres (4.4 square metres per unit) of amenity space is proposed in the architectural plans, consisting of 116 square metres of indoor amenity space (2.2 square metres per unit) and 118 square metres of outdoor amenity space (2.2 square metres per unit).

Access, Parking and Loading

Pedestrian access to the residential lobby is provided from Montclair Avenue. The retail units are accessed from Spadina Road. Short-term bicycle parking is provided at grade near both entrances, with long-term bicycle parking located within the building.

Vehicular access is from Nick Vitantonio Lane via Montclair Avenue, providing access to an underground parking garage and an internal loading area. The proposal includes 72 vehicle parking spaces within a three-level underground garage (57 resident, 15 visitor, including 5 accessible spaces).

Laneway Widening

A 1.98 metre lane widening along the east limit of Nick Vitantonio Lane is proposed to be conveyed to the City.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, and elevations of the proposal. 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/390SpadinaRd

Reasons for Application

The proposed development requires an amendment to Zoning By-law 569-2013 to increase the permitted height and density, and modify other performance standards.

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 Zoning By-law Amendment including associated conditions of approval.

POLICY 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 designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map. 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.

St. Clair West Protected Major Transit Station Area

The site is located within the St. Clair West Protected Major Transit Station Area (PMTSA), associated with Site and Area Specific Policy (SASP) 717. Specifically, the site is within approximately 288 metres of the St. Clair West station. Within a PMTSA, for lands designated Mixed Use Areas, Apartment Neighbourhoods, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 6.0, or more, when the lands are located within 200 to 500 metres of a station. The site has a minimum FSI of 2.0. Development is not required to provide vehicle parking within a PMTSA.

Inclusionary Zoning applies within PMTSAs, however, under current transition, applications deemed complete before July 1, 2027, are exempt.

Zoning

The subject site is zoned CR 2.5 (c2.0; r2.0) SS2 (x2246) under Zoning By-law 569-2013 with a maximum height of 12.0 metres. See Attachment 4 of this Report for the existing Zoning By-law Map.

St. Clair Avenue West and Bathurst Street Planning Framework (2026)

The St. Clair Avenue West and Bathurst Street Area Planning Framework was adopted by Toronto and East York Community Council on February 19, 2026. It is in effect and is used by City staff to guide the review of development applications in the area. The Planning Framework sets the vision and goals for the area, a public realm network plan for streets, parks, open spaces, transportation and mobility, and area wide and character area specific objectives.

The Forest Hill Village character area is intended to accommodate growth while maintaining its main street character. It includes objectives related to achieving a lively retail main street on Spadina Road between Montclair Avenue and Thelma Avenue. Within the Public Realm Network Plan, Spadina Road is identified as a Retail Priority Street, directing ground floor setbacks that safely and comfortably accommodate pedestrian movement, space for ground floor uses to spill out onto the street, street trees and landscaping. Montclair Avenue is identified as a Green Boulevard, intended to accommodate street trees and landscaping to achieve a comfortable public realm.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-rise Building Design Guidelines;
- Forest Hill Village Urban Design Guidelines (2026);
- Growing Up Guidelines for Children in Vertical Communities; and
- Retail Design Manual.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was hosted by City staff on February 23, 2026. City staff and the applicant gave presentations to the community. Approximately 86 people attended, as well as a representative from the local Councillor's office.

Through the consultation process, including at meetings and via written correspondence, the following items were raised by the community:

- Building height and density in relation to the Forest Hill Village context and adjacent residential areas;
- Location within a PMTSA, and within 500 metres of St. Clair West station, and implications for height and density, including future City-wide zoning amendments for major transit station areas;
- Replacement of the 8 retail units on Spadina Road and maintaining a vibrant main street;

- Housing tenure and affordability;
- Parking supply, traffic congestion and vehicular circulation, particularly on Montclair Avenue, Lonsdale Road, Nick Vitantonio Lane and Spadina Road, and at intersections; and
- Impact on residential rental units within the adjacent building at 404 Spadina Road.

The issues raised through the community consultation process have been considered through the review of the application and are addressed, where appropriate, in the body of this report.

Additional Public and Stakeholder Engagement

Consultation with the South Forest Hill Residents Association

The Councillor's office, representatives of the South Forest Hill Residents Association, and City staff met on February 13, 2026 to discuss the application. Issues such as building height and massing in the context of Forest Hill Village, the application of PMTSA policies together with other Official Plan policies, a fine-grain retail frontage, loading, servicing and the waste management approach were discussed.

St. Clair Avenue West and Bathurst Street Area Planning Framework Consultation

Staff recently conducted broad engagement through the St. Clair Avenue West and Bathurst Street Area Planning Framework (Planning Framework) and Forest Hill Village Urban Design Guidelines review and update. Consultation activities and events included an interactive mapping activity, in-person and virtual consultation meetings, and pop-ups at local libraries and parks.

Feedback included comments specific to Forest Hill Village and the Spadina Road main street between Montclair Avenue and Strathearn Boulevard, which includes the subject site. Staff heard from residents regarding appropriate streetwall heights, upper-storey stepbacks and the management of density within the new policy context. Feedback included comments specific to the subject property, based on the previous application and settlement, including the street wall, setbacks, stepbacks and retail units.

This input informed the updated Planning Framework and revised Forest Hill Village Urban Design Guidelines adopted by Toronto and East York Community Council on February 19, 2026, and used in the review of this site.

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 proposal consistent with the PPS (2024).

Rental Housing Demolition and Tenant Assistance

The proposal includes the demolition of 5 occupied residential rental dwelling units. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, rent gap assistance, moving allowances, and the services of a leasing agent. Replacement of the rental units is not required as there are fewer than 6 existing rental units proposed to be demolished.

This report includes a recommendation that the Chief Planner and Executive Director, City Planning require that the owner provide a lawyer's undertaking to the City to secure the implementation of the required Tenant Assistance Plan, before introducing the necessary Bills to City Council for enactment.

Built Form

City staff find that the proposed development conforms with the applicable Official Plan policies with respect to built form and massing, and meets the intent of the St. Clair Avenue West and Bathurst Street Area Planning Framework, and the Mid-rise Building and Forest Hill Village Urban Design Guidelines.

Streetwall

The proposal establishes a 3-storey (12.5 metre) street wall on Spadina Road that reinforces the established streetwall height identified in the Forest Hill Village Urban Design Guidelines. The proposed streetwall aligns with the height and setback of the abutting heritage-listed property at 404 Spadina Road. The architectural plans submitted with the application demonstrate façade articulation, materials and storefront rhythm consistent with the Forest Hill Village Urban Design Guidelines.

Massing

At ground level, the building face is set back 4.4 metres from the curb on Spadina Road, including 1.5 metres from the property line, and 6.5 metres from the curb on Montclair Avenue. Future curb realignment on Spadina Road is expected to further increase the curb-to-building face distance on Spadina Road. To the rear, the building is set back 1 metre in addition to a 1.98 metre lane widening.

Above the 3-storey street wall, the building is stepped back 3.0 metres from the Spadina Road and Montclair Avenue frontages. A setback of 5.5 metres is provided on the north side above the second level, helping to mitigate impacts on south facing units in the adjacent building. To the rear, the building steps back 1 metre above the third level to provide a setback of 5.5 metres from the centreline of Nick Vitantonio Lane. The

combined width of the existing laneway, the 1.98 metre lane widening, and side yard setback from the building at 60 Montclair Avenue, provide an appropriate relationship between the proposed building and the 7-storey building at 60 Montclair Avenue. Additional stepbacks of 3.0 metres are provided above the 10th and 14th storeys on the east side (Spadina Road frontage). The mechanical penthouse will be set back at least 1 metre from the edge of the floor below to limit visibility.

These setbacks and stepbacks implement the recently adopted Forest Hill Village Urban Design Guidelines by reinforcing the established streetwall height, reducing perceived height and providing appropriate transition to adjacent properties.

Height and Density

The proposed height of 49.2 metres (14 storeys, excluding the mechanical penthouse) is acceptable in this context. The development has an FSI of approximately 7, where an FSI of 6.0, or more, is permitted. The proposed building is massed to mitigate the impact on the public realm and neighbouring properties.

The subject site is large enough to allow for appropriate setbacks and stepbacks that implement the Mid-rise Building and Forest Hill Village Urban Design Guidelines. The 3-storey streetwall and stepbacks above the third storey mitigate pedestrian perception of the building massing. In response to community concerns related to access to sky view, the stepback on the south side of the building was increased to 3 metres from the original proposal. The stepbacks on the north and south sides of the building and stepping on the front of the building maintain access to sky-view and limit the extent of shadowing on the Spadina Road right-of-way.

Non-Residential Uses

The proposal includes 584 square metres of non-residential floor area on the ground floor, facing Spadina Road. The proposed non-residential floor area replaces approximately 344 square metres of existing non-residential floor area, an increase of approximately 240 square metres. The building has been designed to have the appearance of three distinct retail units on Spadina Road, reflecting a storefront rhythm consistent with the Forest Hill Village Urban Design Guidelines. Design of non-residential space and the corresponding façade will be reviewed during Site Plan Control.

Public Realm and Streetscape

City staff are satisfied that the proposed development conforms with the applicable public realm policies of the Official Plan, and objectives in the St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines, including achieving animated, landscaped and comfortable publicly accessible spaces.

On Spadina Road, the curb-to-building face setback of approximately 4.4 metres will accommodate a minimum 2.1-metre pedestrian clearway, street trees, and allow for an active retail frontage, achieving the Retail Priority Street objectives identified for this

section of Spadina Road in the Planning Framework. On Montclair Avenue, a 6.5-metre curb-to-building face allows for landscaping consistent with the Planning Framework's Green Boulevard objectives, improving comfort and shade. Landscaping, street furniture and paving treatments will be reviewed through Site Plan Control to support an animated, comfortable and accessible public realm that reinforces a main-street condition on Spadina Road and a more pleasant and comfortable public realm on Montclair Avenue.

Tree Preservation

An Arborist Report identified eight trees (two private, three City owned, one neighbour, and two shared/boundary) on or surrounding the subject site. The applicant proposes the retention and preservation of the three City owned street trees. Any required permits to injure or remove trees under Chapter 813 will be secured and replacement planting provided to meet compensation requirements. Tree protection measures will be secured through the applicable permit process.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. According to the architectural plans, the development would result in 44% two-bedroom and 37% three-bedroom units. However, the Zoning By-law Amendment secures the unit mix of 15% two-bedroom and 10% three-bedroom units, which meets the policy direction of the Official Plan, and the intent of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

Shadow Impact

A Shadow Study, completed by Giannone Petricone Architects, shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21).

Staff have assessed the incremental impact that would result from the proposed development, particularly on shadow-sensitive areas. Given the site's location within an urban context, the shadow impacts are considered acceptable and consistent with the planned context for the area.

Wind Impact

A Pedestrian-Level Wind Study prepared by Gradient Wind Engineering Inc. indicates that the areas on and around the site will be suitable for their intended uses throughout the year. No areas on or surrounding the site will experience conditions that are considered unsafe.

Sidewalks along Spadina Road and Montclair Avenue are predicted to be comfortable for walking or better year-round, with standing or better conditions expected in the

public realm for most seasons. The on-site outdoor terrace is expected to achieve sitting or standing conditions in warmer months.

Staff are satisfied with the assessment, conclusions, and recommendations contained within the Pedestrian Level Wind Study.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management reports and revisions are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure. Development Engineering recommends that the zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when conditions set out in the By-law are satisfied.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

Development Engineering recommends that the zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when the following are fulfilled:

- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Laneway Widening

The site abuts a rear public laneway with an approximate width of 3.05 metres. To satisfy the Official Plan requirement for a 6.0-metre-wide laneway, a 1.98-metre strip of land along the west edge of the site is required and proposed to be conveyed to the City.

Traffic Impact and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for the proposed building. The study concludes that the surrounding road network can accommodate the additional trips generated by the proposal, with minor increases in peak-hour vehicle trips. No improvements to surrounding intersections or signalized locations are required to support the proposal. Transportation Services staff have reviewed the study and are satisfied with its conclusions.

A Type 'C' loading space is proposed to take accessed from the rear public laneway. Private waste collection will be required to service the building, as it will not be eligible for City waste collections services.

Heritage Impact

The properties that make up the subject site are not listed or designated under the Ontario Heritage Act. An adjacent property to the north at 404 Spadina Road is listed on the City's Heritage Register, and there are additional listed and designated properties in proximity to the subject site, including 385 Spadina Road. A Heritage Impact Assessment (HIA) prepared by ERA Architects concludes that the proposal will conserve, and will not negatively impact, the heritage value of adjacent heritage resources. The HIA finds the proposal conforms to applicable municipal heritage policies and aligns with recognized standards and best practices in heritage conservation. Staff accept the findings of the HIA. The 3-storey streetwall on Spadina Road, upper-storey setbacks and proposed materials support the Village's main-street character identified in the Forest Hill Village Urban Design Guidelines. Detailed conservation measures, including final materials, storefront proportions and signage, will be reviewed through Site Plan Control to ensure the proposed building respects and is sensitive to the adjacent heritage property, in consultation with Heritage Planning.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Site Plan
Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 390, 394, 396 and 398 Spadina Road **Date Received:** December 2025

Application Number: 25 266399 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 14-storey mixed-use building.

Applicant	Agent	Architect	Owner
WND Associates	Kevin McKrow	Giannone Petricone Associates	394-396 Spadina Investments Ltd. And 2449422 Ontario Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 717

Zoning: CR 2.5 (c2.0;
r2.0) SS2
(x2246) Heritage Designation: N

Height Limit (m): 49.2 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,343.1 Frontage (m): 36.7 Depth (m): 36.5

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	344	0	845.7	845.7
Residential GFA (sq m):	Unknown	0	8,845.8	8,845.8
Non-Residential GFA (sq m):	344	0	584.6	584.6
Total GFA (sq m):	Unknown	0	9,430.4	9,430.4
Height - Storeys:	2	0	14	14
Height - Metres:	Unknown	0	49.2	49.2

Lot Coverage Ratio (%): 81% Floor Space Index: 7.02

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8845.8	0
Retail GFA:	584.6	0

Residential Units by Tenure	Existing	Proposed	Total
Condominium:	0	54	54
Rental:	5	0	0
Total Units:	5	54	54

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	0	10	24	20
Total Units:	0	10	24	20

Parking and Loading

Parking Spaces:	72	Bicycle Parking Spaces:	77	Loading Docks:	1
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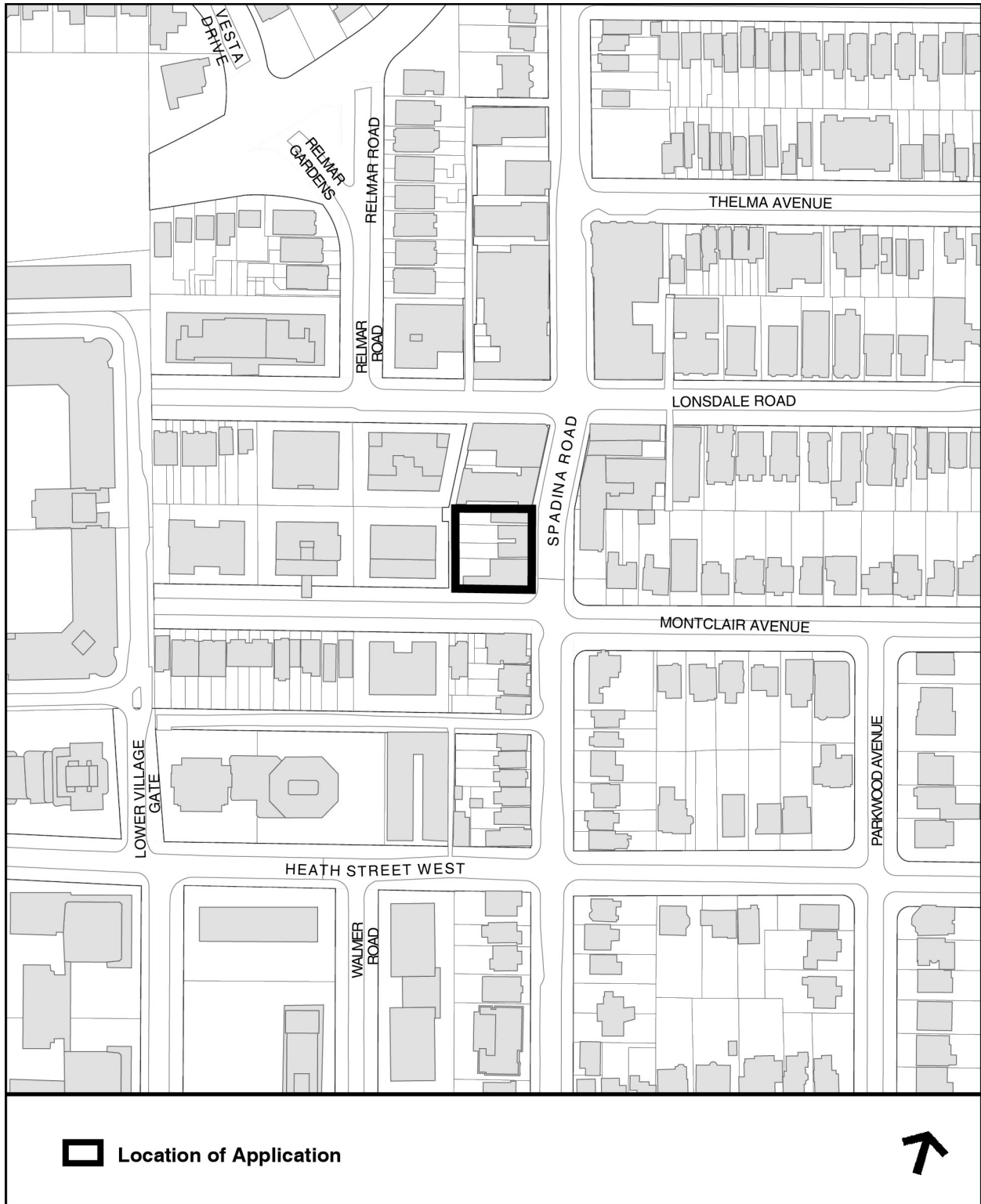
CONTACT:

Dylan Dewsbury, Senior Planner

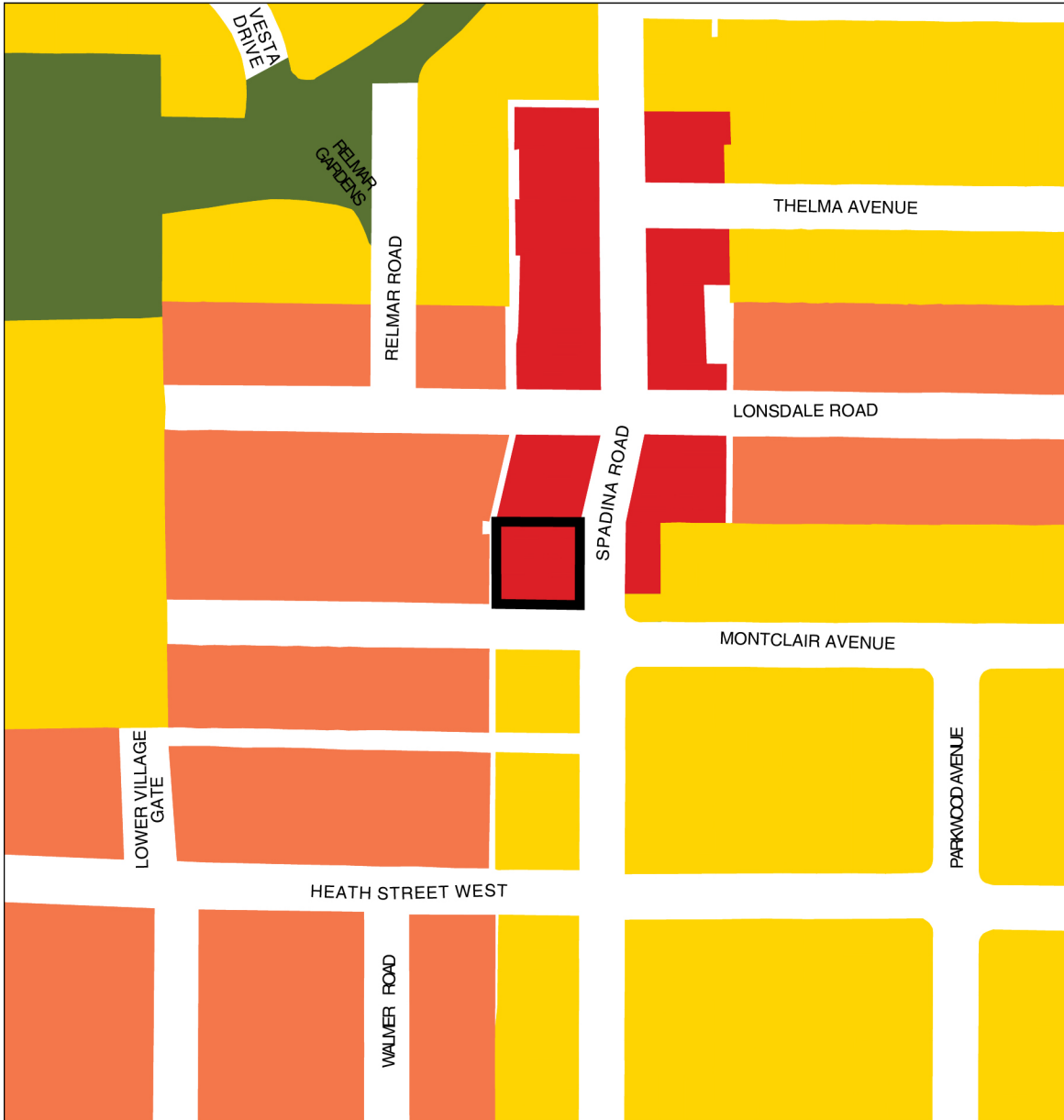
Tel. No. 416-392-6072

E-mail: dylan.dewsbury@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

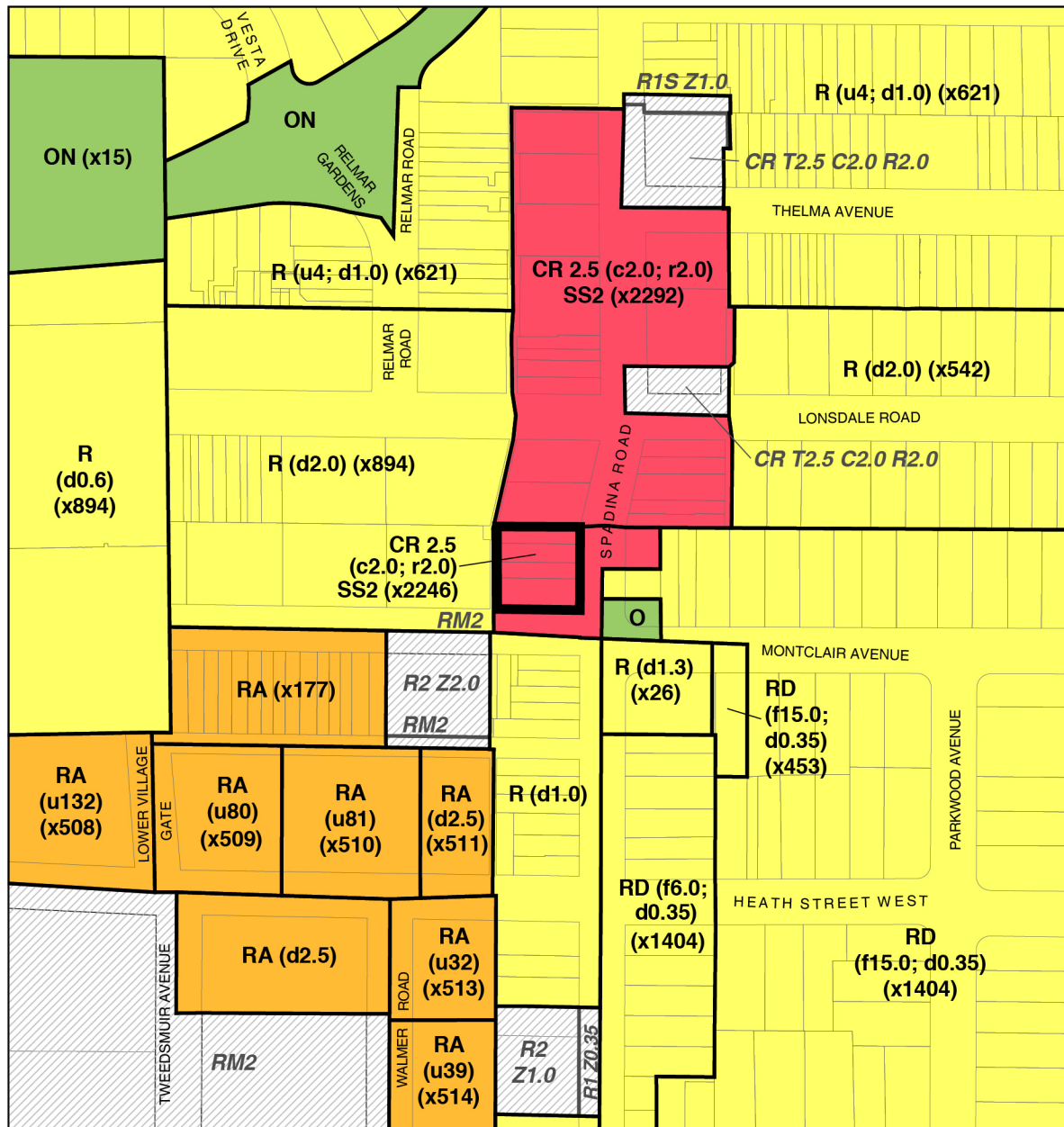
390-398 Spadina Road

File # 25 266399 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas


 Not to Scale
 Extracted: 02/09/2026

Attachment 4: Existing Zoning By-law Map










Zoning By-law 569-2013

390-398 Spadina Road

File # 25 266399 STE 12 0Z

-  Location of Application
-  R Residential
-  RD Residential Detached
-  RA Residential Apartment
-  CR Commercial Residential
-  O Open Space
-  ON Open Space Natural

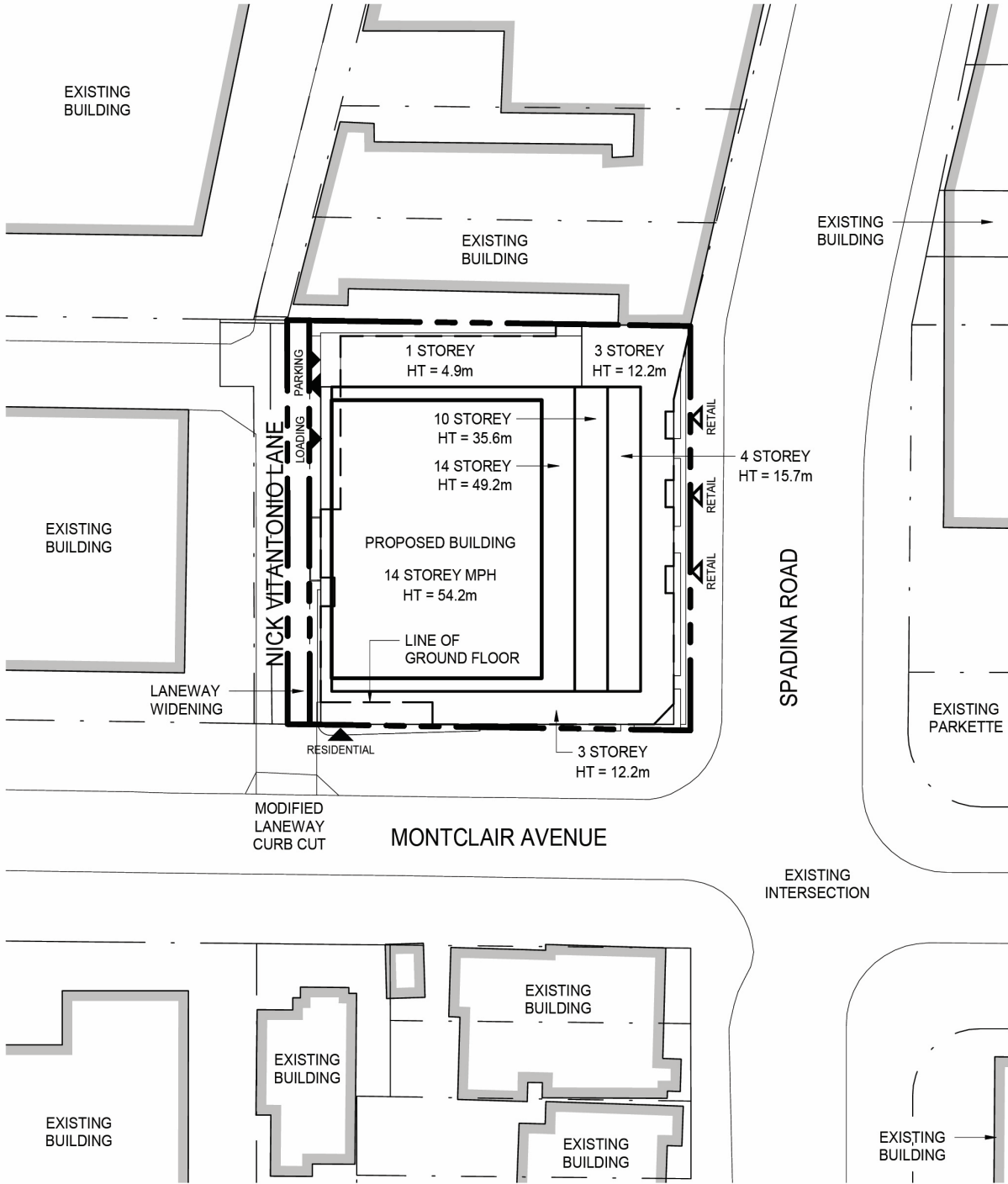
-  See Former City of Toronto By-law No. 438-86
-  R1 Residential District
-  R1S Residential District
-  R2 Residential District
-  CR Mixed-Use District
-  See Former City of York By-law No. 1-83
-  RM2 Residential Multiple Zone

↑
Not to Scale
Extracted: 02/09/2026

Attachment 5: Draft Zoning By-law Amendment

To be available prior to the April 30, 2026 Toronto and East York Community Council Meeting.

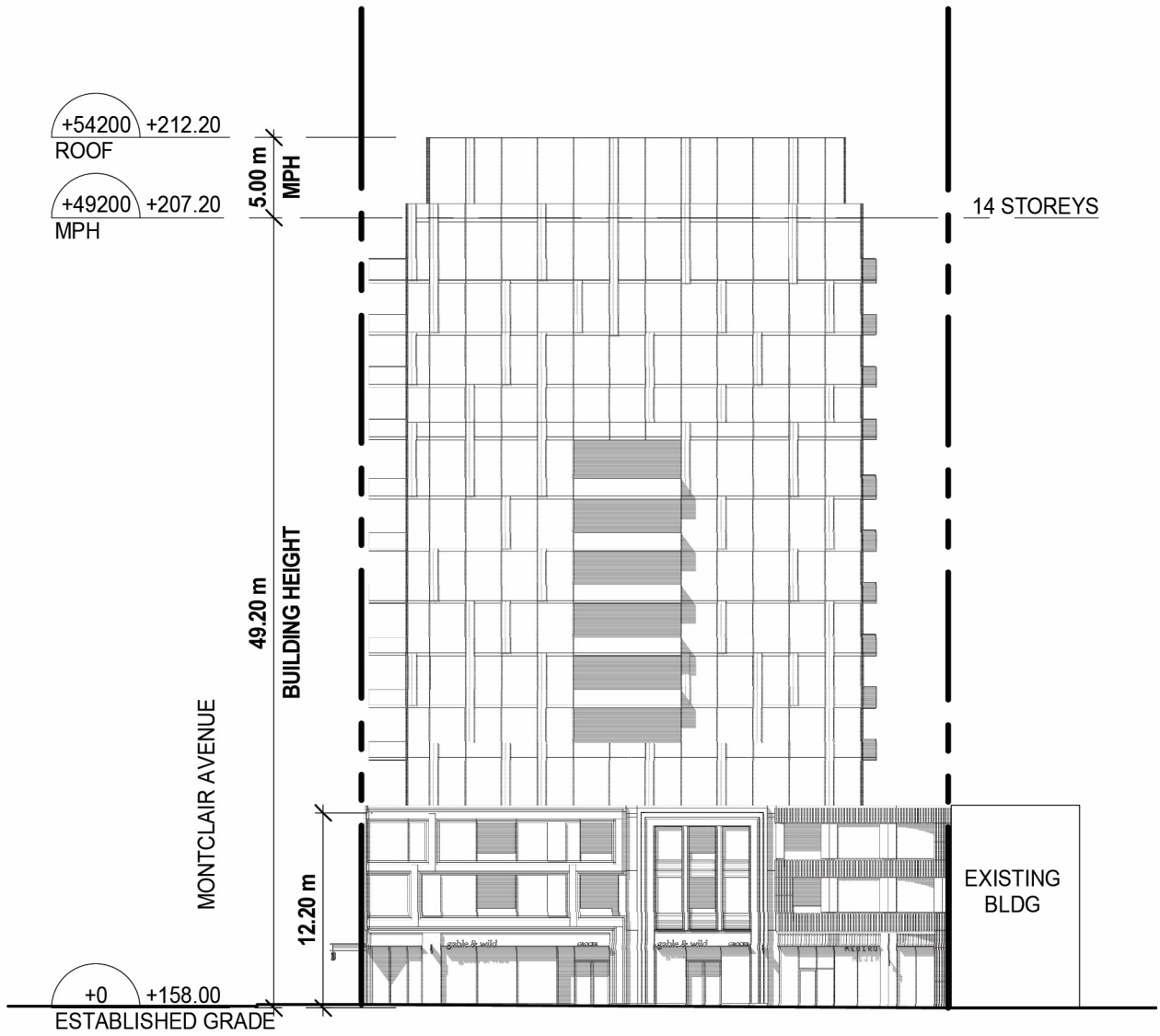
Attachment 6: Site Plan



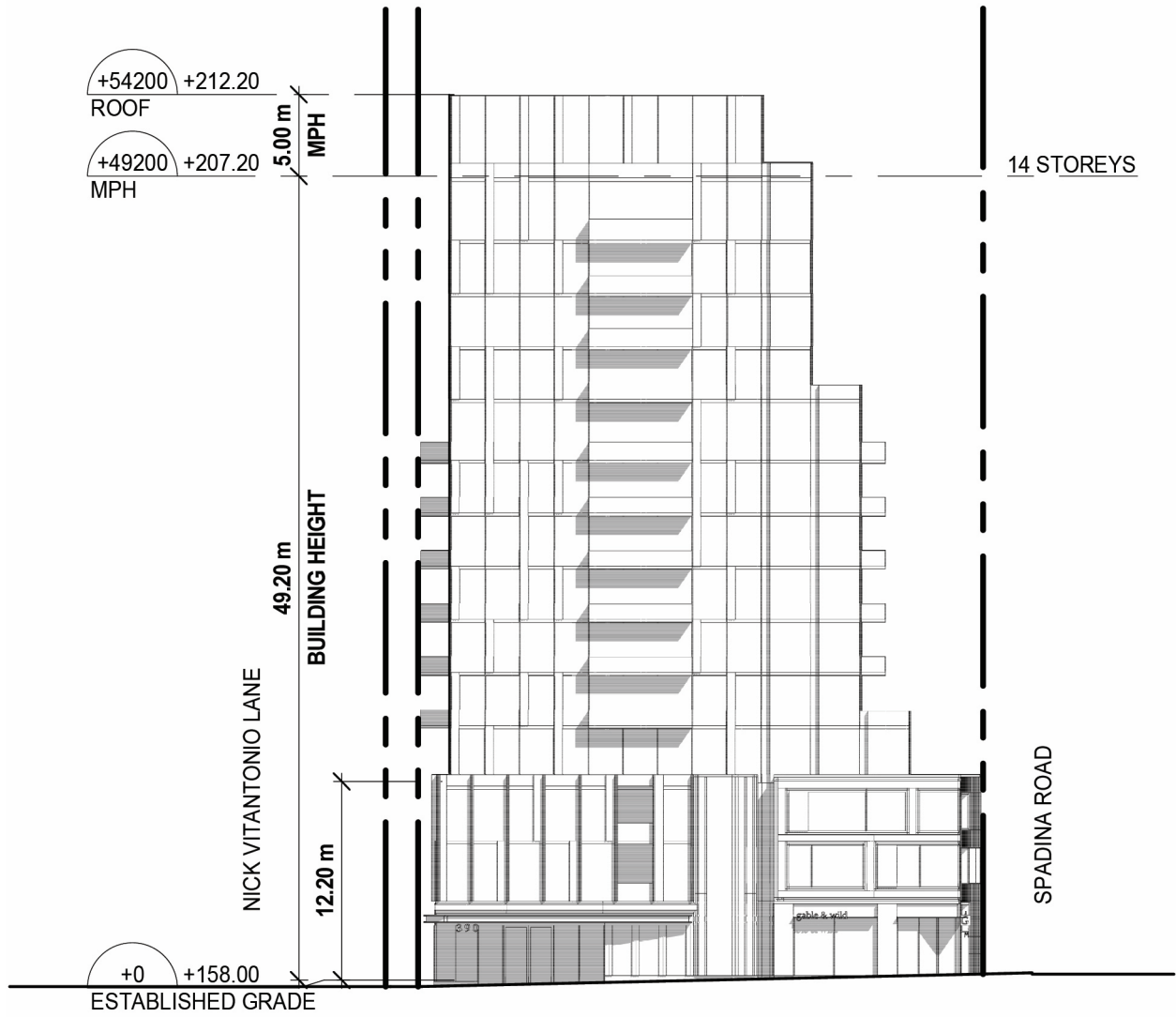
Site Plan



Attachment 7: Elevations



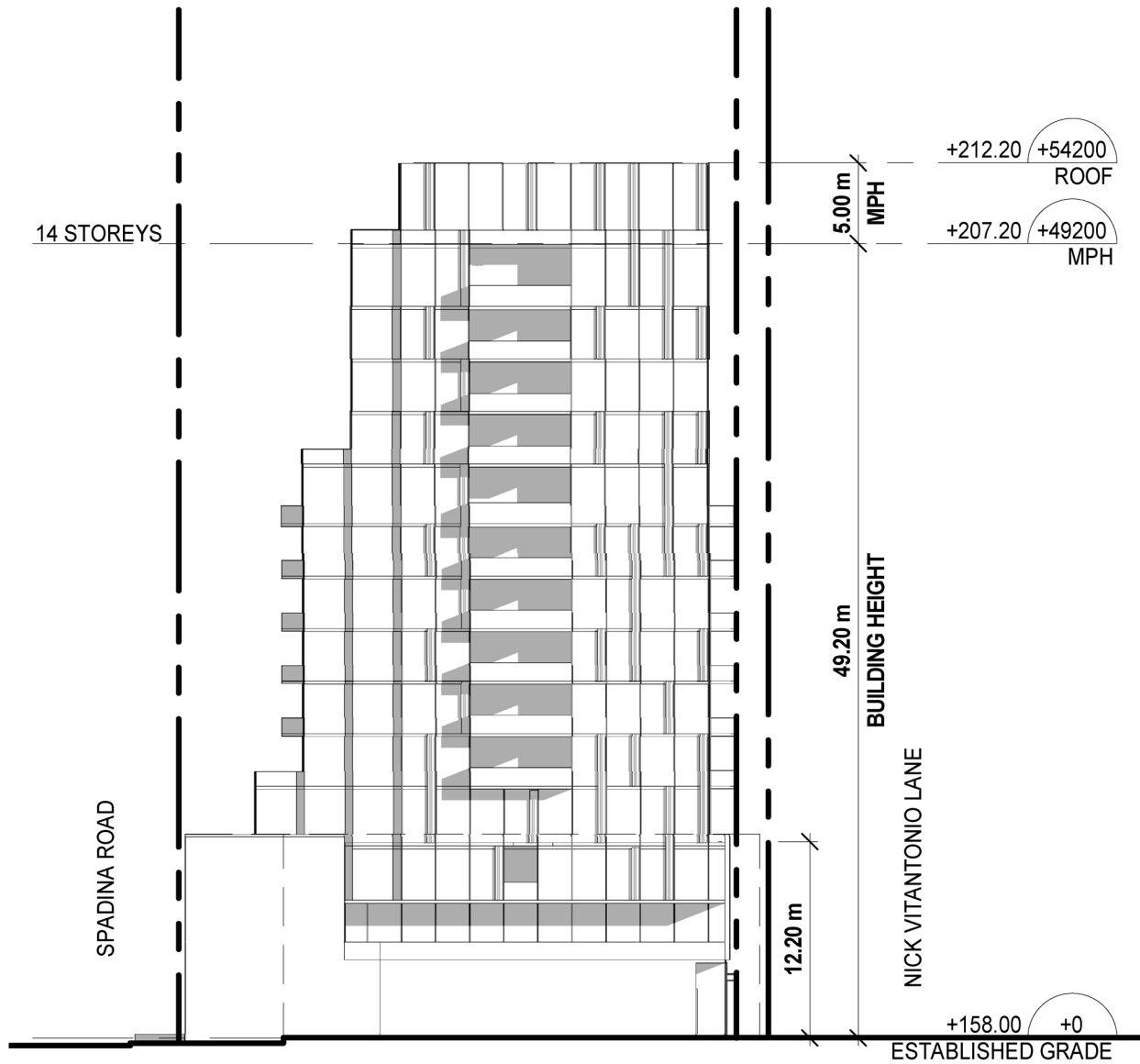
East Elevation



South Elevation



West Elevation



North Elevation