



BOUSFIELDS INC.

February 18, 2026

Project No. 24P599

Delivered Via Email to teycc@toronto.ca

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West - Committee Room 1
Toronto, ON
M5H 2N2

Dear Mr. Chair and Members of Community Council:

**Re: TE29.15: St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines Review - Final Report
467 & 469 Spadina Road**

Bousfields Inc. is the planning consultant for PS SpiceCart Spadina Road Inc. (the “**Owner**”), with respect to the lands located at the northeast corner of Spadina Road and Coulson Avenue, municipally known as 467 and 469 Spadina Road in the City of Toronto (the “**subject site**” or “**site**”).

We are writing on behalf of the Owner regarding the proposed St. Clair Avenue West and Bathurst Street Planning Framework (the “**Planning Framework**”) and accompanying Forest Hill Village Urban Design Guidelines (the “**Urban Design Guidelines**” or “**Guidelines**”). The purpose of this letter is to provide our comments and request clarification with respect to the Planning Framework and Urban Design Guidelines as it relates to the subject site.

Subject Site

The site is located at the northeast corner of Spadina Road and Coulson Avenue and is approximately 562 square metres in size with a frontage of approximately 37.0 metres along Spadina Road, which is identified as a Major Street on Map 3 in the City of Toronto Official Plan. With respect to land-use, the subject site is designated *Neighbourhoods* on Map 17 in the City of Toronto Official Plan. With respect to the Planning Framework, the subject site is located within the Forest Hill Village Character Area (Character Area D: Forest Hill Village).

Background

On June 27, 2024, City Council adopted Official Plan Amendment 727 (By-law No. 609-2024). Official Plan Amendment 727 permits residential apartment buildings up to 6-storeys on lands designated *Neighbourhoods*, along Major Streets. By virtue of Spadina Roads' designation as a Major Street in the City of Toronto Official Plan, OPA 727 effectively removes the requirement for what would otherwise be an Official Plan Amendment application to achieve a building height of 6-storeys.

On the same date, City Council adopted Zoning By-law 608-2024, amending City-wide Zoning By-law No. 569-2013, as amended. By-law 608-2024 introduces a range of new performance standards to support the implementation OPA 727, including maximum building heights expressed in metric measurements, and updated minimum setback requirements.

Comments on Item TE29.15

Urban Design Guideline Applicability

Our reading of the Planning Framework and Urban Design Guidelines indicates that the Guidelines apply to sites within the Forest Hill Village Character Area that are designated *Mixed Use Areas* in the City of Toronto Official Plan. Based on this, we interpret the Guidelines as **not** applying to sites within the Forest Hill Village Character Area that are designated *Neighbourhoods* or any other land use designation aside from *Mixed Use Areas*.

*We respectfully request that planning staff confirm this interpretation regarding the applicability of the Urban Design Guidelines to sites located within the Forest Hill Village Character Area and **not** designated Mixed Use Areas.*

Built Form Permissions Along Major Streets

As outlined earlier in this letter, the site's location along a Major Street, together with the permissions established through Official Plan Amendment 727 and By-law 608-2024, permits a 6-storey apartment building as-of-right. However, the current Planning Framework and Urban Design Guidelines do not explicitly acknowledge these permissions for properties designated *Neighbourhoods* along Major Streets.

We respectfully request that Planning Staff confirm that the Guidelines will not be applied in a manner that restricts or conflicts with the as-of-right permissions established through OPA 727 and By-law 608-2024. We further request that Planning Staff review the

Guidelines to ensure that they are consistent with city-wide permissions for Neighbourhoods designated lands on Major Streets.

Conclusion

As outlined in this letter, we request that Planning Staff undertake further review the St. Clair Avenue West and Bathurst Street Planning Framework and Forest Hill Village Urban Design Guidelines to ensure that they are applied in a manner that is consistent with the City of Toronto Official Plan and with the overarching permissions contained in Zoning By-law 569-2013, as amended. Furthermore, we kindly request that Planning Staff review and confirm our interpretations regarding the application of these documents to lands within the Forest Hill Village Character Area that are designated *Neighbourhoods*.

Thank you for your consideration of these comments. If you require any clarification or wish to discuss these matters further, please do not hesitate to contact the undersigned.

Respectfully Submitted,
Bousfields Inc.



Tony Volpentesta, MCIP, RPP
Partner

cc: *client*