

From: [Dorothy Kochanski](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] My comments for 2026.TE32.9 on April 30, 2026 Toronto and East York Community Council
Date: April 28, 2026 3:11:36 PM

To the City Clerk:

Please add my comments to the agenda for the April 30, 2026 Toronto and East York Community Council meeting on item 2026.TE32.9, 390, 394, 396 and 398 Spadina Road - Zoning By-law Amendment Application - Decision Report - Approval

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Subject: Request to Defer Agenda Item TE32.9 – 390, 396, and 398 Spadina Road – Zoning By-law Amendment Application

Dear Members of the Toronto and East York Community Council

I am writing to formally request the **deferral of Agenda Item TE32.9** at the April 30th meeting, regarding the proposed Zoning By-law Amendment for 390, 394, 396 and 398 Spadina Road.

I write as a long-standing resident of Forest Hill Village—over 40 years in the community, more than 20 years on Lonsdale Road, and nearly 20 years at 60 Montclair Avenue. I also serve as President of the Board of Directors at 60 Montclair (The Montclair Co-Ownership Inc.), representing a community of co-owners who will be directly impacted by this development.

This request is not about opposing development. It is about ensuring that growth is thoughtful, proportionate, and grounded in the realities of the neighbourhood.

Our request for deferral is based first and foremost on a lack of adequate community consultation. A Planning & Development Review Community Consultation Meeting was held on February 23, 2026; however, no notice of this meeting was received by residents or the Board of 60 Montclair Avenue, despite being one of the most directly impacted properties. Additionally, ongoing notices and updates related to this application have not been posted or delivered to residents of 60 Montclair, further limiting awareness and participation.

We respectfully request that City staff be directed to undertake further engagement with:

- The Board and residents of 60 Montclair Avenue

- The South Forest Hill Residents Association

There remain several critical considerations that require further discussion:

Accessibility & Safety

Accessibility to 60 Montclair is primarily served through the Nick Vitantonio laneway, which functions as the only accessible entry point to the building for many residents, including those using mobility devices, strollers, and service access. Any intensification of laneway use or disruption during and after construction raises significant concerns regarding safe access, as well as emergency vehicle entry.

Functional Infrastructure

The anticipated increase in traffic and congestion on Montclair Avenue, Lonsdale Road, and the Nick Vitantonio laneway is significant. The laneway is not designed to support intensified use for servicing, loading, and garbage collection at the scale proposed.

Setbacks & Future Rights

The proposed setbacks raise two key concerns. Along Spadina Road, the proximity of the building to the street introduces safety considerations and has the potential to further intensify congestion at an already busy intersection.

Equally important are the proposed setbacks along the laneway, which may constrain the future redevelopment potential of 60 Montclair Avenue. The ability to redevelop our property is a fundamental right, and one that we will seek to fully preserve. Any proposal that limits or compromises this right requires careful consideration and appropriate adjustment.

Community Space & Livability

Our rooftop terrace is the only shared outdoor space available to residents. It is a vital part of our community—used for gathering, gardening, and even hosting meetings. The proposed 14-storey building will cast significant shadow over this space, materially impacting its usability and value.

Neighbourhood Fit & Character

Forest Hill Village is defined by its scale, walkability, and sense of community. Spadina Road and the surrounding area already experience significant congestion, and the existing infrastructure is not designed to support this level of intensification. There is a real concern that, without careful consideration, the Village will lose the character and charm that make it a thriving, livable neighbourhood—becoming instead overbuilt, congested and without the infrastructure to support it.

We want to ensure that this development is approached with the care and consideration this community deserves. This is not simply about one project—it is about the long-term integrity of Forest Hill Village and the experience of the residents who call it home.

Further discussions, including direct engagement with 60 Montclair Avenue and SFHRA must take place before this application can move forward for approval. A

deferral would allow for meaningful engagement and a more informed review process.

We respectfully ask for your support in deferring this item and directing further consultation.

Thank you for your consideration.

Sincerely,
Dorothy Kochanski
President, Board of Directors
The Montclair Co-Ownership Inc. (60 Montclair Avenue)