



TORONTO AND EAST YORK COMMUNITY COUNCIL APPLICANT'S PRESENTATION

390-398 Spadina Road

Zoning By-law Amendment Application

Item TE32.9

April 30, 2026

AERIAL CONTEXT



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Subject Site

Montclair Avenue

Nick Vitantonio Lane

Lonsdale Road

Spadina Road



TRANSIT CONTEXT



Surface transit stop



Bicycle route



Subway



Subway Station



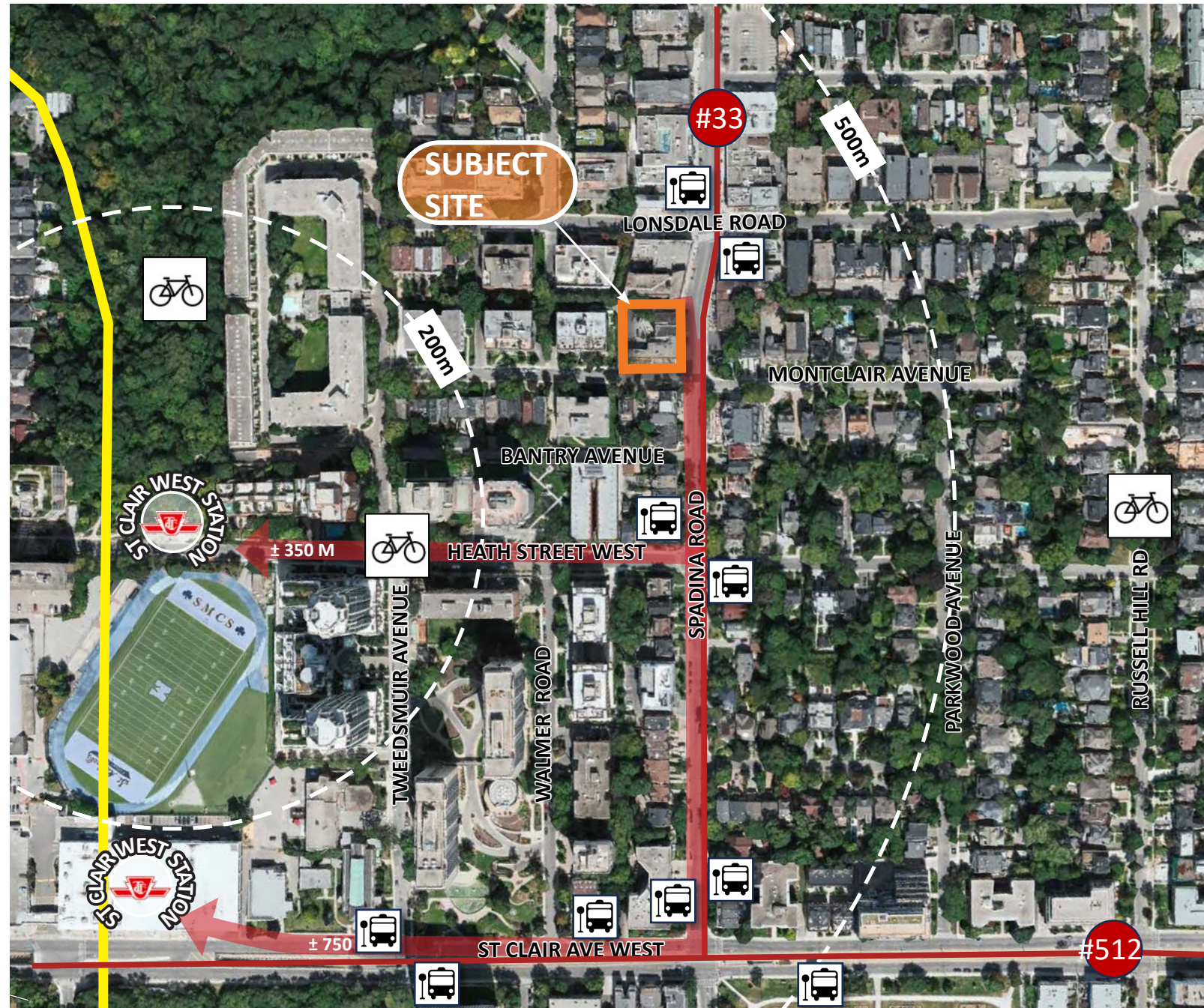
Surface transit route

St Clair West Station: 350m

- Heath Street entrance

St Clair West Station: 750m

- St. Clair Avenue West entrance

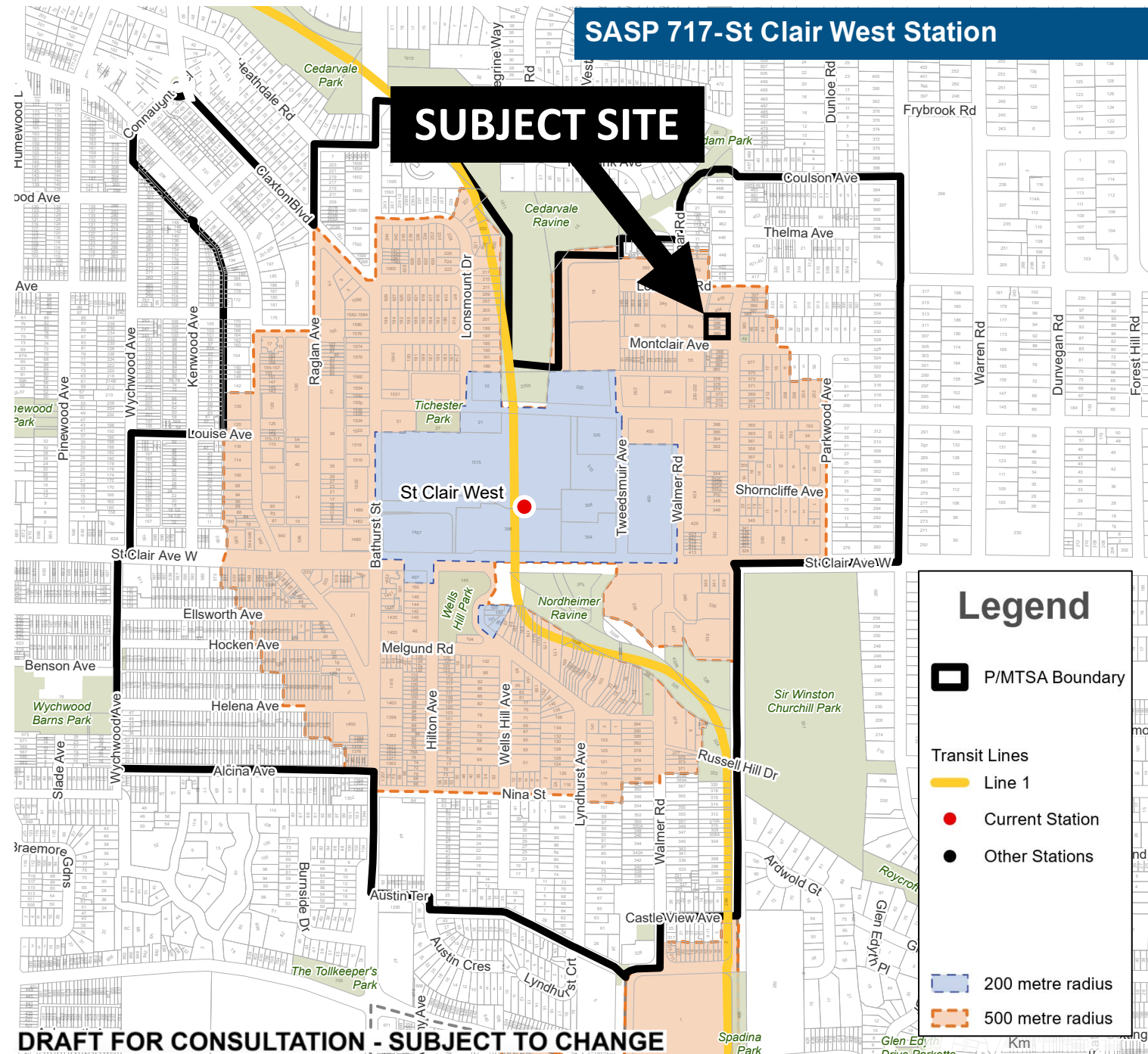


HEIGHT CONTEXT



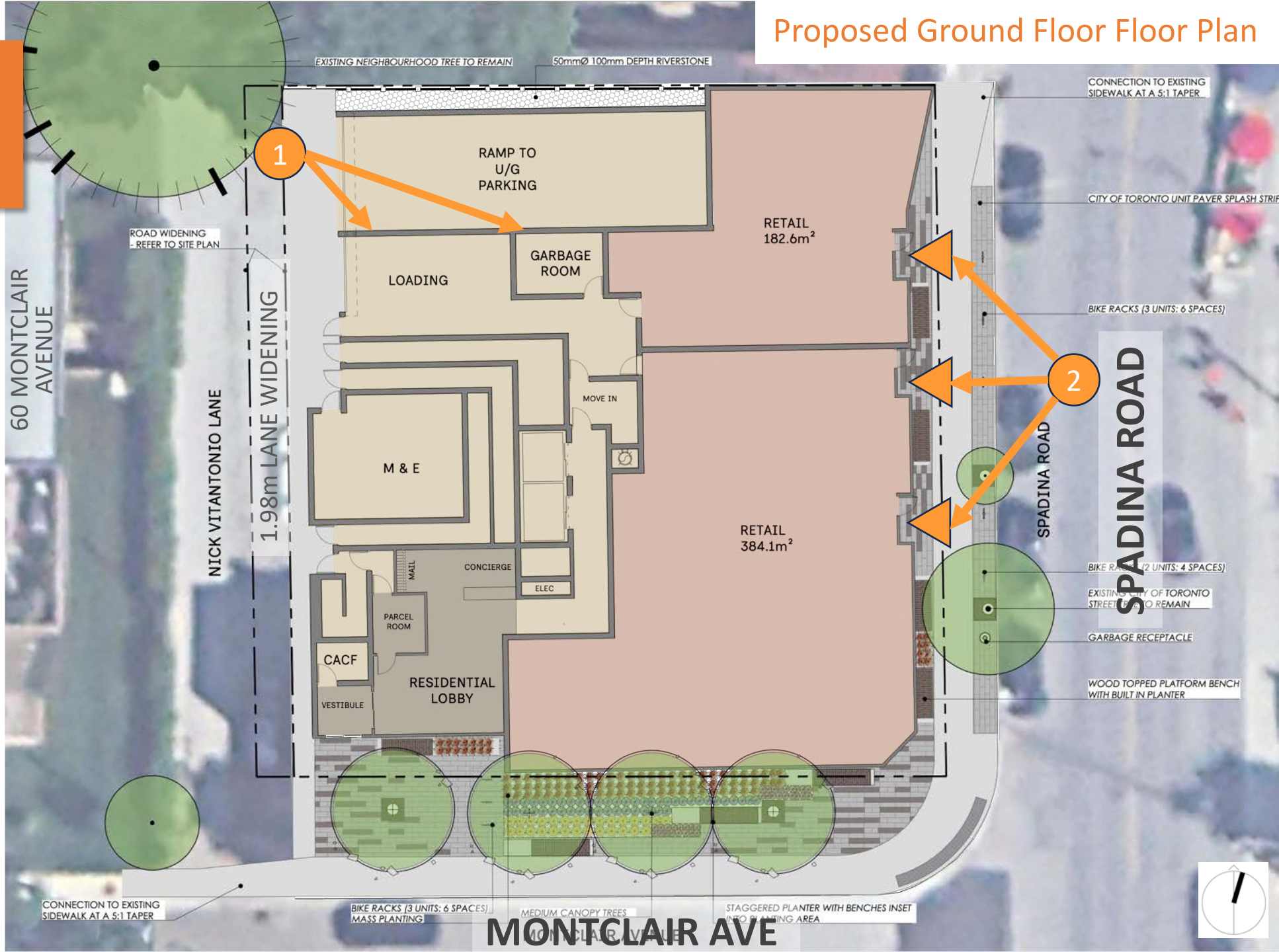
APPROVED ST. CLAIR WEST MAJOR TRANSIT STATION AREA

- In August 2025, the Minister approved the City of Toronto's MTSA and PMTSA policies for 120 station areas including St. Clair West Station;
- Implementation will be through a required City-initiated Zoning update in accordance with the Minister-approved policies
- Based on the Minister-approved policies the City of Toronto is required to update its Zoning By-law to permit in *Mixed Use Areas* and *Apartment Neighbourhoods*:
 - up to 8.0 FSI and 30 storey heights within 200m of a Transit Station
 - up to 6.0 FSI and 20 storey heights within 500m of a Transit Station
 - "Heights will apply regardless of site size"
 - Proposed Development is 350m from the Station 7.02 FSI and 14 storeys.

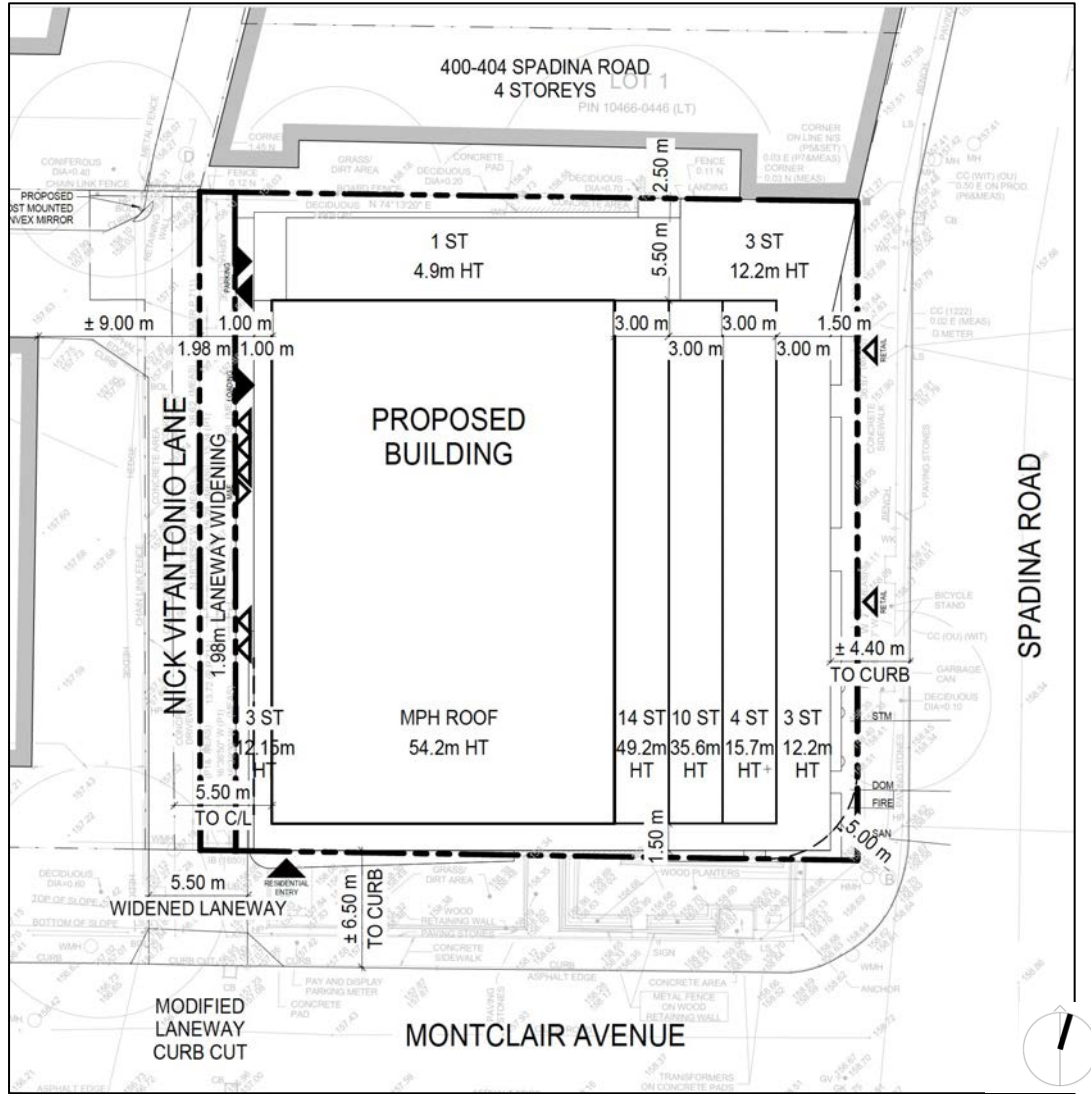


KEY REVISIONS (GROUND FLOOR)

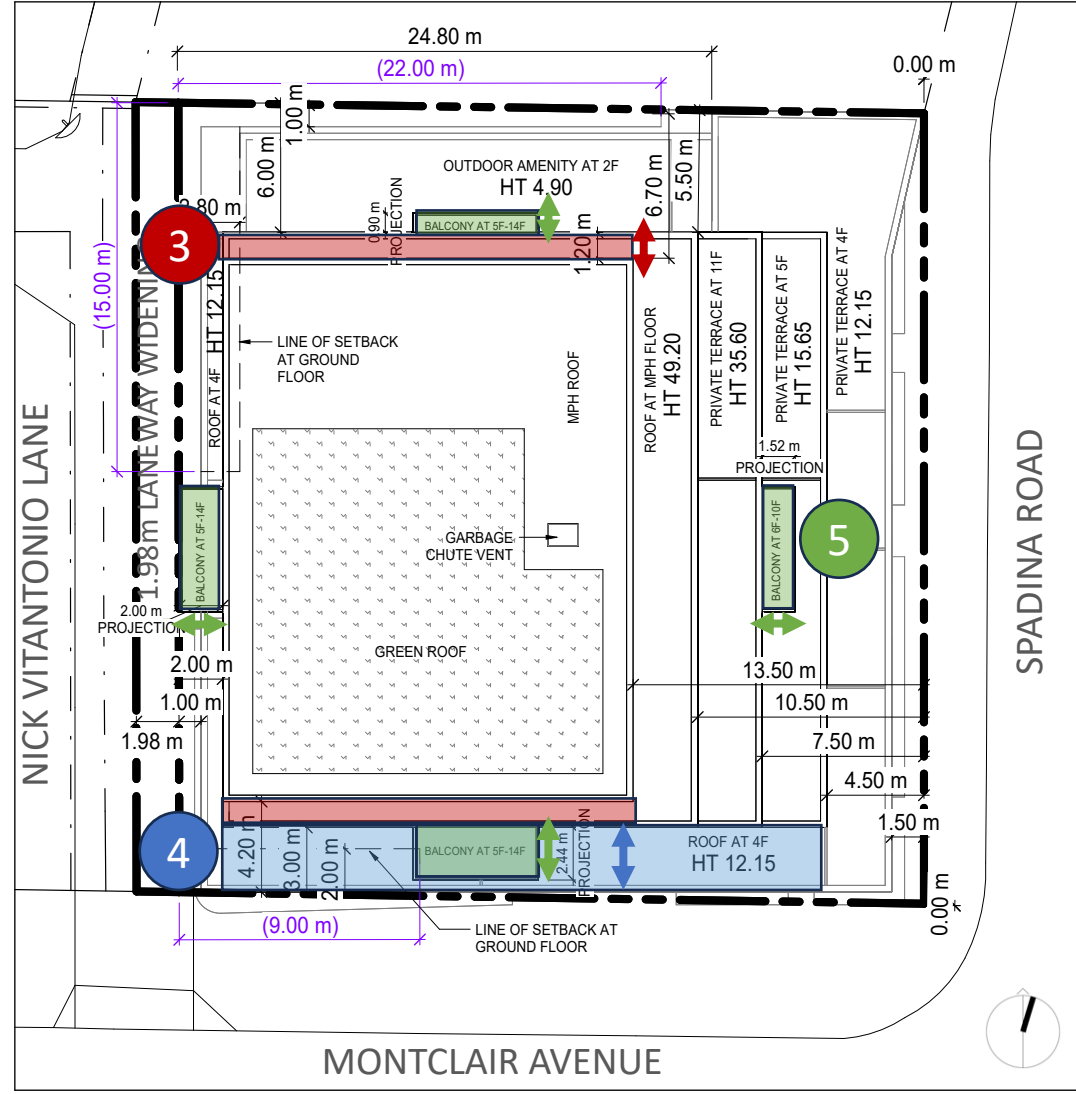
- 1 Private garbage collection within the Type C Loading space. Screened by overhead door. Proposal will be ineligible for City residential curb-side collection.
- 2 3rd recessed retail entrance added along Spadina Road



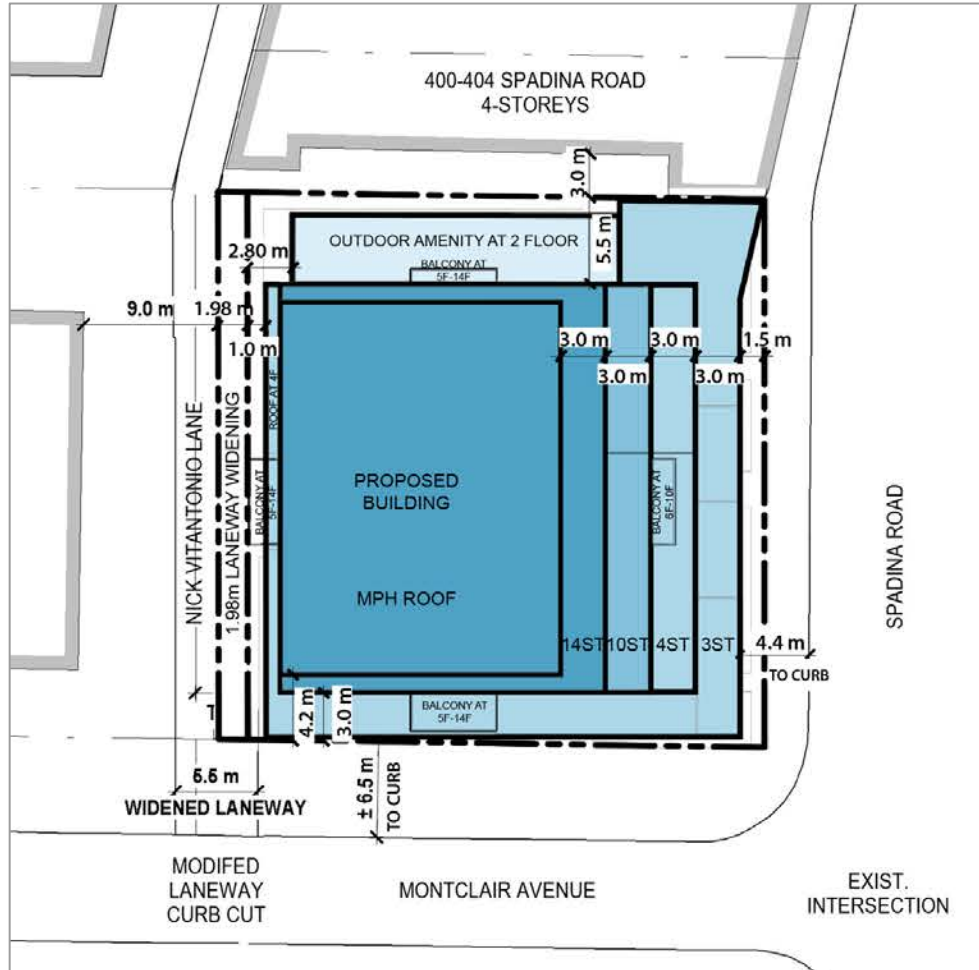
KEY REVISIONS (BUILT FORM)



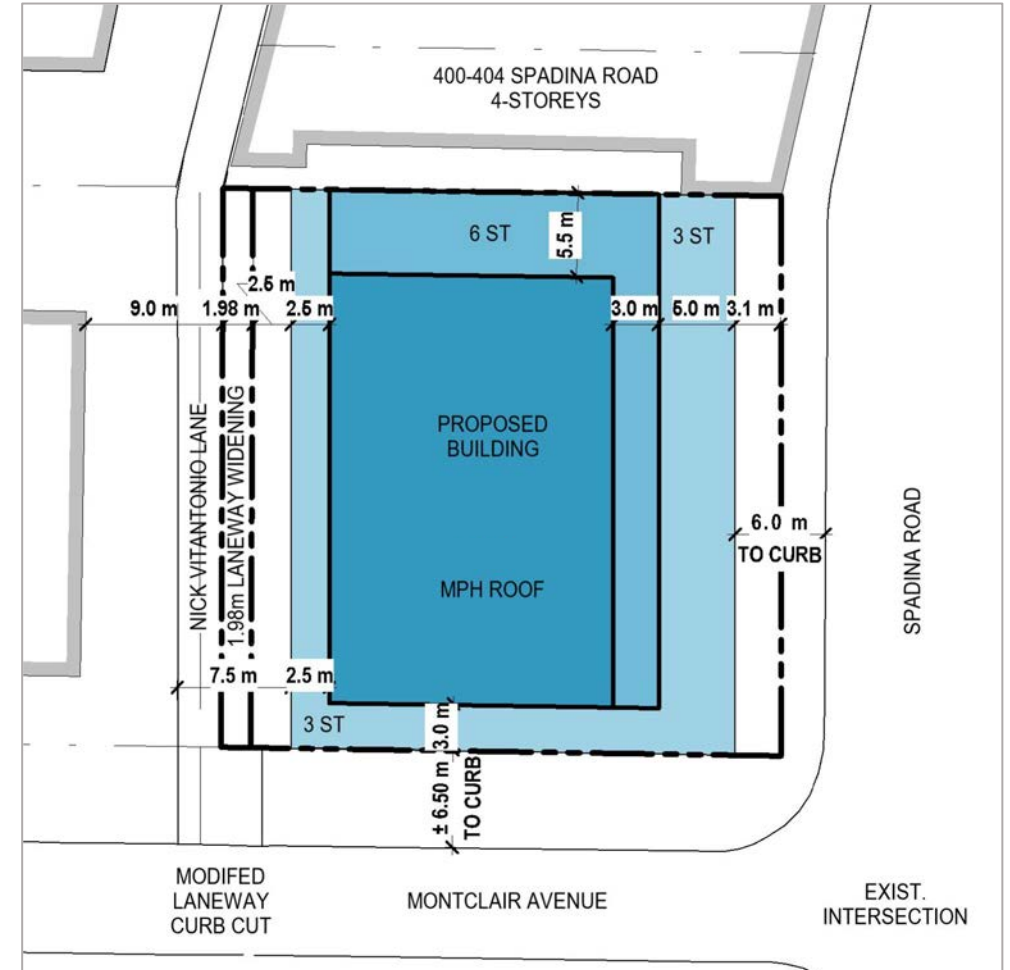
- 3 Added a 1.2m mechanical stepback
- 4 Increased south setback from 1.5m to 3.0m
- 5 4 unique balcony zones secured in ZBA to limit projections



SETBACKS AND STEPBACKS



390-398 Spadina Road
ZBA Application Resubmission (April 2026)



Forest Hill Urban Design Guidelines
Recommended setbacks and stepbacks

SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



EAST PERSPECTIVE

SPADINA ROAD



SOUTH PERSPECTIVE

MONTCLAIR AVENUE





Thank You

QUESTIONS & COMMENTS

**TORONTO AND EAST YORK
COMMUNITY COUNCIL MEETING**
390-398 Spadina Road

Zoning By-law Amendment Application

PROPOSED MIXED USE DEVELOPMENT

Development Statistics

Total Building Height:	14-storey
Laneway Widening Conveyance Width	1.98m
Floor Space Index (FSI):	7.02
Residential Gross Floor Area (GFA):	8,845.8 m ²
Non- Residential (Retail) Gross Floor Area (GFA):	584.6 m ²
	Total GFA 9,430.4 m²
Total Number of Residential Units:	54 units
	1-bedroom 10 units (19%)
	2-bedroom 24 units (44%)
	3-bedroom 20 units (37%)
Total Amenity Area:	234.9 m ²
	Indoor Amenity Area: 116.3 m ²
	Outdoor Amenity Area: 118.6 m ²
	Combined Amenity Rate: 4.4 m ² / unit
Total No. of Parking Spaces (3 Levels of U/G):	63 spaces
Total No. of Bicycle Parking Spaces:	52 spaces
15 Loading Space:	1 Type C

