



Forest Hill Redevelopment Opportunity



FOR SALE
793 SPADINA ROAD, TORONTO





Investment Highlights



Prime Midtown Location

The subject Property is located at the southeast corner of Eglinton Avenue West and Spadina Road in Toronto's desirable Forest Hill neighbourhood. The general area is residential in character with residential apartments and single-family homes to the north and south. Retail uses can be found on Eglinton further to the east and west. With the Eglinton Crosstown LRT now operational, the Property benefits from enhanced transit connectivity, complementing the existing bus and subway services in the area. The line includes a nearby stop at Chaplin Station, just 125 meters east, providing convenient access across midtown Toronto and improving connectivity throughout the city.



Favourable Land Use Planning Context

The subject Site is designated Apartment Neighbourhoods, a land use category that supports an increased scale of residential development and provides clear policy support for thoughtfully intensifying underutilized sites. The presence of Natural Heritage features, including the Long Term Stable Top of Slope, offers an opportunity to integrate sensitive design and meaningful landscape buffers that enhance both environmental protection and residential amenity. The Property is zoned R2 Z2.0 under Zoning By-law 438-86, already permitting apartment buildings, with a maximum height of 11.0 metres and a density of 2.0 times the lot area, establishing a strong planning framework to support residential redevelopment.



Strong Residential Market Fundamentals

The subject Property is located within the South Midtown submarket, which captures the affluent neighbourhoods of Forest Hill South, Deer Park, Casa Loma and Rosedale. There are currently six purpose built rental and condominium projects that are currently under construction totaling 1,234 units. These projects include both boutique mid-rise buildings as well as towers ranging upwards of 47-storys. Furthermore, an additional 36 residential buildings are currently proposed for a total of 8,951 units. Rental prices have averaged \$5.18 per square foot ("psf") in the submarket and are as high as \$6.30 psf within certain projects underscoring the premium pricing in this location.



Environmental

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest.

The Property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the Property prior to closing.

Property Details

PIN	211800040
Legal Description	BLK A PL 1860 TORONTO; LT 1 PL 1860 TORONTO; PT LT 2 PL 1860 TORONTO AS IN FH7145; S/T CT116124, FH13938, FH34106; CITY OF TORONTO
Land Size	20,333 sf (0.47 ac)
Building Size	1,650 sf (approximately)
Lot Dimensions	155 ft on Eglinton Avenue West (approximately) 105 ft on Spadina Road (approximately)
Occupancy	100% occupied by Mr.Lube
Rental Term	Lease expires December 31st, 2028. 90 Day Termination Option
Zoning	Residential - R2 Z2.0
Official Plan	Apartment Neighbourhoods
Asking Price	\$6,995,000



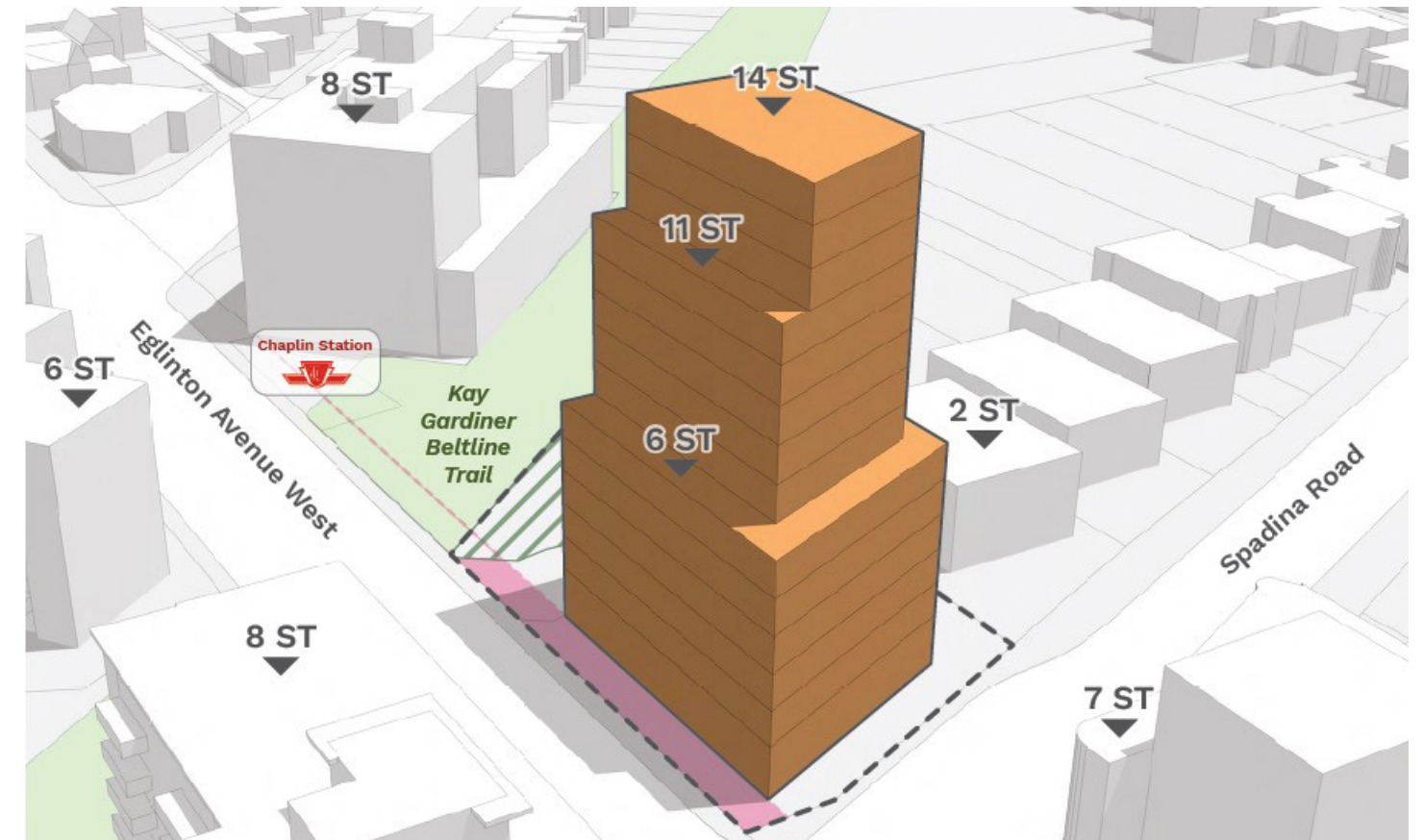
Development Overview

Strategically located along the Crosstown Transit Corridor, the Corridor policies encourage development along major transit routes that is compatible with surrounding Character Areas while delivering appropriate transition to adjacent properties. The property is immediately adjacent to the Eglinton Crosstown LRT (Line 5), which began service on February 8, 2026, connecting Mount Dennis to Kennedy Road. The Site is just 80 metres from the secondary entrance to Chaplain Station and within comfortable walking distance of both Eglinton and Eglinton West Stations on Line 1. This transit access to the Site supports sustainable, transit-oriented intensification.

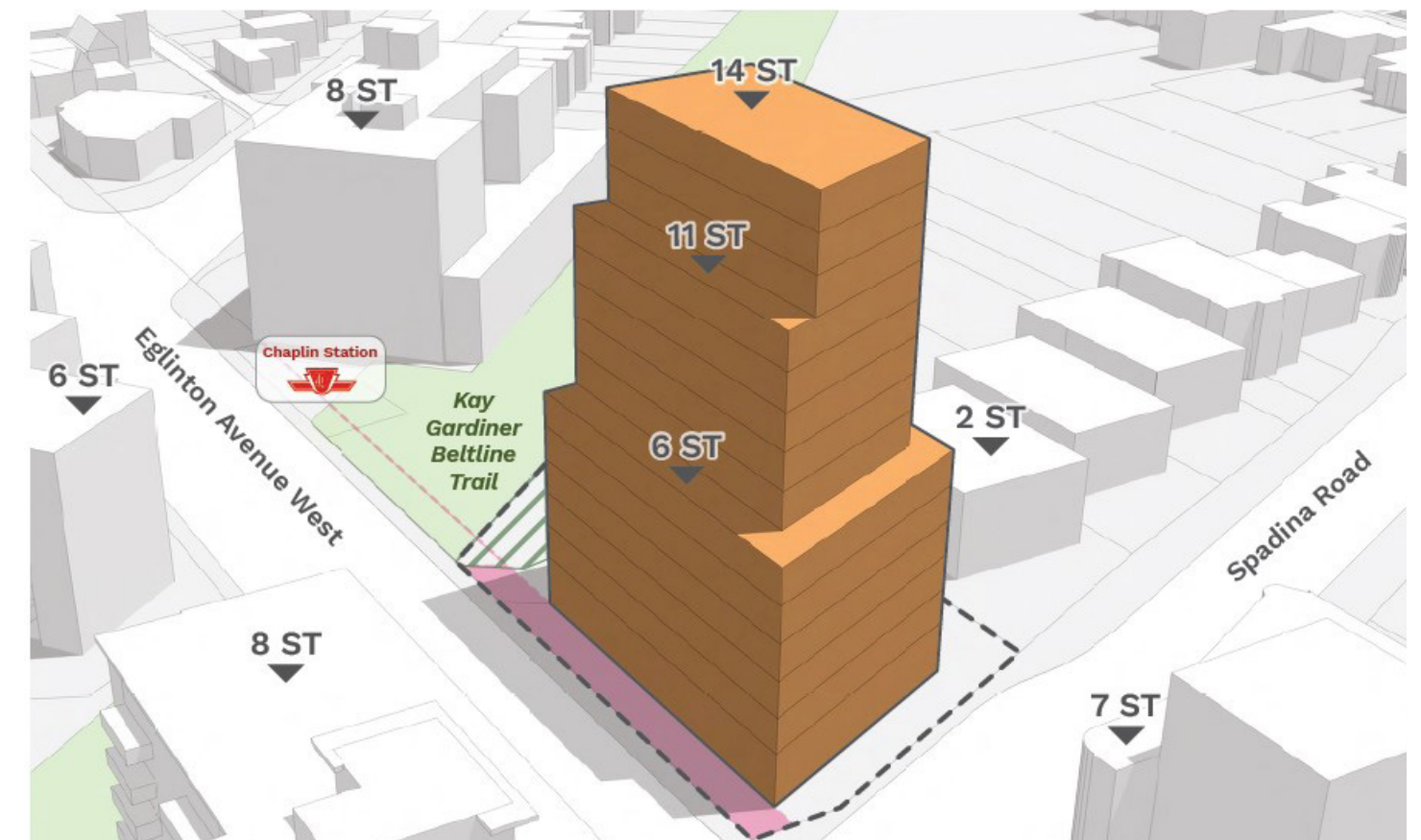
The City's updated Mid-Rise Building Design Guidelines (2024), adopted by the Planning and Housing Committee, further reinforce this opportunity. The Guidelines reflect an updated approach to mid-rise development, allowing for flexible massing which increases permitted heights from 11 to 14 storeys (45 metres) on wide rights-of-way, removes angular plane requirements, and introduces refined setback and step-back standards. The Guidelines promote intensification adjacent to high-order transit that is contextually sensitive and thoughtfully designed.

Two massing concepts have been prepared by Bousfield Inc., each responding strategically to environmental considerations at the Long Term Stable Top of Slope (LTSTOS). Concept A applies a 6-metre setback in accordance with the Ontario Ministry of Natural Resources Technical Guide, while Concept B reflects a more conservative 10-metre setback consistent with TRCA's Living City Policies. Both concepts envision a refined 14-storey residential building anchored by a 6-storey (approximately 19-metre) streetwall that reinforces the established mid-rise character and aligns with existing as-of-right permissions. Carefully integrated upper-level stepbacks minimize perceived height and enhance the pedestrian experience, while appropriate front, side, and rear setbacks ensure a sensitive transition to adjacent Neighbourhood lands in keeping with the Mid-Rise Guidelines. The design also anticipates a future 3.5-metre road widening along Eglinton Avenue and locates vehicular access from Spadina Road, preserving and strengthening the public realm along the primary frontage.

	Concept A	Concept B
Gross Site Area	20,204 sf	20,204 sf
Road Widening	1,830 sf	1,830 sf
Net Site Area	18,374 sf	18,374 sf
GCA	64,972 sf	75,681 sf
GFA	61,075 sf	71,139 sf
Unit Count	75	88



Massing Concept A - 10.0m Setback






Massing Concept B - 6.0m setback

Area Amenities

- 1 Yorkdale Shopping Centre
- 2 Lawrence Allen Centre
- 3 Lawrence Plaza
- 4 No Frills
- 5 TD Canada Trust
- 6 Dollarama
- 7 Tim Hortons
- 8 Pizza Pizza
- 9 The Beer Store
- 10 Swiss Chalet
- 11 Starbucks
- 12 Sporting Life
- 13 Lululemon
- 14 Yonge Eglinton Centre
- 15 McDonalds
- 16 CIBC
- 17 The Keg
- 18 Loblaws
- 19 Smart Centres Leaside
- 20 Leaside Village

Demographics (3km)

-  Avg. Household Income **\$167,000**
-  Avg. Age **42**
-  Avg. Household Size **3**



Submission Guidelines

Upon the Purchaser executing a Confidentiality Agreement, the Vendor will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by the Vendor's to date. The Vendor will consider the submission of Expressions of Interest ("EOI") on the Vendor's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

Price

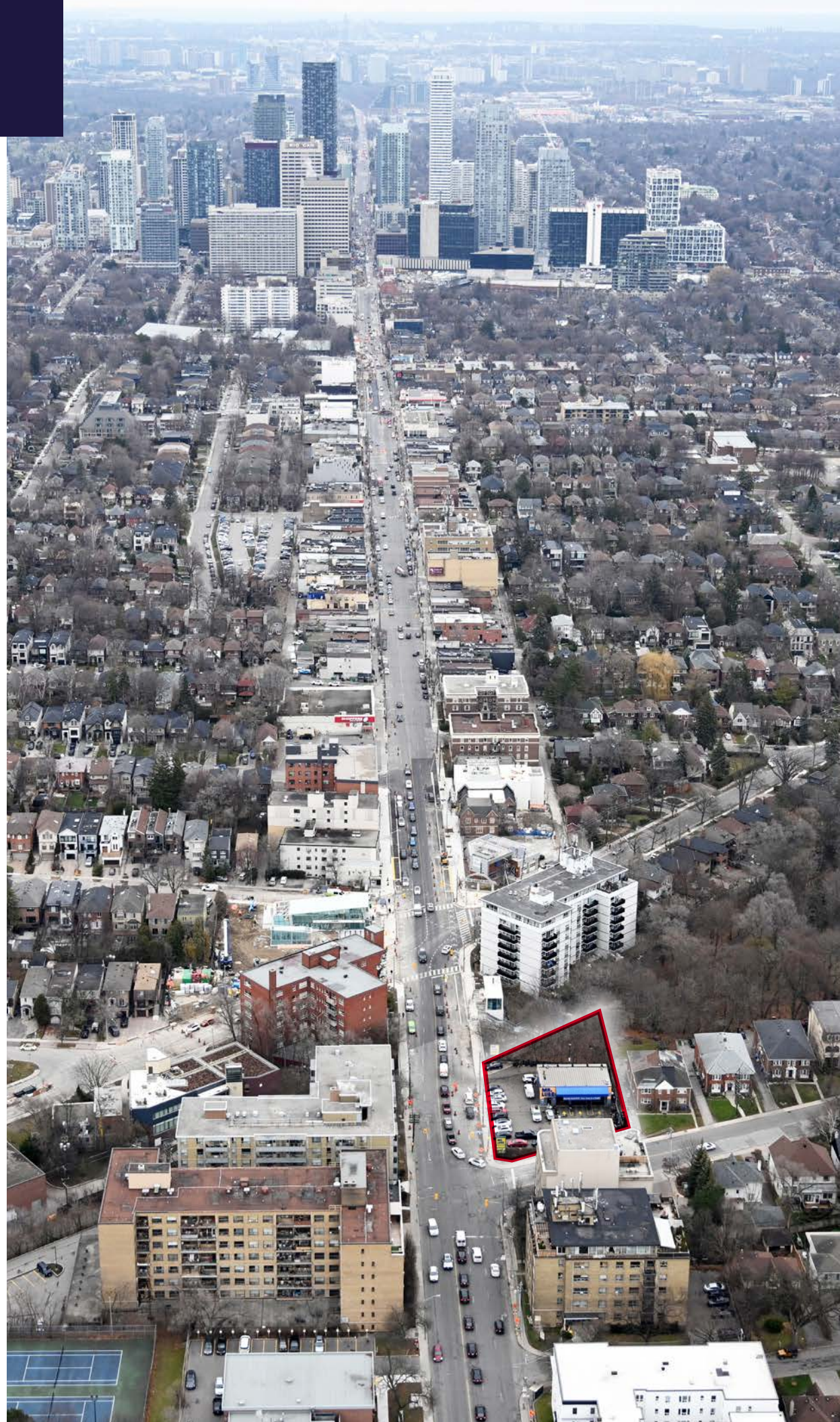
The Property is offered for sale with a list price of \$6,995,000.

Offers

EOI's are to be delivered to:

Reilly Hayhurst, Mike Murray, Dan Rogers & Jeff Lever

Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON, M5J 2S1 | Canada



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