



**Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS**

June 24, 2025

Mayor Olivia Chow
Toronto City Hall
Toronto, Ontario

To: Members of the Toronto City Council

Re: PH22.8 – Avenues Policy Review: Phase 2 – Work Plan and Approach

We support the intent behind the Avenues Review and believe this process can be strengthened with a few key changes.

According to the staff report, the Avenues Review will unfold in three stages over the next two years:

- **Stage 1 (2025):** Begins with a pilot in **Wards 9 and 11**, followed by the remaining Toronto and East York (TEY) wards: Wards 4, 10, 12, 13, 14, and 19 (timing TBD)
- **Stage 2 (2026):** Wards 1, 2, 3, 5, 7, 8, 15, 16, 20, and 21
- **Stage 3 (2027):** Wards 6, 17, 18, 22, 23, 24, and 25

The pilot in Stage 1 is meant to evaluate and refine the process — including the work plan, consultation strategy, and criteria for redesignation and rezoning. This to conclude in late in 2025. Wards 9 and 11 were selected due to continuous stretches of Avenues (e.g., Lansdowne, Dufferin, Ossington and College) and proximity to several Major Transit Station Areas (MTSAs). We feel that final zoning for wards 9 and 11 and zoning for any other Phase 1 pilots should not be finalized in Q4 2025 until the Avenue review work is completed for some of the suburban wards now scheduled for phase 2, or sooner if some suburban wards are included in Phase 1. This will ensure that an opportunity for learning is provided in other areas that would be applicable and beneficial to the ward 9 and 11 rezoning plan developed in the pilot.

We had conversations with staff leading the Avenues Policy Review and feel that we have an understanding that a wide range of means will be used to reach residents over the summer and particularly in the autumn when people have returned from vacation and have time to consider the issues. Also, that residents' groups, BIA representatives and other community groups will be actively involved in the pilot.



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Recommendations:

- Hold off on final rezoning in wards 9 and 11 until some suburban wards are added to Phase 1 or at the completion of Phase 2 when a broader mix of Avenues from across the city can be considered and an optimal zoning plan can be developed.
- Ensure adequate consultation through the summer of 2025 and scale up in September/October for the Phase 1 Ward 9/11 pilot. It is key that residents and community groups and BIAs be made aware of the Phase 1 pilot activities through a variety of means:
 - Direct mail notices to residents, at least those living along key avenues in the pilot areas
 - Multilingual outreach
 - Use of existing resident/community/business groups
- Update the selection criteria to reflect Council's direction set out in the **February 5, 2025 motion (PH18.5)**, which instructed Planning to include:
 - **Analysis of infrastructure capacity**
 - **Traffic operations assessments**
 - **Parking considerations, particularly in areas without higher-order transit**

Sincerely yours,

Rick Green
Chair

cc. Toronto City Councillors
cc. Ken Sharrett/FoSTRA