



Federation of  
South Toronto  
**RESIDENTS'  
ASSOCIATIONS**

December 12, 2025

Mayor Olivia Chow and the Toronto City Council

**Subject: PH26.4 - Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11 (Ward 9, 11 - Statutory: Planning Act, RSO 1990)**

The Federation of South Toronto Residents' Associations (FoSTRA) is a federation that currently represents 29 residents' associations (RAs) in the five downtown Toronto ridings, Parkdale-High Park, Davenport, Spadina-Fort York, University-Rosedale and Toronto Centre, encompassing hundreds of thousands of Toronto's residents.

We are deeply concerned about redesignating and potential upzoning of school sites in Wards 9 and 11 and the potential citywide impact in future review phases. Specifically, we object to the recommendation on page 14 to redesignate these schools as Apartment Neighbourhoods; this would be a major change from their current Neighbourhood designation.

With the Toronto District School Board under provincial control and Bill 33 extending provincial authority over asset sales, there is a risk that school lands could be sold to developers with limited municipal oversight. Redesignation from Neighbourhood to Apartment Neighbourhood may facilitate this process.

We make the following recommendation:

In view of the uncertainty around the Province's role and intentions regarding school board land, we take the position that this is an inappropriate time to designate school lands as Apartment Neighbourhoods and recommend that they remain designated Neighbourhoods.

Sincerely,

Rick Green  
**Chair**

*FoSTRA acknowledges that this communication will be entered into the public record.*