



December 15, 2025

Toronto City Council
100 Queen Street West
Toronto ON M5H 2N2

RE: PH26.4

Dear Council Members,

We are writing today on behalf of residents of the Pleasantview community to ask you to vote against agenda item PH26.4, the redesignation of Public School lands in the Avenues Phase Two pilot report.

The recommendations made by city staff and the Housing Committee is being guided by statements impacting equity and climate but no mention of any guiding statements related to maintaining the basic human needs of having access to natural environments which school yards offer communities now.

Schools are publicly funded and their yards should be considered public assets. They are heavily used by communities across all wards for simple pleasures like walking, jogging or sitting on a park bench and watching the sunset.

Although this a proposed Official Plan and not explicitly a zoning change, Planning states that all lands being redesignated from Neighbourhoods to Apartment Neighbourhoods will retain their existing residential zoning, which to our understanding, already permits apartment buildings up to six storeys.

It is also our understanding that what prevents mid-rise development is the Neighbourhoods Official Plan designation, and yet that the purpose of this exercise, as stated on pg. 1 of the staff report, is to change the Official Plan designation to "enable mid rise development".

And on page 12, it states "...a zoning analysis was conducted to **enable zoning permissions for mid-rise buildings along Avenues** for each recommended redesignation."



Plan changes create the foundation for zoning changes. As such, once the Official Plan is amended, the potential for the sale of future school lands, or zoning changes if required, becomes easier to pursue. Thus, it will only be a matter of time before developers look at such lands.

And as condo developments keep going up, the city is always negotiating to get green space, yet that is what school lands offer.

Condo dwellers are almost always short-changed green space when a developer is granted permission to construct. Parkland requirements are often either completely avoided or lessened and IF complied with, often use synthetic material and not natural materials.

There is no such thing as an under-utilized school property when it comes to meeting the needs of an entire community and developers must not be allowed to purchase school lands anywhere in Toronto.

Thinking that putting more people into condos on school properties creates livable communities doesn't recognize the destruction of existing livable communities by doing so.

Rather, policies should be developed to protect Toronto residents' mental and physical wellbeing related to their access to public land and the green space it provides.

While the city focuses on solutions for the housing issue of today, there needs to be more balance in terms of discussing and appreciating the longer-term consequences, and consideration for what living in Toronto will look like for future residents in terms of quality of life, if such precious land is lost to development.

For starters, the Equity Impact Statement being referenced in PH26.4 should to be modified to include references to the importance of protecting public lands that offer natural environments. Where the importance of access to housing is mentioned, that sentence should be modified to describe how access to natural public lands is also "an important determinant of physical and mental health".

We do not believe that the solutions being proposed to solve the housing crisis of today have enough long-term consideration for the consequences of selling off valuable public land that can never be recovered in the future.



We ask you to vote against PH26.4. and to put forward to council a motion that gives more recognition to the consequences of selling off vital public land that can never be recovered in the future.

Regards,

Susan Wakutz
Pleasantview Association