

December 15, 2025

Toronto City Council
City Clerk's Office
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N

Re: PH26.4 - Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11

Dear Mayor and Members of City Council,

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning, real estate and leasing matters on behalf of the TDSB.

TLC has been closely monitoring and participating in the City's Avenues Policy Review, both to consider and prepare for the impact on local school accommodation and to consider how changes to the City's Official Plan and Zoning By-laws affecting TDSB properties may create new opportunities to serve growing communities. Detailed comments have been provided to City staff.

The TDSB is the owner of a number of properties that are part of the Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11. While there are several TDSB properties where additional consideration is warranted (possibly at a later stage of the Avenues Policy Review), TLC is supportive of City staff's recommendation to include two TDSB sites as part of the redesignations in OPA 862. Both sites are active operational school sites that serve the surrounding communities. The redesignations establish the underlying land use planning framework that maintains the value of the lands in relation to surrounding lands, and provides TDSB with greater flexibility to address student accommodation changes and pressures where needed.

Thank you for your consideration.

Sincerely,



Yvonne Choi, M.Pl., MCIP, RPP, PMP
Director, Land Use Planning
Toronto Lands Corporation

