

From: [SUN](#)
To: [councilmeeting](#)
Cc: [SUN](#)
Subject: [External Sender] Fwd: PH26.2-Growing Space for Trees & PH26.4 Re-Designation of School Lands
Date: December 16, 2025 8:36:26 AM
Attachments: [image.png](#)
[FOSTRA PH26.4 School Lands Letter to City Council.pdf](#)

Hello, I forgot to include "city council" in my letter/email and would appreciate it being accepted and for the record.

Thanks

If WE Don't Speak Up Now, WE Won't Be Heard...

SCARBOROUGH CARES!

Ron Parkinson, Spokesperson

SUN (Scarborough United Neighbourhoods)

scarbunited@gmail.com

NOTE: The SUN is non-partisan to the information provided which is for community awareness & discussion purposes only.



----- Forwarded message -----

From: **SUN** <scarbunited@gmail.com>

Date: Mon, Dec 15, 2025 at 5:30 PM

Subject: PH26.2-Growing Space for Trees & PH26.4 Re-Designation of School Lands

To: <clerk@toronto.ca>

Cc: SUN <scarbunited@gmail.com>

Hello City Clerk,

Please include below email correspondence to the agenda for PH26.4 Re-Designation of School Lands

I understand that our comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

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SCARBOROUGH CARES!

Ron Parkinson, Spokesperson

SUN (Scarborough United Neighbourhoods)

scarbunited@gmail.com

647-523-5496

----- Forwarded message -----

From: SUN <scarbunited@gmail.com>

Date: Sun, Dec 14, 2025 at 12:31 PM

Subject: URGENT: FoNTRA News Bulletin for City Residents

To:

Cc: SUN <scarbunited@gmail.com>

Hello, Thanks to those who've sent their Letters/Emails and contacted your councillors to address your concerns regarding **PH26.2 - Growing Space for Trees & PH26.4 Redesignation of School Lands**. Reminder, the Deadline to send your emails to councilmeeting@toronto.ca, our Mayor & your Councillor is tomorrow.

Attached is an example Letter from **FOSTRA** (Federation of South Toronto Residents' Associations) which covers over 29 RA's (Resident Associations) and that doesn't count the # of individual residents who are sending email/letters to their councillors.

NOTE: Scarborough Wards are scheduled to be part of the pilot in 2027.

Also, **FONTRA** (Federation of North Toronto Residents Association) which covers over 38 paid RAs has also shared their Newsletter below which contains their responses to:

- **PH26.4 - Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 & 11**
- **PH26.2 - Growing Space for Trees: {Protecting & Enhancing the Tree Canopy - recommendation Report to PHC**

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----- Forwarded message -----

From: **Toronto Outreach** <communications@to-rez.org>

Date: Fri, Dec 12, 2025 at 2:30 PM

Subject: FoNTRA Bulletin for December 2025 - News for City Residents

Bulletin of Events, Activities and Trends

FoNTRA Newsletter - December 2025

Dear Association Contact

This email is the eighth edition of our monthly eNewsletter for this year - with information on upcoming meetings, walking tours and other activities across the City. Please share with your members.

The two articles this month focus on two City initiatives: the Avenues Policy Review study and the Growing Spaces for Trees study. Both studies will have city-wide impact and we encourage all residents' associations to review these files and engage with their local councillors on these matters.

FoNTRA would like to offer season's greetings to our FoNTRA members and all residents' associations across the city. We hope to see and engage with you in the New Year.

Feel free to share the contents of the newsletter with fellow residents and neighbours.

City Council - Avenues Study

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

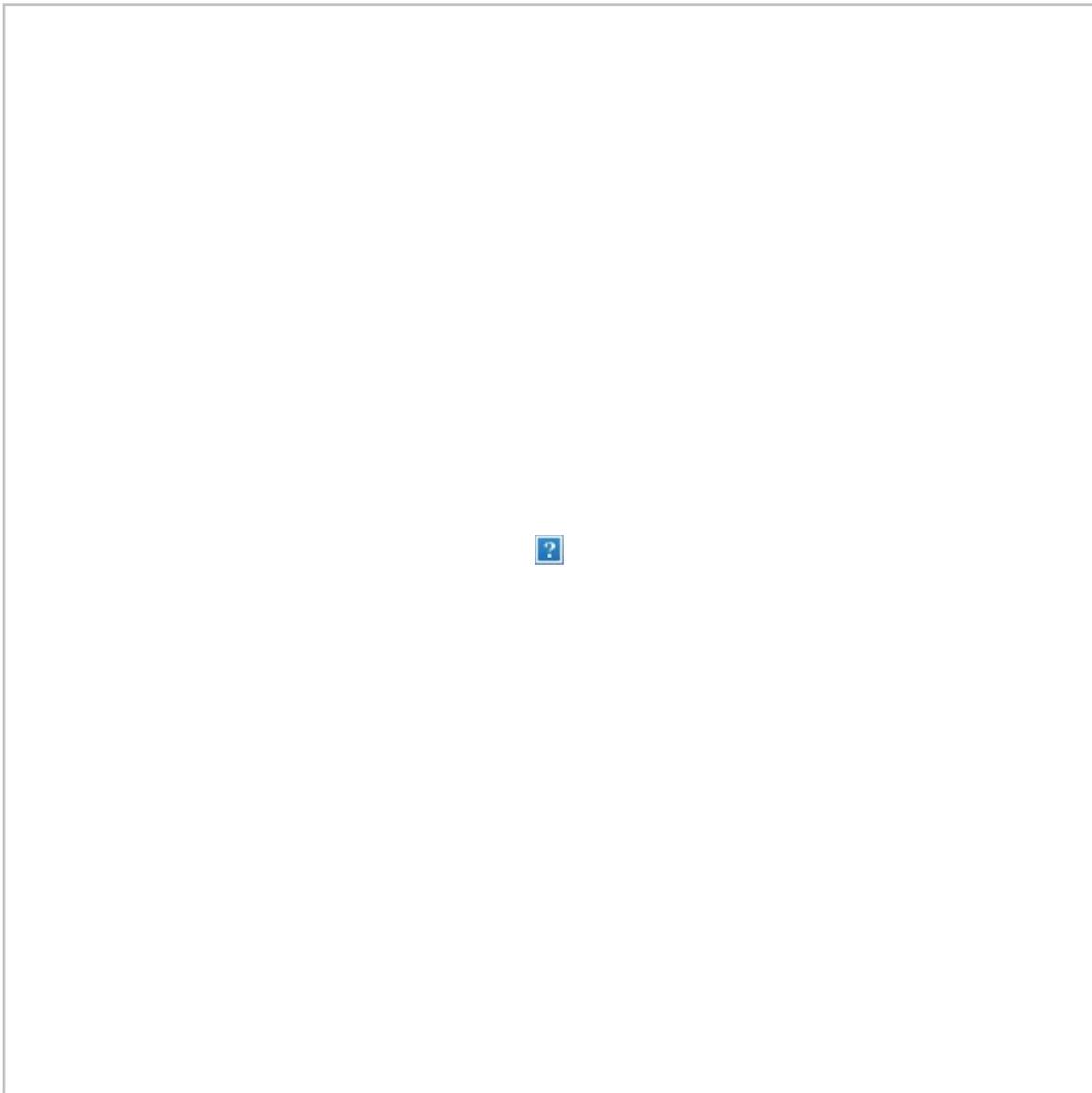


Image credit: City of Toronto

SUMMARY:

City Council directed City Planning to update the Official Plan and establish as-of-right zoning permissions to expand housing opportunities across the city. Building on that direction, the Avenues Policy Review modernizes policies and zoning to enable mid-rise buildings along Avenues.

On February 5, 2025, Council adopted Official Plan Amendment 778 (OPA 778), which comprehensively updated the Avenues policies, expanded the network of Avenues by 283 kilometres, and directed growth along Avenues generally to the height and scale of mid-rise buildings.

Phase Two of the Avenues Policy Review now moves from policy to

implementation. It studies new and previously unexamined Avenues to determine where redesignation to Mixed Use Areas or Apartment Neighbourhoods is appropriate to enable mid-rise development.

On June 25, 2025, Council adopted the Phase Two Work Plan, launching an initial study of Ward 9 (Davenport) and Ward 11 (University-Rosedale) with final reporting in the fourth quarter of 2025. This report recommended redesignation of approximately 1,900 parcels along Avenues in these wards along with updates to the accompanying zoning advances Council's goal of enabling mid-rise housing and complete communities.

The City Planning report for action for PH26.4 can be found [HERE](#).

FONTRA RESPONSE:

In general, we support the direction, and appreciate the careful examination of planning issues leading to recommended decisions and the development of guidelines. However, here are some issues we would like to raise:

1. Protected/Major Transit Station Areas (P/MTSA): Coordination and integration of three key planning policy initiatives (i.e., P/MTSAs, Avenues, and EHON/Major Streets) is a priority need, together with authentic public engagement in these processes.

2. Avenues Policy Review Phase Two - Work Plan: The process for implementation in other wards across the City is unclear. We would like to see a clear, unambiguous commitment to a phased and Ward-engaged approach to the Phase 2 process going forward.

3. Application of Redesignation and Rezoning Guide: As noted above, in general, we support the application of the Guide as proposed. However, there are three matters which we object to:

- **3.1 Heritage Conservation:** The report fails to reference all heritage designated properties (i.e., designated under Section IV and V of the Ontario Heritage Act). We recommend that these properties be excluded also.
- **3.2 Shallow Lots with Frontage on Avenues:** We strongly disagree with the handling of shallow parcels, which will lead to pressure for much bigger and taller buildings than anticipated under the Mid-Rise Building Design Guidelines.
- **3.3 School Sites:** School sites were considered within the scoping

and redesignation criteria, and the report recommends that two TDSB schools be re-designated to Apartment Neighbourhoods. As such, we strongly disagree with this proposed re-designation of school lands.

4. Infrastructure Impacts of increased density: While the report refers to Water and Wastewater Servicing, the report lacks a clear strategy for investment required in public infrastructure, such as parks, schools, or servicing as a result of significant new density.

The full text of the FoNTRA submission to the PHC can be found [HERE](#).

PHC COMMITTEE DECISION:

The Planning and Housing Committee approved the recommendations of City Planning without changes.

The proposal was forwarded for consideration at City Council at the December 16th to 18th meeting and the **PH26.4** item can be found [HERE](#).

CALL TO ACTION:

Residents' associations are encouraged to study the proposal and provide letters to City Council and local councillors highlighting concerns. Many deputants at the PHC meeting raised concerns about the re-designation of School Sites and this seems to be a hot-button issue.

Growing Spaces for Trees

PH26.2 - Growing Space for Trees: Protecting and Enhancing the Tree Canopy - Recommendation Report to PHC



Photo credit: ABCRA

SUMMARY:

Toronto's trees are essential in addressing biodiversity loss, mitigating the impacts of climate change, and contributing to the development of attractive, livable and healthy neighbourhoods. New infill housing is needed to help address Toronto's housing crisis.

This report recommends Official Plan and City-wide Zoning By-law amendments to protect and enhance the city's tree canopy while supporting infill housing development and to address the impacts on the tree canopy and water management associated with iceberg homes.

Recommended amendments to the Official Plan address objectives to protect and enhance the tree canopy and growing space for trees as part

of both new and infill development in Neighbourhoods and Apartment Neighbourhoods.

Recommended amendments to the City-wide Zoning By-law address landscaping and setback regulations, including requirements that apply minimum building setbacks below ground, except for apartment buildings, in the Residential Zone category.

The **PH26.2** item that was reviewed at the Planning and Housing Committee meeting on December 3rd can be found [HERE](#).

FONTRA RESPONSE:

FonTRA strongly supports the Growing Space for Trees concept and the proposed policy direction intended to (a) protect and enhance the tree canopy while supporting Infill Housing and (b) address concerns with Iceberg Homes.

- **A. Recommended Official Plan Amendments:** We support the changes to the Official Plan which strengthen the scope and depth of protection of the tree canopy.
- **B. Recommended Zoning Bylaw Amendments:** We support the changes to the City-wide Zoning Bylaw which reinforce and clarify the intent of soft landscaping and address issues associated with Iceberg Basements.
- **C. Enhancing Existing Tree Bylaws:** We share the continuing concern and frustration of residents noted in the report regarding lack of compliance with, and enforcement of, existing policies and tree bylaws. We look forward to reviewing the proposed amendments to the tree bylaws.

The full text of the FonTRA submission to the PHC can be found [HERE](#).

PHC COMMITTEE DECISION:

The statutory public meeting for this item was adjourned until the January 22, 2026 meeting of the Planning and Housing Committee. The Committee requested the Chief Planner and Executive Director to provide a supplementary report with information on minor variance requests for landscaping variances, and specifically variances related to soft landscaping.

CALL TO ACTION:

Residents' associations are encouraged to study the file and reach out to the study team members as listed in the PH26.2 report for action found [HERE](#)



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.