

Subject: PH 26.4 – Avenues Policy Review Phase Two: Redesignation of School Lands

Hello Mayor and ALL Members of City Council,

On behalf of concerned residents across our city, I am writing to express opposition to the proposed redesignation of public school lands under PH 26.4, specifically the redesignation of school sites from *Neighbourhoods* to *Apartment Neighbourhoods* as part of the Avenues Phase 2 Pilot.

I want to be clear at the outset that I understand there are no current plans to close schools or immediately redevelop these sites. Any school land would first need to be formally declared surplus by the relevant school board. However, the concern is not about imminent closures, but about the policy signal and long-term consequences of redesignating active school sites in advance.

Both the Toronto District School Board (through the Toronto Lands Corporation) and the Toronto Catholic District School Board have made their positions clear in submissions to Council. In different ways, **Both School Boards view these redesignations as favourable because they preserve or enhance the development value of their properties and provide greater flexibility for future disposition or redevelopment.** See Appendix A and B for a copy of their submissions.

For example, the TDSB submission explicitly supports redesignation on the basis that it “maintains the value of the lands in relation to surrounding lands” and provides the Board with “greater flexibility” to respond to future accommodation pressures. Similarly, the TCDSB has stated that the Avenues framework represents a “positive and valuable change” for its properties and an opportunity to facilitate development consistent with mid-rise permissions.

These submissions underscore the core concern: redesignating school lands to Apartment Neighbourhoods is not a neutral, technical exercise. It establishes mid-rise development as the expected form, increases land value, and materially changes the planning context in which future surplus decisions are made. Once that shift occurs, it becomes significantly more difficult for the City or other public bodies to compete with private-market interests if lands are ever sold, regardless of stated intentions today.

There is already a well-established process for dealing with surplus school lands if and when that situation arises. Redesignating active school sites in advance is unnecessary to that process and risks signalling that these lands are development-ready, rather than protected civic assets held for long-term public use.

For these reasons and on behalf of concerned residents, I urge **Council to Exclude School Lands from the proposed redesignations under PH 26.4** and to retain their existing Neighbourhoods designation unless and until a site is formally declared surplus and a clear public-use strategy is brought forward for consideration.

Thanks

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

SCARBOROUGH CARES!

Ron Parkinson, Spokesperson

SUN (Scarborough United Neighbourhoods)

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



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,

A handwritten signature in black ink, appearing to read 'Yvonne Choi', with a stylized flourish at the end.

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



Appendix 2



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December 2, 2025

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Sent via E-mail

File No. 0021115.1050

City of Toronto Council
c/o Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Committee Members

**Re: Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11
Official Plan Amendment 861 and Official Plan Amendment 862 and
Corresponding Zoning By-law Amendments
Comments from the Toronto Catholic District School Board
Council Agenda, Planning and Housing Committee Item 2025.PH26.4**

We are counsel for the Toronto Catholic District School Board (“**TCDSB**”). We are writing to the Planning and Housing Committee with respect to the proposed Official Plan Amendments 861 and 862 (“**OPA 861**” and “**OPA 862**”), together with the related Zoning By-law Amendments (the “**ZBAs**”), for the implementation of the City’s Housing Action Plan (“**HAP**”) for lands on *Avenues* within Wards 9 and 11. We understand that Phase Two of the City’s review is a study of *Avenues* to determine where redesignation to *Mixed Use Areas* or *Apartment Neighbourhoods* is appropriate to enable the mid-rise development envisioned for *Avenues*, together with the corresponding zoning permissions required to support the planned direction.

Background

The TCDSB has been actively tracking the progress of the City’s *Avenues* Policy Review, as the updates to the *Avenues* policies impact the TCDSB. The TCDSB is one of the appellants to Official Plan Amendment 778 (“**OPA 778**”), which identified new *Avenues* throughout the City and comprehensively updated the *Avenues* policies. Through the OPA 778 appeals, the TCDSB has raised concerns with respect to the implementation of the *Avenues* policies and sought clarity on: the scope of properties intended to now be within an *Avenue*; whether the land use designation of those properties will be amended to facilitate the planned built form for *Avenues*; and whether those properties will subsequently be rezoned to provide as-of-right permissions for *Avenues* development. In short, the TCDSB is seeking clarification of the impacts of the *Avenues* Policy Review on the various TCDSB properties throughout the City.

The proposed OPA 861 and OPA 862, together with the related ZBAs, represent the first stage of implementation of the HAP and the *Avenues* framework, proposing the redesignation of numerous properties along *Avenues* in Wards 9 and 11. The TCDSB currently holds 9 properties located on *Avenues* in Wards 9 and 11 (“**TCDSB Properties**”). Please refer to **Schedule A** for a full list of the TCDSB Properties.

TCDSB Concerns

The TCDSB continues to be generally supportive of the vision and new policy direction HAP and the *Avenues* policy review, recognizing that the City’s initiative represents a positive and valuable change for TCDSB Properties and an opportunity to collaborate with developers, local business, and community organizations in the process of developing complete communities.

However, the TCDSB is concerned that, despite the stated scope of review for Phase Two of the HAP, the TCDSB Properties appear to have been scoped out or overlooked by the City. The City has not considered the underlying designation issues for some properties subject to OPA 778, nor has it addressed the corresponding zoning implications that accompany these proposed amendments. This perpetuates one of the main issues from those appeals, being the lack of clarity on how land use designation and zoning will be handled to facilitate the implementation of the planned development of *Avenues*.

While a large number of properties on *Avenues* in Wards 9 and 11 have been recommended for proposed updates, the TCDSB Properties have not been addressed. The TCDSB is concerned that failing to comprehensively review designations of *Avenues* properties for both policy and zoning purposes at this stage of the HAP will potentially result in inconsistent and inappropriate land use planning and policy decisions. Where lands along *Avenues* are being reviewed, all the land should be under consideration. A piecemeal approach is not appropriate.

With respect to the TCDSB Properties in Wards 9 and 11, we believe these lands should be considered in this phase of the City’s review, including their potential redesignation and any associated rezoning. The high-level redesignation considerations relevant to OPA 861 and OPA 862 have been summarized in the table below.

Property	Name	Ward	Designation	Comment
319 Ossington Ave	Pope Francis Catholic Elementary School	11	Neighbourhoods	Propose redesignating the property to Mixed Use Areas. The property is along an Avenue and adjacent to other lands proposed for redesignation to Mixed Use Areas.
124 Northcliffe Blvd	St Clare Catholic Elementary School	9	Neighbourhoods	Propose redesignating the property to Mixed Use Areas. A portion of the property is along an Avenue and adjacent to other lands presently designated as Mixed Use Areas.
1196 College St	St Helen Catholic	9	Neighbourhoods	Propose redesignating the property to Mixed Use Areas. The property is along an Avenue and adjacent to other lands



	Elementary School			proposed for redesignation to Mixed Use Areas and Apartment Neighbourhoods.
1477 Dufferin St	St Mary Of The Angels Catholic Elementary School	9	Neighbourhoods	Propose redesignating the property to Mixed Use Areas. The property is along an Avenue and adjacent to other lands proposed for redesignation to Mixed Use Areas and Apartment Neighbourhoods.

Should additional comments or concerns be identified, the TCDSB will communicate such additional comments and concerns at the earliest possible date.

TCDSB Requests

We respectfully submit the above for consideration by the Planning and Housing Committee and request these written submissions be forwarded to Council for its consideration. The TCDSB also requests, through its counsel, that it be provided notice of any matter related to the HAP, particularly as it pertains to *Avenues*. The TCDSB requests notification of any modification to the draft OPA 861 and 862 text and mapping, proposed Official Plan Amendments with respect to land use redesignations and proposed Zoning By-law Amendments, and to be included in all notices or communications on this matter related to City of Toronto decisions, meetings or appeals with respect to any of the above-noted matters.

Should you have any questions or require further information with respect to the above, please do not hesitate to contact the undersigned or, in her absence, Sandra-Luna Martinez at sluna-martinez@millerthomson.com or 416-595-8565.

Yours truly,

MILLER THOMSON LLP

Per: 

Tara L. Piurko

- c. Michael Loberto, TCDSB
- Erica Pallotta, TCDSB
- Dana Anderson, MHBC Planning, Urban Design & Landscape Architecture



Schedule A

Ward 9

151 Rosemount Ave

130 Shanly St

124 Northcliffe Blvd

1196 College St

1477 Dufferin St

270 Laughton Ave

Ward 11

700 Markham St

319 Ossington Ave

80 Clinton St

