

Housing Action Plan: Avenues Policy Review

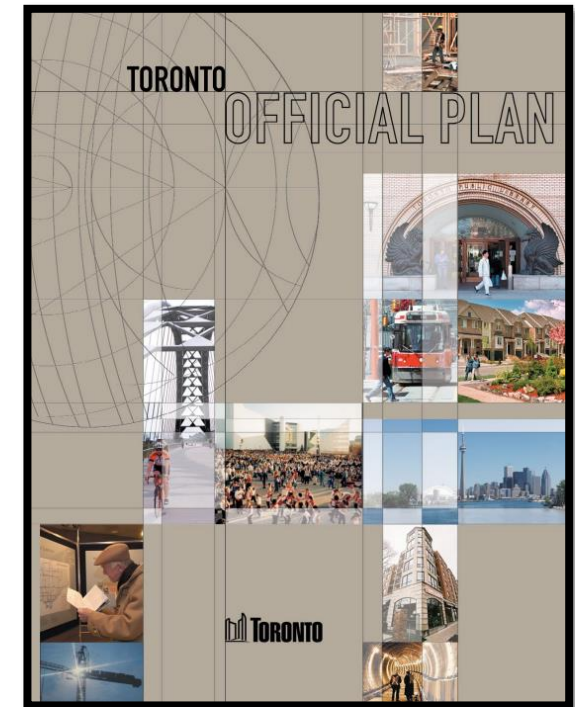
Confronting Anti-Black Racism Advisory Committee

February 13, 2025



Housing Action Plan: Avenues Policy Review Mandate

1. Update vision and policy direction
2. Streamline study requirements
3. “Areas of transition” between Avenues and Neighbourhoods
4. Extend and introduce new Avenues



Official Plan Structure

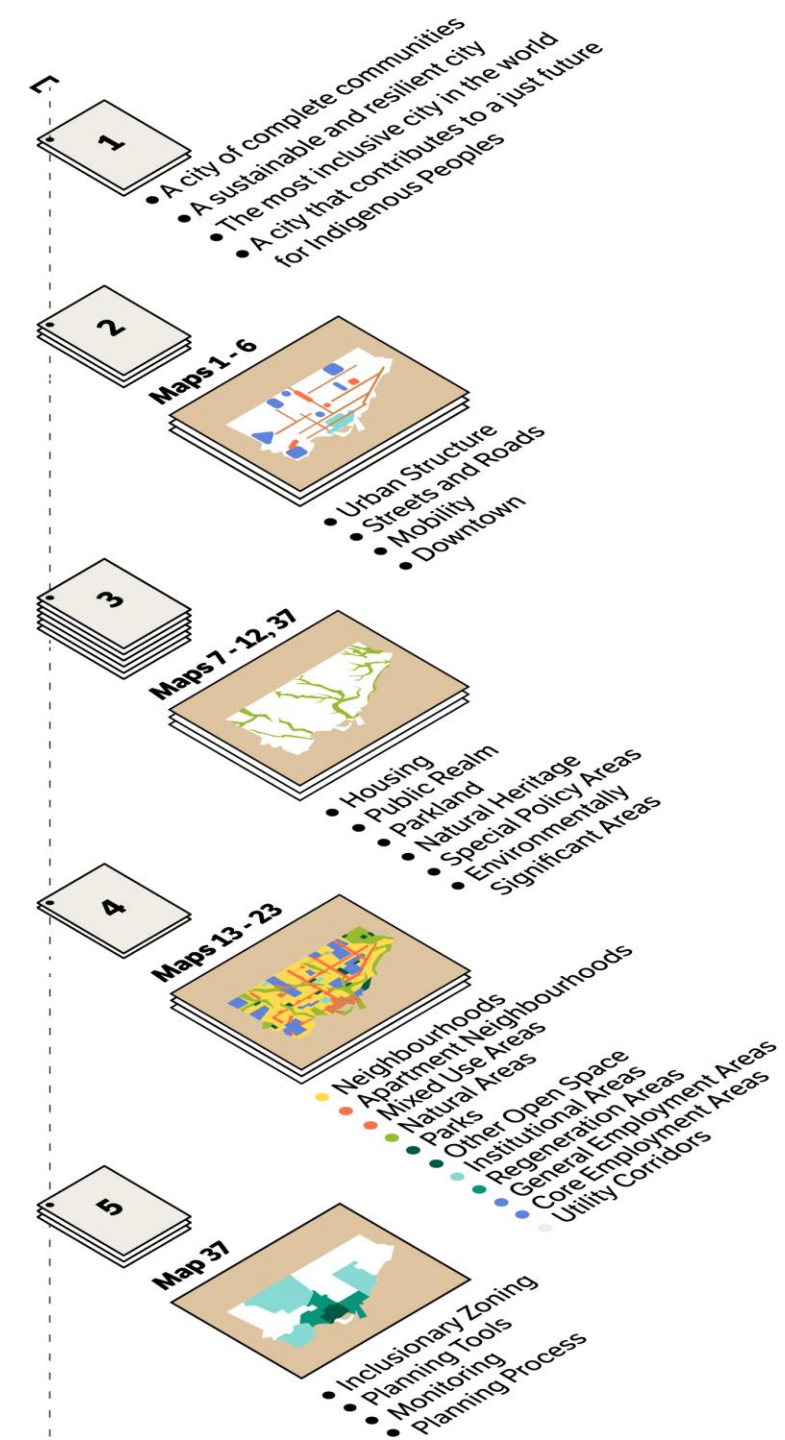
Chapter One priorities, vision, and principles.

Chapter Two urban structure, growth strategy, and policies for managing change.

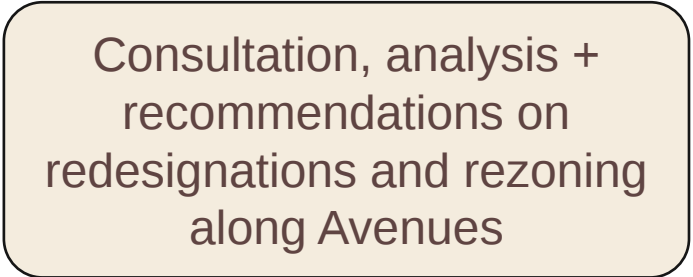
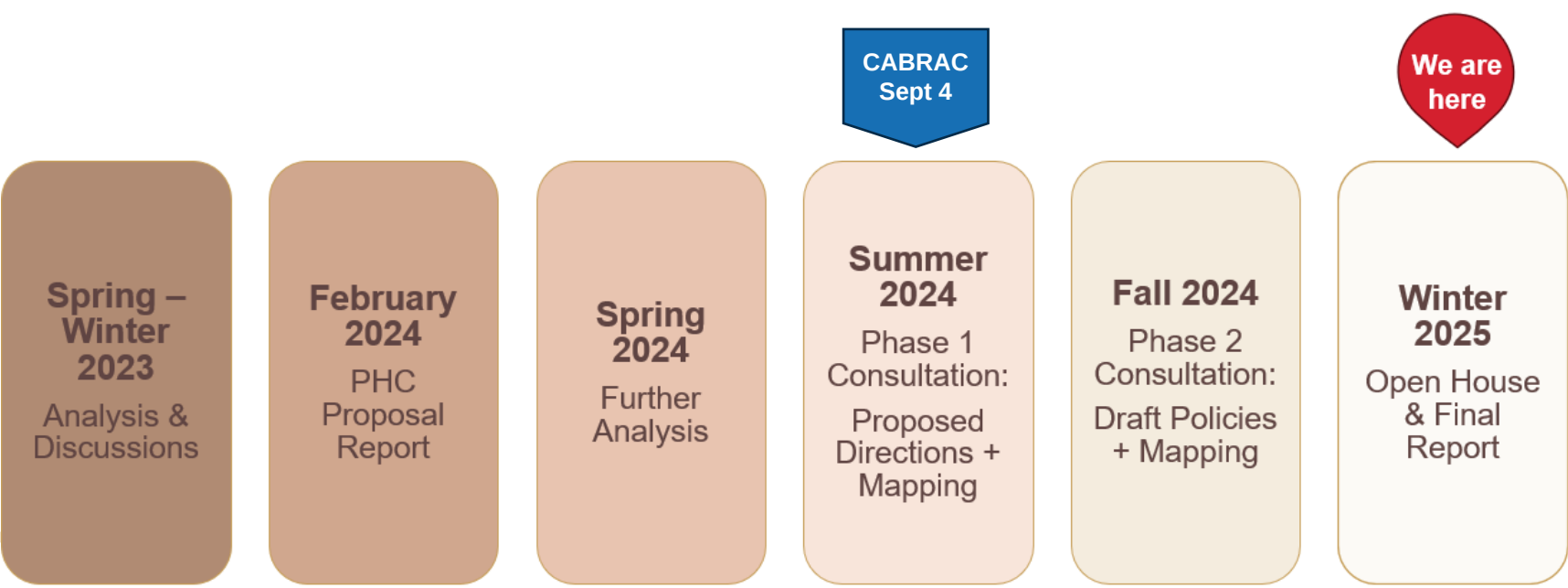
Chapter Three the human, built, economic, and natural environments.

Chapter Four land use designations to implement the growth strategy.

Chapter Five how to implement the Plan.



Project Timeline



Engagement

27 consultations including:

- **12 District-based** public meetings online (3 in each Community Planning District, Summer + Fall)
- **3 City-wide** public meetings and **Open House** online
- **6 meetings** online with Resident Associations, Business Improvement Areas, Community Housing Providers
- **3 meetings** online with development and real estate industry representatives
- **2 meetings** with Advocacy and Research Organizations
- **1 in-person** meeting with BILD
- **On-line Survey** (336 respondents)



What we heard

Support for

- **identifying new Avenues** and enabling more homes across Toronto
- **mid-rise buildings** along Avenues
- **non-residential uses** along Avenues

Concerns about

- impact on existing businesses and potential for displacement
- impact on *Neighbourhoods* and existing residents
- necessary infrastructure



Avenues Policy Review

Official Plan Amendment 778

What changed

Proposed (Summer 2024)

- Mapped the Avenue Typologies
- Nodes where Avenues intersected
- Local Area Reviews

Final OPA 778 (Winter 2025)

- Simplified policies
- Connect growth to transit service level
- Address displacement of businesses (including owned by and serving racialized and marginalized populations)
- Removed study requirements

OPA 778 Key Points

- **Updates Chapter 2** of the Official Plan
- **Aligns** growth with transit
- **A vision** for Avenues: up to mid-rise buildings, and may go beyond near Subway, LRT, and GO Stations
- **Growth is directed** to *Mixed Use Areas* and *Apartment Neighbourhoods* designations
- **Infrastructure** still secured through planning process
- **No** land use designation changes
- **Not** rezoning



Policy Highlights

Activating the Ground Floor with Commercial + Institutional Use

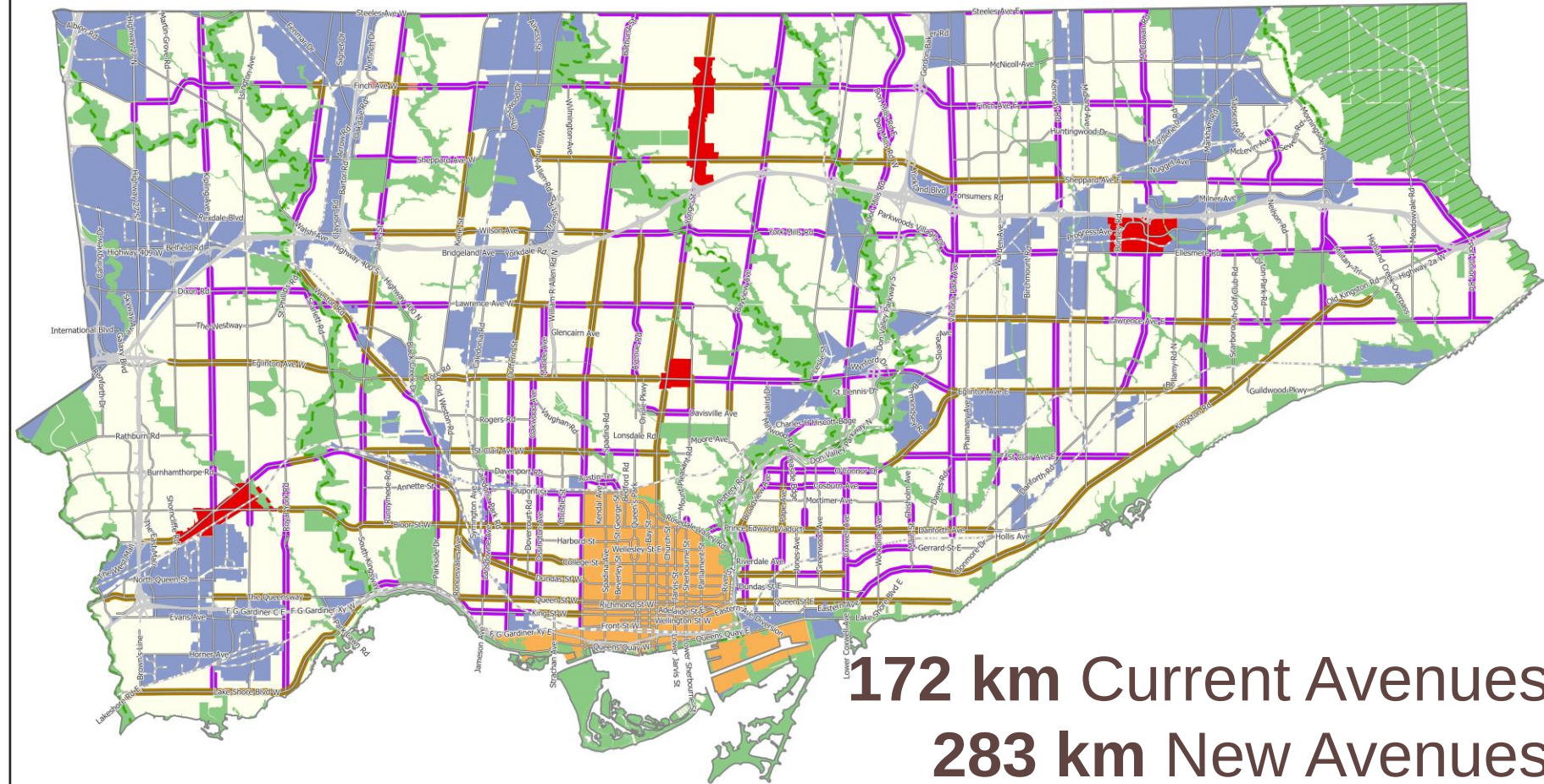
- **Provide** in *Mixed Use Areas*
- **Encourage** in *Apartment Neighbourhoods*

Address Displacement of Small Businesses

- **Direct consultation** with community and existing businesses in the application process
- **Notify** existing small businesses
- **Direct** an assessment for the return of displaced businesses
- **Encourage** commercial community land trusts and cooperative models



New Avenues



172 km Current Avenues
283 km New Avenues
165% increase



- Centres
- Downtown and Central Waterfront
- Employment Areas
- Green Space System
- ▨ Greenbelt Protected Countryside
- Avenues
- Proposed New Avenues
- Proposed New Avenues through Jane Finch Secondary Plan
- Major Streets
- - - Greenbelt River Valley Connections

Toronto Official Plan
Map 2
Urban Structure with
Proposed New Avenues

January 2025

Council Direction

1. **Adopted** Official Plan Amendment 778
2. **Directed** staff - as part of Phase 2 - to:
 - a. consult local communities and coordinate with ward councillors
 - b. prioritize areas around subway, light rail transit, and GO rail stations
 - c. Undertake work to assess the infrastructure capacity along Avenues
3. **Removed** study requirements for Avenues
4. **Monitor** and report back any policy changes at next OP update
5. **Continue** + conclude all in-process Avenues studies

Next Steps – Phase 2

Prior to bringing forward potential amendments to land use designations and zoning:

1. **Comprehensive** review
2. **Community consultation** process in each ward
3. **Prioritize** areas in walking distance of subway stations, light rail transit, and MTSAs
4. **Establish** a monitoring program for *Avenues*

