

## **Mount Dennis Community For All Action Plan**

**Date:** November 18, 2025

**To:** Economic and Community Development Committee

**From:** Executive Director, Housing Secretariat;  
Executive Director, Social Development;  
Executive Director, Development Review;  
General Manager, Parks and Recreation; and  
General Manager, Economic Development and Culture.

**Wards:** Ward 5, York South-Weston

### **SUMMARY**

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The Mount Dennis community is a neighbourhood that is undergoing transformation. New development and transit investments will soon make the Mount Dennis area one of the most transit accessible locations in the city. Currently, Mount Dennis is among the few Toronto communities where families and individuals can secure affordable housing. It has also historically been an affordable and diverse neighbourhood for a diverse population and is home to many new immigrants, Black residents, low-income households, vulnerable seniors, and youth.

The increased development and transit investments will bring much needed connectivity and housing supply to the city, but may also bring pressures of displacement, increasing housing costs, and physical, social, and economic changes that will impact current Mount Dennis residents. Without targeted and system-wide strategies and supports, residents of historically underinvested neighbourhoods, such as Mount Dennis, face greater risk of disruption and harm from rising development pressure. As such, there is a need for the City to introduce measures to guide growth in ways that benefit current and future Mount Dennis residents.

City Council adopted the Mount Dennis Secondary Plan in July 2022, as a result of the Picture Mount Dennis Planning Framework Study completed in 2022. City Council also directed staff to establish a community development plan using an anti-displacement lens and to require future development applications to respond to its City Council-adopted recommendations. The community development plan is also intended to support implementation of the policies of the Mount Dennis Secondary Plan and also introduce anti-displacement measures for the Mount Dennis community.

This report responds to Council's requests and recommends Council adopt the Mount Dennis Community for All Action Plan (the Action Plan) proposed in this report as the community development plan. This report also recommends that Council request staff to establish a City of Toronto interdivisional working group to implement immediate and longer-term measures introduced in the Action Plan. The development of the Action Plan is a community-led and community-focused process that reflects the voices of Mount Dennis residents.

The City has worked closely with the Learning Enrichment Foundation (LEF), a community agency in Mount Dennis, to support community engagement in development of the action plan. The City provided funding of \$50,000 to LEF for the delivery of the People's Summit focused on anti-displacement strategies and priorities for the Action Plan. LEF contracted Untitled Planning to assist with the design and implementation of the summit and completion of a final report on the summit activities and findings. LEF also convened a stakeholder working group to collaborate on the design of the People's Summit and co-development of recommendations.

The Action Plan (Attachment 1) introduces a number of actions that are aimed at:

- Preserving housing and commercial affordability, including the launch of a community-led land trust and development of an equity scorecard to measure the impact of development on the community;
- Promoting anti-displacement measures for businesses and residents, including the establishment of a community-led Anti-Displacement Education Fund, with investments from the City to support anti-displacement initiatives led by community groups and non-profits;
- Enhancing public spaces for community use, including initiating the return of the Mount Dennis Community Hall to community; and
- Establishing a pro-active strategy to implement and monitor the delivery of the Mount Dennis Community for All Action Plan, including the establishment of a Mount Dennis community partnership table and engagement with Indigenous and Black communities.

In addition, the report recommends the establishment of a collaborative framework between the City of Toronto and the Mount Dennis community to deliver the action plan for the residents of Mount Dennis over the next ten years.

This report and the Action Plan have been developed in consultation with the Action Plan interdivisional working group members from Social Development, Economic Development & Culture, City Planning, Development Review, and Parks & Recreation, in addition to consultation with Transportation Services and the Indigenous Affairs Office.

## RECOMMENDATIONS

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The Executive Director, Housing Secretariat, the Executive Director, Social Development, the Executive Director, Development Review, the Executive Director, City Planning, the General Manager, Parks and Recreation, and the General Manager, Economic Development and Culture recommend that:

1. City Council adopt the Mount Dennis Community for All Action Plan, included in Attachment 1 to the report, as the community development plan in accordance with Policies 12.4 and 12.5 of the Mount Dennis Secondary Plan.
2. City Council request the Executive Director, Social Development and the Executive Director, Housing Secretariat to establish and lead a collaborative, interdivisional working group to be accountable for implementing the Mount Dennis Community for All Action Plan over a 10 year period, with representation from Development Review, City Planning, Economic Development and Culture, Parks and Recreation, and other relevant divisions identified during implementation.
3. City Council request the interdivisional working group to implement and monitor the Mount Dennis Community for All Action Plan for a period of 10 years, including working with community partners and groups to design and implement a monitoring and evaluation framework and to provide regular reports to the Mount Dennis community and bi-annual reports to City Council.
4. City Council authorize the Executive Director, Social Development to negotiate and execute any necessary agreements with The Learning Enrichment Foundation to develop and deliver an equity scorecard for the Mount Dennis Community for All Action Plan, on terms and conditions satisfactory to the Executive Director, Social Development, and in a form satisfactory to the City Solicitor; and to report back by Q1 2027 with a final equity scorecard for City Council approval.
5. City Council authorize the Executive Director, Social Development to negotiate and execute any necessary agreements with The Learning Enrichment Foundation to administer a grant program focused on supporting anti-displacement education initiatives in the Mount Dennis area, on terms and conditions satisfactory to the Executive Director, Social Development, and in a form satisfactory to the City Solicitor.
6. City Council request the Executive Director, Housing Secretariat to establish a community of practice for community land trusts to support capacity-building, with support from the Economic Development and Culture Division.
7. City Council request the Executive Director, Housing Secretariat to include a priority consideration for projects in transit-oriented communities in housing development and acquisition policies and programs.
8. City Council direct the General Manager, Economic Development and Culture to work with the Mount Dennis Business Improvement Area to ensure that local businesses and entrepreneurs can access a range of City of Toronto small business programs.

9. City Council request the Executive Director, Housing Secretariat to promote access to renter-focused legal, advocacy, and educational programs for residents of Mount Dennis.

10. City Council request that the General Manager, Parks and Recreation engage community stakeholders and City divisions to start the process of renewed community access, programming, and use of the Mount Dennis Community Hall for residents of Mount Dennis.

11. City Council request the Executive Director, Housing Secretariat; the Executive Director, Social Development; the Executive Director, Development Review; the Executive Director, Parks and Recreation; and the General Manager, Economic Development and Culture to report through future budget processes over the 10-year life span of the action plan on the resources, staff and program operations required to ensure delivery of the action plan and ongoing engagement and capacity-building of residents, with a priority focus on Indigenous, Black and equity-deserving groups and inclusive of grassroots groups, youth groups, community organizations and local businesses.

12. City Council request the Executive Director, Housing Secretariat; the Executive Director, Social Development; the Executive Director, Development Review; the Chief Planner and Executive Director, City Planning; the General Manager, Parks and Recreation; and the General Manager, Economic Development and Culture work in partnership with the local community to advocate for positive investments needed from federal and provincial governments.

## **FINANCIAL IMPACT**

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There are no immediate financial impacts expected to the 2025 Budget Year arising from the recommendations contained in this report. The Mount Dennis Community for All Action Plan (Attachment 1) includes a combination of actions for the City, the Learning Enrichment Foundation, and Mount Dennis community. Actions for the City can be completed within existing grant programs, policies, and services, and there are no anticipated budget impacts for 2026.

Should there be a need for future resources over the ten-year life span of the action plan, costs to implement any enhanced measures will be included in responsible City Division, Agency and Corporation future budget requests for Council's consideration.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **EQUITY IMPACT STATEMENT**

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The Mount Dennis community is home to Indigenous Peoples, many new immigrants, Black communities, women, persons with disabilities, low-income households, vulnerable seniors and youth. It is a community that is now subject to the pressures of transit intensification and development, and where residents may be at risk of being displaced from an affordable community undergoing transformation.

Consultation with Mount Dennis residents and organizations highlighted longstanding concerns from residents about the potential impacts of gentrification and the threat of displacement, particularly for Black Torontonians and other equity-deserving groups, because of the development that transit investment is likely to stimulate.

The Mount Dennis area is shaped by collective legacies of colonization of Indigenous peoples and land, histories of systemic anti-Black racism and discrimination, and the institutional marginalization of broader equity-deserving groups in the area. These legacies shape the health and overall life outcomes of Indigenous, Black, and equity-deserving community members. The Mount Dennis area is also shaped by long histories of community-led action and organizing that have advanced more equitable visions of the Mount Dennis area and Toronto writ large. With new transit and housing investments, community members have expressed a strong desire for new supports and resources that will better enable existing residents to remain in community and benefit from the neighbourhood change process.

The Action Plan will aim to respect, enhance, and preserve what residents value and envision about and for their neighbourhoods, amplify existing community-led initiatives and leadership, respond to unique issues facing Indigenous, Black, and equity-deserving groups, advance inclusive economic opportunities and invest in community improvements. As the focus of this report, the implementation of the Action Plan more specifically offers the potential to recognize and enhance what residents value in their community today, and to address existing economic and social disparities between the Mount Dennis area and the rest of the city.

The Action Plan, and the work that has come before it, will help to shape future growth and development in the area in ways that can improve quality of life for current and future residents, informed by an understanding of the area's diversity, inclusivity, and community needs.

## **DECISION HISTORY**

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At its meeting on July 19, 2022 City Council considered a report from the Director, Community Planning, Etobicoke York District titled "Mount Dennis Secondary Plan - Final Report". City Council adopted Official Plan Amendment 571 including the Mount Dennis Secondary Plan; requested the Chief Planner and Executive Director, City Planning to bring forward a Zoning By-law Amendment and urban design guidelines; directed the General Manager, Transportation Services to conduct further work with respect to mobility and the public realm; and requested the Deputy City Manager, Mount Dennis Community for All Action Plan

Community and Social Services to direct Social Development, Finance and Administration, Economic Development and Culture, Housing Secretariat and other appropriate City Divisions in consultation with the Chief Planner and Executive Director, City Planning, to work with the Councillor for Ward 5 York-South Weston and local community organizations, residents and businesses to develop a Mount Dennis community development plan: "Community for All Action Plan". The decision can be accessed at this link:

<https://secure.toronto.ca/council/agendaitem.do?item=2022.EY33.11> OPA 571, including the Mount Dennis Secondary Plan, was subsequently appealed to the Ontario Land Tribunal. On October 11, 2024, the Ontario Land Tribunal approved an amendment to OPA 571, bringing the Mount Dennis Secondary Plan into effect. The Mount Dennis Secondary Plan is now in force, with the exception of a few specific sites.

At its meeting on July 19, 2023, City Council adopted a motion requesting the Deputy City Manager, Community and Social Services to immediately engage with local community organizations, residents, and businesses and participate in community meetings concerned with the Mount Dennis Community for All Action Plan. Council also requested that Community and Social Services provide biannual reports on the development and implementation of a Community for All Action Plan with the first report due to the Economic and Community Development Committee on October 24th 2023. The decision can be accessed at this link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.MM8.16>

At its meeting on April 17 and 18, 2024, City Council directed the Deputy City Manager, Development and Growth Services to create a cross-divisional working group to deliver a Mount Dennis Community for All Action Plan; provide \$35,000 in funding to the Learning Enrichment Foundation to host a symposium focused on anti-displacement strategies; provide an inventory of existing municipal services and assets at the time of the Symposium; work with the Councillor and Learning Enrichment Foundation to develop an equity scorecard; work with the local community to prioritize and achieve positive investments needed from federal, provincial, and municipal governments; and report back on the progress made in implementing a Mount Dennis for All Action Plan. The decision can be accessed at this link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EC11.1>.

At its meeting on July 24 and 25, 2024, City Council endorsed amendments to OPA 571, the Mount Dennis Secondary Plan, being changes to Schedule 4 of the Official Plan ("Description of Views") and changes to the Mount Dennis Secondary Plan policies. As of October 11, 2024, the Mount Dennis Secondary Plan is now in force, with the exception of a few specific sites. The decision can be accessed at this link: [Agenda Item History - 2024.CC20.23.](#)"

At its meeting on December 17 and 18, 2024, City Council amended its previous direction to authorize funding of \$35,000 to the Learning Enrichment Foundation for the delivery of a symposium; and increased the funding to \$50,000. The decision can be accessed at this link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.MM24.37>.

## COMMENTS

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### About the Mount Dennis Community

Mount Dennis is set to become one of the most transit-connected neighbourhoods in Toronto. When the Eglinton Crosstown LRT is complete, Mount Dennis will be the western terminus station and a key interconnection point between the subway and commuter rail systems, providing access to the Kitchener GO Line and UP Express. For information on the boundaries of Mount Dennis, a map of the community is available in Attachment 1.

Transit expansion and provincial planning policies and frameworks permitting greater density in the area will result in population growth and the need for more affordable homes. In fact, with the increased transit expansion, real estate investment has already started to increase in the area and is expected to increase further. Development interest is also anticipated on large and small sites within the area. Ultimately, the population of Mount Dennis is projected to more than double over the next 20 years.

This also increases the risk of residential, employment, and commercial displacement. Compared to the City of Toronto, Mount Dennis has a higher proportion of visible minorities and immigrants, a lower median income, a higher percentage of renters, and more affordable rental and ownership housing (*Sources in footnotes 1-5*) The changes in the neighbourhood necessitate City action to promote the well-being, stability, and affordability of the Mount Dennis neighbourhood for its current and future residents.

Increased transit investment and development pressures, without the right investments and policy frameworks, can disproportionately impact and destabilize lower-income Indigenous, Black, and equity-deserving residents that call Mount Dennis home. New and increased investments in neighbourhoods with a history of underinvestment require holistic strategies that guide and accompany neighbourhood change to ensure that the City fulfills its commitment to promoting an equitable and just Toronto.

Growing racial spatial income inequality is reshaping neighbourhoods like Mount Dennis in several ways:

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- 1 Hulchanski 2018 "How Segregated is Toronto? Inequality, Polarization, and Segregation Trends and Processes," University of Toronto.
  2. Leon & Iveniuk 2021 "Widening Housing Inequities: Long-term housing affordability in the Toronto Census Metropolitan Area 1991-2016" Wellesley Institute.
  3. Lewis 2022 "The Uneven Racialized Impacts of Financialization: A report for the Office of the Federal Housing Advocate"
  4. Leon & Iveniuk 2020 "Forced Out: Evictions, Race, and Poverty in Toronto" Wellesley Institute.
  5. Geva, Lambropoulos, Mendita, Siemiatycki "Missed Connections: Locating equity in Toronto's transportation history" University of Toronto Infrastructure Institute

- Deepening housing unaffordability and widening inequities have disproportionately affected Black and racialized residents over the last 25 years;
- Increased transit investment and development, unaccompanied by equity-driven strategies, have destabilized Black residents living in neighbourhoods with a historically strong Black resident and commercial presence; and
- Toronto neighbourhoods with higher proportions of Black renters have higher rates of rental eviction.

These trends are part of larger inequities embedded in social, economic, and political systems. Without intentional and coordinated policy action and intervention, new investments meant to promote prosperity can deepen inequities in systems, policies, programs and services in Mount Dennis and manifest into complex conditions such as deep housing insecurity, displacement, food injustice, poverty, and local economic insecurity.

### **Alignment with the Secondary Plan**

The Picture Mount Dennis Planning Framework Study was conducted from October 2020 to July 2022. The resulting [Picture Mount Dennis Planning Framework Report](#) reflects extensive engagement with the local community, stakeholder groups, Indigenous communities and First Nations. It set out policy directions for a new planning framework for the community, and included a Community Services and Facilities Study, a Cultural Heritage Resource Assessment, and a Master Servicing Plan. In accordance with the Planning Act, the City held a final community consultation meeting on the proposed Official Plan Amendment, including the Mount Dennis Secondary Plan, on April 28, 2022. Developed with the input of community, the Mount Dennis Secondary Plan was adopted by City Council in July 2022 and the majority of the plan is now in force.

The plan includes nine transformative moves:

- Connect People to the Land
- Celebrate Indigenous Cultures
- Support Black and Afro-Caribbean Cultures
- Expand the Community Heart
- Revitalize Weston Road
- Connect Across the Rail Corridor
- A Mount Dennis for Everyone
- Develop an Eco-Neighbourhood
- Facilitate Local Job Growth

Policy 12.4 of the Secondary Plan states that a community development plan, which shall include an anti-displacement strategy, will be adopted for Mount Dennis to support implementation of the vision, transformative moves and policies of the Secondary Plan. Policy 12.5 requires development applicants to demonstrate, through their applications,

how the proposed development responds to the City Council adopted community development plan, including addressing its anti-displacement strategy.

The development of the Mount Dennis Community For All Action Plan will serve as a key implementation mechanism for the Mount Dennis Secondary Plan. While the Secondary Plan sets out a long-term vision, transformative moves, and policy directions for land use planning in the area, the Action Plan translates these into tangible, community-informed actions. It will activate the Secondary Plan's goals by identifying priority initiatives, partnerships, and investments that support inclusive growth, economic opportunity, and improved quality of life for residents.

Together, the Action Plan and the Secondary Plan form a comprehensive and coordinated framework to guide future development in Mount Dennis. The City will continue to advance both plans in parallel, seeking to align land use decisions with community priorities and equity outcomes. This integrated approach will help shape growth in ways that are inclusive, sustainable, and responsive to the needs of current and future residents.

## **Creating the Mount Dennis Community for All Action Plan**

### *Community Leadership and Engagement*

Mount Dennis community leadership has been central to the development of the action plan, building on a history of community consultation, organizing and advocacy led by various resident groups, associations and intersectoral networks. The City worked closely with local groups and community members in Mount Dennis, especially with The Learning Enrichment Foundation (LEF), to support ongoing community involvement. LEF is located in the centre of Mount Dennis and has played a key role as a central convener for community engagement in Mount Dennis, including on matters such as equity, displacement, and affordability for Mount Dennis residents.

City Council directed City staff to provide \$50,000 to LEF to co-host a one-day Mount Dennis for All Symposium (The People's Summit) to consult and engage the community on priorities for the action plan, including residents, local organizations, advocates, business owners, and government representatives. City staff collaborated with the local councillor, LEF and a Mount Dennis stakeholder working group throughout the development of the Action Plan, with regular project meetings; collaboration on the design of the People's Summit; consultation on incorporation of community feedback; and co-development of recommendations.

With the support of City staff, the Mount Dennis community provided guidance on what should be included in the Action Plan. The Action Plan was co-developed with LEF and community representatives; and the City developed ongoing and frequent collaboration with these partners in creating the action plan.

The key distinguishing feature of this Action Plan is that community engagement has been led by community for community; and their engagement feedback directly informed the key recommendations in the final Action Plan; and the community has come forward as a key implementation partner. For more information on the key

features of the Community For All Action Plan, see the complete Mount Dennis Community for All Action Plan in Attachment 1.

### *Interdivisional Working Group*

The development of a Community for All Action Plan also encompasses a range of actions that impact divisions across the City - and are related to housing, economic development, culture and arts, community spaces, and more. To develop and deliver a cohesive and cross-sectoral action plan, City staff created a collaborative, cross-divisional working group, led by the Housing Secretariat, to coordinate a collaborative effort among the following divisions:

- Social Development
- Development Review
- City Planning
- Economic Development and Culture
- Parks and Recreation

Other divisions engaged throughout the process include the Indigenous Affairs Office and Transportation Services. The interdivisional working group will continue to operate as part of the implementation of the action plan, with a focus on implementing, monitoring, and delivering the action plan.

## **Mount Dennis Community Engagement**

### *Community Consultation: People's Summit*

The Mount Dennis People's Summit, hosted on April 5, 2025, was a full-day, community-led event focused on advancing anti-displacement strategies in the face of neighbourhood change, with 165 people in attendance. The Learning Enrichment Foundation and Untitled Planning convened a working group of Mount Dennis community members to co-design a People's Summit and accompanying community tour. The group included: local residents and grassroots organizers, representatives from the Mount Dennis Community Association, Horn of Africa Seniors Association, Mount Dennis Business Improvement Area (BIA), local planning firms, engaged community leaders, and City staff.

The summit was a core component of the development of the action plan - and it created space for residents to share experiences, learn from experts, and shape a vision for the action plan. At the summit, participants engaged in workshops, panel discussions, cultural activities, and interactive sessions that built on both lived experience and formal planning processes. The summit centered the question: *How can we ensure that Mount Dennis remains an inclusive, affordable, and vibrant community for all?*

The consultation was also preceded by the following engagement approaches:

- In-person outreach through local events, community organizations, and informal neighbourhood interactions, reaching 110 people and visiting 200 local spaces.
- Outreach to 95 organizations via email to share information about the Summit, invite participation, and encourage broader community involvement.
- Digital engagement via Instagram, YouTube, and newsletters, which generated 24,249 views, reached 14,925 unique accounts, and resulted in 731 combined interactions across videos, posts, and story prompts.
- Multimedia content such as printed posters, short-form videos, carousels, and educational graphics reflecting local history, culture, and concerns.
- One-on-one meetings with working group members to create space for candid dialogue and long-term vision-sharing.
- Community tour led by local residents to ground the summit's themes in lived realities, highlighting opportunities (e.g.. housing co-ops), and impacts of current and potential displacement.

The summit explored displacement through key themes, including housing and affordability, inclusive local economies, public spaces, and culture. Residents, workers, and community leaders came together to share their lived experiences, affirm shared values, and identify the systemic barriers shaping life in the neighbourhood. Across five key themes—housing, transportation and mobility, local economy, public space, and community safety—participants painted a vivid picture of the challenges and opportunities for Mount Dennis residents.

### *Community Feedback*

Untitled Planning published a report with the outcomes of the community feedback, which is available in Attachment 2 of this report. Through the summit and community engagement, four key areas were identified as priority areas by the community. The four priorities and the community feedback on them are outlined below:

- *Create a Mount Dennis Community Land Trust:* Support and protect local renters and businesses from displacement due to land and building speculation through the purchase of land and buildings at affordable prices.
- *Create a Mount Dennis Education and Community Defense Fund:* Assist local homeowners, tenants and businesses to deal with the pressures of gentrification by creating a non-profit education and community defense fund.
- *Establish a Mount Dennis Community Partnership Table to Support the Mount Dennis Community for All Action Plan:* Building a vibrant community in Mount Dennis will require everyone working together as one team. The establishment of a Mount Dennis Community Partnership Table would provide opportunities for collaboration,

shared learnings and co-ordinated action to implement the Community for All Action Plan and the equity scorecard.

- *Reclaim Public Space and Run the Mount Dennis Community Hall:* Organize and plan to reclaim public space and have the City return the Mount Dennis Community Hall to the community to be operated as an active hub for community and locally led activities.

These priorities directly informed the development of actions under the Action Plan.

## **Proposed Community For All Action Plan**

The Mount Dennis Community For All Action Plan focuses on the following key actions to respond to community needs, and the full action plan is in Attachment 1 of this report.

### **1. Preserving Housing and Commercial Affordability**

Affordable housing and commercial spaces play a critical role in ensuring the stability of Mount Dennis residents and businesses. This goal focuses on protecting homeowners, renters, and businesses from displacement due to speculation through the purchase of land and buildings at affordable prices; and it also aims to measure the impact of development to support equitable outcomes for community. The action plan proposes the following actions to implement this goal:

- *Create a Community Land Trust:* Community representatives will build and create a community land trust in order to promote community ownership of affordable rental housing and commercial spaces, including housing that may otherwise be lost to speculation and development. The land trust is a non-profit entity led independently by community.
- *Support Local Capacity-building of the Community Land Trust:* As land trusts continue to be key actors in the preservation of affordable housing across Toronto, the City recognizes it has a role to play in supporting the capacity-building of land trusts, including that of the new Mount Dennis Community Land Trust. With a community co-lead, the Housing Secretariat, with the support of Economic Development and Culture, will aim to support the establishment of community of practice to share best practices, key learnings, and information on affordable housing funding programs and business programs. The goal is to create opportunities for knowledge-sharing, development, and innovative problem-solving that better positions land trusts to access existing City funding.
- *Prioritize Affordable Housing Investments in Transit-Oriented Communities:* In recognition of communities such as Mount Dennis that are experiencing rapid change and risks of displacement due to transit intensification, the Housing Secretariat will update its housing funding program guidelines to support housing projects in areas such as Mount Dennis. Where feasible, this will mean including priority consideration for projects in transit-intensified communities when eligible projects meet the program standards and requirements.

- *Develop an Equity Scorecard:* The Learning Enrichment Foundation, with funding from Social Development, will develop an equity scorecard to track the progress of developments in contributing to fair and inclusive outcomes that are in line with the Community for All Action Plan. An equity scorecard will help identify risks of displacement, barriers to equity, and measures taken to promote anti-displacement efforts for the stability of Mount Dennis residents and businesses. City staff will also explore opportunities to integrate the equity scorecard with the development review process.

In consultation with the interdivisional working group, Social Development will report back to City Council in Q1 2027 with a final proposed equity scorecard for approval; and will identify the process to operationalize an equity scorecard, including roles, responsibilities, and mechanisms for how the scorecard will be leveraged in assessing the impacts of development on the community, and exploring opportunities to integrate the equity scorecard with the Development Review process.

- *Work with the Business Improvement Area:* Economic Development and Culture to work with the Mount Dennis Business Improvement Area to ensure that local businesses and entrepreneurs can access a range of City small business programs. This initiative will strengthen and promote access to available City resources for small businesses, including black-owned businesses, and aim to support their ability to continue to operate in a period of change in Mount Dennis.

## **2. Promoting Community Anti-Displacement Strategies**

Anti-displacement measures are needed in order to provide supports to homeowners, businesses and residents that are facing displacement as a result of the increasing development in the area. Anti-displacement strategies are included in many aspects of this action plan, and this specific goal aims to provide targeted funding, information, and municipal levers to prevent displacement or remedy the impacts of displacement.

- *Create an Anti-Displacement Education Fund:* The Learning Enrichment Foundation will establish an Anti-Displacement Education Fund to provide grants that support businesses and residents at risk of displacement. The fund will include private, nonprofit, and public sector investments. The Social Development division will support the fund with a grant stream for eligible community groups and non-profit organizations, subject to certain conditions. Social Development will work with community partners to outline the parameters of this grant stream, including eligibility standards, grant conditions, and accountability mechanisms.
- *Promote Access to Legal and Educational Services for Residents:* The Housing Secretariat will promote access to the Toronto Tenant Support Program, which includes legal, educational, and advocacy services for renters that are at risk of eviction and/or displacement. The program will aim to support Mount Dennis residents to prevent illegitimate evictions and/or displacement.

- *Monitor and Support Compliance of Commercial Space Replacement:* Development Review, with support from Economic Development and Culture, will implement Mount Dennis Secondary Plan policies to generally provide for the replacement of non-residential gross floor area of businesses and services that are being displaced by development. This measure will aim to ensure that Mount Dennis residents have access to a generally equivalent level of commercial spaces as new developments are being built.

### **3. Enhancing Public Spaces for Community**

Access to vibrant, inclusive, and equitable public spaces is a key feature of a thriving neighbourhood. This goal focuses on enhancing access to public spaces and community programming for community use in ways that reflect community needs and priorities.

- *Return the Community Hall to Community:* The consultations identified the return of operations and community use and programming to the Mount Dennis Community Hall as a key request from community. Parks and Recreation will engage community stakeholders and City divisions to start the process of renewed community access, programming, and use of the Mount Dennis Community Hall. As part of this process, alternate operating models will be explored, such as the Association of Community Centre and Community Hub model.
- *Create Community Spaces in New Developments:* Development Review, in its review of development applications, will leverage existing City authorities to work with the community and developers to establish multi-use spaces for community in new developments, as appropriate.
- *Enable Community Cultural Programming:* To ensure that arts and culture is broadly accessible and affordable, Economic Development and Culture Division will enable local community-led cultural programming through outreach, partnerships, and funding in collaboration with the Toronto Arts Council. In addition, the Toronto Public Library will work directly with community to develop and tailor programming at the Mount Dennis Public Library.

### **4. Implementing and Monitoring the 10 Year Action Plan**

A community action plan is only as effective as the efforts to implement and monitor the progress of the action plan. The goals guide the City's commitment to advancing the delivery of the action plan over a 10 year period in incremental phases, continuing and enhancing engagement with Indigenous and Black communities, and putting in place the structures to continue to co-collaborate with the Mount Dennis community.

- *Establish a Mount Dennis Community Partnership Table:* A community partnership table will be established to collaborate on the implementation of the action plan, and include key stakeholders from Mount Dennis. City divisions will also collectively

continue to dedicate time and resources to an inter-divisional working group that will lead the delivery of the action plan, in coordination with community.

- *Engage Indigenous and Black Communities:* The action plan will align with the City's broader commitments to the Reconciliation Action Plan and Action Plan to Confront Anti-Black Racism; including deepening work with existing Indigenous and Black communities to strengthen existing efforts and start new initiatives in line with the action plan.
- *Monitor Implementation Progress:* Social Development and the Housing Secretariat will work with the Mount Dennis community partnership table and interdivisional working group to track and monitor the progress of the plan as part of the monitoring and evaluation framework to implemented over a 10-year period.

## CONTACT

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## SIGNATURE

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## **ATTACHMENTS**

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Attachment 1: Mount Dennis Community for All Action Plan

Attachment 2: Growing Mount Dennis: Consultation Summary Report