



Mount Dennis Community For All Action Plan

November 2025

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An interdivisional City of Toronto working group also contributed their expertise and support in developing this strategy – including the Housing Secretariat, Social Development, City Planning, Development Review, Economic Development and Culture, and Parks and Recreation. Their participation has been essential in ensuring alignment with broader policy efforts at the City and reinforcing the City’s commitment to implementing an action plan for Mount Dennis.

Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples and is now home to many diverse First Nations, Inuit, and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

1. Introduction

The Mount Dennis Community For All Action Plan, and the work that has come before it, will help shape future growth, development, and services in the area in ways that can improve quality of life for current and future residents, and is informed by an understanding of the needs of the Mount Dennis community.

The plan introduces four specific actions aimed at:

Preserving housing and commercial affordability

Promoting anti-displacement measures for businesses and residents

Enhancing public spaces for community use

Establishing a pro-active strategy to implement and monitor the delivery of the action plan over the short, medium, and long-term

The Mount Dennis Community For All Action Plan was built through a robust community-led consultation – and the voices and lived experiences of the residents of Mount Dennis have informed every aspect of this plan, ensuring that the actions directly address the challenges and opportunities within their own unique community.

2. Context

The Need for a Mount Dennis Community For All Action Plan

The community of Mount Dennis was occupied by Indigenous people for centuries prior to the arrival of European settlers in the 18th century. Mount Dennis is a vibrant and evolving community located in the City’s west end, centred between the Humber River to the west and Black Creek to the east. The neighbourhood features a mix of residential, commercial, industrial, and green space for community use.

Mount Dennis is also a culturally and socio-economically diverse neighbourhood. 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.

New development and transit investments will soon make the Mount Dennis area one of the most transit accessible locations in the city. The launch of the Eglinton Crosstown LRT, as well as access to the Kitchener GO line and UP Express is already adding development pressure as more high-rise buildings are being planned and unveiled. However, such development pressure also increases the risk of residential, employment, and commercial displacement.

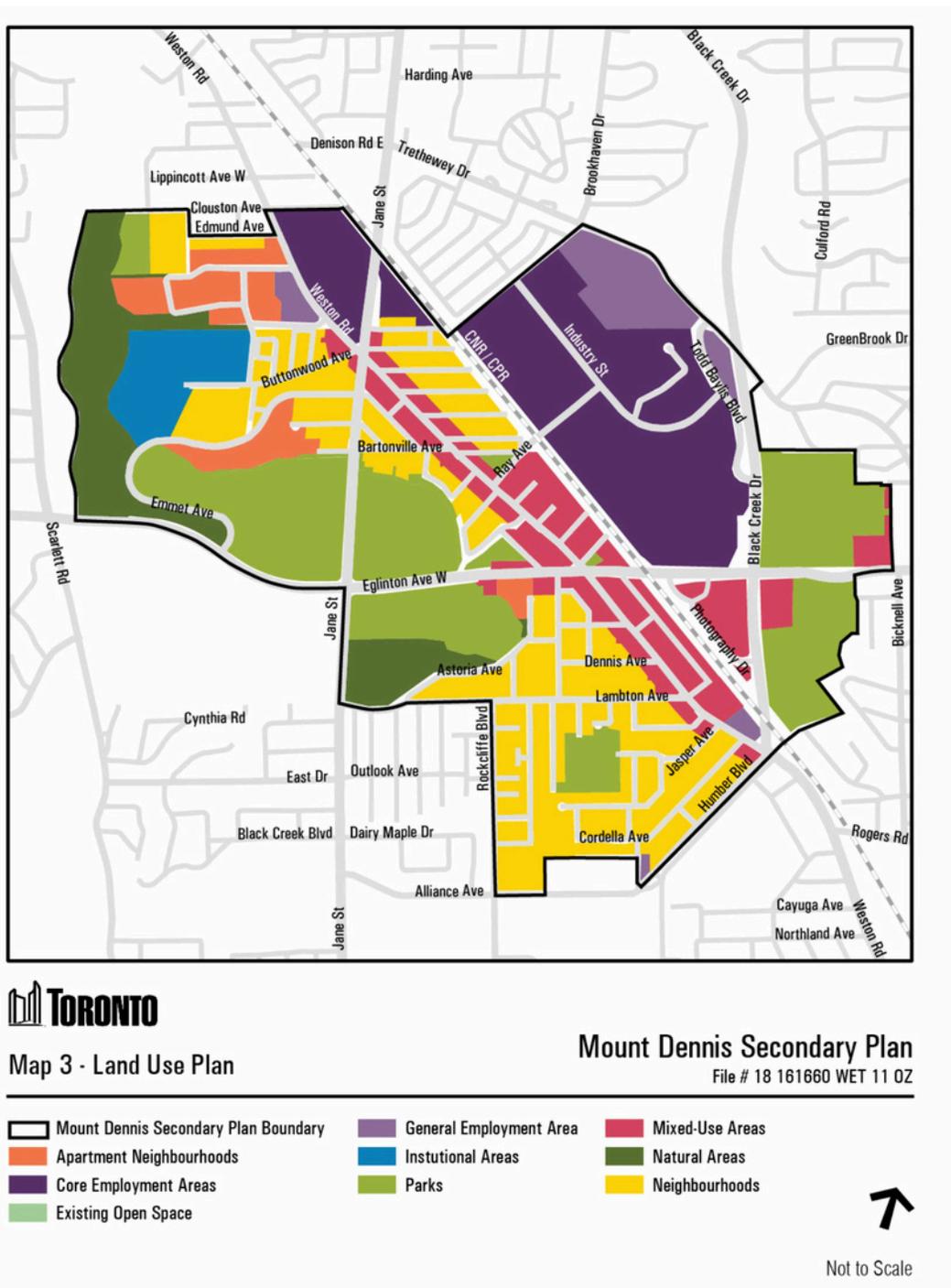
While the residents of Mount Dennis are a welcoming community, they are also looking to all governments to provide intentional and effective programs and policies to support local residents and businesses to thrive and to prevent the displacement of local residents, businesses, and other essential services.

The City of Toronto shares in these concerns and this action plan is intended to help tackle the challenges that accompany change and growth.



The Mount Dennis Neighbourhood

This map outlines the border of the Mount Dennis area for the purposes of implementing the Community For All Action Plan. The measures in the action plan also recognize that neighbourhood borders are often quite porous; residents can benefit from accessing services near the community; and the neighbourhood also provides services to those beyond its borders.



3. Developing the Community For All Action Plan

The development of a Mount Dennis Community For All Action Plan is a distinct process tailored to the needs of the Mount Dennis community. It followed a unique community-led process by having a local community organizations lead the engagement of diverse residents and other partners to identify principles, priorities and subsequent actions that are tailor-made for the Mount Dennis community. With the support of City staff, through the Mount Dennis community Summit held in April 2025, the community has provided guidance on what is important to them.

As Mount Dennis is undergoing high growth and experiencing equity challenges, the Mount Dennis Community For All Action Plan will accompany and complement the Secondary Plan, creating an opportunity to leverage the power of new growth, and where possible, use the land use framework and planning approvals to drive direct private, public and nonprofit investment to address community priorities.

It is a collaborative framework for action, involving a wide array of stakeholders and social and economic investment tools that work to address historically rooted inequities and build on the wealth of community assets and resilience to sustain, preserve, and promote the prosperity of communities.

The Secondary Plan sets a shared vision for the community while the Mount Dennis Community For All Action Plan will act on that vision by developing and implementing a series of measures to address community priorities.



Ingredients of a Successful Community Action Plan

The components were in place prior to the development of this community action plan, and include:



Collaboration

Deep collaboration across City divisions and with community are required to implement meaningful change in the neighbourhood



Secondary Plan

The initiation of a secondary plan process (which may precede a community action plan)



Commitment to Reconciliation, Equity and Inclusion

There is a need for reconciliation and equity strategies to be embedded as a priority in all community action plan processes



New Neighbourhood Investments

The neighbourhood is experiencing significant public and/or private investments and change

Key Features

The key features in the development and implementation of the Mount Dennis Community For All Action Plan include:

Community Voices

The community engagement is led by community and for community

Cross-divisional collaboration

Cross-divisional collaboration to develop and support the delivery of the plan

Equity

The plan provides strong alignment with policies and programs to advance reconciliation and Confronting Anti-Black Racism

Community Co-creation

The plan is co-created in close consultation with community

Integrated Policy Design

The plan creates opportunities to leverage existing, emerging, and new City-led and community-led policies and programs

Guiding Principles for Implementation

Indigenous Relationships and Engagement

The Mount Dennis Community For All Action Plan will aim to center truth and reconciliation as one of the guiding principles. The City recognizes that building relationships with First Nations Rights Holders, traditional caretakers, Indigenous residents, and Indigenous-serving agencies takes time and requires an intentional and well-defined planning and authentic processes. The City, along with the community partnership table, will continue to engage First Nations Rights Holders and Indigenous communities in the implementation and the evolution of the Mount Dennis Community For All Action Plan.

To this end, the Mount Dennis Community Partnership Table, The Learning Enrichment Foundation, and the City are committed to maintaining and establishing key partnerships and relationships with Indigenous led not-for-profit organizations and networks for implement the plan that measures progress focused around a strong commitment to truth and reconciliation.



Black Relationships and Engagement

The Mount Dennis Community For All Action Plan also centres confronting systemic anti-Black racism as a key guiding principle. The City recognizes that building relationships with Black communities, including residents, community groups, Black-led and Black-serving not-for-profit organizations, and Black businesses takes time and requires an intentional and well-defined plan and process. The City will continue to engage Black communities in the implementation of the action plan.



Roles and Partnership

Oversight of the Mount Dennis Community For All Action Plan is held by the City of Toronto's Social Development and Housing Secretariat divisions, but its success requires the ongoing participation and collaboration of multiple City divisions, community partners, and orders of government.

Effective implementation depends on coordinated efforts across divisions such as City Planning, Development Review, Economic Development and Culture, Parks and Recreation, and other impacted divisions.

The City will continue working closely with community partners throughout the implementation of the plan. The City will continue to advocate for financial and policy support from the provincial and federal governments to address current challenges and future needs identified in this Strategy and to ensure appropriate policy and program frameworks are in place to facilitate and prioritize the action plan initiatives.



4. Mount Dennis Action Plan and Anti-displacement Priorities

Informed by community feedback and engagement, the Mount Dennis Community For All Action Plan focuses on four key areas of action for the community and City.

Strategic Priority 1:

Preserving Housing and Commercial Affordability

Introduction

Affordable housing and commercial spaces play a critical role in ensuring the stability of Mount Dennis residents and businesses. The following actions focus on protecting homeowners, renters, and businesses from displacement due to speculation through the purchase of land and buildings at affordable prices.

Key Actions and Responsibilities

Action 1.1

Create a Community Land Trust

Community representatives will build and create a community land trust 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 will be a non-profit entity established independently by community.

Lead: Mount Dennis Community

Support: Housing Secretariat and Economic Development and Culture

Key Actions and Responsibilities

Action 1.2 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, it will support the establishment of a community of practice for community land trusts across the City to share best practices, key learnings, and information on affordable housing funding programs and business programs. The goal is to promote opportunities for knowledge-sharing, development, and innovative problem-solving.

Lead: Housing Secretariat, with support from Economic Development and Culture

Support: Mount Dennis Community Land Trust

Action 1.3 Prioritize Affordable Housing Investments in Transit-Oriented Communities

To further support creation of affordable rental housing options near transit areas, the Housing Secretariat will review its housing funding programs to include, where feasible, priority consideration for projects in transit-intensified communities, when eligible projects meet the program standards and requirements.

Lead: Housing Secretariat

Support: Housing Development Office

Key Actions and Responsibilities

Action 1.4

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 housing and commercial stability and security.

Lead: Social Development

Support: Interdivisional Working Group

Action 1.5

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.

Lead: Economic Development and Culture

Support: Mount Dennis Business Improvement Area

Strategic Priority 2:

Promoting Community Anti-Displacement Strategies

Introduction

Anti-displacement measures are needed to provide supports to homeowners, businesses, renters, 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 strategic priority aims to provide targeted funding, information, and municipal levers to prevent displacement or remedy the impacts of displacement.

Key Actions and Responsibilities

Action 2.1

Create an Anti-Displacement Education Fund

The Learning Enrichment Foundation will establish an Anti-Displacement Education Fund to provide grants that support anti-displacement and related capacity-building activities initiated by residents, community groups and non-profit organizations. The fund will include private, nonprofit, and public sector investments. Social Development division will support the fund with a grant stream for eligible community groups and non-profits that meet certain criteria or that are subject to certain conditions.

Lead: Learning Enrichment Foundation

Support: Social Development

Key Actions and Responsibilities

Action 2.2 Promote Access to Legal and Educational Services for Residents

The Housing Secretariat will increase its efforts to promote access to the Toronto Tenant Support Program in collaboration with LEF and other local community organizations. The program which includes legal, educational, and advocacy services for renters that are at risk of eviction and/or displacement can support Mount Dennis residents to prevent illegitimate evictions and/or displacement.

Lead: Housing Secretariat

Support: Learning Enrichment Foundation

Action 2.3 Monitor and Support Compliance of Commercial Space Replacement:

Development Review will ensure that development applications respond to several Mount Dennis Secondary Plan policies that address the replacement of non-residential gross floor area generally and encourage strong and diverse non-residential uses, and support the role of at-grade retail in the revitalization of Weston Road as a thriving neighbourhood main street. These Mount Dennis Secondary Plan policies aim to ensure that Mount Dennis residents can continue to access a range of goods and services, and that local businesses have a variety of space options as new developments are being built. Staff will work with applicants to support compliance.

Lead: Development Review

Support: Economic Development and Culture, Housing Development Office, and City Planning

Strategic Priority 3: Enhancing Public Spaces for Community

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

Key Actions and Responsibilities

Action 3.1 Return the Community Hall to Community

The consultations identified the return of the Mount Dennis Community Centre 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.

Lead: Parks and Recreation

Support: Learning Enrichment Foundation, Social Development, Economic Development and Culture

Key Actions and Responsibilities

Action 3.2 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. Mount Dennis Secondary Plan policies encourage the provision of community service facilities, including child-care facilities, non-profit community spaces, maintenance and improvements to the library, and community recreation facilities as priorities to be secured through the Community Benefits Charge By-law.

Lead: Development Review

Support: Social Development, Economic Development and Culture, Parks and Recreation, and City Planning

Action 3.3 Enable Community Cultural Programming

To ensure that arts and culture is broadly accessible and affordable, Economic Development and Culture will enable community-led local cultural programming through outreach, partnerships and funding, in collaboration with the Toronto Arts Council. In addition, Toronto Public Library will work directly with community to develop and tailor programming at the Mount Dennis Public Library.

Lead: Economic Development and Culture and Toronto Public Library

Support: Learning Enrichment Foundation, Toronto Arts Council

Strategic Priority 4:

Implementing and Monitoring the 10 Year Action Plan

Introduction

The Mount Dennis Community For All Action Plan is only as effective as the efforts to implement and monitor the progress of the action plan. The strategic priorities 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 collaborate with the Mount Dennis community.

Key Actions and Responsibilities

Action 4.1

Establish a Mount Dennis Community Partnership Table

A Mount Dennis 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.

Lead: Social Development and Housing Secretariat

Support: Learning Enrichment Foundation

Key Actions and Responsibilities

Action 4.2 Engage Indigenous and Black Communities

The action plan will align with the City's broader commitments as outlined in the City's 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.

Lead: Social Development and Housing Secretariat

Support: Interdivisional Working Group

Action 4.3 Monitor Implementation Progress

Social Development and the Housing Secretariat will work with the community partnership table and interdivisional working group to track and monitor the progress of the plan over a 10-year period. This will also include providing update reports to community, as well as bi-annual reports to City Council.

Lead: Social Development and Housing Secretariat

Support: Interdivisional Working Group

Action Plan Timeline

**Year
1**

- Launch of community partnership table
- Development of equity scorecard
- Supporting development of community land trust

**Years
1-5**

- Launch of community land trust (community-led)
- Return the community centre to community
- Enable community-led cultural programming
- Engage Indigenous and Black communities
- Launch of Anti-Displacement Fund

**5-10
Years**

- Fully implement the action plan
- Community purchase and development of residential and commercial land (community-led)
- Create community spaces in new developments