

# Mount Dennis Community For All Action Plan

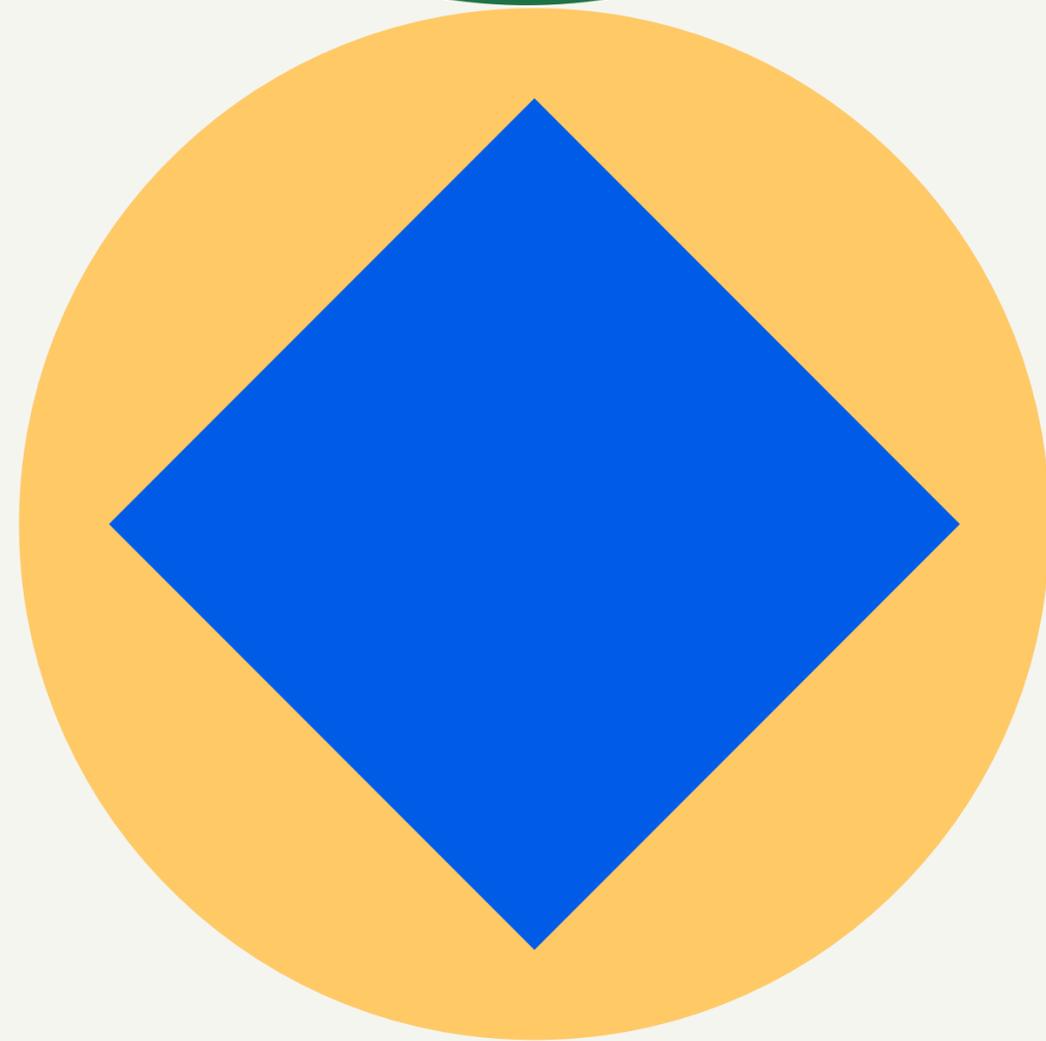
Presentation to the Economic &  
Community Development Committee  
December 2, 2025

# Mount Dennis

Mount Dennis is a vibrant and evolving community - and a culturally and socio-economically diverse neighborhood with 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 Mount Dennis one of the most transit accessible locations in the City. Mount Dennis residents are looking to governments to provide programs and policies to support local residents and businesses, amidst development pressures that increase the risk of residential and commercial displacement.





# The Action Plan

The Mount Dennis Community for All Action Plan is a community-driven, ten-year action plan aimed at protecting housing affordability and preventing displacement. It answers one central question: How can Mount Dennis remain inclusive, affordable, and vibrant amid the pressures of development and growth?

# Foundation of the Action Plan

- ▶ **Neighbourhood Change:** Significant private and public investments and transformation.
- ▶ **Secondary Plan:** Adoption of Official Plan Amendment 571 in July 2022.
- ▶ **City Collaboration :** Deep collaboration with an interdivisional working group.
- ▶ **Community Voices :** Engagement is led by community and for community.
- ▶ **Community Co -Creation :** The plan is created in close consultation with community.
- ▶ **Equity:** Reconciliation and equity strategies are embedded as a priority.
- ▶ **Integrated Policy Design:** Leverages existing, emerging, and new policies and programs.

## Inter-divisional Team

- Housing Secretariat (lead Division)
- Social Development
- Development Review
- City Planning
- Economic Development & Culture
- Parks & Recreation



## Supporting Teams

- Housing Development Office
- Transportation Services
- Indigenous Affairs Office



# Community-Led Engagement

The Mount Dennis People's Summit, hosted on April 5, 2025 by the Learning Enrichment Foundation and Councillor Nunziata represents a comprehensive consultation with community members.

The People's Summit also established a core working group of Mount Dennis community stakeholders that have provided input into the action plan.

Through the process, the Mount Dennis community identified the key areas of action to be embedded in the action plan.



# Action Area 1: Preserving Housing and Commercial Affordability

## CREATE A COMMUNITY LAND TRUST

Community will launch a land trust to ensure long-term affordability and flexibility in housing options and commercial space.

## SUPPORT LOCAL CAPACITY BUILDING OF LAND TRUSTS

City staff will support the CLT to learn from best practices and develop its capacity to launch and apply for funding programs.

## PRIORITIZE HOUSING INVESTMENTS IN TRANSIT-ORIENTED AREAS

City staff will review housing funding programs to include priority consideration for projects in transit intensified communities where eligible.

## DEVELOP AN EQUITY SCORECARD

City staff and community will develop an equity scorecard to secure and measure community benefits from new development.

## WORK WITH THE BUSINESS IMPROVEMENT AREA

City staff to work with the BIA to ensure that local businesses and entrepreneurs can access City small business programs.

# Action Area 2: Promote Community Anti-Displacement Strategies -

## CREATE AN ANTI-DISPLACEMENT FUND

Community will launch the fund and the City will invest in the fund to support anti-displacement and capacity-building initiatives, and businesses and residents at risk of displacement.

## PROMOTE ACCESS TO LEGAL AND EDUCATION SERVICES

The City and community will promote access to tenant support programs for renters.

## SUPPORT COMPLIANCE OF COMMERCIAL SPACE REPLACEMENT

City staff will work with applicants to strongly encourage replacement of non-residential floor area, consistent with the policies of the Mount Dennis Secondary Plan.

# Action Area 3: Enhance Public Spaces for Community

RETURN THE  
COMMUNITY  
HALL TO  
COMMUNITY

City staff will engage community to start the process of renewed community access, programming, and use of the Mount Dennis Community Hall.

CREATE  
COMMUNITY  
SPACES IN NEW  
DEVELOPMENTS

Community will work with the City and developers to establish multi-use spaces for community.

ENABLE  
COMMUNITY  
CULTURAL  
PROGRAMMING

City staff will promote inclusive local cultural programming in collaboration with the community.

# Action Area 4: Implement and Monitor the 10 Year Action Plan

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ESTABLISH A  
MOUNT DENNIS  
COMMUNITY  
PARTNERSHIP  
TABLE

Housing Secretariat and Social Development to lead an action-focused partnership table and interdivisional working group to implement the plan.

CONTINUE TO  
ENGAGE  
BLACK AND  
INDIGENOUS  
COMMUNITIES

Community and the City will work with existing Indigenous and Black communities to strengthen existing efforts & start new initiatives in line with action plan.

MONITOR  
PROGRESS OF  
THE PLAN

The City will track and monitor progress and milestones over a 10-year period with bi-annual reports to City Council.

# ACTION PLAN TIMELINE



## YEAR 1

- Launch of the Community Partnership Table
- Development of Equity Scorecard
- Supporting development of community land trust



## 1- 5 YEARS

- Launch of community land trust
- Return the community centre to community
- Enable community-led cultural programming
- Continued engagement of 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