

Mount Dennis Zoning By-law and Urban Design Guidelines Study – Status Report

Date: April 10, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 25 103198 WPS 00 TM

SUMMARY

This report initiates the Mount Dennis Zoning By-law and Urban Design Guidelines Study and summarizes the study scope, process and timing. The purpose of the Study is to develop a new zoning by-law and urban design guidelines that implements the Mount Dennis Secondary Plan. A Final Report is targeted for the first quarter of 2026. The draft Zoning By-law Amendment and Urban Design Guidelines will be reported on separately.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

The recommendations in this report have no financial implications to the City in the current budget year or in future years.

EQUITY STATEMENT

The Mount Dennis Zoning By-law and Urban Design Guidelines Study (the Study) will result in a zoning and urban guideline framework to implement the Mount Dennis Secondary Plan and will further policy objectives for establishing a complete community that supports overall quality of life for people of all ages, abilities, and incomes. This will be achieved through encouraging a range of housing options and creating an

accessible and vibrant public realm. Staff will involve diverse voices through the consultation and engagement practices being deployed for the Study as outlined in this report. Input from diverse individuals and groups and the Indigenous community in the development of the recommendations of the Study is important.

DECISION HISTORY

On March 10, 2016, City Council adopted a motion ([EY12.30](#)) to request the Chief Planner and the Executive Director, City Planning to undertake a review of the current planning framework for the Mount Dennis area including: built-form, density, height, and public realm of the properties on Weston Road between Ray Avenue and Humber Boulevard; consult with the community to understand their concerns and to create a vision for future development; and to report back on the findings with recommendations for a planning framework.

At its meeting on July 23, 2018, City Council directed City Planning to undertake a review and update of the planning framework for the Mount Dennis area. City Council provided direction regarding inclusive community consultation and requested a final report be targeted for the fourth quarter of 2020.

At its meeting on January 5, 2022, Etobicoke York Community Council considered the Picture Mount Dennis Planning Framework Study – Consultant's Final Report. Community Council: directed staff to continue consultation on the draft implementation documents; endorsed the draft Official Plan Amendment related to Protected Major Transit Station Areas as a basis for further public consultation; and, directed that a draft Official Plan Amendment be brought forward by June 2022.

At its meeting in July 2022, City Council adopted Official Plan Amendment (OPA) 571, the Mount Dennis Secondary Plan. City Council directed staff to use the Mount Dennis Secondary Plan in the evaluation of all current and new development applications and requested that the Chief Planner and Executive Director, City Planning bring forward a Zoning By-law Amendment and Urban Design Guidelines, as may be necessary to support the implementation of the Mount Dennis Secondary Plan (OPA 571).

OPA 571 was subsequently appealed (see item [Agenda Item History - 2024.CC20.23](#)) to the Ontario Land Tribunal. On July 24 and 25, 2024, City Council adopted [Official Plan Amendment 571 - Mount Dennis Secondary Plan - Request for Direction](#) report and endorsed revisions to OPA 571. The Ontario Land Tribunal decision, dated October 11, 2024, approved the revised OPA 571, except for the remaining site-specific appeals.

ALIGNED INITIATIVES

Mount Dennis For All Action Plan

At its meeting on July 19, 2022, City Council adopted item [EY33.11](#) – Mount Dennis Secondary Plan – Final Report, and requested that the Deputy City Manager, Community and Social Services 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”.

Building on the established planning framework, the "Community for All Action Plan" will propose specific actions, strategies and quantifiable targets for preserving and building new affordable housing, improving social and economic outcomes including upgraded infrastructure, enhanced community and social services, retaining and expanding local businesses, and cultivating high-quality parks and outdoor amenities. The Mount Dennis Community For All Action Plan included co-hosting a one-day Mount Dennis for All “People’s Summit”, held on April 5, 2025, in collaboration with the Learning Enrichment Foundation, focusing on anti-displacement strategies for residents and local businesses within Mount Dennis.

Housing Action Plan: Mid-Rise Design Guidelines

On December 5, 2024, the Planning and Housing Committee adopted the draft updated Mid-Rise Building Design Guidelines ([Agenda Item History - 2024.PH17.10](#)). The PHC requested the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to utilize the updated Guidelines in the evaluation of mid-rise development proposals. The PHC also requested the Chief Planner and Executive Director, City Planning to continue to consult the public and stakeholders on the consolidated Mid-Rise Building Design Guidelines, in conjunction with the on-going Official Plan and Zoning By-law work programs for Avenues, and report back in 2025 with any recommended modifications.

STUDY AREA AND CONTEXT

The Mount Dennis Zoning By-law and Urban Design Guidelines Study builds on the work and boundaries of the Picture Mount Dennis Planning Framework Study and Secondary Plan. The Picture Mount Dennis Planning Framework Study was conducted in three phases with community consultation. The boundaries were a result of the engagement process. The Study area is generally bounded by the Humber River, Clouston Avenue, the CN rail line, Tretheway Drive, Keelesdale Park, Humber Boulevard, Rockcliffe Boulevard, Lambton Avenue, Jane Street and Eglinton Avenue West. See the study area map in Attachment 1.

POLICY CONTEXT

Provincial Planning Statement

The Provincial Planning Statement 2024 (PPS) provides province-wide policy direction on land use planning and development to promote strong communities and a strong economy. It includes policies on key issues that affect communities.

The preamble to the PPS states that zoning by-laws "are also important for implementation of this Provincial Planning Statement. Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians."

Official Plan

The Official Plan presents a vision of a city that can meet the needs of every resident, from seniors who look to age in place to children who will become the next generation of decision-makers. The Official Plan seeks to address some of the city's key priorities: pursuing reconciliation, adapting to climate change, sustaining housing affordability, and resolving inequities throughout the city. Our pursuit of this vision will ensure Toronto remains an attractive city in which to live, work, invest, and thrive. The Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. The Official Plan is built on principles that reflect the values that matter most to Torontonians. These principles, that serve as the foundation for decision-making, include: reconciliation with Indigenous Peoples; enabling access for all peoples; equity and removing barriers for the most vulnerable Torontonians; and the creation of an inclusive city.

Section 5.2.1 of the Official Plan covers Secondary Plans, and indicates the Secondary Plans establish local development policies in a defined area of the city. Policy 5.2.1.5. states that "an implementing zoning by-law and/or development permit by-law will be prepared concurrently for new Secondary Plans unless Council determines that development is to proceed by site specific zoning." Council has directed staff to advance a review and update zoning permissions in the Mount Dennis Secondary Plan area.

Mount Dennis Secondary Plan

Official Plan Amendment (OPA) 571 was the result of an inter-divisional response and public engagement concerning the potential redevelopment and intensification in the Mount Dennis area following significant transit investment. The Mount Dennis Secondary Plan provided an updated planning policy framework with a vision for Mount Dennis with nine transformative moves:

Connect People to the Land

- Make it easier for people to access green space in Mount Dennis and extend nature into all areas of the community.

Revitalize Weston Road

- Support opportunities for new and existing businesses, protect the Weston Road historic commercial main street and support investments to create a complete street.

Celebrate Indigenous Cultures

- Honour the historical and contemporary Indigenous presence in Mount Dennis by supporting Indigenous cultural activities and ceremonies and supporting the local Indigenous community with culturally appropriate services and community spaces.

Expand the Community Heart

- Strengthen the public realm network surrounding the Mount Dennis Station to serve as the connective tissue between community uses around the Station.

Connect Across the Rail Corridor

- Reduce the barrier of the rail corridor dividing the community by creating new connections and strengthening existing connections to improve access and walkability across the rail corridor.

A Mount Dennis for Everyone

- Support Mount Dennis to remain a diverse and affordable place where those who wish to stay in the community are able to do so.

Support Black and Afro-Caribbean Cultures

- Maintain the cultural diversity and unique mix of businesses that are important to the Black and Afro-Caribbean communities in Mount Dennis by supporting small-scale and independent business opportunities along the Weston Road historic main street.

Develop an Eco-Neighbourhood

- Support the community's Eco-Neighbourhood Initiative by aligning it with the City of Toronto's climate action plan to pursue opportunities for climate change mitigation and adaptation.

Facilitate Local Job Growth

- Provide a supportive framework that promotes a balance of residential and non-residential growth and space for locally serving small businesses to support a complete community and prosperous economy.

As of October 11, 2024 OPA 571 is in force and effect except for remaining site-specific appeals.

Site and Area Specific Policies

The study area includes Official Plan Site and Area Specific Policies (SASPs) 41, 43, 53, 132, 320 and 371, which are described below:

SASP 41 – East of Brownville Avenue Between Eglinton Avenue and Barr Avenue

The lands may be redeveloped independent of the larger neighbouring block to the west, but a comprehensive assembly and development scheme for part or all of these blocks is the objective. The adjoining section of Brownville Avenue may be closed and included within the comprehensive redevelopment scheme, provided that a substantial portion of both blocks is involved.

SASP 43 – East Side of Weston Road Between Locust Street and Eglinton Avenue

Connecting Locust Street and Hollis Avenue by a public street will be considered in the redevelopment scheme for the lands. If the property assembly is sufficient to provide the street connection, density calculations for the affected blocks may include the area dedicated as public right-of-way. Alternatively, the closing of the Hollis Street right-of-way and its incorporation into a comprehensive redevelopment on the abutting lands may be considered.

SASP 53 – Mount Dennis Area

A development concept plan for an entire redevelopment block (or block face) may be required to assess comprehensive projects. A development concept plan may also be required for a property assembly of a portion of a block. The assembly will be comprehensive enough to allow for a distribution of density, uses and massing that is both internally functional and externally compatible, and does not preclude workable and compatible redevelopment of the rest of the block or block face intended for redevelopment. The development concept plan may include preliminary built-form envelopes, to show the distribution of proposed land uses and densities; on-site vehicular circulation, parking arrangements and external access; preliminary location and treatment of on-site amenity areas; pedestrian entrances and circulation, and linkages to public sidewalks; and a preliminary architectural concept.

SASP 132 – 88 Industry Street

Places of Worship are permitted.

SASP 320 – 1120-1132 Weston Road

Retail, office and design centre uses are permitted. A surface parking lot containing 8 parking spaces is permitted in conjunction with the appliance store located at 1111 Weston Road.

SASP 371 – 115 Black Creek Drive (formerly part of 2855 Eglinton Avenue West)

A portion of a community centre may be located within the 10 metres of the top of bank of the valley as staked by the Toronto Regional Conservation Authority in January 2007.

Existing Zoning

The Study area contains a variety of zones under city-wide Zoning By-law 569-2013 and former City of York Zoning By-law 1-83. Along the Weston Road main street corridor north of Eglinton Avenue West are properties primarily zoned Commercial Residential (CR) in the city-wide Zoning By-law 569-2013. There are pockets of lands zoned Residential Apartment (RA) and Residential Apartment Commercial (RAC) along Eglinton Avenue West, along the rail corridor, and adjacent to the Humber River. Lands zoned under the Employment Industrial zone category are found east of the rail corridor. In the rest of the Study area, lands are predominately zoned under the Residential zone category, including the Residential Detached (RD) and Residential Multiple (RM) zones. See Attachment 4: Existing Zoning By-law 569-2013 Map of this report for the existing zoning designations within the Study area.

COMMENTS

The Mount Dennis area continues to be a focus for growth, investment and new development activity within a complex, urbanized context. As of March 13, 2025, there were 10 sites with rezoning applications under review or recently approved, received prior to the approval of OPA 571.

Study Framework

The Mount Dennis Zoning By-law and Urban Design Guidelines study will implement the vision of the Mount Dennis Secondary Plan. The nine transformative moves of the Secondary Plan will provide the foundation for the work that follows. The following draft objectives will guide the Study:

Zoning By-law

- Implement the intent and purpose of the Mount Dennis Secondary Plan;
- Simplify the complex and layered zoning where possible;
- Keep the user experience in mind to ensure the updated zoning is clear and understandable;
- Ensure that the zoning allows for future flexibility; and
- Bring all lands into the city-wide Zoning By-law 569-2013.

Urban Design Guidelines

The Guidelines will be structured into five key sections: Public Realm, Block Planning, Built Form, Cultural Heritage, and Eco-Neighbourhood. They will be guided by the following principles:

- Illustrate Secondary Plan policies with detailed recommendations;
- Guide context-sensitive developments to fit within, conserve and enhance local character;
- Expand and improve the public realm;
- Articulate planning and design priorities for each District;
- Provide supplementary area-specific built form guidelines;

- Conserve and maintain cultural heritage resources while enhancing the historic character and sense of place;
- Promote a sustainable design approach and design excellence.

Scope of Work

The Study is scoped based on the directions of the Mount Dennis Secondary Plan. The City is required by Provincial regulation to ensure that all of its Zoning By-laws conform with the City of Toronto Official Plan.

Study Process and Timing

The Study team will consist of City staff and builds upon the Mount Dennis Secondary Plan. The Study anticipates three phases and is targeted to be completed by the end of the first quarter of 2026 as follows:

Phase 1: Background Review

This phase includes:

- A review of existing policies and conditions (including examining existing zoning by-laws along Weston Road, heritage analysis, and analysis of development - applications currently under review and recently approved), in conjunction with stakeholders to identify opportunities, constraints and options.
- Initiation of a Working Group composed of City staff from various departments and divisions to provide expertise and guidance for the development of the zoning by-law amendment and Urban Design Guidelines.
- Public engagement events to take place at the Mount Dennis Community For All Action Plan People's Summit, through Planners in Public Spaces events, and at an Open House.

Phase 2: Options and Recommendations

This phase includes:

- A potential presentation to the Design Review Panel to obtain feedback on the draft Urban Design Guidelines.
- Community consultation meeting to present potential built form outcomes and draft Urban Design Guidelines and online surveys and social media engagement.
- Information Report to Community Council reporting on Study findings.

Phase 3: Finalize Design and Implementation

This phase includes:

- Final recommendations for the Draft Zoning By-law and Urban Design Guidelines Report to Community Council along with a Statutory Public Meeting.

COMMUNITY AND STAKEHOLDER CONSULTATION

The study aims to include an inclusive public consultation and communications process that engages and informs the area's diverse spectrum of stakeholders and will include a variety of in-person and online-engagements.

Associated Community Consultation

A Mount Dennis Community for All People's Summit was held on Saturday, April 5, 2025. The meeting is part of the Mount Dennis Community for All Action Plan. Staff working on the Mount Dennis Zoning By-law and Urban Design Guidelines Study collaborated with the Summit's organizers to build synergies among the Action Plan, Zoning By-law and Urban Design Guidelines study. Staff participated in the People's Summit to provide information, introduce the study, and listen to feedback from the community on the zoning by-law and urban design guidelines. A Mount Dennis For All Community Action Plan report will be prepared in collaboration with the Learning Enrichment Foundation, for the Economic and Community Development Committee in late 2025.

Community Consultation Meeting

Consultation is tentatively targeted for the Summer and Fall 2025.

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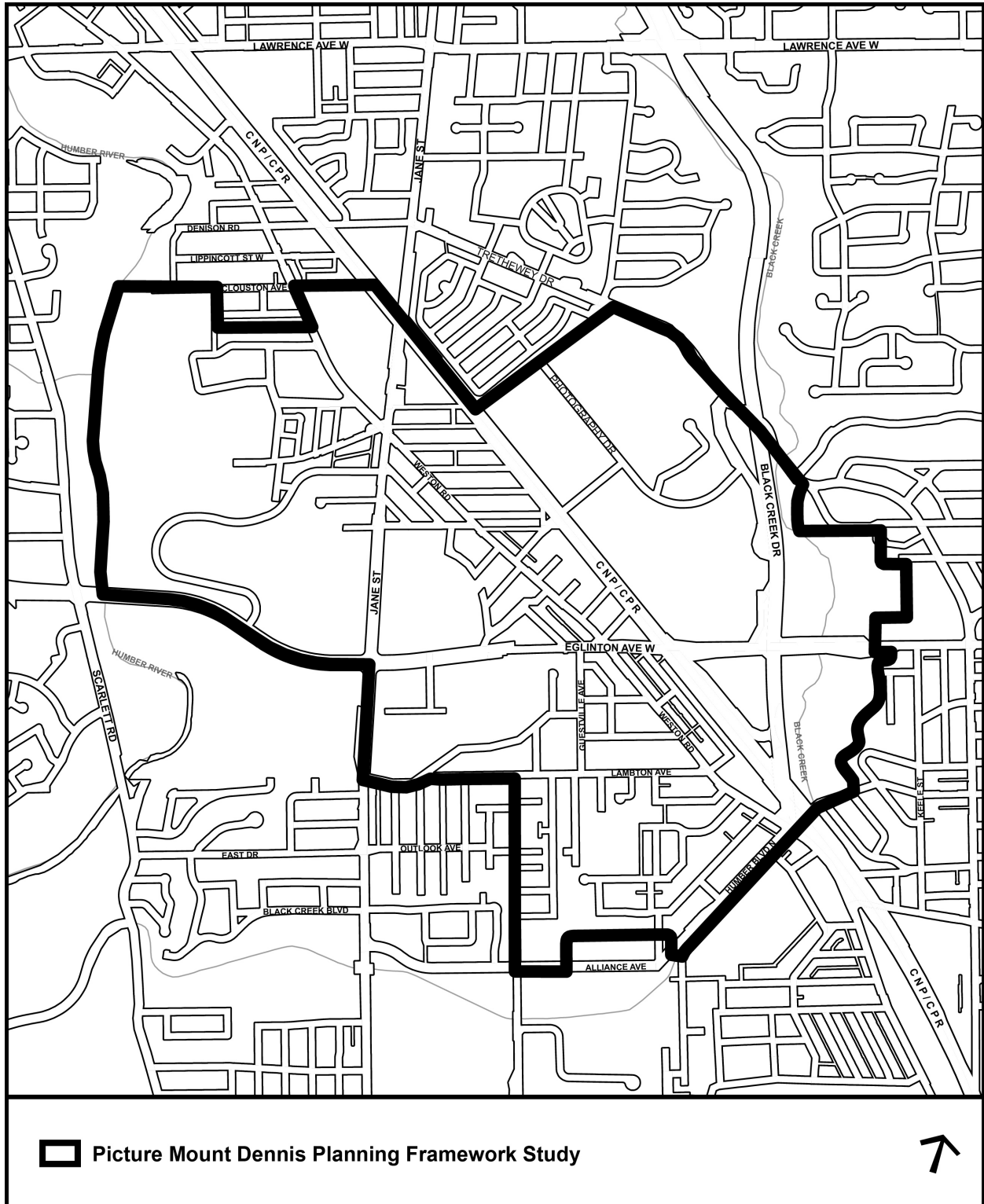
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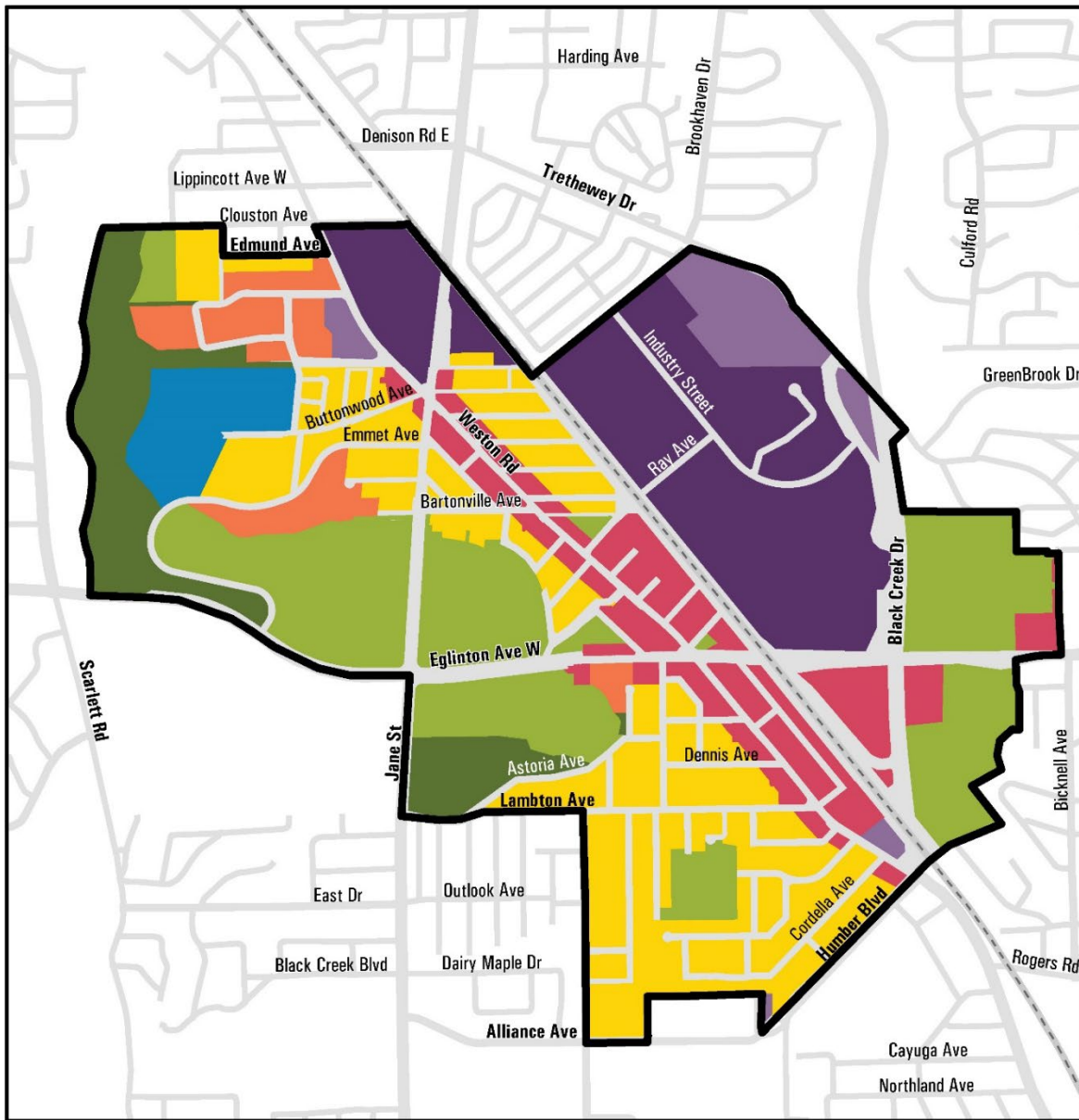
ATTACHMENTS

Attachment 1: Mount Dennis Study Area
Attachment 2: Official Plan Land Use Map
Attachment 3: Chapter 7 Site and Area Specific Map
Attachment 4: Existing Zoning By-law 569-2013 Map

Attachment 1: Mount Dennis Study Area



Attachment 2: Official Plan Land Use Map



Map 2 - Land Use Plan

Mount Dennis Secondary Plan

File # 25 103198 WPS 00 TM

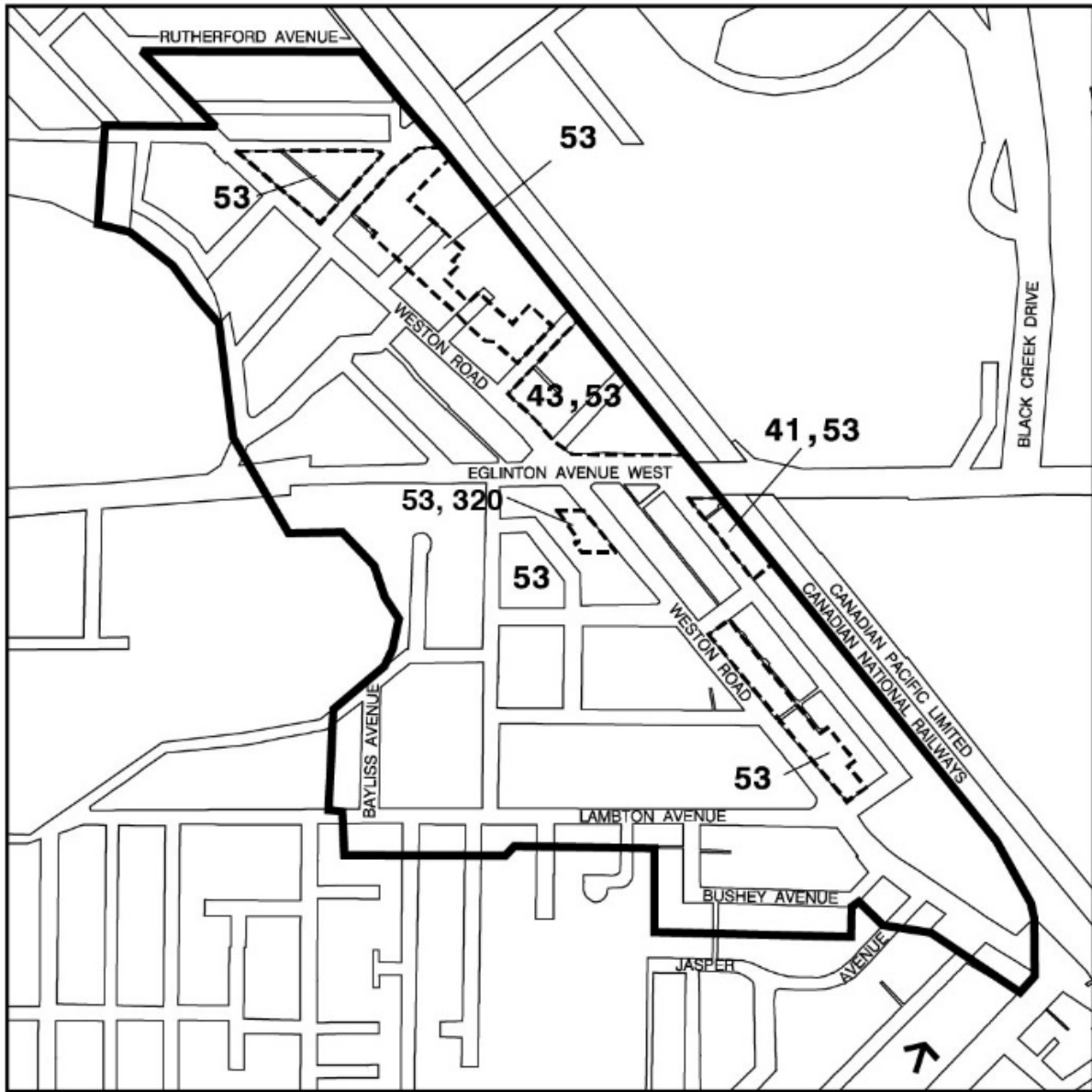
- Mount Dennis Secondary Plan Boundary

 Apartment Neighbourhoods	 General Employment Area	 Natural Areas
 Neighbourhoods	 Core Employment Areas	 Parks
 Mixed-Use Areas	 Institutional Areas	

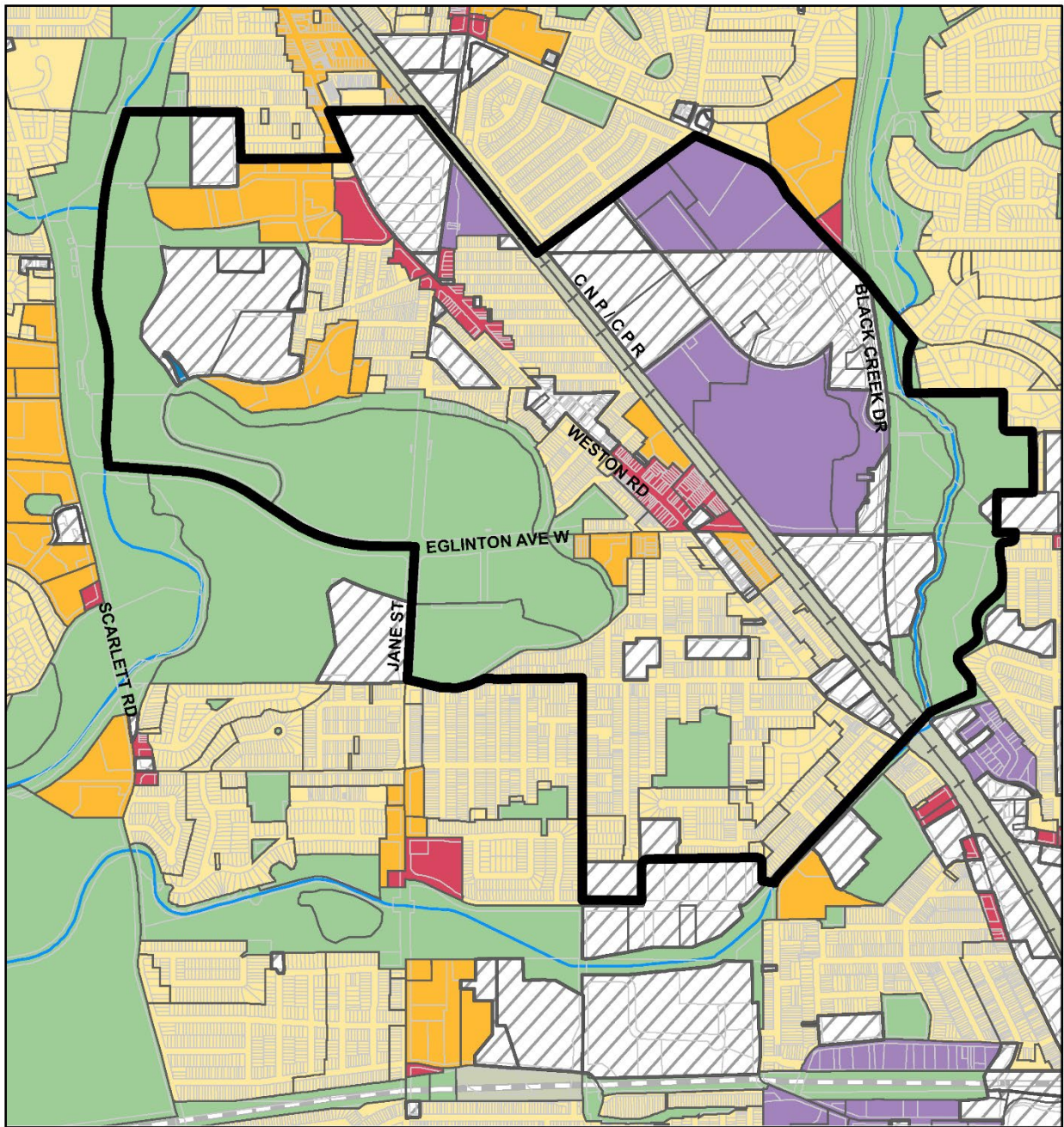


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Attachment 3: Chapter 7 Site and Area Specific Map



Attachment 4: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

Picture Mount Dennis Planning Framework Study

File # 25 103198 WPS 00 TM

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|------------------------------------|----------------------------|--|
| Picture Mount Dennis Boundary Area | Open Space | See Former City of Etobicoke By-law No. 11,737 |
| Residential | Employment Industrial | |
| Residential Apartment | Institutional | |
| Commercial | Utility and Transportation | |



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Extracted: 11/05/2021