

June 11, 2025
Planning and Housing Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: PH22.8 – Avenues Policy Review: Phase 2 – Work Plan and Approach

Dear Members of the Planning and Housing Committee

As part of the pilot area in Phase 2, Beaconsfield Village Residents Association (BVRA) has a direct stake in how this process unfolds.

We support the City's goal of planning for well-serviced growth along Avenues — and we agree that residents must have a real say in how that growth happens. But the current approach to Phase 2 raises serious concerns.

To ensure this process is effective and equitable, we urge the Committee to consider the following recommendations. Detailed rationale follows.

Recommendations

We ask that the Committee direct staff to:

- Revise the **pilot to include a more representative mix of Avenues from across the city.**
- Pause rezoning in Wards 9 and 11 and other pilot wards until a citywide framework is in place
- **Clarify that rezoning is not automatic** — and that some areas may be better suited to retain residential zoning, especially where six-storey buildings are already permitted on Major Streets
- Update the rezoning criteria to reflect Council's direction, including infrastructure, traffic, and parking analysis
- Begin consultation in the fall, when residents and community groups can participate meaningfully
- Expand public engagement opportunities beyond two touchpoints (July and September) and a survey
- Finalize and release a public-facing consultation and communications plan — with
 - Direct mail
 - Multilingual materials
 - Clear timelines and tools

1. Implementation Strategy

The June 12 staff report confirms the Avenues Review will unfold in three stages: a pilot in Wards 9 and 11, followed by other Toronto and East York wards, then citywide implementation through 2027.

But the pilot area is too narrow to establish a citywide framework.

- College Street is already zoned Mixed Use, offering little insight into how rezonings affect residential areas
- Ossington Avenue borders Ward 10 — not included in the pilot — despite being equally impacted

The pilot is meant to refine criteria, yet zoning changes are expected in Wards 9 and 11 by Q4 2025 — locking in outcomes before the citywide framework is tested or debated.

2. Presumed Rezoning Outcomes

Now that certain streets have been designated as Avenues, there seems to be an assumption that rezoning will follow — either to Commercial Residential or Apartment Neighbourhoods. We strongly disagree with this approach.

Many of these streets are already classified as Major Streets, where six-storey buildings are now permitted as-of-right. That's already a major shift — and may be appropriate in many cases. But further upzoning should not be automatic, particularly given the lack of direct consultation before these redesignations.

Council's directive to revisit this process was meant to ensure meaningful consultation — not a communications campaign to support predetermined outcomes. If every designated Avenue is destined to be rezoned, we question what meaningful role residents are being invited to play.

3. Criteria and Council Direction

Council's February 2025 motion (PH18.5) directed Planning to include:

- Infrastructure capacity
- Traffic operations
- Parking considerations in areas without higher-order transit

Yet none of these appear in the selection criteria outlined in the June 12 report. The current draft "Guide" focuses only on ROW width, lot size, and land use mix. Even if the guide is evolving, Council's direction should have been reflected from the outset.

4. Timing and Engagement

The proposed schedule includes a public meeting in June or July, a survey, and a second consultation in the fall — with final recommendations due by year-end. That's not enough.

Most Residents' Associations do not meet over the summer

The engagement strategy is still being developed — a consultant is still being hired

There is no clear plan for how feedback will be collected or used

For foundational changes like this, an extra few months would go a long way in building trust and doing things right. Consultation should begin in the fall once the full strategy is in place and residents are available to participate.

5. Communication and Notification

The consultation process must ensure residents know what's happening — especially now that Avenue Studies are no longer required.

Currently:

- Communications rely heavily on Councillors, which is inconsistent
- There is no confirmed plan for direct mail or multilingual materials
- There is no standard approach to notifying impacted residents

Once zoning is changed, there is no requirement for further consultation. That makes this outreach stage critically important. If this process replaces site-specific rezoning, the outreach must meet — if not exceed — that standard.

Summary

We support the intent behind the Avenues Review and believe the process can be strengthened with a few key changes as noted above.

With these changes, the Avenues Review can proceed in a way that is more inclusive, transparent, and aligned with the expectations of both Council and communities across Toronto.

Thank you for your time and consideration.

Beaconsfield Village Residents Association