

## Submission to Planning and Housing Committee

Item PH26.4 – Official Plan Amendments 861 & 862

Housing Action Plan – Avenues Policy Review (Wards 9 & 11 Pilot)

Submitted by: Beaconsfield Village Residents Association

November 28, 2025

### Summary

Official Plan Amendments [861](#) and [862](#) propose allowing mid-rise buildings of 6–14 storeys along portions of Christie, College, Davenport, Dupont, Dufferin, Dundas West, Oakwood, and Ossington. Maximum heights are tied to each street’s right-of-way, with further increases permitted within 500–800 metres of major transit stations. Wards 9 and 11 have been selected as a pilot for an approach intended to extend across Toronto.

While the intention to add transit-supportive housing is understood, the pilot presents several issues that require further work. Active school sites and quiet residential streets have been redesignated despite not being appropriate locations for mid-rise development. Consultation reached very few local residents, raising questions about whether those most affected had a fair chance to understand or comment. The proposal also contains no requirements for affordable or family-sized housing, no accompanying parkland strategy, and no area-wide analyses of servicing, transit, or school capacity.

Given these gaps, the pilot does not yet provide a reliable basis for city-wide expansion. Additional work is needed to ensure the approach is clear, consistent, and supported by the infrastructure and amenities required for complete communities.

### Summary of Key Concerns

1. Active public school properties are proposed for redesignation.
2. A quiet residential street that is not an Avenue is redesignated despite not meeting the report’s own criteria.
3. Low levels of public engagement.
4. No requirements for affordable or family-sized housing.
5. No parkland strategy accompanies the proposed growth.
6. No servicing, transit, infrastructure, or school-capacity analysis has been completed.

#### 1. Redesignation of active public school sites

The OPA 862 maps redesignate the entire Dewson Street Junior Public School property and part of the Old Orchard Public School site as Apartment Neighbourhoods (see Appendix 1). These are active, over-capacity TDSB schools.

Redesignating school property signals to both the TDSB and developers that mid-rise development is appropriate and increases the risk that portions of schoolyards, playfields, or parking areas could be declared surplus and sold — a practice that has occurred on other sites.

City Planning notes that no rezoning is proposed for these school lands at this time; however, redesignation alone sends an unintended and concerning signal about the future of these essential public spaces.

**Requested Action:** Remove all active public school properties from the redesignation maps.

#### 2. Redesignation of Concord Avenue despite not meeting policy criteria

The proposal redesignates the section of Concord Avenue between Dewson Street and the Dewson school site, even though Concord is:

- not an Avenue,
- a narrow, one-way residential street, and
- not required to support mid-rise development on Ossington.

The [staff report](#) states that extensions onto local streets may be considered *only when Avenue lots are too shallow to support mid-rise buildings (pg. 11)*. Ossington's lots are generally 100–120 feet deep and do not meet this condition.

This treatment is inconsistent with both the intent of the report and the treatment of immediately adjacent blocks (e.g., Concord north of Dewson and south of the school, which are *not* redesignated). See Appendix 2.

**Requested Action:** Remove the redesignation from Concord Avenue and any similar residential streets that do not meet the report's criteria.

### 3. Consultation did not provide meaningful or informed engagement

The staff report describes a broad outreach effort, including postcards, posters, surveys, and notices to BIAs and resident groups. Despite this:

- Only 40 residents attended the online meeting.
- Only 8 attended the in-person meeting.
- Of 1,500 completed survey responses (in 2.5 months) , only 24% (360) were from Wards 9 and 11 — the pilot area.

For further details refer to [Attachment 11: Summary of Public Consultation Comments](#) pg. 13 and 14 Distributed materials focused on broad statements such as “*The City is exploring how and where to allow mid-rise buildings*” without explaining the actual streets or properties affected (see Appendix 3 & 4).

The formal public meeting notice used dense, technical language and included no maps identifying the properties proposed for redesignation (Appendix 5).

Wards 9 and 11 have highly engaged neighbourhoods, so this exceptionally low turnout suggests the engagement process needs improvement.

**Requested Action:** Staff should review the consultation approach, identify what led to low participation, and make improvements using plain-language materials and clear mapping for future engagement.

### 4. No affordable or family-sized housing requirements

The proposal contains no requirements for affordable units or for 2- and 3-bedroom family-sized units. Without these, most new housing will be market-rate studios and one-bedrooms, accelerating the loss of family housing in these wards.

Avenues redevelopment is one of the few opportunities to add missing-middle units in established neighbourhoods; without policy direction, that opportunity will not be realized.

**Requested Action:** Consider introducing a minimum requirement (e.g., 20%) for affordable and family-sized units.

## 5. No parkland strategy despite clear evidence of parkland deficiency

The City's Parkland Strategy [2022 Draft Refresh](#) identify large portions of Wards 9 and 11 as parkland priority areas, including segments of the Avenues pilot. These areas have:

- less than 12 m<sup>2</sup> of parkland per person,
- less than 1.5 hectares of parkland within a 500-metre walk, and
- high population growth pressures.

Figures 8 and 18 of the Strategy show limited park supply in the parts of the city affected by the pilot — particularly around Christie, Ossington, and the Dupont/Davenport corridor. See Appendix 6.

Despite this, the staff report does not mention parkland once, nor does it include a plan to address park needs arising from thousands of new residents. Avenues redevelopment seldom creates new parks because most lots are small; without a targeted strategy, increased density will deepen existing park shortages.

**Requested Action:** Defer OPAs until City Planning and Parks, Forestry & Recreation prepare a Ward 9 & 11 Avenues Parkland Strategy that:

- identifies opportunities for new or expanded parks,
- ensures parkland funds generated in these wards stay local, and
- sets clear targets tied to anticipated population growth.

## 6. No servicing, infrastructure, transit, or school-capacity analysis

The staff report states the proposed amendments carry “*no financial implications,*” yet no area-wide analysis has been undertaken for:

- sanitary or storm sewers,
- water supply and pressure,
- electrical distribution,
- TTC surface routes, or
- school capacity.

Approximately 1,900 parcels could be intensified, adding thousands of residents. Existing transit already experiences crowding (e.g., the 63 Ossington bus). Ageing combined sewers, water pressure, and electrical load are local concerns, yet cumulative impacts have not been assessed.

The report's reliance on project-by-project review cannot substitute for area-wide modelling. Without identifying required upgrades, timelines, and funding sources, the City cannot plan for growth.

**Requested Action:** Defer OPAs until independent, area-wide capacity studies are completed to assess full build-out conditions and identify infrastructure needs.

## Conclusion

The foundational work required to make this pilot successful — protecting school lands, applying policies consistently, planning for parkland, assessing infrastructure capacity, and conducting effective consultation —

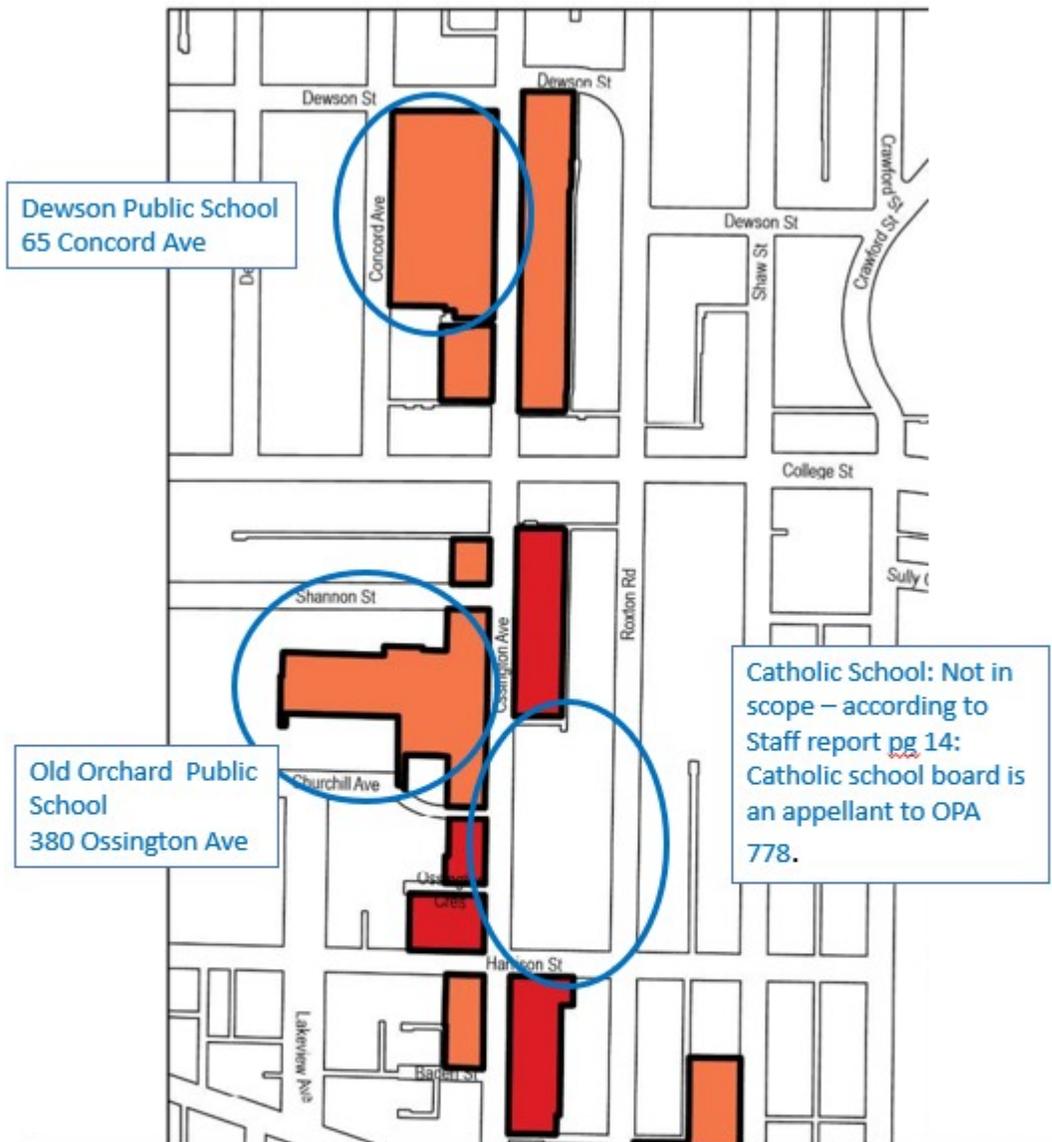
has not yet been completed in Wards 9 and 11. Until these issues are addressed, the pilot cannot reliably guide decisions in other wards.

Allowing additional time for refinement will strengthen the pilot and help ensure that when the Avenues framework expands city-wide, it does so with the infrastructure, amenities, clarity, and public confidence needed to support complete, healthy communities.

Sincerely,

Randy Kerr Chair  
Beaconsfield Village Residents Association (BVRA)

# Appendix 1: Public School Lands Being Redesignated



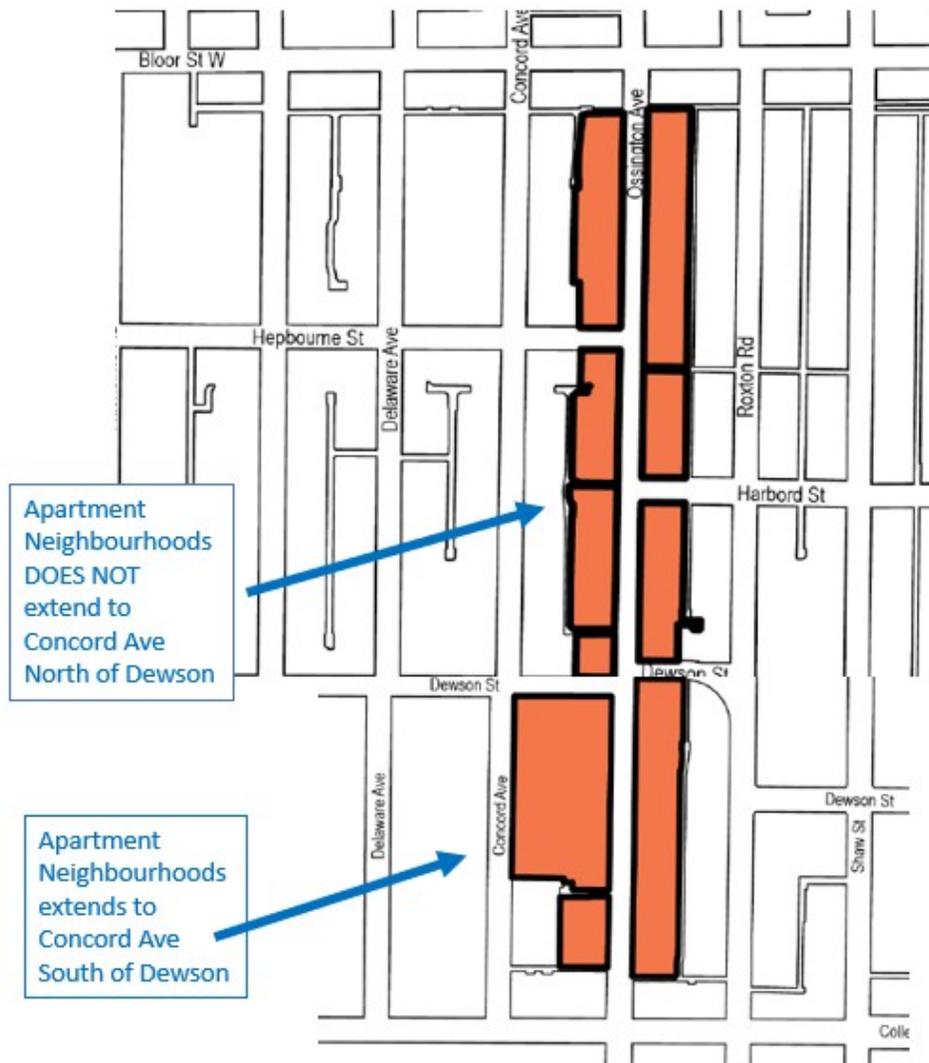
## Official Plan Amendment 862

Proposed changes to redesignate lands from Neighbourhoods to Apartment Neighbourhoods or Mixed Use Areas

-  Apartment Neighbourhoods
-  Mixed Use Areas

## Appendix 2: Concord Ave

The proposed redesignation of Concord Avenue south of Dewson Street to Apartment Neighbourhoods is not aligned with Official Plan policy, given that Concord Avenue is **not** an Avenue and functions as a stable, local residential street. Applying an Avenues-related designation here is not supported by lot characteristics: the abutting Ossington properties are not shallow lots that would require consolidation with Concord parcels. It is also inconsistent with how Concord Avenue north of Dewson Street is treated, as those blocks are *not* being redesignated.



### Official Plan Amendment

Proposed changes to redesignate lands from Neighbourhoods to Apartment Neighbourhoods or Mixed Use Areas

-  Apartment Neighbourhoods
-  Mixed Use Areas

## Appendix 3: Avenues Postcard

### Front Side

**TORONTO**

# Avenues Phase 2 is underway!

**AVENUES**

The City of Toronto is **exploring how and where to allow new mid-rise buildings along Toronto's Avenues** to foster more opportunities for housing, services and local businesses near transit.

### JOIN THE CONVERSATION

We are having conversations with communities across Toronto about this work. To receive project updates and invitations to get involved in meetings, surveys and more, **register for email updates at [toronto.ca/avenues](https://toronto.ca/avenues)**.

### Back Side

toronto.ca/avenues or scan the QR code with your smartphone.' A QR code is located at the bottom right, with an arrow pointing to it from the text. Below the QR code is the contact information for the Avenues Policy Review and the HAP email address. At the bottom, there is a colorful illustration of a city skyline with buildings of varying heights."/>

**TORONTO**

**To translate this notice, call 3-1-1.**  
Dial 311 within Toronto, or 416-392-CITY (2489) outside of Toronto. Services are available in over 180 languages.

**Pour obtenir de l'aide en français, veuillez composer le 311.**

**如果需要普通话协助, 请拨 311.**

**தமிழில் உதவியைப் பெறுவதற்கு, 311 ஐத் தொடர்பு கொள்ளவும்.**

**Kung kailangan ninyo ng tulong sa Tagalog, mangyaring tumawag sa 311.**

**Để được giúp đỡ bằng tiếng Việt, xin gọi 311.**

**Para recibir ayuda En español, llame al 311.**

**Para obter mais informações ou assistência em português, por favor ligue para o 311.**

### Let's plan for a more livable city – together.

The **Avenues Policy Review** is part of Toronto's Housing Action Plan (HAP) to support more housing within complete, inclusive, and sustainable communities. To learn more about this work, visit [toronto.ca/avenues](https://toronto.ca/avenues) or scan the QR code with your smartphone.

**Avenues Policy Review**  
City Planning Division  
City Hall, East Tower  
12th Floor, 100 Queen St. W  
Toronto, ON M5H 2N2

**HAP.Avenues@toronto.ca**  
**@CityPlanTO**

## Appendix 4: Avenues Flyer

**HOUSING ACTION PLAN**

**Avenues Phase 2 is underway!**



The City of Toronto is exploring how and where to allow mid-rise buildings along Toronto's *Avenues* to foster more opportunities for housing, services and local businesses near transit.

**AVENUES**

**COME BE PART OF THE CONVERSATION.**

The initial study is starting with new *Avenues* (outside of the downtown) in Wards 11 and 9. Come and learn more about Phase 2 and the changes being proposed for *Avenues* in these wards.

**Community Consultation Meeting - Online**  
**September 18<sup>th</sup> 2025, 6:30 PM – 8:30 PM**

To register, please visit [www.toronto.ca/avenues](http://www.toronto.ca/avenues) or scan the QR code to learn more



Avenues Phase 2 Study  
City Planning Division  
City Hall, East Tower  
12th Floor, 100 Queen St. W  
Toronto, ON M5H 2N2

 HAP.Avenues@toronto.ca  
 416-395-7052  
 [www.toronto.ca/avenues](http://www.toronto.ca/avenues)  
 @CityplanTO

 **To translate this notice, call 3-1-1.**

Pour obtenir de l'aide en français, veuillez composer le 311.  
Per ricevere assistenza in italiano si prega di telefonare al 311.  
Para recibir ayuda en español, llame al 311.  
Para obter mais informações ou assistência em português, por favor ligue para o 311  
如果需要普通话协助,请拨 311  
தமிழில் உதவியைப் பெறுவதற்கு, 311 ஐத் தொடர்பு கொள்ளவும்.  
Kung kailangan ninyo ng tulong sa Tagalog, mangyaring tumawag sa 311.  
Để được giúp đỡ bằng tiếng Việt, xin gọi 311

**Accessibility Notice:**  
Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact Valeria Maurizio, at 416-395-7052, Valeria.Maurizio@toronto.ca with your request. The City of Toronto is committed to taking the necessary steps to ensure compliance with the Accessibility for Ontarians with Disabilities Act, 2005

## Appendix 4: Notice of Public Meeting



John D. Elvidge  
City Clerk

City Clerk's Office  
Registrar Secretariat  
2<sup>nd</sup> Floor, West Tower  
100 Queen Street West  
Toronto, ON, M5H 2N2

Tel: 416-394-8101  
Fax: 416-392-2980  
E-mail: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

### NOTICE OF PUBLIC MEETING

To be held by the Planning and Housing Committee  
(Under the Planning Act)

City-initiated Official Plan and Zoning By-law 569-2013 Amendments to redesignate certain lands from *Neighbourhoods* to either *Apartment Neighbourhoods* or *Mixed Use Areas* and to change the zoning for certain lands in *Mixed Use Areas* in order to facilitate Mid-rise Buildings along certain Avenues.

**Location of Application:** Certain lands along segments of Avenues being Christie Street, College Street, Davenport Road, Dupont Street, Dufferin Street, Dundas Street West, Oakwood Avenue, Ossington Avenue in Wards 9 and 11

**Applicant:** City of Toronto

**Date:** December 3, 2025

**Time:** 10:00 a.m., or as soon as possible thereafter

**Place:** Council Chambers, Toronto City Hall and by Video Conference

#### PROPOSAL

As part of Phase Two of the Avenues Policy Review, City-initiated Official Plan land use updates and as-of-right zoning are recommended to enable mid-rise buildings along Toronto's Avenues. The purpose is to foster more opportunities for housing, services, and local businesses near transit.

The effect of the proposed City-initiated Official Plan Amendments is to redesignate certain lands as described above from *Neighborhoods* to either *Apartment Neighbourhoods* or *Mixed Use Areas* to enable permissions for mid-rise buildings along these aforementioned Avenues in Wards 9 and 11.

The lands subject to this amendment are located both within and outside of Protected Major Transit Station Areas PMTSAs (see below). The City is recommending two Official Plan Amendments and two Zoning By-law Amendments: one set respecting lands within Protected Major Transit Station Areas (PMTSAs) for which the Minister of Municipal Affairs and Housing is the approval authority, and one set respecting lands outside a PMTSA for which City Council is the approval authority.

The purpose and effect of the recommended City-initiated Zoning By-law Amendments is to facilitate permissions for mid-rise buildings (up to six-storeys) for these lands. These City-initiated Zoning By-law Amendments would rezone the lands to the CR zone in Zoning By-law 569-2013 and apply Development Standard Set 4 where they are recommended to be redesignated to Mixed Use Areas. Where lands already have a Commercial Residential (CR) zone, the recommended City-initiated Zoning By-law Amendments will apply the same Development Standard Set 4 of the CR zone in Zoning By-law 569-2013 to permit updated height, floor space index, and other development standards. It is recommended that there be no zoning change for lands recommended to be redesignated to *Apartment Neighbourhoods*.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Valeria Maurizio, Senior Planner, Policy and Research, at 416-395-7052, or by e-mail at [Valeria.Maurizio@toronto.ca](mailto:Valeria.Maurizio@toronto.ca).

## Appendix 5: 2022 Parkland Strategy Refresh, Toronto

Figure 08 – Toronto Parkland Provision (2021)

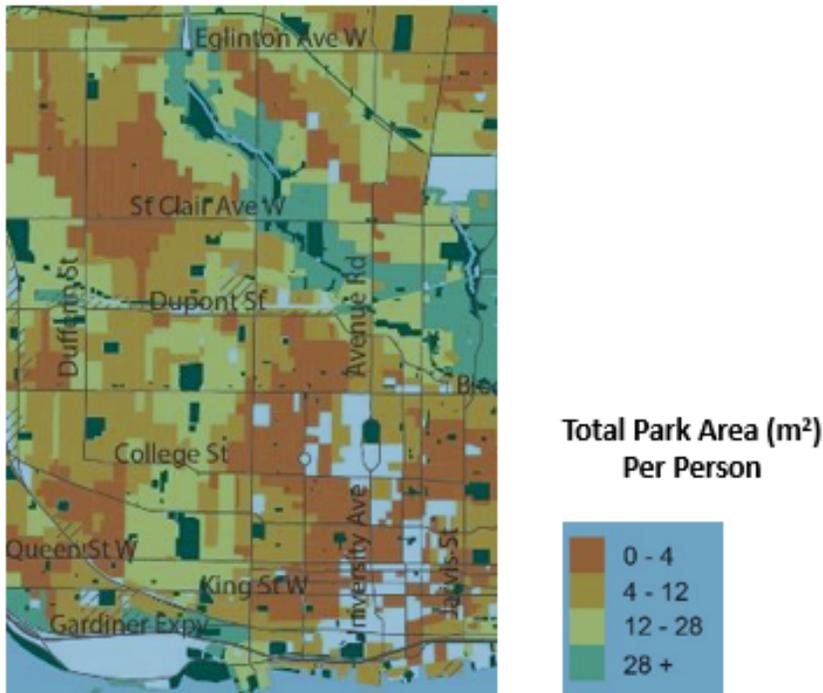


Figure 18 Parkland Study and Acquisition Priority Map (2021)

