



City Councillor
Dianne Saxe
Ward 11, University–Rosedale

October 14, 2025

Palmerston Area Character Study and heritage evaluation

Dear Toronto and East York Community Council members:

SUMMARY:

Palmerston Avenue and surrounding streets constitute a distinctive and beautiful residential area with distinctive architecture and design context. It has long been on the list of candidate areas for a Heritage Conservation District. Recent policy changes are accelerating intensification and new housing in this unique area. While additional housing is needed and can help support local businesses, it is important that development be guided by an understanding of community priorities as it relates to matters of design.

Recommendations:

1. City Council request the Chief Planner and Executive Director, City Planning to initiate in 2026 a non-statutory character study of Palmerston Avenue and the surrounding residential area, in consultation with the local community, that articulates the community's aspirations for the design of future development, and to report back to this committee in Q1 2027.
2. City Council request the Chief Planner and Executive Director, City Planning to evaluate whether a Heritage Conservation District Plan should be prepared for the Palmerston area, and to report back to this committee in Q1 2027.