



Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



'Medicine Mural', Bickford Centre (777 Bloor St W, Toronto), collaboration - October 2020

The Bickford Centre and West End Alternative School feature a series of 20 murals created by **Red Urban Nation Artist Collective** (RUN) - an Indigenous-led group of emerging and established artists. RUN aims to rebuild community bonds and reclaim urban spaces for Indigenous peoples through art.

Find out more at redurbannation.ca or on Instagram [@redurbannationart](https://www.instagram.com/redurbannationart).



Welcome

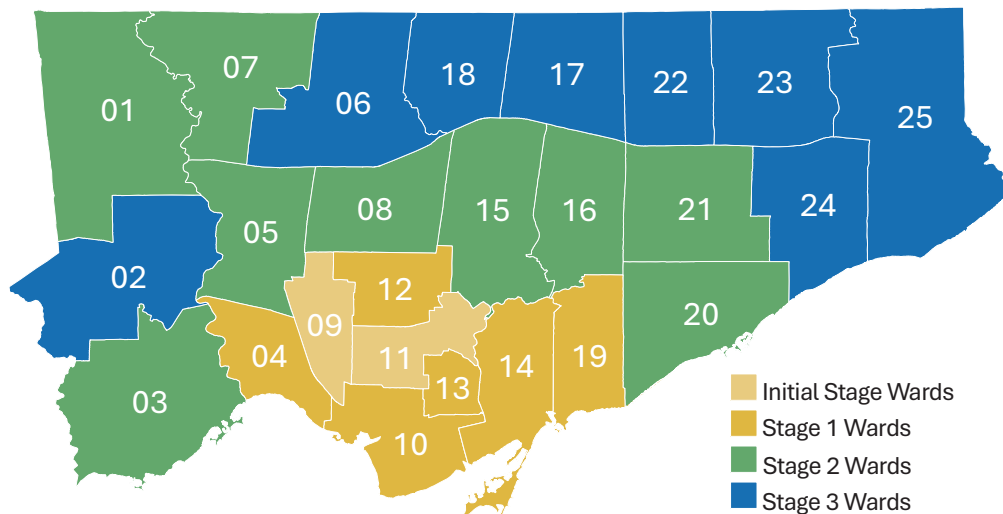


Project background

The **Avenues Policy Review** is part of the [Housing Action Plan \(HAP\)](#) - a cornerstone of the City's efforts for a multi-pronged approach to increase housing supply, choice, and affordability for current and future residents.

Phase One of the Avenues Policy Review added 283 kilometres of Avenues in the Official Plan, removed the requirement for Avenue studies, and introduced a vision for Avenues that support complete communities through Official Plan Amendment 778.

Phase Two will provide as-of-right permissions for mid-rise buildings along Avenues City-wide in three stages. Starting with an Initial Study of Ward 11 (University-Rosedale) and Ward 9 (Davenport), Phase 2 will expand as shown on the map below.



More information and reports to Council are available on the project website, toronto.ca/Avenues.



Land Use Planning in Ontario

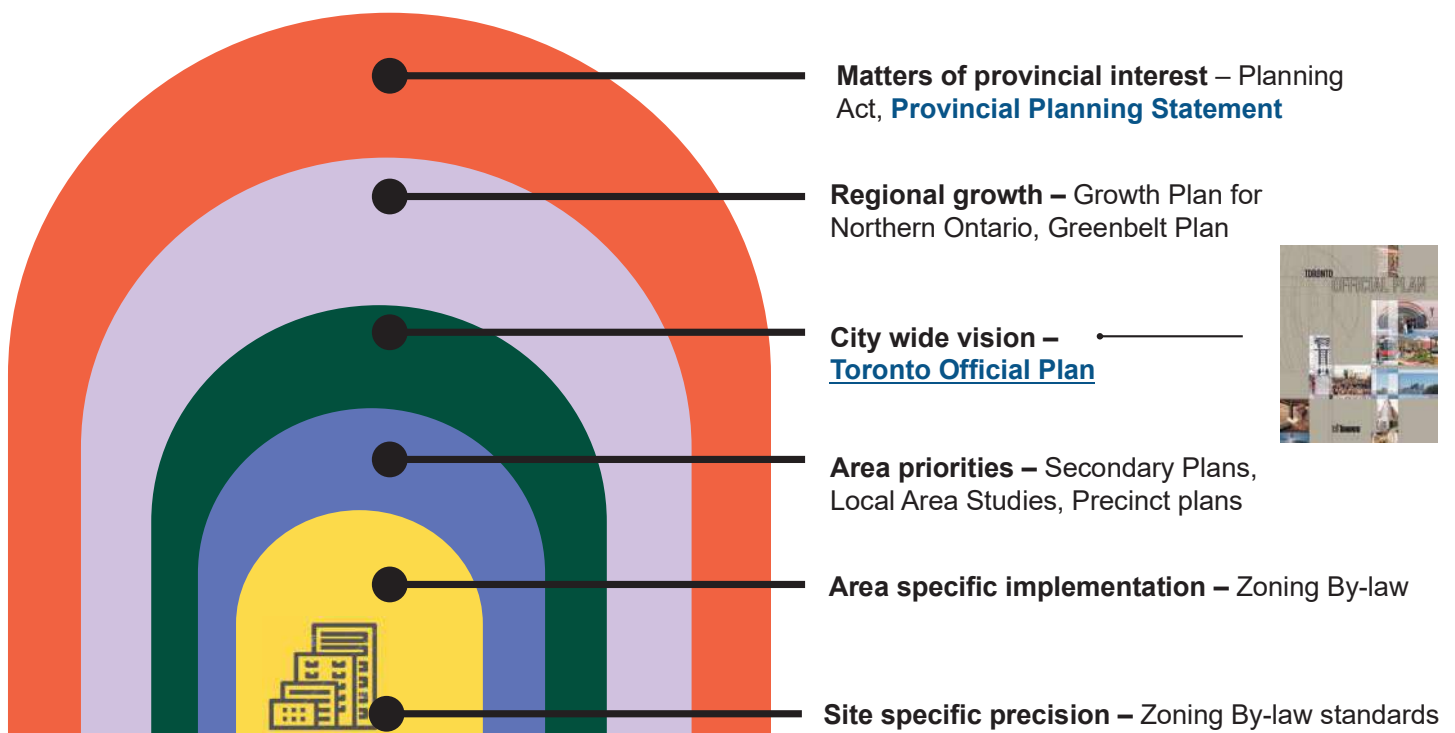
Land use planning in Ontario is guided by laws and policies that provide a vision of where and how communities should grow and what should be protected.

The **Planning Act** provides tools municipalities can use for land use planning, including Official Plans and Zoning Bylaws.

The **Provincial Planning Statement** (PPS 2024) sets out matters of provincial interest that must be considered by municipalities in their planning decisions.

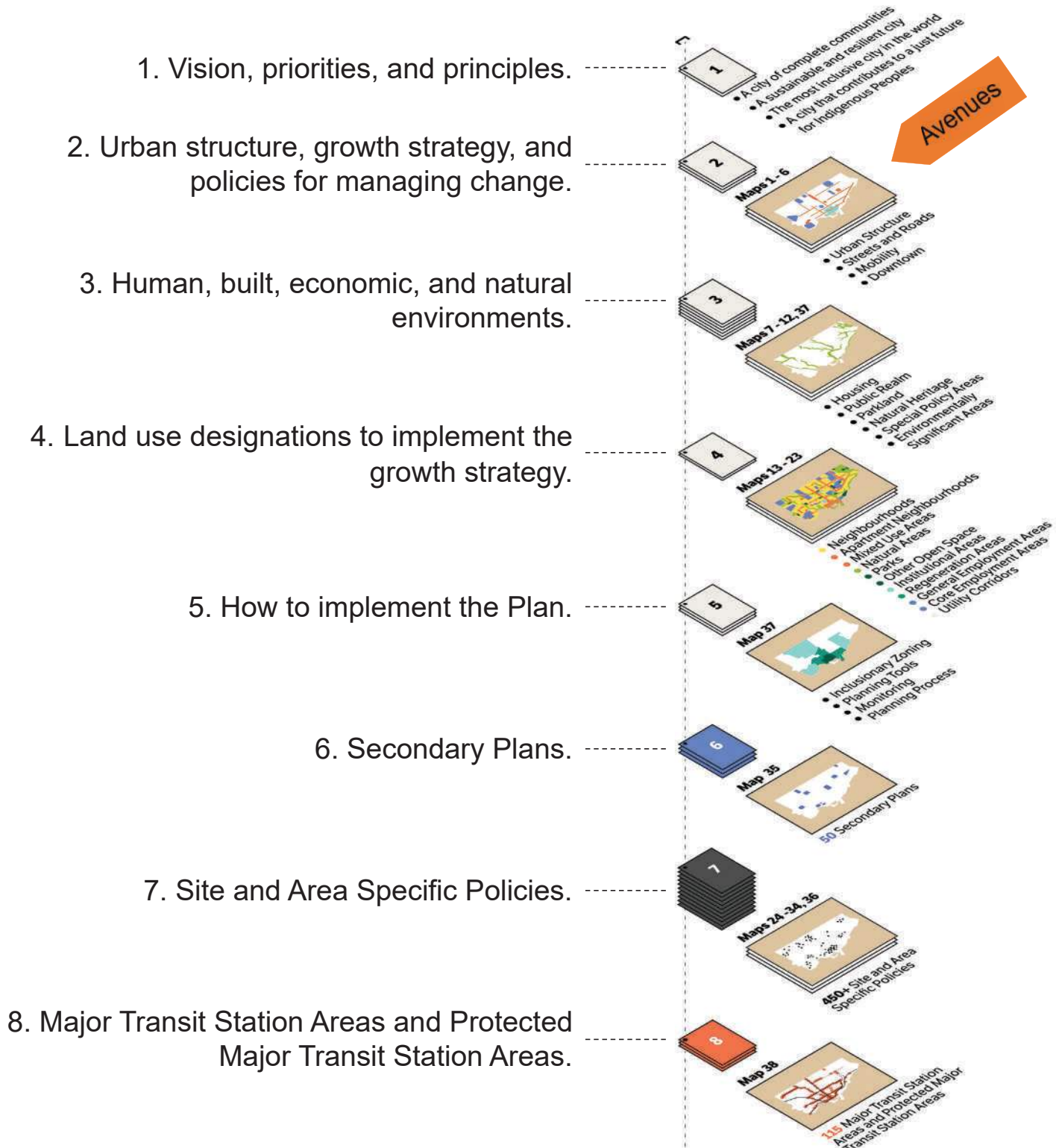
Municipal **Official Plans** provide a long-range vision for growth and development. Sometimes Area plans provide specific policy direction for areas of the City.

Zoning controls, in detail, how land can be used and where and what types of buildings or structures can be built on a property.

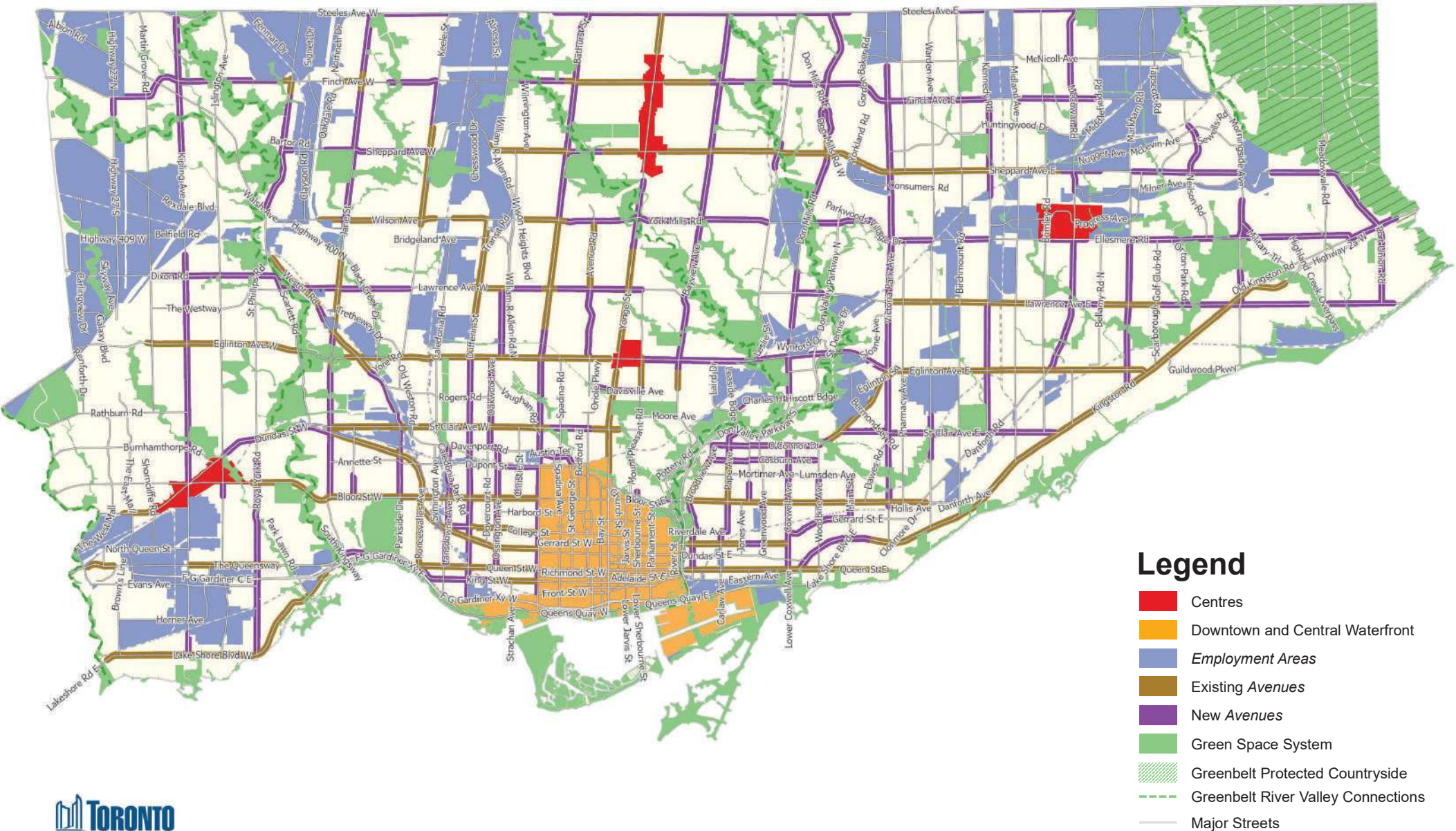




Toronto's Official Plan Chapters



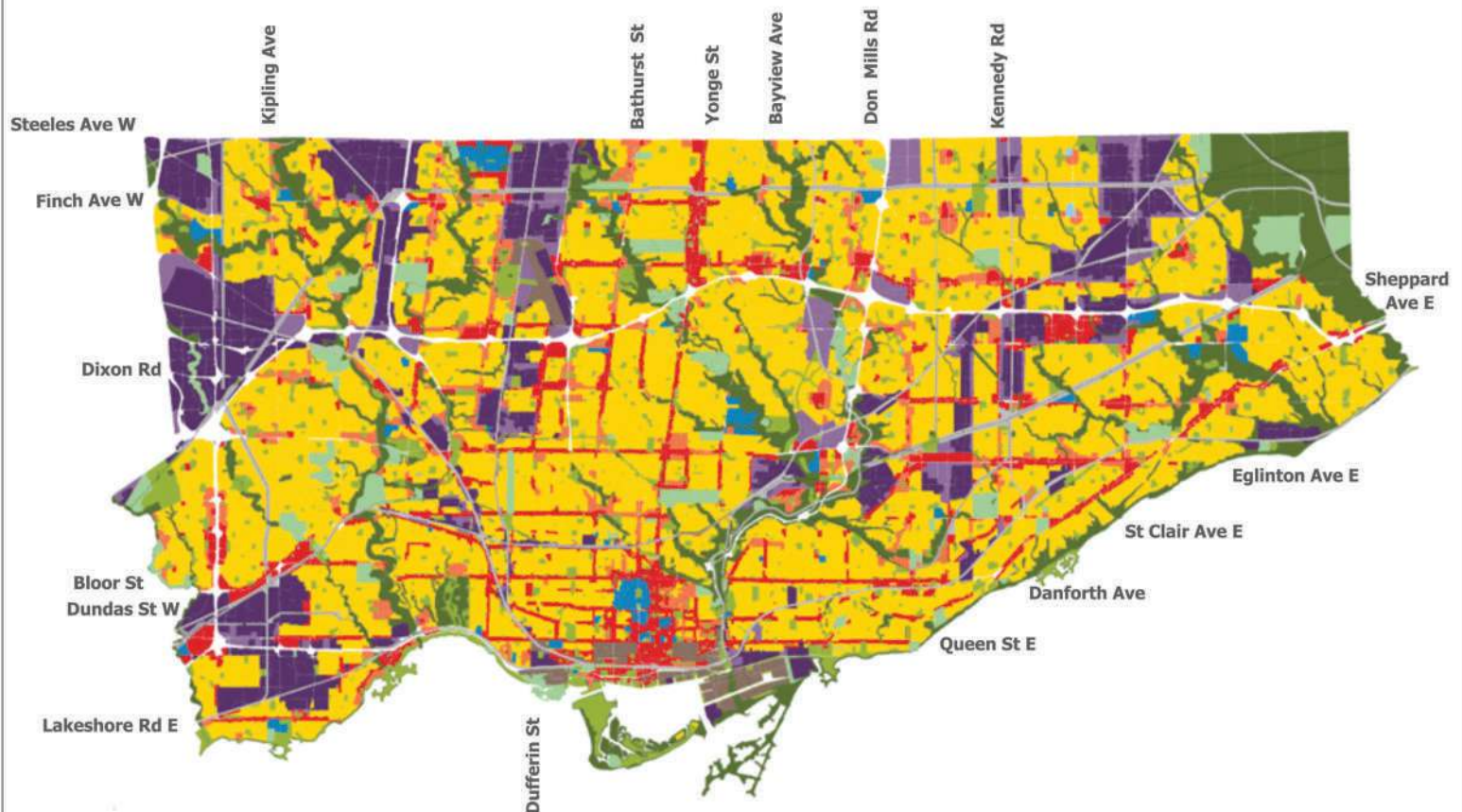
Map 2 - Urban Structure (new Avenues)





Official Plan

Long Term Land Use Vision

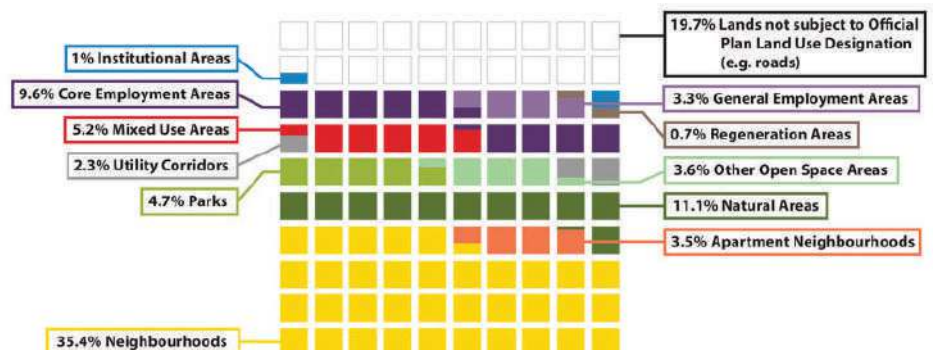


Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

City of 100 Blocks

Official Plan Land Use Designations as a % of total City of Toronto land area (634.04 Square Kilometres)



Note: The graph excludes the 'Special Study Areas' land use designation which measures 0.1 square kilometres (0.02% of the City's land area)



Avenues Policy Review Phase 1

Official Plan Amendment 778

- Adopted by City Council in February 2025
- **Updates** Avenues policies in Chapter 2 of the Official Plan
- **Aligns** growth with transit
- **Creates** 283km of New Avenues
- **Establishes** a **mid-rise vision**, with potential for more height near Subway, LRT, GO Stations
- **Removes** Avenues Segment Reviews and Avenue Studies
- **Directs growth** to *Mixed Use Areas* and *Apartment Neighbourhoods*



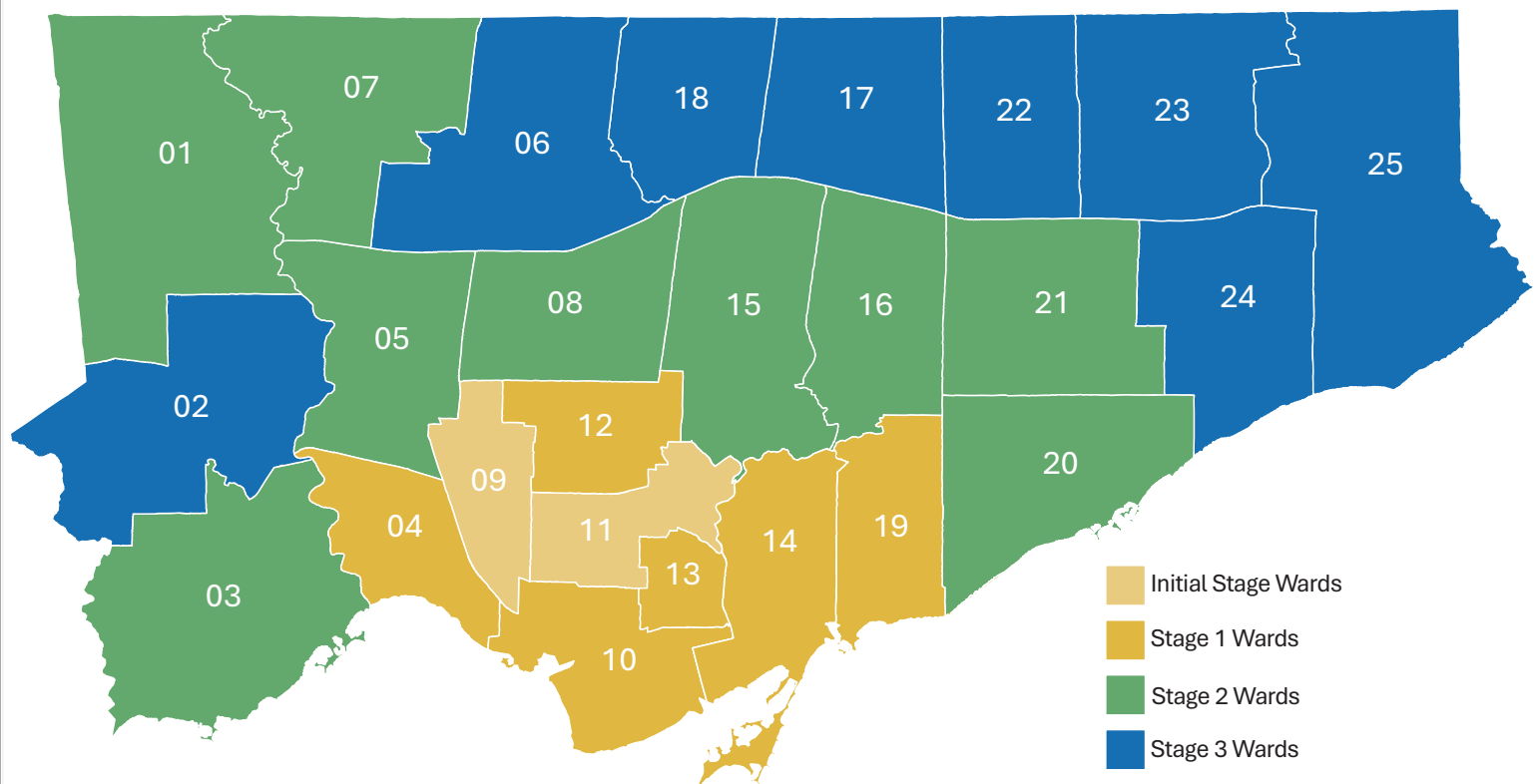
More **Homes** Near Transit



Avenues Policy Review Phase 2

Phase 2 will enable mid-rise buildings with as-of-right permissions along Avenues City-wide in **three stages**.

Starting with an Initial Study of Ward 11 (University-Rosedale) and Ward 9 (Davenport), Phase 2 will review where to **redesignate** land uses and/or **rezone** lands to enable mid-rise buildings along new *Avenues*.



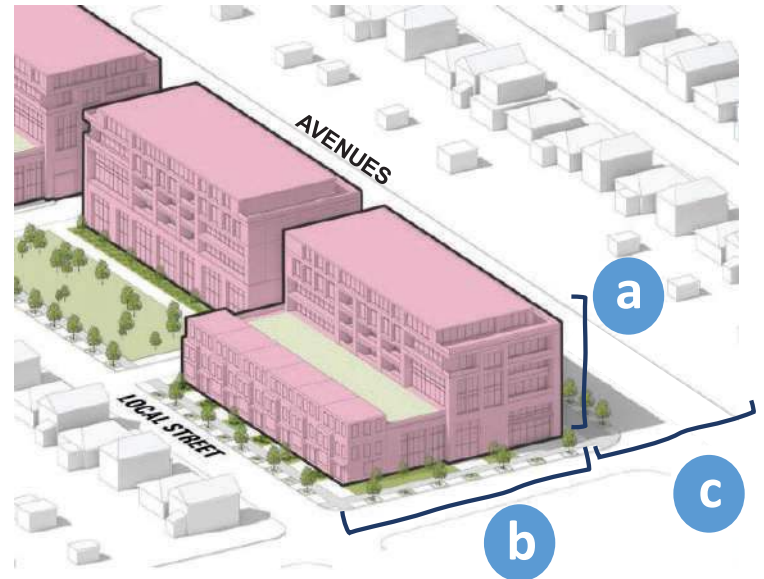


What is a Mid-rise Building?

Mid-rise buildings are **6-14 storeys** tall, depending on street width, with a **maximum width-to-height ratio of 1:1**.

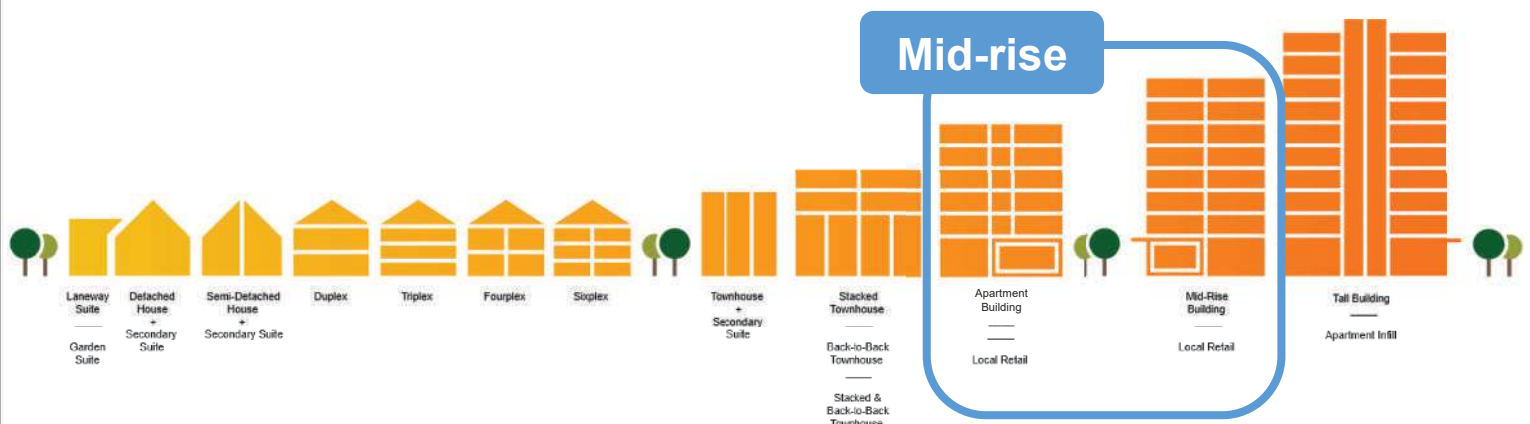
a		b	c
Building Height		Ideal Lot Depth (m)	ROW* Width (m)
Storeys	Metres		
6	20	30	20
8	27	34	27
9	30	34	30
11	36	36	36
14	45	37	45

*ROW = Right-of-Way



Why mid-rise buildings?

Mid-rise buildings are a transit-supportive form of development between low-rise and tall building forms. They provide transition and predictable impacts on nearby low-scale areas while supporting growth. *Mixed Use Areas* along *Avenues* with existing or planned subway, LRT, or GO stations offer unique opportunities where redevelopment at a greater scale than mid-rise may be appropriate.





Land Use Designations on *Avenues*



Christie Street and Pendrith Street

Neighbourhoods

- Residential uses
- Lower scale buildings, generally up to four storeys tall
- Includes parks, schools, local institutions and small-scale stores and shops serving the needs of area residents
- **Implementing zoning:** residential zones (R, RD, RS, RM, RT)



Vaughn Road, north of St Clair Avenue West

Apartment Neighbourhoods

- Primarily residential
- Some small-scale non-residential uses on the ground floor
- Larger scale buildings
- **Implementing zoning:** apartment and residential zones (RA, RAC and R, RM)



Dundas Street West and Sheridan Avenue

Mixed Use Areas

- Often near higher order transit
- Variety of uses
- Supports non-residential uses
- Greatest height and scale at transit stations
- **Implementing zoning:** CR Zone

Image source: Google Maps, 2025

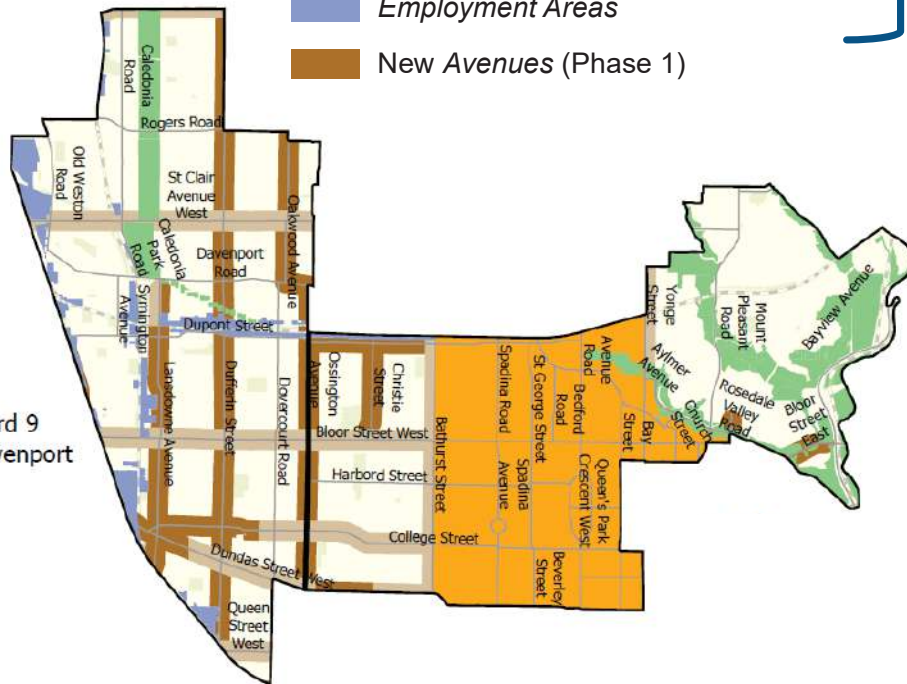


Applying the Scoping Criteria

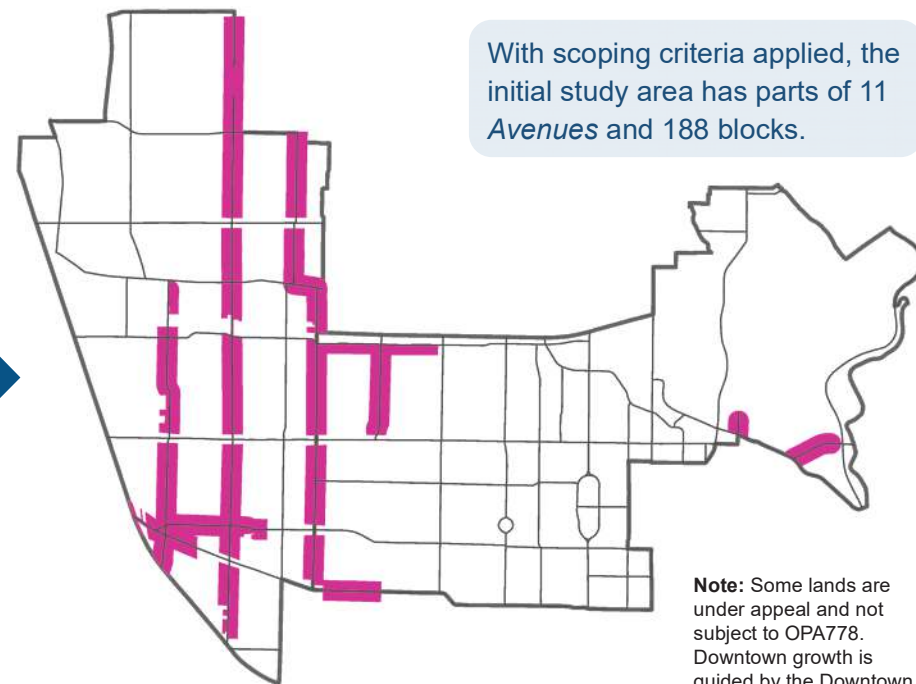
Wards 11 and 9

- Existing Avenues (Already Studied)
- Downtown and Central Waterfront
- Green Space System
- Employment Areas
- New Avenues (Phase 1)

- Areas Out of Scope
- Avenues Within Scope



Official Plan Map 2 Urban Structure (Wards 11 and 9)



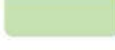
Scoped Avenues Under Study

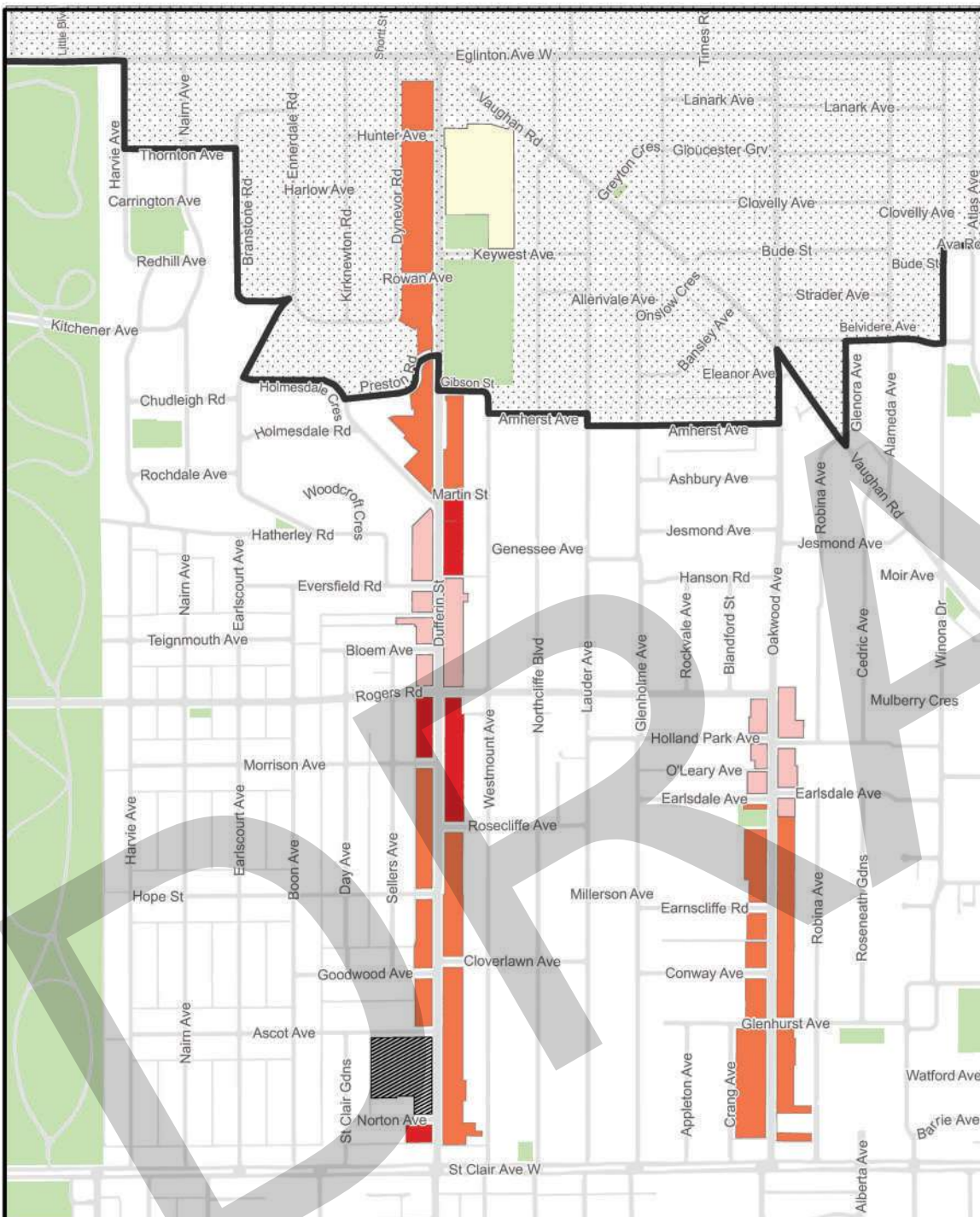
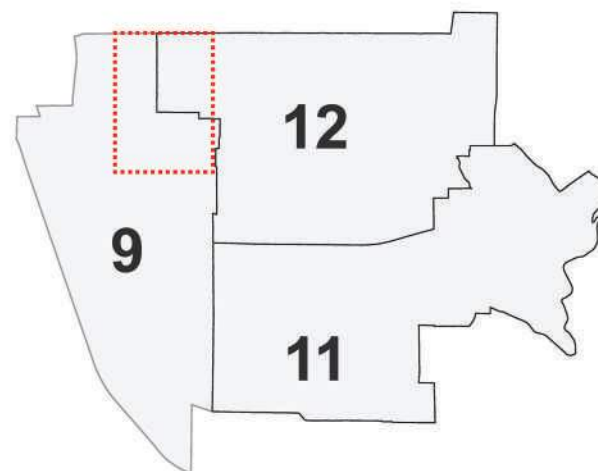
With scoping criteria applied, the initial study area has parts of 11 Avenues and 188 blocks.

Note: Some lands are under appeal and not subject to OPA778. Downtown growth is guided by the Downtown Secondary Plan and is separate from OPA 778.

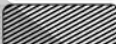
Draft Land Use Redesignations and Associated Zoning

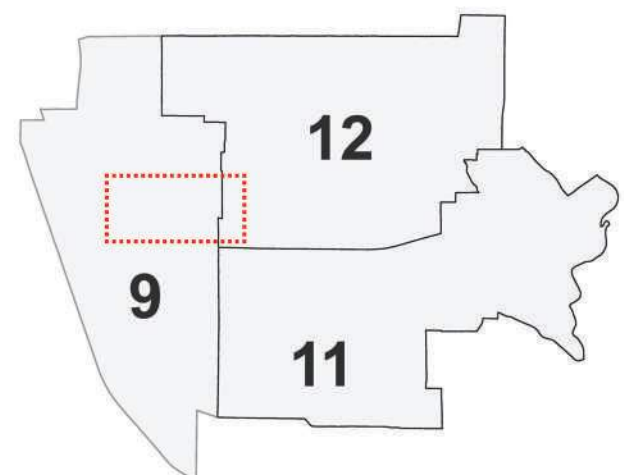
Legend

-  **Draft Mixed Use Areas**
Commercial Residential Zone Category
-  **Draft Apartment Neighbourhoods**
Residential Zone Category
-  **Existing Mixed Use Areas Retained**
Commercial Residential Zone Category
-  **Existing Designation Retained – Other**
Existing Zoning Retained
-  **Under Appeal**
-  **PMTSA Delineation**
-  **Green Space System**

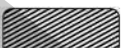


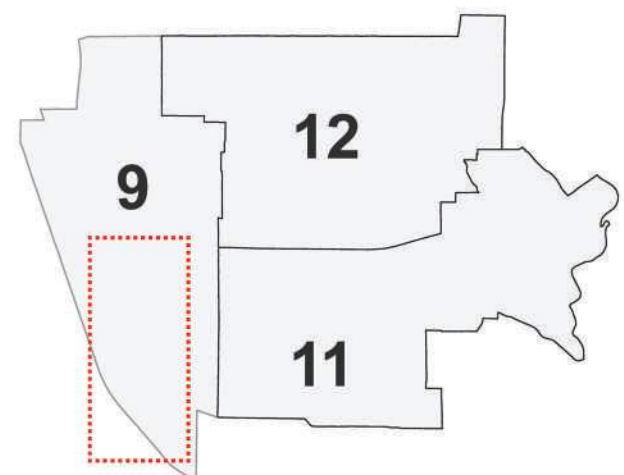
Legend

	Draft Mixed Use Areas Commercial Residential Zone Category
	Draft Apartment Neighbourhoods Residential Zone Category
	Existing Mixed Use Areas Retained Commercial Residential Zone Category
	Existing Designation Retained – Lands Within 300 m of Employment Areas/Major Facilities Existing Zoning Retained
	Existing Designation Retained – Other Existing Zoning Retained
	Under Appeal



Legend

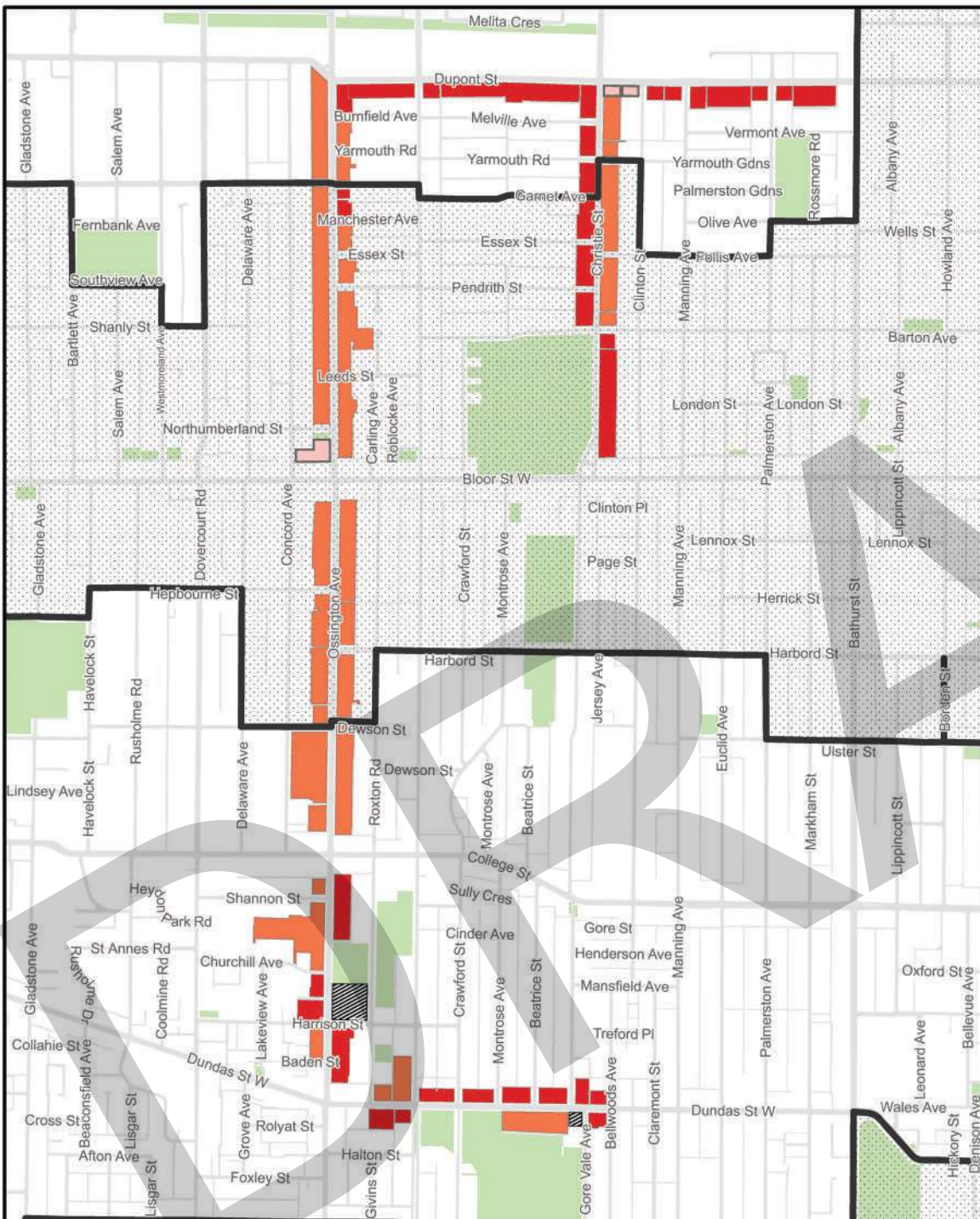
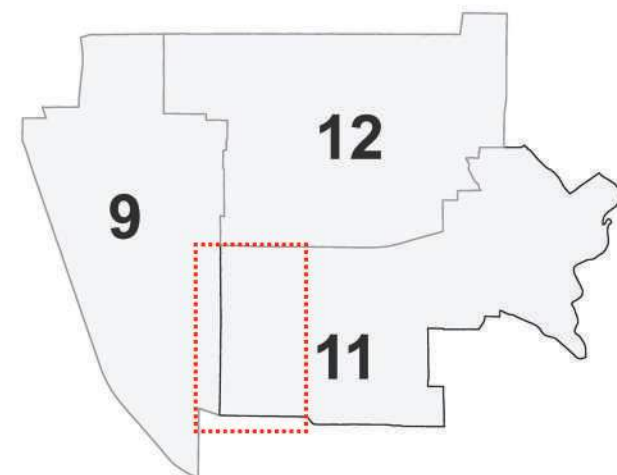
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Draft Land Use Redesignations and Associated Zoning

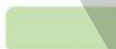
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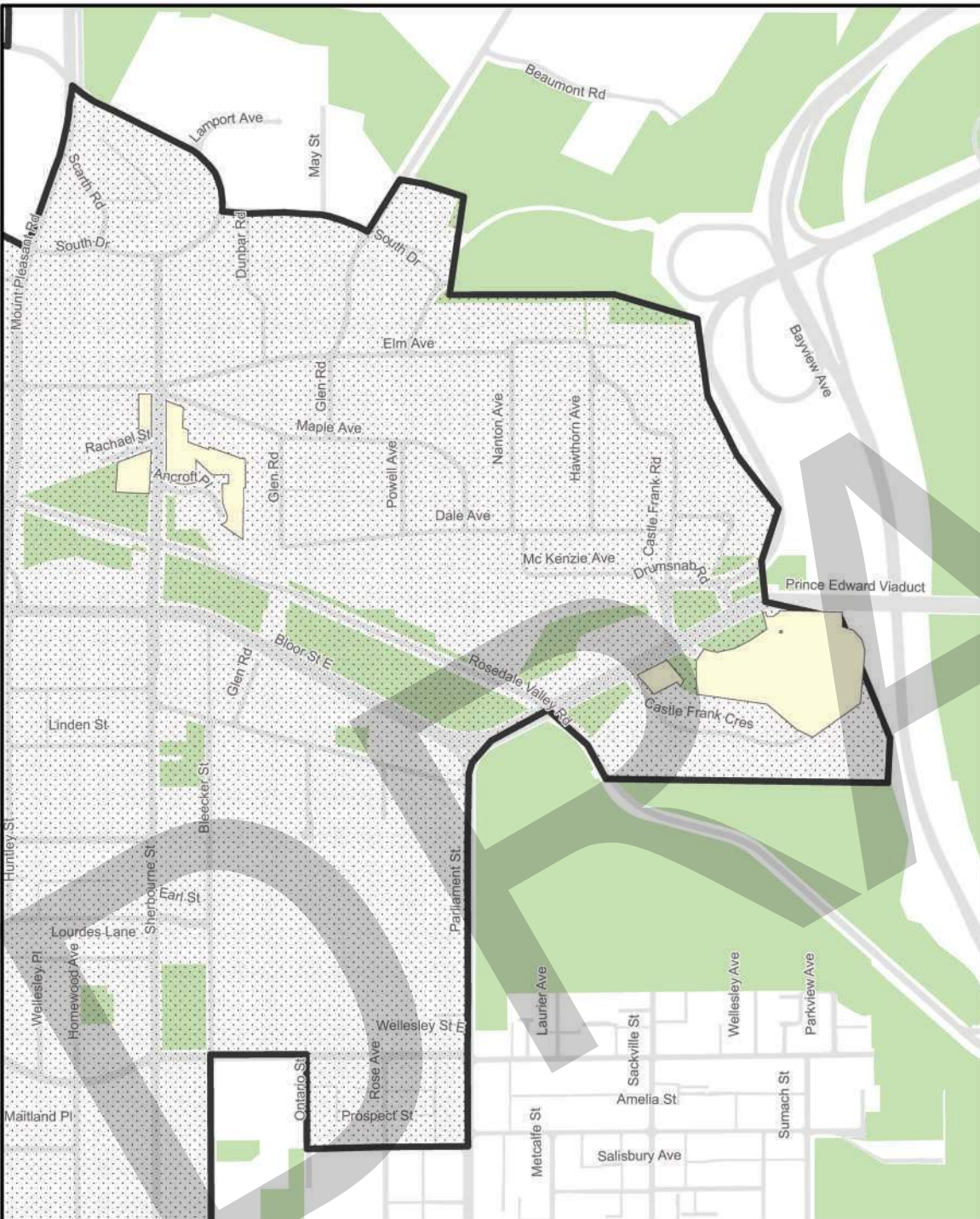
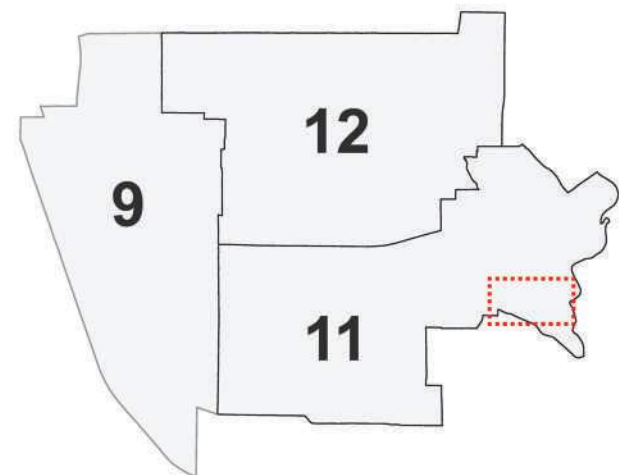
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-  **Green Space System**



Draft Land Use Redesignations and Associated Zoning

Legend

-  Existing Designation Retained – Other
-  Under Appeal
-  PMTSA Delineation
-  Green Space System





What We've Heard

511

Phase 2 Survey Responses



Haven't completed the survey yet?
You can continue to shape work in Wards 11 and 9 until November 17th! To get started, scan the QR code or visit <https://ca.mar.medallia.com/Avenues>.

Meeting Highlights

- Many September meeting participants **support requiring commercial uses along more of Ossington and Dufferin** to improve walkability.
- Some service and retail** but not competing with St Clair (and other retail streets).
- Prioritize family-sized units and affordable housing** in new developments.
- Residential** with a balance of needed stores, health care clinics for **accessible amenities**.

Survey Highlights

51% Live or work along an *Avenue*

41% Live in Ward 11 or 9

60% Own their homes

31% Are renters

76% Would change *Avenues* with existing non-residential uses to Mixed Use Areas

66% Would change residential *Avenues* to Mixed Use Areas



Comments about built form were mixed

- Many September meeting participants supported **8-storeys as-of-right**.
- Small scale apartments (on Dufferin) up to 6 storeys**, consistent with the neighbourhood character.
- Provide the missing middle** instead of 50 storey towers.
- Midrise is very expensive** to build and will yield more expensive units than towers.



53% support lot consolidation to facilitate mid-rise

- Makes apartments much nicer to live in, as **residents will have access to the quieter residential street**.
- Scale buildings in proportion to the neighbourhood** (e.g. Montreal Plateau or Mile End).
- Keep pockets behind *Avenues* residential.
- Concerned about deep, bulky floorplates with poor unit layouts (deep, narrow with little natural light).
- Maintain lower heights close to existing houses.



Zoning Overview

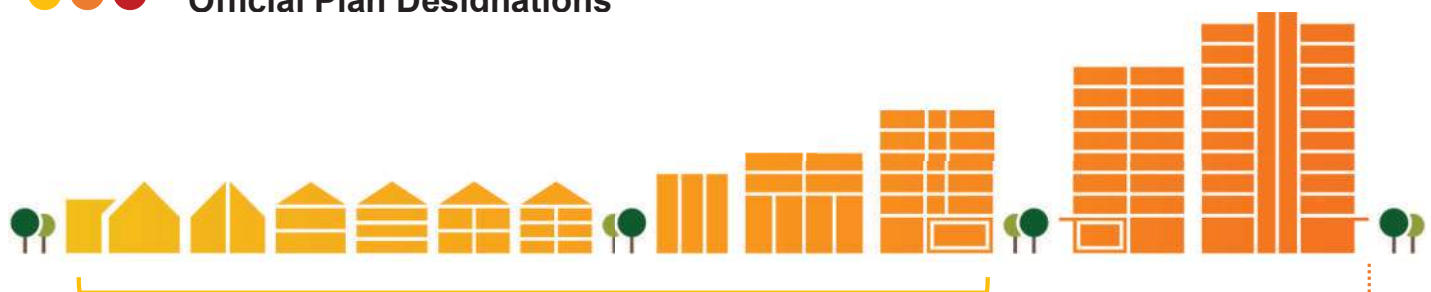
Zoning by-laws are legal documents that regulate how land may be used, where buildings and structures can be located, and development density.

Zoning also provides performance standards for building heights, setbacks, and parking requirements, and many other aspects of development.

Land use—designated in the Official Plan—is implemented through zoning regulations (illustrated below).

Legend

● ● ● Official Plan Designations



● Neighbourhoods

- Residential Zones

● Apartment Neighbourhoods

- Residential Apartment / Residential Zones

● Mixed Use Areas

- Commercial Residential Zone



Existing zoning on new Avenues in Wards 11 & 9

Over **95%** of parcels are zoned:

- Residential (R)
- Residential Multiple (RM)
- Commercial Residential (CR)

Most parcels are 30m deep.



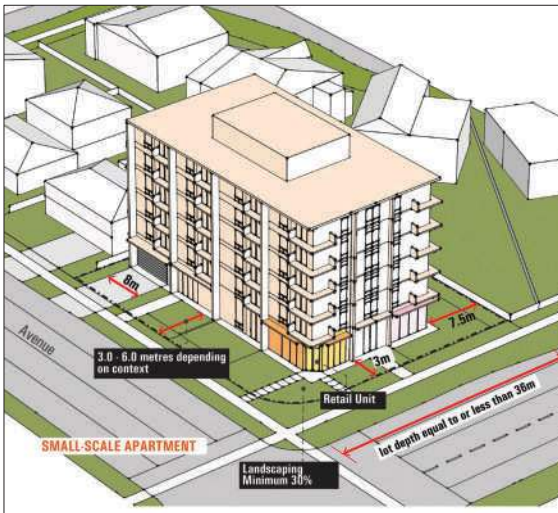
Nearly all studied Avenues have **planned Right-of-Way widths of 20m.**



Zoning Performance Standards

APARTMENT NEIGHBOURHOODS

Residential Zone Category (R, RM & RT Zones)



- Up to 6 storeys (19 m)
- First storey maximum height = 3.8 m
- Up to a maximum of 60 dwelling units
- Up to 400 square meters of non-residential uses (at City Council November 12, 2025)
- 3 m to 6 m front yard setback
- 1.8 m to 11.0 m side yard setbacks and building separation distances

MIXED USE

Commercial Residential Zone Category (CR Zone)



- In Wards 9 and 11 up to 6 storeys (20 m)
- First storey minimum height = 4.5 m
- No maximum number of dwelling units
- Non-residential uses permitted above the first storey
- 0 m to 3 m front yard setback
- 0 m to 5.5 m side yard setbacks and 0 m and 11 m building separation distances



Draft Zoning Amendment Approach

Existing Land Use Designation and Zoning

Change?

No

Existing Land Use Designation Retained
Maintain Applicable Zoning

- Have Commercial Residential and Residential Apartment Zoning
- Within area of influence of Employment Areas (300m)
- "Holes" in Zoning By-law 569-2013
- With active appeals to the Ontario Land Tribunal

Yes

Or

APARTMENT NEIGHBOURHOODS
Residential Zone Category (R & RM Zones)

- Development with residential focus
- Small amount of non-residential use to support immediate needs
- Retain Residential Zoning to support full mix of housing options, up to 6 storey apartment buildings

MIXED USE
Commercial Residential Zone Category (CR Zone)

- Development with mixed use focus
- Extensive non-residential uses permitted
- Standard Set 4 to be applied (no angular plane)
- Existing zoning to be **replaced** by new CR regulations
- Existing buildings to become **legal non-conforming**

A **Legal Non-Conforming Use** exists when zoning for a site does not permit its current use, despite the use having been permitted and in existence before the enactment of the current Zoning By-law.

Approval from the Committee of Adjustment may be required for:

- Enlargements or extensions to structures.
- Changing from one legally non-conforming use to another
- To apply for a change, you must demonstrate that the current use has been continuous since by-law changes were made.



Aligned Initiatives

Expanding Housing Options in Neighbourhoods (EHON)



EHON Major Streets Study

Major Streets are on Official Plan Map 3, which shows planned right-of-way widths. Major Streets are identified as the main transportation routes across Toronto in the Official Plan. Not all Major Streets are identified as *Avenues* in the Official Plan.

The EHON Major Streets Study introduced a broader set of permitted building types (townhouses & 6-storey, 60-unit apartment buildings) along Major Streets to enable intensification up to six storeys in height. These amendments are now in effect.



Neighbourhood Retail and Services Study

City Planning is developing permissions for small-scale retail, service and office uses within residential areas along Major Streets.

A staff report with recommendations on Phase Three of the Study will be considered at the October 30 Planning and Housing Committee. The Draft Zoning by-law Amendments are now available online at

www.toronto.ca/local-neighbourhood-retail-and-services/.



Aligned Initiatives

Major Transit Station Areas

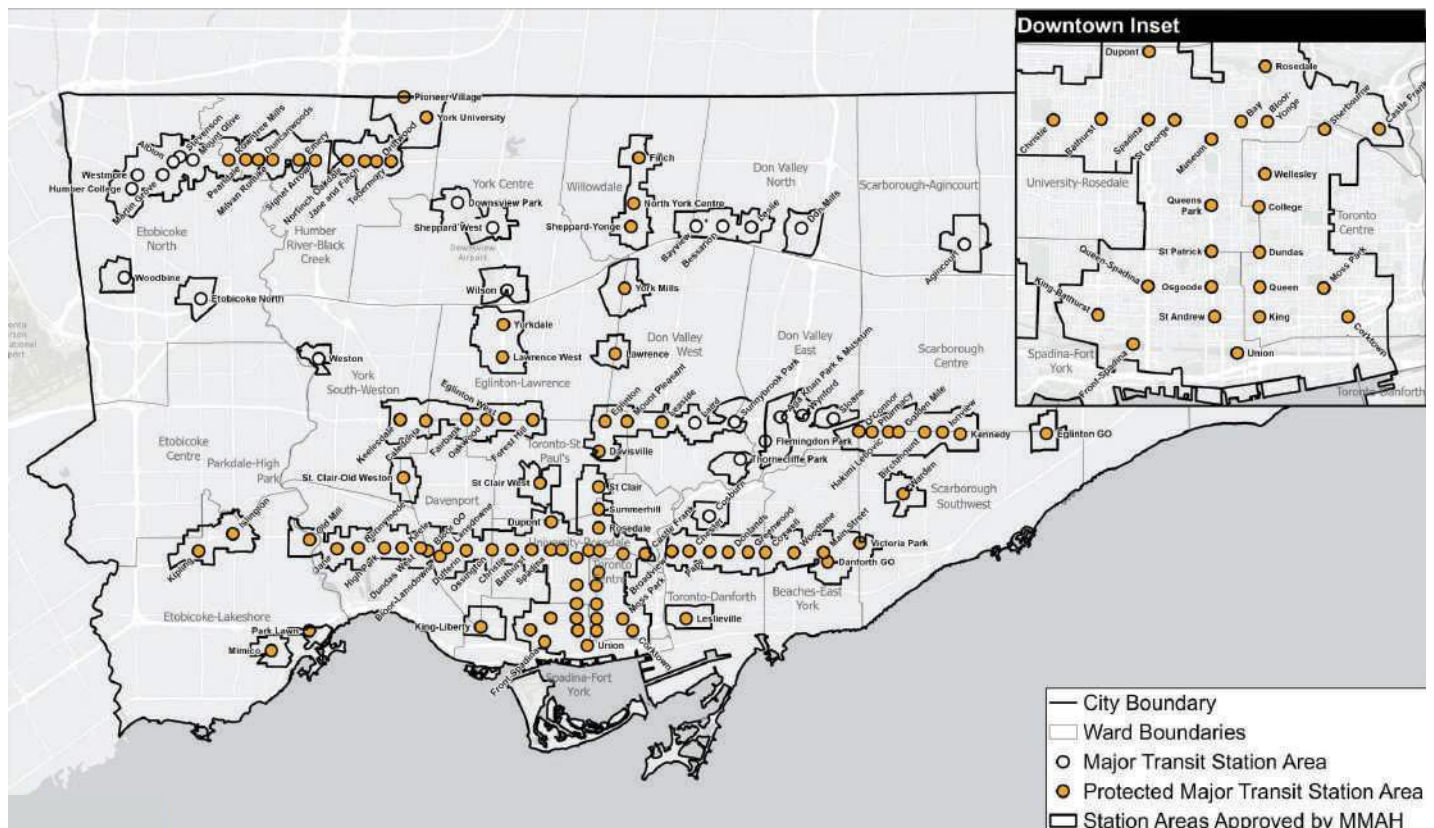
In August 2025, the Minister of Municipal Affairs and Housing (MMAH) approved (with some modifications) the delineation of 25 Major Transit Station Areas (MTSAs) and 95 Protected Major Transit Station Areas (PMTSAs) across the City.



Learn more at
toronto.ca/official-plan-review/

City Planning staff are working to advance implementing zoning for the approved and modified MTSA and PMTSA policies.

Key Map of Approved MTSAs and PMTSAs Approved by MMAH on August 15, 2025





Thank you for coming!

Here's what's next:



Stay Connected



- Visit toronto.ca/avenues to:
 - Complete a survey on the study criteria until November 17, 2025
 - Sign up for e-updates
- Email us your questions or comments at HAP.Avenues@toronto.ca or call 416-395-7052