



Important Planning Changes Concerning Avenues

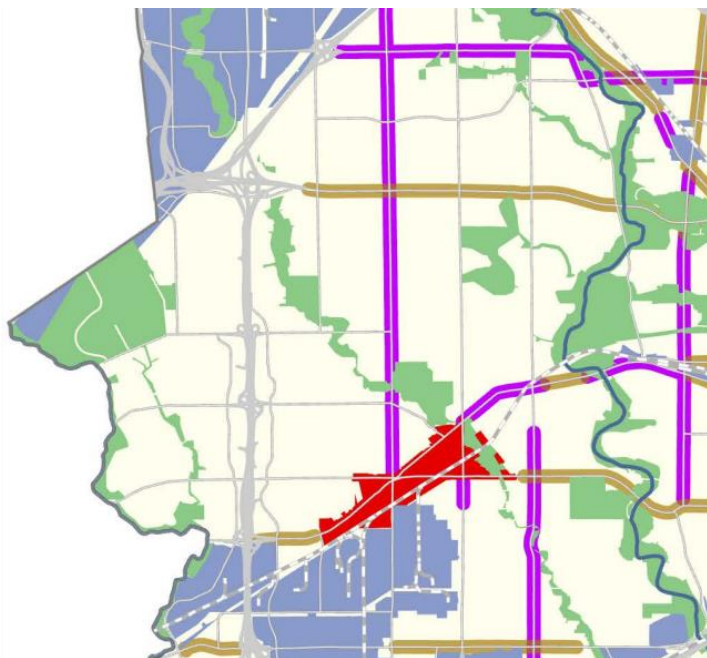
Dear Resident,

I am writing to update you on another very significant and important planning proposal which will **direct more intensive development growth to stable areas** in our community neighbourhoods.

Official Plan Amendment 778 will allow for more development along “Avenues” in Etobicoke Centre, specifically at certain *Mixed-Use* sites such as plazas, and near to existing and future transit stations.

The plan also sets the stage for more changes in the future along “Avenues” which might:

- Redesignate and rezone neighbourhood residential properties along *Avenues* to allow for more height and density, potentially including mid-rise buildings
- Change permissions on transition properties in neighbourhoods located close to sites with larger buildings
- Identify new mixed-use sites with more height and density



The following is a general summary of the changes that are proposed immediately:

- Establishing new *Avenues* official plan designation along certain streets. For example, Kipling Ave.
- Support of up to *Mid-Rise Buildings* (up to 14 Stories) at *Mixed-Use* sites on *Avenues*
- Support of up to *Tall Buildings* at certain *Mixed-Use* sites on *Avenues* within 800 metres of existing and future transit stations. For example, Richview Plaza.
- Encouraging non-residential uses on the ground floor of *Apartment Neighbourhoods* sites on *Avenues*.
- Providing some opportunities to consult with small businesses that are impacted

Additionally, the report recommends more work to allow:

- Future consideration of redesignating and rezoning additional lands along *Avenues*. These might include allowing up to *Mid-Rise Buildings* on neighbourhood residential homes sites along the *Avenues*. This is important because of the scale and proximity of these new buildings to existing homes, and the light and shadow impacts.
- Future creation of transition areas between *Avenues* sites and neighbourhoods, potentially by upzoning certain neighbourhood properties. These sites may be located further into the neighbourhood than the main street.
- Future identification of more *Mixed-Use* locations that could have larger buildings and more density than allowed today.

Where this is proposed:

Existing streets classified “Avenues” listed on Official Plan Map 2 [here](#):

1. Eglinton Ave. W. from Martin Grove Rd. to Scarlett Rd.
2. Dundas St. W. from Royal York Rd. to Humber River

New streets to be added as “Avenues” listed in the proposal report [here](#):

1. Kipling Ave. from Bloor St. W. to Dixon Rd.
2. Dundas St. W. from Islington Ave. to Royal York Rd.
3. Dixon Rd. from Martin Grove Rd. to Scarlett Rd.
4. Scarlett Rd. from Dixon Rd. to Lawrence Ave. W.
5. Lawrence Ave. W. from Scarlett Rd. to the Humber River

Existing *Mixed-Use* Sites along *Avenues* from Official Plan Map 14 [here](#):

1. **Richview Plaza (Eglinton/Wincott)***
2. Westway Centre (Kipling/Dixon)
3. Westown Plaza/No Frills (Islington/Dixon)
4. **Lloyd Manor Plaza (Eglinton/Lloyd Manor)***
5. Kingsway Mills Plaza (Dundas/Royal York)
6. **Lands on north side Dundas St. W. between Islington and Chestnut Hills***

* Within 800 metres of existing or future transit stations, and could include Tall Buildings.

I have serious reservations about this policy proposal for the following reasons:

- The addition of Tall Buildings (greater than 14 stories) at certain locations is a major change without detailed location studies and consultation. For example, Richview Plaza might be suggested for tall buildings, and is this something that the local community has indicated strong opposition to.
- Although limited to mixed-use sites in our community at this time, the report sets the stage for broader changes such as allowing for mid-rise buildings in residential neighbourhoods along the Avenues. These larger buildings would come with significant impacts to the nearby homes, and have a profound impact to the character of our community. A change of this scale warrants more clear and broad public notice, and consultation, before advancing.
- Once the overall policy is established, further changes could continue if additional roads are designated as Avenues on the map, additional mixed-use sites are identified, and if more general changes are made to other lands along or near the Avenues, such as to Neighbourhoods. This current incremental policy change does not include the potential full picture, and a decision on one should consider the other.

Next Steps:

The Planning and Housing Committee will consider the staff proposal at its meeting on Thursday January 23, 2025. A link to the committee agenda item is here: [Agenda Item History - 2025.PH18.5](#)

Should the Committee choose to advance the item, it will receive final consideration by City Council on February 5, 2025.

A link to the City's webpage with additional information on the proposal and others is here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/>

I would like to know what you think about this policy, and any concerns that you may have. This feedback is important and is necessary to help support me in pushing back on proposals that are unacceptable to the community. Please email me with your thoughts, suggestions or questions.

Additionally, you may wish to write to the Mayor and the Planning and Housing Committee members, file a letter with the Committee or Council, or to make a public deputation. Please contact me should you require assistance in making a submission.

Regards, _____



Stephen Holyday
Councillor, Ward 2, Etobicoke Centre