

Avenues Policy Review

Ward 11

April 28, 2026

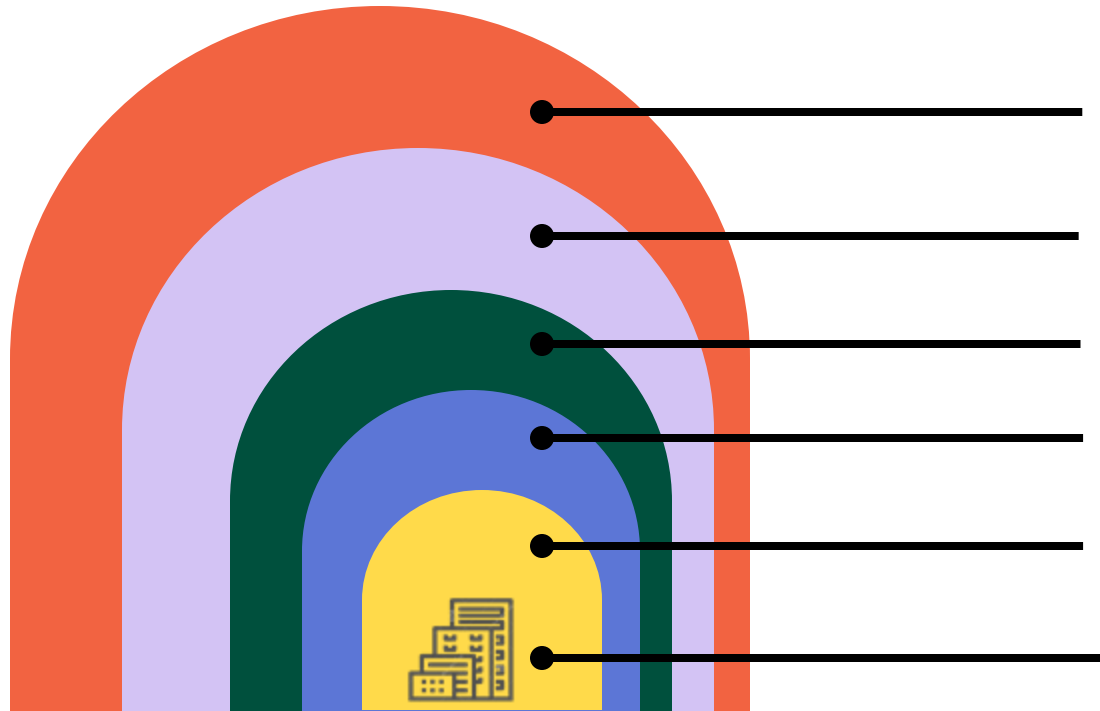


Introductions

City of Toronto Staff

- **Corinna Prior, Manager, Community Planning**
- **Esha Biddanda Pavan, Planner, Community Planning**

Land Use Planning



Matters of provincial interest – Planning Act, [Provincial Planning Statement](#)

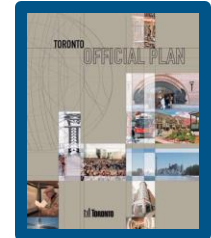
Regional growth – Growth Plan for Northern Ontario, Greenbelt Plan

City wide vision – [Toronto Official Plan](#)

Area priorities – Secondary Plans, Local Area Studies, Precinct plans

Area specific implementation – Zoning By-law

Site specific precision – Zoning By-law standards



What are *Avenues*?

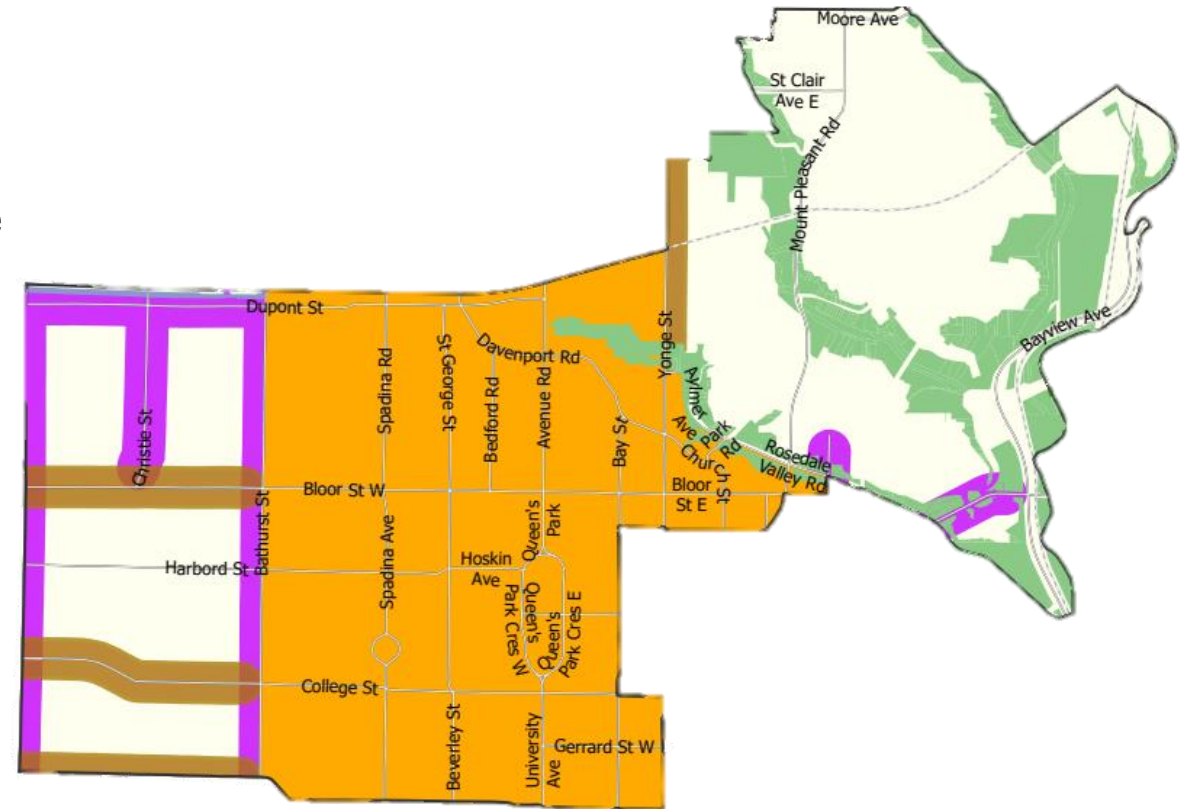
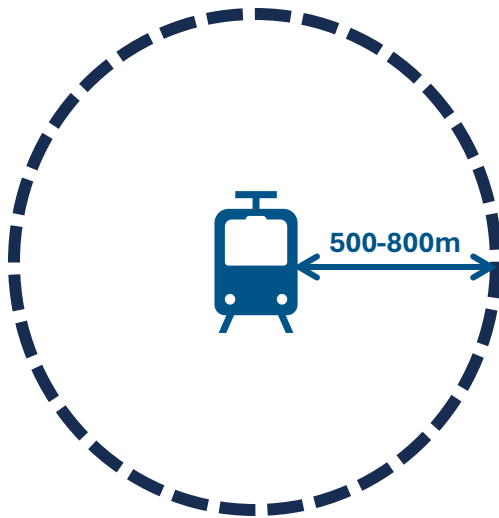
- **Avenues** are **growth corridors** where new housing, shops, and services can be added over time.
- They are part of the Official Plan's growth strategy, supported by zoning updates to **implement** mid-rise forms.
- City policy directs **mid-rise buildings** along Avenues to make efficient use of land, support transit, and create complete communities.



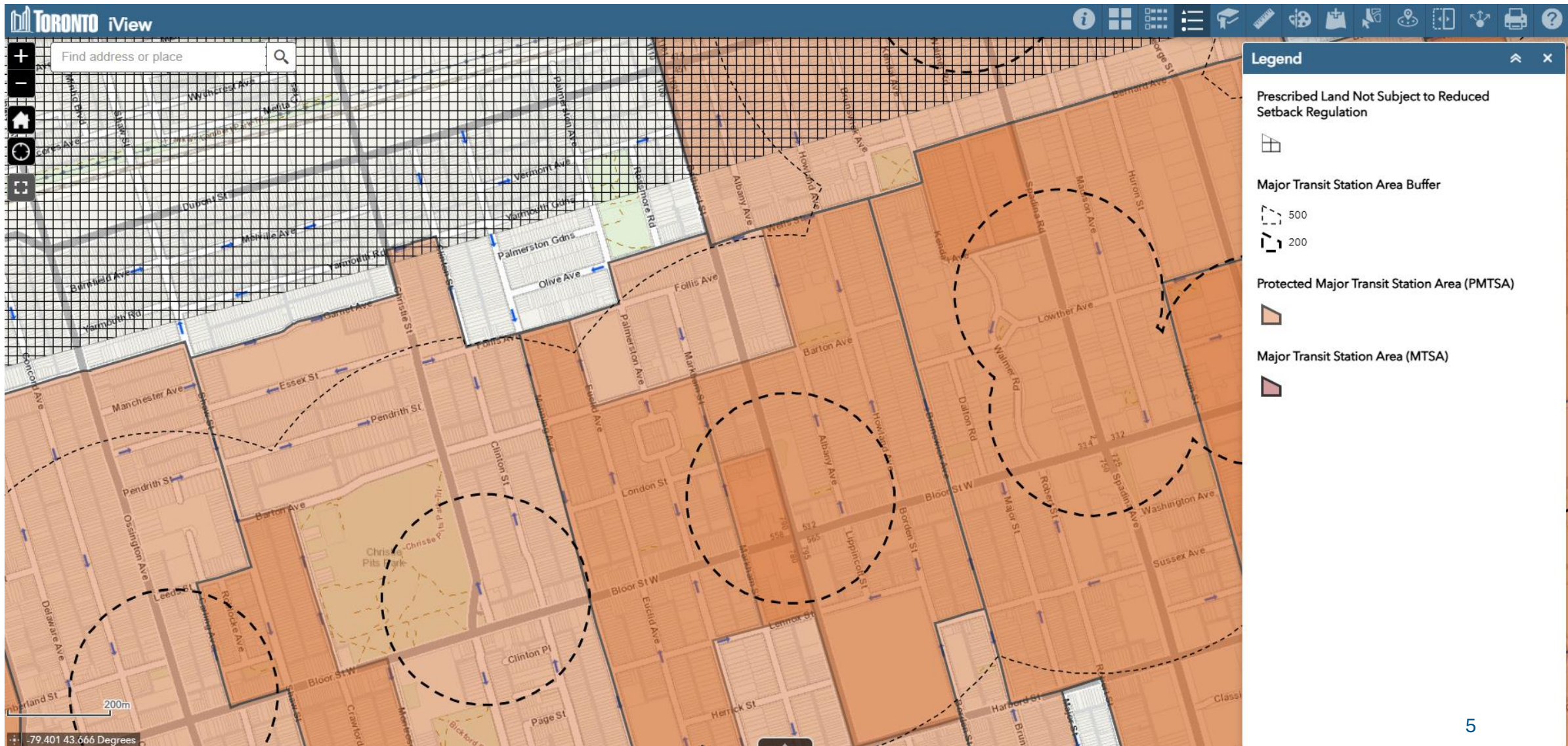
Bloor and Bathurst

Avenues- Official Plan Amendment


- Their redevelopment is guided by updated Avenues policies (**OPA 778**) and ongoing work through the Avenues Policy Review.
- OPA 778 adds **283 km** of new Avenues to the OP Map 2 and directs more intense development toward Avenues within **500-800m** of Transit stations.



Major Transit Station Areas Buffer




Legend


 P/MTSA Boundary


Transit Lines

 Line 2

 Current Station

 Other Stations

 200 metre radius

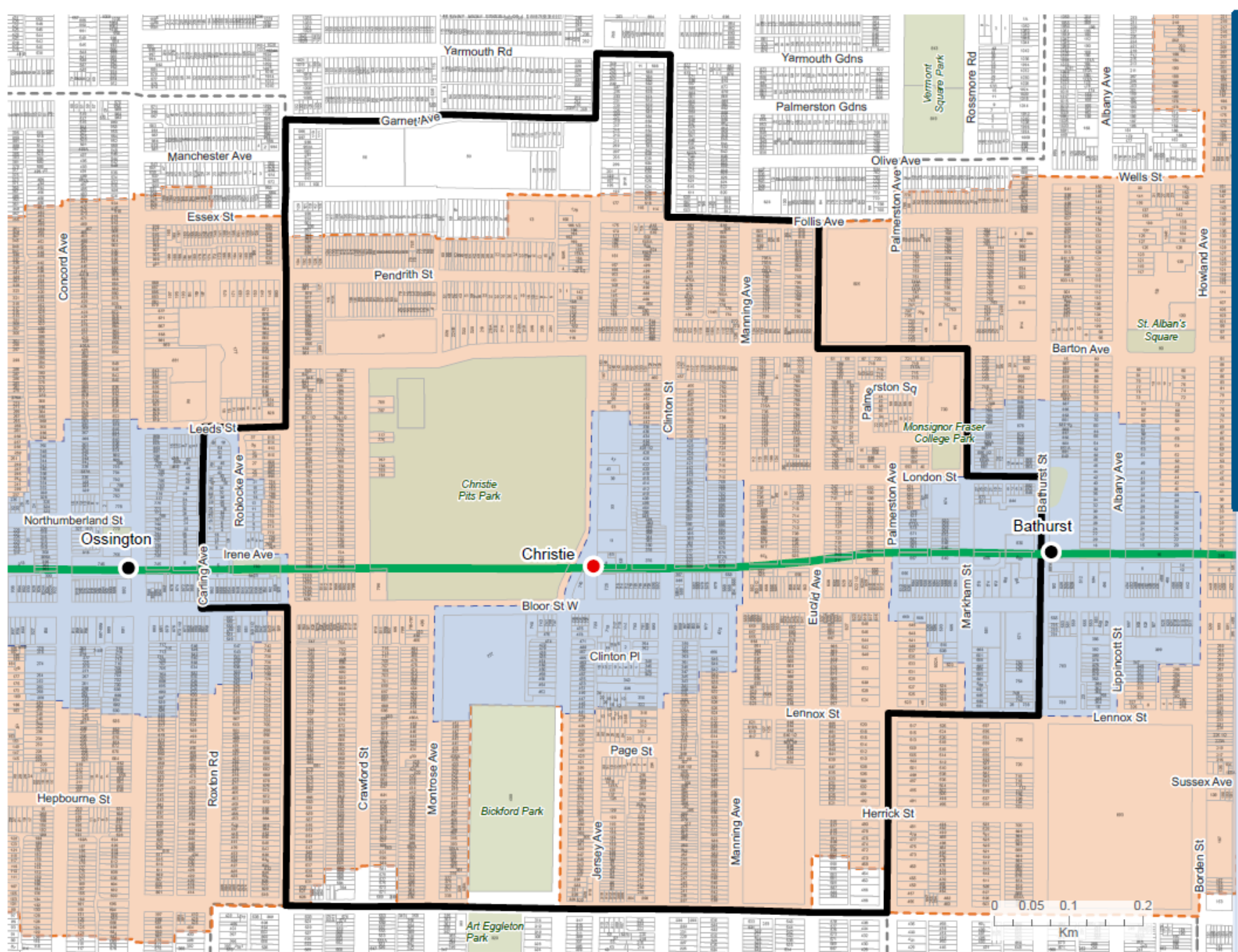
 500 metre radius

Christie



Spatial Reference: NAD 1983 CSRS MTM 10

Special Policy Areas are an area within a community that has historically existed in the floodplain and where site-specific Provincial policies are intended to provide for the continued viability of existing uses, but are not intended to allow for new or intensified development and site alteration. Within Special Policy Areas, the MTSA policies identify a minimum development density of 0 FSI and do not provide additional height or density permissions.

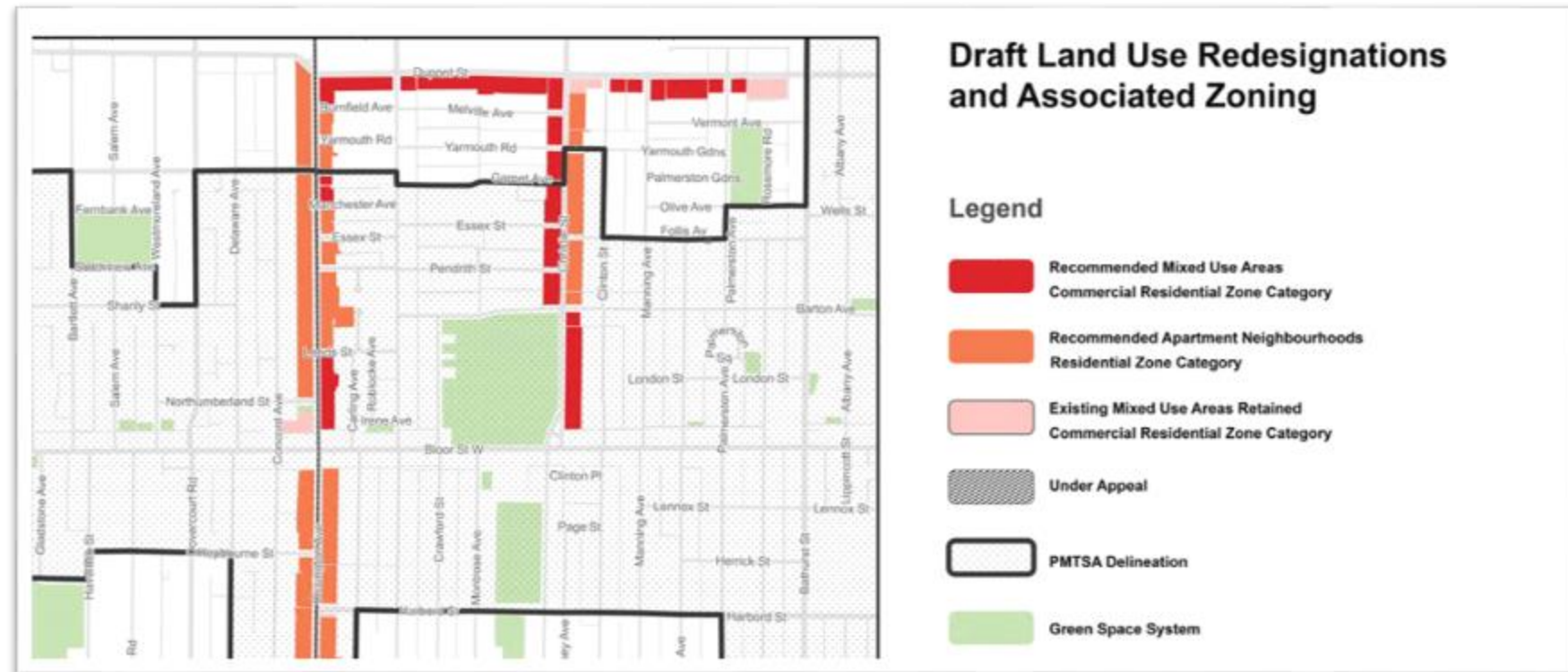


How were designations determined?

Mid-rise buildings were directed to locations where they made physical sense.

Mixed Use Areas were applied to main-streets with shops and services, especially close to transit.

Apartment Neighbourhoods were applied in areas that are mostly residential, even where new buildings could fit, but where there is little commercial activity.





Draft Land Use Redesignations and Associated Zoning

Legend

- Recommended Mixed Use Areas
Commercial Residential Zone Category
- Recommended Apartment Neighbourhoods
Residential Zone Category
- Existing Mixed Use Areas Retained
Commercial Residential Zone Category
- Under Appeal
- PMTSA Delineation
- Green Space System

Note: Council directed that schools be removed from Phase 2 mapping

Mixed Use vs Apartment Neighbourhoods

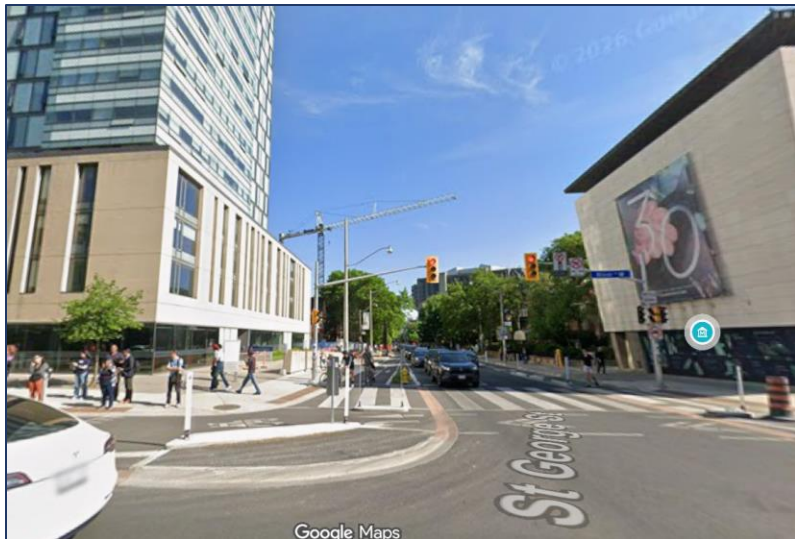
Relevant to Ward 11:

Segments of Bloor St. W & College St.

→ **MUA** due to continuous established commercial **main-street character**.

Segments of Dupont, Davenport, and Ossington

→ **AN** primarily **residential**, limited **commercial**; mid-rise residential feasible.



Bloor & St. George



Walmer

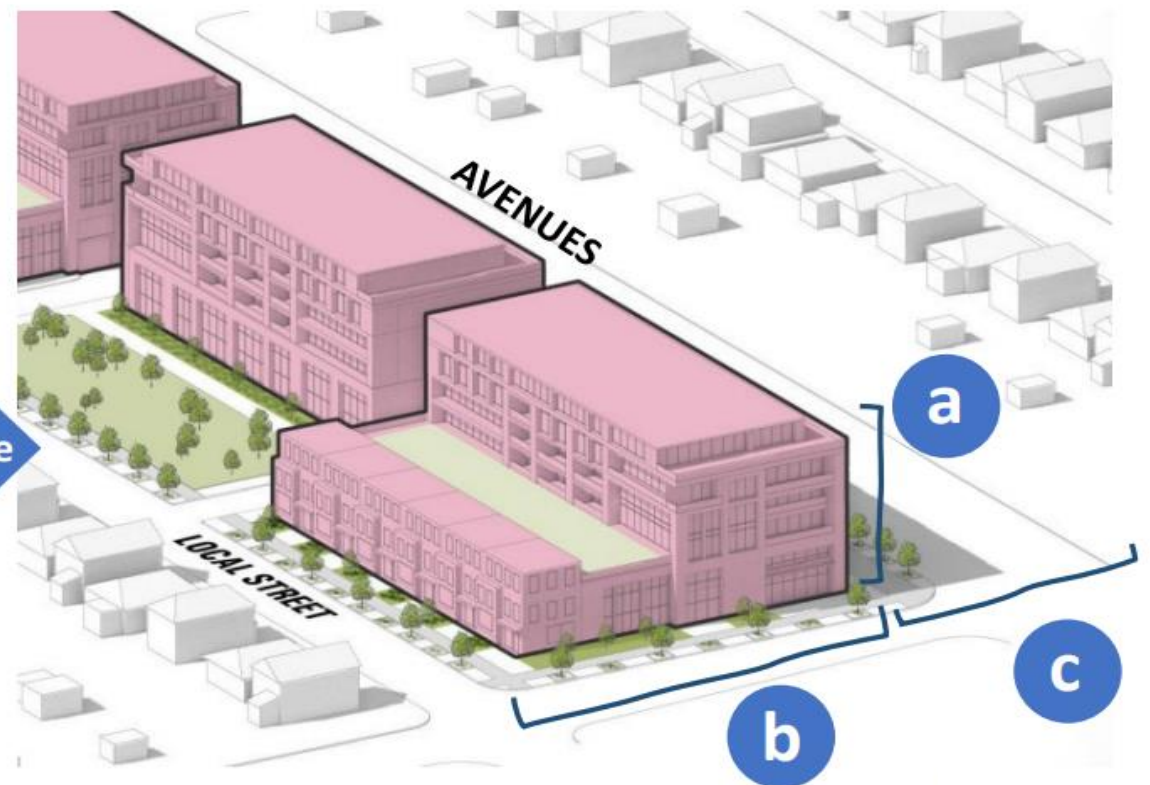
Mid-rise Buildings

5-14 storeys tall, depending on street width, with a **maximum width-to-height ratio of 1:1**

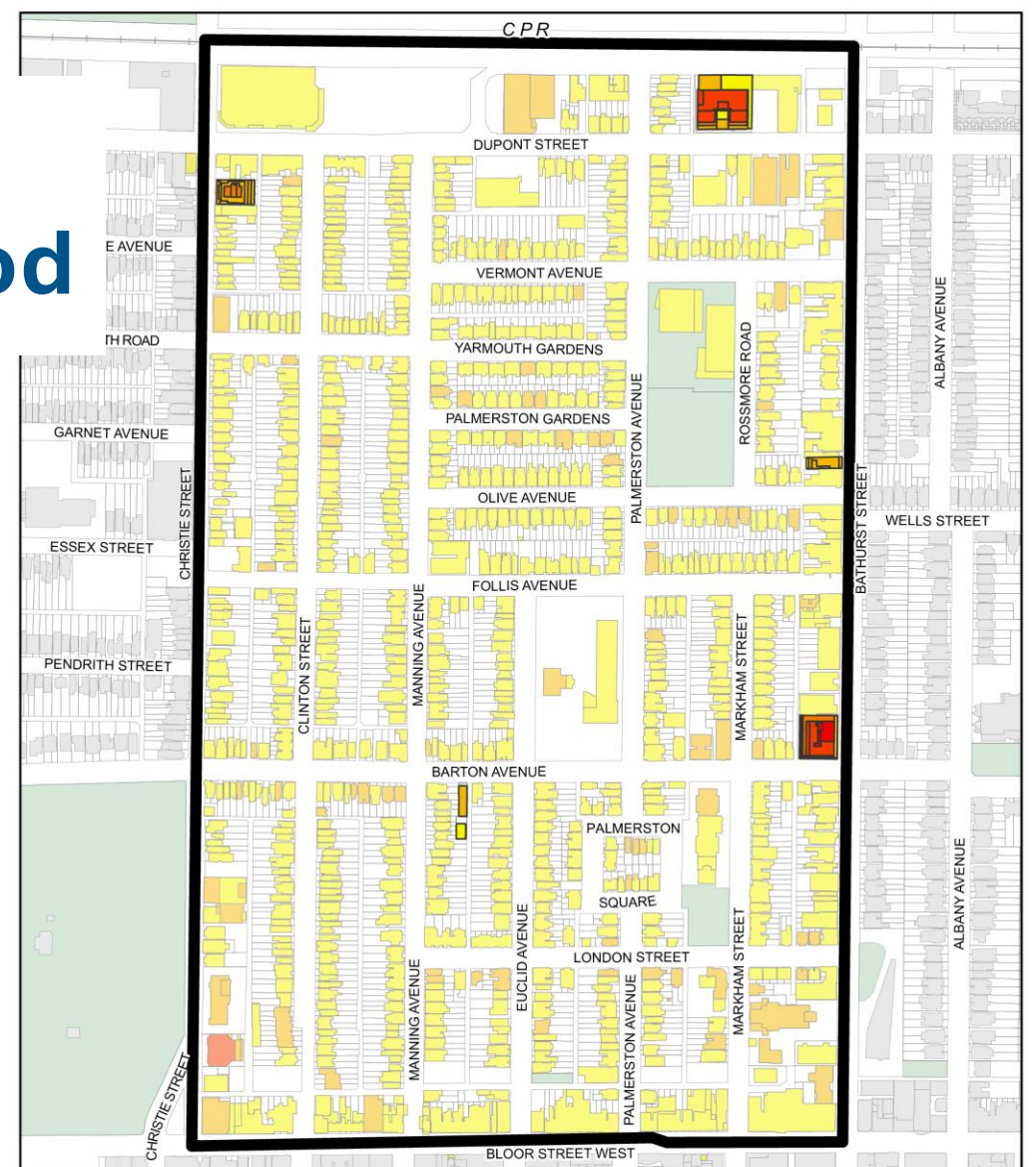
a Building Height		b Ideal Lot Depth (m)	c ROW* Width (m)
Storeys	Metres		
6	20	30	20
8	27	34	27
9	30	34	30
11	36	36	36
14	45	37	45

Example

Christie Street= 20 metres wide



Development Activity in the Seaton Village Neighbourhood

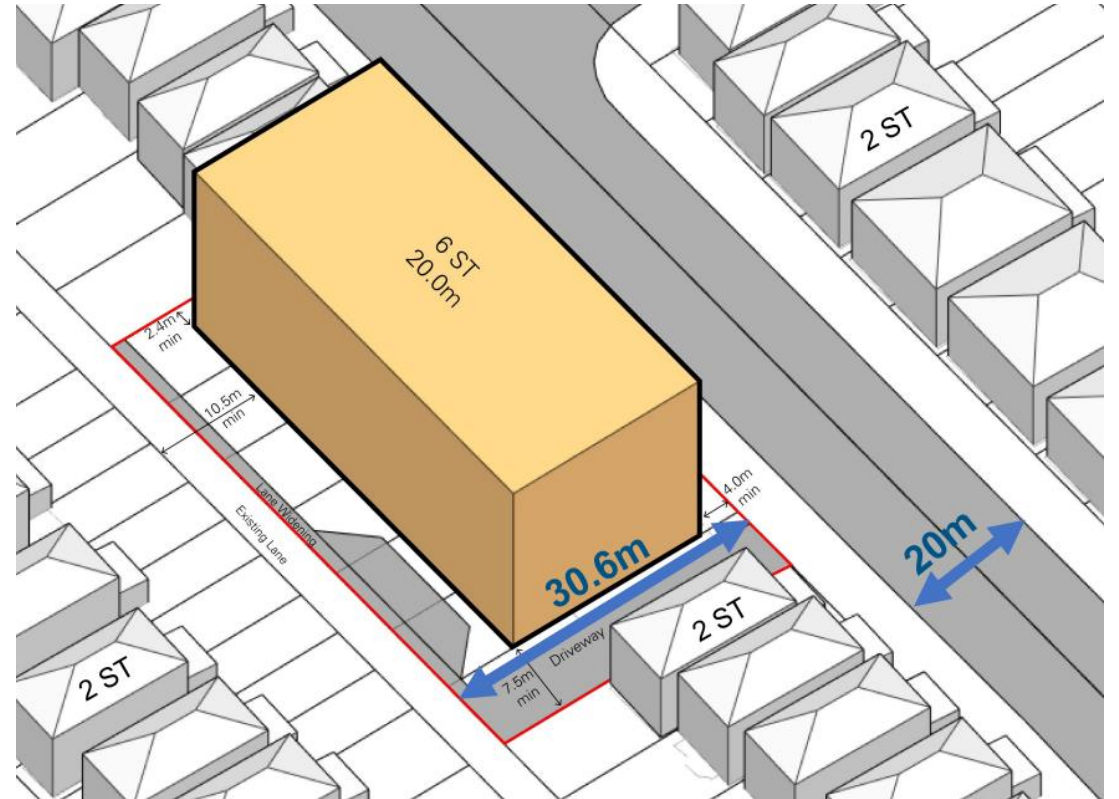


Legend
 Study Area
 Open Space

Building Height	Existing	Proposed	↑
< 10m			
10-20m			
20-30m			
30-40m			
40m <			

What does this mean for the Seaton Village Neighbourhood?

- As-of-right development up to **~6 storeys (20 m)** on all Avenues, based on existing 20 m right-of-way width.
- Key corridors affected: Christie, Dupont, Bloor, College, Ossington, Bathurst, Yonge
- What to expect: Similar development applications to what we've been seeing in recent years



Next Steps

- Resolution of OPA 861 and 862 and zoning appeals at the OLT.
- Stage 2: Study expands to all remaining TEY wards.
- Continued monitoring and additional consultation with Residents' Associations.
- Existing designations and zoning will remain applicable until approvals are in place.



Contact Us



Email:



Corinna.Prior@toronto.ca

Esha.BiddandaPavan@toronto.ca

Lawrie.Surdon@toronto.ca

Thank you!