

Councillor Frances Nunziata

Council Speaker

Ward 11 York South—Weston



February 22, 2016

To: Chair and Members of Etobicoke-York Community Council

Re: Planning Study for Mount Dennis, between Ray Avenue and Humber Boulevard

SUMMARY:

Mount Dennis prior to amalgamation had a Secondary Plan and Urban Design Guidelines. After amalgamation these were consolidated into several Site and Area Specific Policies (39 to 43, 53 and 320). Although Mount Dennis is not currently subject to extensive development pressure, the siting of a new Mount Dennis Station for the Eglinton Crosstown at the intersection of Weston Road and Eglinton Avenue West is seen as a catalyst for the area.

To prepare for future applications, the existing policy framework should be reviewed and aligned so that a cohesive planning vision for the area can be determined.

The local community has been involved in various initiatives that have taken place over the years and have expressed a desire to see development investment in the area. A planning study would provide the policy framework and new zoning to provide for good-quality and appropriate development in this area.

RECOMMENDATIONS:

That Etobicoke York Community Council:

1. Request the Chief Planner and Executive Director, City Planning to:
 - a. undertake a review of the current planning framework for the Mount Dennis area including: built-form, density, height, and public realm of the properties on Weston Road between Ray Avenue and Humber Boulevard;
 - b. consult with the community, including landowners and other stakeholder groups, together with the Ward Councillor, to understand the community's concerns and to develop a vision for future development in the study area; and
 - c. report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area.
2. Request that the Chief Planner and Executive Director, City Planning prioritize this planning study on the work program for 2017 or earlier.

Sincerely,

Frances Nunziata
Councillor, Ward 11