

Picture Mount Dennis Planning Framework Study – Consultant's Final Report

Date: December 8, 2021

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 5 – York South-Weston

Planning Application Number: 18 161660 WET 11 OZ

SUMMARY

This report provides an overview of the study process to date and the next steps required to implement the Picture Mount Dennis Study. The report provides the retained consultant, Perkins&Will's, findings and recommendations for the Picture Mount Dennis Study.

On March 10, 2016, City Council adopted a motion (EY12.30) to request the Chief Planner and Executive Director, City Planning to 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; 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 to report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area.

Mount Dennis is set to become one of the most transit connected neighbourhoods in Toronto. When the Eglinton Crosstown LRT opens in 2022, Mount Dennis will be the western terminus station and a key interconnection point between the subway and commuter rail systems, providing access to the Kitchener GO Line and UP Express. In anticipation of this connectivity and resultant transit oriented development interest, the Picture Mount Dennis Planning Framework creates a comprehensive vision for the future based on the input of area residents, businesses, local services and non-profit organizations and Indigenous partners. It also builds upon significant work that has been completed in the study area over the last 10 years.

The study area includes lands designated *Mixed Use Areas*, *Neighbourhoods* and *Apartment Neighbourhoods* in the Official Plan. Although the study area includes lands designated *Employment Areas* and *Institutional Areas*, it does not contemplate or propose changes to those land uses.

The study was a collaborative effort from various City Divisions including: City Planning, Transportation Services, Toronto Water and Public Health. City Planning retained Perkins&Will as the planning consultant to undertake the Picture Mount Dennis Planning Framework Study. The study was awarded through a competitive Request for Proposal process to a multidisciplinary consulting team led by Perkins&Will that includes sub-consultants Nelson Nygaard, Canadian Urban Institute, Cambium Indigenous Professional Services, Centre for Connected Communities, GM Blue Plan Engineering, LGL Limited Environmental Research Associates, Common Bond Collective, and Timmins Martelle Heritage Consultants Inc. The consultant's report contains study findings and recommendations for an updated planning framework to accommodate and manage growth in the area.

Perkins&Will's Picture Mount Dennis Planning Framework report recommends that the City should consider a set of Frameworks and Healthy and Inclusive Community Strategies which outline several actions to implement the study recommendations, such as:

- Amend the Official Plan to: implement the recommended changes to the Official Plan land use map specifically for properties along Weston Road and the rail corridor in close proximity to the new higher-order transit stations; implement the land use policies resulting from the study; include maximum building heights expressed in number of storeys for each character area based on the recommendations of the study and delineate Mount Dennis as a Protected Major Transit Station Area (PMTSA).
- Draft a Secondary Plan for Mount Dennis to establish a comprehensive planning framework for the area and provide a new policy direction for Mount Dennis to support a transit oriented, complete community, including direction to:
 - Provide for diverse housing types;
 - Encourage active uses at grade and fine grain retail along Weston Road;
 - Provide provisions for future parkland dedication and Privately Owned Publicly Accessible Spaces;
 - Provide connected cycling network strategy;
 - Use the Black Creek Triangle as a demonstration project for the implementation of the Green Streets Technical Guidelines in the development of a new street network;
 - Consider heritage potential properties identified in the study for inclusion on the City's Heritage Register;
 - Initiate a Historic Context Statement about workers' housing and public housing as part of the Toronto Heritage Survey or commemoration and interpretation strategies should they be demolished;

- Identify opportunities for public art and community event spaces, implement low impact development/green streets infrastructure;
 - Explore opportunities to improve older apartment towers through the City's Tower Renewal program and continue monitoring; and
 - Maintain and enhance existing community facilities and explore options for additional community services and facilities needs as develop.
- Amend the Zoning By-law based on the recommendations of the report to: amend the zoning for lands within the PMTSA with a *Neighbourhoods* designation, establish maximum retail unit frontage length for new development on Weston Road; include maximum building heights, expressed in metres and number of storeys, for each character area; establish maximum retail sizes and amend zoning boundaries to resolve zoning inconsistencies.
 - Supplement applicable city-wide urban design guidelines, including updating and replacing sections of the 2010 Mid-Rise Performance Standards and the 2016 Addendum to the Mid-Rise Performance Standards with area specific urban design guidelines for the study area to reflect the recommendations of the study.
 - Continue to work with the community to address concerns raised throughout the Planning Framework process and consult on the recommendations with the Local Advisory Committee and with specific groups in Mount Dennis as necessary to provide input during the implementation process of the study.

It is recommended that City staff be directed to bring forward a draft Official Plan Amendment, including a draft Secondary Plan, a draft Zoning By-law Amendment and draft Urban Design Guidelines for the Picture Mount Dennis Study area in the first quarter of 2023, giving consideration to the findings and recommendations contained in the Final Report on the Picture Mount Dennis Planning Framework Study prepared by Perkins&Will after consulting with the Local Advisory Committee and through other public consultations that may support this work. It is also recommended staff provide a Directions Report to Etobicoke York Community Council in June 2022 to provide an update on the progress of this work.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Etobicoke York Community Council direct staff to continue consultation with the Local Advisory Committee and to engage with the public and key stakeholders including equity-deserving groups within the local community, Indigenous partners, landowners, businesses and agencies, as necessary on the draft Official Plan Amendment, including the draft Secondary Plan, draft Zoning By-law Amendment and draft Urban Design Guidelines for the lands included in the Picture Mount Dennis Planning Framework Study, together with the Ward Councillor.

2. Etobicoke York Community Council direct that the draft Official Plan Amendments appended to this report as Attachments 1 and 2 related to the Protected Major Transit Station Area be endorsed as a basis for further public consultation.

3. Etobicoke York Community Council direct staff to bring forward a draft Official Plan Amendment, including a draft Secondary Plan, a draft Zoning By-law Amendment and draft Urban Design Guidelines for the Picture Mount Dennis Planning Framework Study area in the first quarter of 2023 after giving consideration to and refining the findings and recommendations contained in the Final Report on the Picture Mount Dennis Planning Framework Study prepared by Perkins&Will and after undertaking a fiscal impact analysis and further consulting with the Local Advisory Committee and any other public consultations that may support this work.

4. Etobicoke York Community Council direct staff to provide a Directions Report to provide a status update on the progress of the draft Official Plan Amendment, including the draft Secondary Plan, draft Zoning By-law Amendment and draft Urban Design guidelines including any consultation at its meeting in June 2022.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

EQUITY IMPACT STATEMENT

The Official Plan provides a vision for the city grounded in principles that assure a successful and healthy future. A founding principle of the Official Plan is that Toronto's future must be diverse, inclusive and equitable.

The provision of adequate and affordable housing is a cornerstone of building inclusive and equitable communities. The recommendations of the Picture Mount Dennis Planning Framework would advance the implementation of provincial policy requirements that would enable the use of Inclusionary Zoning policies, once in effect, to secure new affordable housing through the development approval process as envisioned by provincial legislation and the Inclusionary Zoning framework.

Outside of the natural space provided by the ravines, the parkland provision per person in the majority of the Mount Dennis area is below the city-wide average. There is a need for improved and expanded parks and open spaces to address the physical and mental health, social, and ecological needs of a growing and changing community.

In the course of the study Perkins&Will and City staff were mindful of the importance of involving diverse voices throughout the consultation process. The study contained an extensive consultation program and staff will continue to increase outreach during the drafting and implementation phase of the recommendations to ensure that a full spectrum of the community is consulted. In the development of a proposed Secondary

Plan for this area, staff will continue to be mindful of developing policies to achieve a complete and inclusive community. Staff will take steps to involve diverse voices through the consultation practices being deployed in engaging with a broad and representative spectrum of the community.

DECISION HISTORY

At its meeting held on March 10, 2016, City Council adopted a motion (EY12.30) to request the Chief Planner and Executive Director, City Planning to:

- 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;
- 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
- Report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area.

The motion can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY12.30>

In 2019, City Planning retained Perkins&Will to undertake the Picture Mount Dennis Planning Framework Study. The study was awarded through a competitive RFP process to a multidisciplinary consulting team led by Perkins&Will that includes sub-consultants Nelson Nygaard, Canadian Urban Institute, Centre for Connected Communities, GM Blue Plan Engineering, LGL Limited Environmental Research Associates, Common Bond Collective, and Timmins Martelle Heritage Consultants Inc. The study scope was amended to include targeted Indigenous engagement undertaken by Cambium Indigenous Professional Services.

At its meeting on November 9, 2021, Council adopted a report from the Chief Planner and Executive Director, City Planning, entitled Inclusionary Zoning Official Plan Amendment, Zoning By-law Amendment and Draft Implementation Guidelines. As part of the recommendations, Council requested that the Chief Planner and Executive Director, City Planning to undertake additional market analysis in the area around both the Mount Dennis area and the Weston Road and Lawrence Avenue West area to determine if there are additional areas that should be added to the Inclusionary Zoning Map of the Official Plan policy and report back no later than June 2022.

The Decision History can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH28.1>

At its meeting on November 25, 2021, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, entitled Expanding Housing Options in Neighbourhoods: Multiplex Study – Interim Report. The report

presents research to date on the expansion of multiplex permission in Toronto's Neighbourhoods, including Mount Dennis. The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.9>

Also at its meeting on November 25, 2021, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning and the Chief Financial Officer and Treasurer entitled Recommended Parking Requirements for New Development to modify the current standards for automobile and bicycle parking. The Picture Mount Dennis Study does not provide specific recommendations on parking with the expectation that this initiative will provide direction on appropriate parking standards. The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.3>

ISSUE BACKGROUND

Purpose

The Picture Mount Dennis Study is a comprehensive planning and urban design assessment of the Mount Dennis neighbourhood intended to establish an updated policy framework for accommodating and managing future growth in the area. The intent of the study is to develop recommendations to implement the policy framework, which will include a new Secondary Plan for the Mount Dennis area, area-wide Official Plan and zoning changes, area-specific urban design guidelines, infrastructure improvements and a Community Services and Facilities Strategy.

Picture Mount Dennis aims to create a renewed vision for the Mount Dennis neighbourhood and leverage the investment in higher-order transit with the coming of the Mount Dennis Mobility Hub to support healthy and inclusive communities, local business activity and growth, while also preserving the defining attributes of Mount Dennis and conserving the cultural heritage resources of the neighbourhood.

Study Area

The study area is generally bounded by the Humber River, Clouston Avenue, the CN rail line, Trethewey Drive, Keele Park, Humber Boulevard, Rockcliffe Boulevard, Lambton Avenue, Jane Street and Eglinton Avenue West; see Attachment 1.

Other Initiatives

The Mount Dennis area has been subject to many previous and ongoing studies which have been taken into consideration through the Picture Mount Dennis Planning Framework Study.

In 2013, Metrolinx led the Mount Dennis Mobility Hub Study which established a vision for the future Mount Dennis Station and its surrounding lands. Highlights from this study include higher density mixed-use built form, a re-purposed Kodak Building, and high quality streets, public spaces and transit facilities. Information related to this study

can be found at the following link:

<http://www.thecrosstown.ca/sites/default/files/pdf/reports/mountdennismobilityhubstudyfinal.pdf>

In 2018, the Mount Dennis Business Improvement Area (BIA) initiated the Mount Dennis BIA Streetscape Master Plan to create an attractive streetscape and identify along Weston Road.

In 2018-2019, the Urban Land Institute held a program focused on "Reimagining the Mount Dennis Area", which included community meetings and workshops and resulted in a final report with recommendations for the study area.

In 2020, the City undertook the Eglinton West Planning and Streetscape Study in preparation for the Eglinton West LRT extension. The study included a comprehensive streetscape, public realm and built form plan for the corridor which runs from Mount Dennis to the City of Mississauga border. The plan also included recommendations for cultural and natural heritage resources, multi-modal access plan and a commuter parking study.

In 2019-2020, the City Economic Development and Culture Division undertook the Mount Dennis Economic Development Study with the goal of stimulating revitalization, investment and job growth in Mount Dennis. The strategy includes a multi-year action plan to help focus and coordinate the City's economic development efforts in order to maximize outcomes.

Furthermore, located to the east of Mount Dennis, the Little Jamaica neighbourhood was the subject of the report: A Black Business Conversation on Planning for the Future of Black Businesses and Residents on Eglinton Avenue West, which assess the issues faced by Little Jamaica businesses due to ongoing construction, future development and the COVID-19 pandemic. This report provides valuable recommendations which can be translated to the context of Mount Dennis.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the OHA, or designation of districts under Part V of the OHA. Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the OHA.

The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. The Mount Dennis Planning Framework Study has been informed by a Cultural Heritage Resource Assessment (CHRA) which documented the area's history, and identified properties with potential cultural heritage value.

Toronto Official Plan

The City of Toronto Official Plan through its growth strategy and land use designations supports and compliments the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social and economic change. The Official Plan encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto's future. Chapter Two sets out the growth management strategy to guide reurbanization and direct job and population growth to certain "growth" areas shown on Map 2, Urban Structure, including the Avenues. The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while protecting the City's stable areas.

The north end of Mount Dennis is identified as an Avenue along the frontage of Weston Road from Eglinton Avenue West north to Jane Street and east and west of Weston Road on Eglinton Avenue West as shown on Map 2 – Urban Structure in the Official Plan.

The land use designations in Mount Dennis include: *Neighbourhoods*; *Apartment Neighbourhoods*; *Mixed Use Areas*; *Core Employment Areas*; *General Employment Areas*; *Institutional Areas*; *Parks*; and *Other Open Space* as shown on Map 14 - Land Use in the Official Plan. The Official Plan identifies lands designated Mixed Use Areas and Employment Areas as anticipated areas of growth and intensification that is appropriate to the context of the area and while providing a transition between areas of different development intensity, scale and use. Areas designated *Apartment Neighbourhoods* and *Neighbourhoods* are not areas where significant growth is intended, however, compatible infill development may be permitted provided it adequately addresses specific development criteria. Generally, these criteria relate to built form and site organization considerations and the provision of appropriate on-site residential amenity space.

The study area includes lands designated *Mixed Use Areas*, *Neighbourhoods* and *Apartment Neighbourhoods* in the Official Plan. Although they are included in the study area, the study does not propose changes to lands designated as *Employment Areas* through the study process. Consideration for conversion of *Employment Areas* may be contemplated through a Municipal Comprehensive Review (MCR).

Official Plan Section 3.1.5 Heritage Resources includes policies that require development on or adjacent to heritage resources respects the scale, character and form of the heritage resource. “Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City.” Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The majority of the lands within Mount Dennis are included within city-wide Zoning By-law No. 569-2013. Some of the lands on the east side of Weston Road south of Eglinton Avenue West and a few parcels to the north were omitted from Zoning By-law No. 569-2013 and are subject to former City of York Zoning By-law No. 1-83. There is a range of zones that apply to the lands, some of which align with the Official Plan designation and some that do not. The various zones will be reviewed through the Planning Framework process with the specific provisions taken into consideration. The study may include recommendations for revisions or change, depending on the results of the analysis and in keeping with any policy recommendations.

City-wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here:

<https://www.toronto.ca/wp-content/uploads/2017/08/960c-Performance-Standards-for-Mid-Rise-Buildings.pdf>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios. The link to the Guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

Study Process

The purpose of the Planning Framework Study is to identify opportunities for future growth through extensive stakeholder consultation and detailed analysis of: Official Plan policy; land use designations; existing built form, density, height, lot size and configuration; community services and facilities; cultural heritage resources; streetscape and public realm conditions; parks and open space considerations; building massing and shadow studies; pedestrian, cycling and traffic conditions; complete and green streets, public health and infrastructure assessments. This study commenced in December 2019. Extensive and well attended public consultations were key components of this study. Stakeholders and the community-at-large contributed to the overall vision and helped inform the outcome.

The study was conducted in three phases. The first phase, entitled Background and Analysis (from October to February 2020), introduced the study to the community, established engagement groups and provided understanding of the local context and issues. In the second phase, entitled Preliminary Plans and Strategies (from March to August 2021), a vision, guiding principles and concrete plans and strategies were developed as well as a range of alternative options were developed, explored, tested and confirmed. In the third phase, entitled Final Framework (from September to December 2021) the draft framework, plans and strategies were prepared and input received through the entire process was synthesized and included in the final report.

Perkins&Will has completed its review and submitted to the City the Final Report on the Picture Mount Dennis Planning Framework Study. The consultant's report contains the

study findings and recommendations for an appropriate policy planning framework to accommodate and manage future growth in the area. Attachment 6 to this report provides the Perkins&Will Final Report.

This report recommends that staff be directed to bring forward a draft Official Plan Amendment, including a draft Secondary Plan, a draft Zoning By-law Amendment and draft Urban Design Guidelines for the Picture Mount Dennis Study area, giving consideration to and refining the findings and recommendations contained in the Final Report on the Picture Mount Dennis Planning Framework Study by Perkins&Will after consulting with the Local Advisory Committee and any other public consultations that support this work.

Indigenous Engagement

The Mount Dennis neighbourhood is located on 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.

Early in the study process, City staff recognized the importance of the study area to historic and contemporary Indigenous communities. Mount Dennis has a slightly higher Indigenous identified population than the city as a whole, is located along the historic Carrying Place Trail and has open space which is currently used by Indigenous residents and organizations for ceremony and community gathering. Engagement with Indigenous partners is part of the City's commitment to Indigenous Peoples.

City staff sent out letters of notification to the Conseil de la Nation Huronne-Wendat, the Mississaugas of the Credit First Nation and the Six Nations of the Grand River Territory. The Mississaugas of the Credit First Nation (MCFN) subsequently requested a briefing from staff on the Study which occurred on April 29, 2021 in which City staff received information on MCFN interests in archaeological and environmental studies and engagement with urban Indigenous residents. On June 24, 2021, Darin Wybenga, Traditional Knowledge and Land Use Coordinator with the MCFN made an Indigenous history presentation to the study team.

Working with staff from the City's Indigenous Affairs Office (IAO) resulted in a separate Indigenous engagement component being added to the study process. The City retained Cambium Indigenous Professional Services (CIPS) to obtain input from the urban Indigenous community on opportunities and challenges facing Indigenous residents in Mount Dennis and to seek feedback from the community on the developing framework. Three Indigenous engagement sessions were held and led by CIPS.

July 13, 2021	Indigenous Engagement Session #1
August 17, 2021	Indigenous Engagement Session #2
August 18, 2021	Indigenous Engagement Youth Session

The main concerns expressed through the Indigenous engagement process included:

- Ensuring safe and accessible access to ceremony spaces, and specifically the Humber River lodge site;
- Maintain and expand both programmed (parks) and not programmed (ravines) greenspace;
- Provide community gardens for local residents;
- Ensure the parks and ravines are designed and accessible for seniors, children, youth and families;
- Ensure native plantings that includes traditional medicinal plants;
- Redesigning Weston Road to include parkettes and bike lanes;
- The need for more shared public spaces;
- The need for an Indigenous focused community centre;
- The potential to rename streets or parks to honour the Indigenous presence in the area;
- Adding the Anishaabe or Seneca names for the Humber River;
- The provision of both affordable and mixed housing;
- Ensuring community safety through lighting and community based action;
- Recognition of the Indigenous community through plaques and art;
- Supporting Indigenous business and entrepreneurship; and
- Ensure sufficient private and community services are provided in the area (e.g. dentists/doctors, grocery stores, youth outreach, mental health support, childcare).

A detailed account of the Indigenous engagement process and comments prepared by CIPS can be found at the following link: <https://www.toronto.ca/wp-content/uploads/2021/12/93ee-cityplanning-indigenous-engagement-mount-dennis.pdf>

Community and Stakeholder Consultation

A comprehensive consultation process was undertaken for the Picture Mount Dennis Planning Framework Study that included stakeholders and community involvement in all phases of the study process. A total of: four Community Consultation Meetings; three Local Advisory Committee (LAC) meetings; two York South Weston Neighbourhood Improvement Area (NIA) Planning Table Meetings; two Heritage Focus Group Meetings; and two presentations to the Design Review Panel were held during the study process.

November 2, 2020	Community Consultation Meeting #1
November 26, 2020	Design Review Panel Presentation #1
February 23, 2021	Heritage Focus Group Meeting #1
March 18, 2021	Community Consultation Meeting #2
April 22, 2021	York South Weston NIA Planning Table Meeting #1
April 27, 2021	Local Advisory Committee #1
June 10, 2021	York South Weston NIA Planning Table Meeting #2
June 15, 2021	Local Advisory Committee #2
June 23, 2021	Community Consultation Meeting #3

July 15, 2021	Design Review Panel Presentation #2
September 23, 2021	Heritage Focus Group Meeting #2
November 10, 2021	Local Advisory Committee #3
November 16, 2021	Community Consultation Meeting #4

The main concerns and comments expressed through the consultation process included:

Land Use and Urban Design:

- Maintain Weston Road with a mid-rise scale with taller heights behind toward the rail corridor;
- Maximize transit investment to get health density and a diverse housing supply;
- Increase options for post-secondary education;
- Ensure BIPOC residents area able to access jobs in Mount Dennis;
- Economic development and jobs is one of the major issues in the area;
- Affordability of housing and retail space is essential to make sure existing residents and businesses can remain in the area;
- Land use designations on Weston Road are preventing businesses from expanding; and
- Mount Dennis does not have enough affordable community space.

Public Realm and Mobility:

- Weston Road should be a complete street where pedestrians and cyclists feel safe and people want to spend time;
- The need for extensive new cycling infrastructure including bike lanes and bike share;
- Black Creek Drive is currently used by pedestrians despite there being no sidewalk;
- Parts of Mount Dennis are difficult to get to due to barriers such as the rail corridor;
- Improvements are required to increase access to major employment opportunities such as West Park Healthcare Centre and the Black Creek Business Area;
- Access into the ravines can be challenging; and
- Ensuring park spaces support young families.

Cultural Heritage:

- Public art, such as the existing murals at Eglinton Avenue West and Weston Road, are enjoyed by residents and more should be encouraged;
- Places of worship are the centres of diverse cultural communities;
- Indigenous voices need to be consulted to address gaps in archaeological perspectives and conventional western narratives;
- Ongoing interaction and consultation with other specific communities in Mount Dennis such as the Black and Afro-Caribbean community, to reflect the cultural presence and community identity expressed through local business and food;
- Owner-built homes are reflected in the variety of house types in the area;

- The small, angled frontages on Weston Road are characteristic of Mount Dennis' unique built form; and
- Local long-standing businesses are representative of Mount Dennis' cultural heritage.

Environment and Infrastructure:

- Basement flooding is an ongoing problem;
- Community-led solutions are needed for the climate emergency;
- The need to ensure population growth is accommodated in the City's infrastructure;
- Circular economy concept where building materials from deconstructed sites are reused in new development;
- Community priority to make Mount Dennis an eco-neighbourhood; and
- Want to see the landscape renaturalized.

Additional Outreach

Due to the ongoing COVID-19 pandemic, the Perkins&Will study team, as well as City staff, explored various public outreach methods during the Picture Mount Dennis Planning Framework Study process. This included a library information station about the study at the Mount Dennis Public Library with two large information boards and printed surveys, gathering digital feedback from the community through an online survey and social pinpoint map, advertising the study through social media platforms such as the CityPlanTO Twitter, Facebook and Instagram accounts and printing and posting posters in the study area to advertise Community Consultation #3 and the study process.

Staff also engaged in separate conversations with the Mississaugas of the Credit First Nation, ENAGB Indigenous Youth Agency at their Youth Council meeting, the Local Business Improvement Area, the Mount Dennis Community Association and Black UrbanismTO to continue to strengthen partnerships in the community and obtain greater outreach at community consultation meetings. Heritage Planning staff conducted seven one-on-one interviews with local knowledge keepers to deepen the understanding of how properties and landscapes in the CHRA study area might be valued due to their relationship with a particular community.

Future Consultation

The Local Advisory Committee (LAC) has provided valuable feedback on the study, and staff are recommending that an additional LAC consultation meeting be held to review the draft Official Plan Amendment including the draft Secondary Plan, draft Zoning By-law Amendment and draft Urban Design Guidelines prior to the Final Report being scheduled for a statutory public meeting.

Staff are also recommending that there be an opportunity to do further outreach in the broader community or specific communities within Mount Dennis, including working with groups such as the Confronting Anti-Black Racism Unit, to further understand and reflect the community input on the Perkins&Will recommendations prior to the

implementation of the draft Official Plan Amendment, including the draft Secondary Plan, draft Zoning By-law Amendment and draft Urban Design Guidelines, and prior to the Final Report being scheduled for a statutory public meeting.

COMMENTS

The Consultant's Report on Picture Mount Dennis Study

Perkins&Will has completed its review and submitted to the City the Final Report on the Picture Mount Dennis Planning Framework Study. The consultant's report contains their findings and recommendations for an appropriate planning framework for the accommodation and management of future growth in the area. The Final Report is attached as Attachment 6 and can be found at the following link:

www.toronto.ca/mountdennis.

The Final Report provides an overview of the three phases of the study process and resultant findings from the sub-consultants, as well as incorporating the feedback from the extensive community consultation process. Analysis of the Mount Dennis Study area throughout the study was undertaken through a lens and theme approach. Three overarching lenses: sustainability and resilience, equity and social development and public health, informed the examination of each of the four structuring themes of the plan, which included: land use and urban design, public realm and mobility, cultural heritage, and environment and infrastructure.

The Picture Mount Dennis Planning Framework contains four Frameworks derived from the four themes of the study from which strategies and recommendations are based. These Frameworks include: Land Use and Urban Design Framework, Public Realm and Mobility Framework, Cultural Heritage Framework and Environment and Infrastructure Framework.

The Frameworks and Strategies of the Picture Mount Dennis Planning Framework take the desired future state of Mount Dennis as defined by the vision, guiding principles and transformative moves and translate them into concrete steps required to implement these recommendations over the next 30+ years. Each Framework is accompanied by a Healthy and Inclusive Strategy designed to ensure that the three lenses of equity and social development, sustainability and resilience and public health are reflected in the Planning Framework. The Strategies aim to support a distinct sense of place in Mount Dennis and optimize the potential of development in Mount Dennis to advance sustainability objectives and strengthen the social cohesion of existing and new residents through social, economic and environmental recommendations that take an equity lens to development in accordance with a variety of City strategies and action plans.

The following sections of this report provide an overview of the key components of the study and highlights the recommendations and staff actions contained in the Perkins&Will report.

Vision and Guiding Principles

The Picture Mount Dennis Planning Framework presents a vision for Mount Dennis that reflects the desire to embrace growth as well as maintain the community values that need to be reflected as new development takes place.

The vision was developed from the feedback heard from the community and stakeholders throughout the engagement process. The vision states: "As a future transit hub, Mount Dennis will grow to accommodate and connect new residents, businesses and institutions through sustainable new development and public space improvements while maintaining the diversity, affordability and cultural heritage that define its character today."

Guiding Principles

The vision for the Mount Dennis area in the Framework sets the intention for the Planning Framework and is further elaborated through the nine guiding principles which include:

- Direct growth and density;
- Promote and protect affordability;
- Encourage Weston Road's development as Mount Dennis' historic main street;
- Honor the historical and contemporary Indigenous presence in the area;
- Celebrate the local Mount Dennis character;
- Develop complete and green streets;
- Promote public health and safety;
- Advance Mount Dennis as an eco-district; and
- Facilitate job growth.

Character Areas

Perkins&Will's Final Report identifies five character areas within the Picture Mount Dennis Planning Framework Study. These character areas are informed by the prominent uses/activity, prevailing built form, heritage potential resources and public realm condition. The character areas helped structure and inform the Picture Mount Dennis Study recommendations categorized under each of the four themes of the study: Land Use and Urban Design, Cultural Heritage, Public Realm and Mobility and Environment and Infrastructure. The defined Character Areas include: Valleys and Flats, Employment and Institutional Areas, Residential Areas, the Mixed-Use Main Street, and the Mixed Use Node (see Attachment 5: Character Areas).

The Character Areas are used as a tool to understand the differing existing conditions and future potential of a large and diverse study area like that of the Picture Mount Dennis Planning Framework.

Transformative Moves

Perkins&Will's Final Report identifies the following eight "transformative moves" which encapsulate the big ideas for Mount Dennis that the Planning Framework is designed to accomplish. Recommendations related to the big moves are captured in the four frameworks.

- **Connect people to the land:** Emphasizing Mount Dennis' unique location between the valleys and flats, this move is intended to help connect residents to nature and ensure new urban growth is accommodated within the parks system. Recommendations include improving access to existing greenspaces and expanding the greenspace system from the ravines into the rest of the community.
- **Revitalize Weston Road:** Weston Road is the main street of Mount Dennis, but requires additional support to achieve its potential as a thriving main street. Recommendations include supporting businesses, protecting the existing commercial built fabric, and redesigning the road to create a "complete street".
- **Honour Indigenous Cultures:** Mount Dennis has a strong connection to its Indigenous history and contemporary Indigenous community. This move proposes to recognize and support Indigenous cultural activities currently taking place in the area, support the Indigenous community with services and community spaces, and bring awareness to the larger community of Indigenous history and culture in Mount Dennis.
- **Expand the Community Heart:** With Mount Dennis Station expected to be a major transit hub, there is a strong desire from the community for additional community and/or institutional uses to be located around the station. This also brings opportunity for improving the public realm with public spaces.
- **Connect Across the Rail Corridor:** The rail corridor is identified as being a significant physical barrier in the neighbourhood. There is a strong need to improve accessibility across the corridor to connect future residents on both sides with business and employment opportunities. The final report proposes to create new connections, improve existing connections and introduce micro-mobility options to cross the corridor.
- **Support Black and Afro-Caribbean Cultures:** With a large Black and Afro-Caribbean population and business community, a large part of the character of Mount Dennis is shaped by the contributions of the Afro-Caribbean community. The Final report identifies the need to support the retention and growth of Black-owned and operated businesses and to celebrate the contributions of the Afro-Caribbean community to the character and identity of the neighbourhood.
- **Develop an Eco-neighbourhood:** Mount Dennis has a strong grassroots interest in pursuing sustainability and resilience in the community. The Final

Report recommends supporting existing initiatives to support reducing local greenhouse gas emissions and developing resilience to the impacts of climate change.

- **A Mount Dennis for Everyone:** Mount Dennis is a highly diverse community in terms of income levels, ethnic and cultural background and family types. With change coming to the area, there are valid concerns about displacement, gentrification and a loss of character. The Planning Framework identifies recommendations to retain and increase the amount of affordable housing in the area, provide equitable employment opportunities, provide sufficient community amenities, and ensure resident safety and comfort in their community.

Land Use and Urban Design Framework Recommendations

Land Use and Height Plans

The Final Report outlines a comprehensive Land Use and Urban Design Framework intended to guide Mount Dennis' evolution with regard to built form, economic development and community services and facilities. The Final Report includes an Area Structure Plan which establishes the major structuring elements of the community including transit stations, areas of growth, areas of incremental change, conceptual park locations, station access/rail crossings, priority complete streets, the priority retail street, and intersection improvements.

Following from the proposed area structure, the Final Report recommends amending the Official Plan Land Use Map by extending the Mixed-Use Areas designation along the length of Weston Road between Jane Street and Black Creek Drive, and from Weston Road to the rail corridor between Ray Avenue and Lambton Avenue.

A Height Plan corresponding with the proposed Mixed-Use Areas proposes peak heights of 45 storeys adjacent to the rail corridor between Oxford Drive and Barr Avenue and on the north side of the Black Creek triangle, and a reduction in height from the peak down to the *Neighbourhoods* to the northwest and south.

Finally, following on City Council's motion to include Mount Dennis as a Protected Major Transit Station Area (PMTSA), the Final Report recommends a PMTSA boundary and the implementation of Inclusionary Zoning. A total of six recommendations related to the land use map, height map and the proposed PMTSA are included in the Final Report.

Land Use and Urban Design: Healthy and Inclusive Communities Strategy Recommendations

The Healthy and Inclusive Communities Strategy section of the Land Use and Urban Design Framework identifies five priority strategy areas to achieve a healthy and inclusive community: housing diversity, community services and facilities, economic development and local employment, enabling tools, and healthy design and built

environment principles. Each strategy area includes a wide ranging set of recommendations.

The housing diversity strategy includes 22 recommendations to:

- Ensure a diversity of housing types, requiring the provision of private amenity spaces (e.g. balconies), encouraging alternative housing types such as cooperative housing;
- Encourage appropriate infill in *Neighbourhoods* and *Apartment Neighbourhoods* and benefits for existing residents;
- Require rental housing and tenant protection; and
- Require strong affordable housing including the addition of Inclusionary Zoning.

The community services and facilities strategy includes 10 recommendations to:

- Maintain, enhance and provide for additional community service facilities;
- Identify priorities for public spaces, service needs, and community centres; and
- Recognize and expand Indigenous spaces, services and priorities.

The economic development and local employment strategy includes 33 recommendations to:

- Rejuvenate Weston Road through economic development initiatives;
- Protect local businesses and ensure they benefit from redevelopment;
- Secure space for, and promote, local initiatives and entrepreneurs;
- Support the establishment of a post-secondary campus;
- Grow the business sector; and
- Provide for local employment and skills development.

The enabling strategy includes five recommendations to leverage public land holdings and explore community benefits programs and community ownership opportunities.

The healthy design and built environment principles strategy includes six recommendations to provide for the community-led design of public spaces and pathways, and ensure public safety through design.

Built Form and Urban Design Guidelines

The Final Report also proposes new urban design guidelines for the mixed-use main street character area. The new guidelines would provide direction for new development to be compatible with the historic scale of buildings in the area, provide appropriate transitions, and support retail along Weston Road, all while providing for substantial density and redevelopment opportunities. The new guidelines would be read in conjunction with other established city-wide guidelines. A total of four recommendations are made related to the adoption of these new urban design guidelines, including to allow for exceptions, in special circumstances, from standard parking, loading and garbage requirements.

Public Realm and Mobility Framework Recommendations

Public Realm and Mobility Plans

The Public Realm and Mobility Framework is intended to guide the development of the public spaces and mobility system in Mount Dennis. The proposed Public Realm Plan identifies conceptual park locations, parkettes and green infrastructure, green streets, an Indigenous heritage trail, and new and improved park access. The proposed Mobility Plan is designed to make the transportation network in Mount Dennis safer and more connected by establishing locations for on-street bike infrastructure, BikeShare locations, new and enhanced rail crossings, and new pedestrian crossings and connections. An additional two recommendations are made to coordinate with Metrolinx on Mount Dennis Station and rail crossings.

Public Realm and Mobility: Healthy and Inclusive Communities Strategy Recommendations

The Healthy and Inclusive Communities Strategy section of the Public Realm and Mobility Framework identifies four priority strategy areas to achieve a healthy and inclusive community: diverse, accessible and inclusive park spaces; a safe and connected cycling network; pedestrian safety and last mile solutions; and complete and green streets.

The diverse, accessible and inclusive park spaces strategy includes 13 recommendations on areas such as:

- Parkland dedication and POPS;
- Accessibility of open spaces;
- Parks programming and use;
- Mitigating the impacts of construction on open spaces; and
- Flexible open spaces.

The safe and connected cycling network strategy includes four recommendations to establish cycling infrastructure in a variety of forms throughout the community.

The pedestrian safety and last mile solutions strategy includes seven recommendations to improve connectivity within the neighbourhood, establish and improve pedestrian crossings, and expand BikeShare to Mount Dennis.

The complete and green streets strategy includes four recommendations and classifies every street in Mount Dennis in accordance with the City of Toronto Complete Streets Guidelines. The recommendations relate to redesigning identified priority complete streets and undertaking additional engagement to confirm preferred design options.

Priority Complete and Green Streets

Following on the complete and green streets strategy, the Final Report identifies Weston Road, Black Creek Drive and Ray Avenue as "priority complete streets" and

conceptualizes three options for each. A preferred design option is identified and a further six recommendations are made for the redesign of these streets. The preferred design option for Weston Road includes bike lanes, opportunities for signal priority for buses, flexible patio/parking areas, and widened sidewalks.

The Final Report identifies that green streets infrastructure, such as bioswales, rain gardens, landscaping and plantings, should be a component of every street in Mount Dennis. A further seven recommendations are made toward implementing green streets in the area.

Cultural Heritage Framework Recommendations

Cultural Heritage and Archaeological Plan

The cultural heritage framework is intended to ensure Mount Dennis' history is recognized and commemorated and to promote cultural vibrancy. It is grounded in the Cultural Heritage Resource Assessment (CHRA) for the Study Area prepared by Common Bond Collective and the Stage 1 Archaeological Assessment prepared by Timmins Martelle Heritage Consultants. The proposed Cultural Heritage Plan identifies properties as having heritage potential that may be further considered by the City for inclusion on the Heritage Register. The proposed Archaeological Plan identifies areas where further archaeological assessment should be required as part of the development review process. The Final Report makes seven recommendations related to the Cultural Heritage Plan and Archaeological Plan.

Cultural Heritage: Healthy and Inclusive Communities Strategy Recommendations

The Healthy and Inclusive Communities Strategy of the Cultural Heritage Framework identifies five priority strategy areas to achieve a healthy and inclusive community: celebrating Indigenous cultures, intangible heritage, workers' housing, opportunities for public art, and creative and cultural enterprises. One recommendation is made to ensure engagement on cultural heritage continues with focus on Indigenous partners and knowledge holders of cultural communities.

The celebrating Indigenous cultures strategy includes six recommendations on:

- Recognizing the importance of waterways, and specifically the Humber River to historic and contemporary Indigenous communities;
- Park and street naming, interpretation and wayfinding; and
- Showcasing Indigenous artists.

The intangible heritage strategy includes three recommendations on commemorating the heritage of Mount Dennis' cultural communities, immigration into the neighbourhood, celebrating the spirit and innovation of the community, and initiating a Historic Context Statement (HCS) about public housing in Toronto.

The workers' housing strategy includes two recommendations to further explore the importance of workers' housing by initiating a HCS as part of the Toronto City-wide Heritage Survey and how to commemorate and interpret it.

The opportunities for public art strategy includes five recommendations to guide public art initiatives in the neighbourhood.

The creative and cultural enterprises strategy includes 10 recommendations to promote the creative industry in Mount Dennis through arts, film, festivals, music and culture.

Cultural Heritage Resource Assessment

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Cultural Heritage Resource Assessments are important components of strategic and growth-related studies and provide the foundation for context-sensitive, built form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

A Cultural Heritage Resource Assessment (CHRA) applies provincial criteria to evaluate properties for their cultural heritage value or interest. That evaluation is informed by research to produce an understanding of the historical context of an area, and community engagement. The key goal of a CHRA is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a planning study. CHRAs prioritize an understanding of the historic context of the area and how properties relate to and support that context. Historic context statements provide an understanding of the themes and periods of development within a study area in order to understand why a property or properties exist within a given area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

The Mount Dennis CHRA was completed by Common Bond Collective as part of the larger Mount Dennis Planning Framework Study and informed several aspects of that document. The CHRA final report is included as an appendix to the Planning Framework Study. Engagement through the CHRA was coordinated with the engagement strategy for the Planning Framework Study. The CHRA was informed by a Heritage Focus Group (HFG) composed of local historians, heritage experts, representatives of neighbourhood organizations, local knowledge keepers, experts in the field of Indigenous history and property owners with insight into the area's heritage. Heritage Planning staff also conducted a number of one-on-one interviews with local knowledge keepers and cultural communities.

A Historic Context Statement (HCS) was prepared for the study area by Common Bond Collective. Drafts of the HCS were reviewed by the HFG. The Historic Context Statement, with engagement and property specific research, informed, informed the evaluation of heritage potential properties using provincial criteria (O. Reg. 9/06). The Planning Framework includes a summary of the historic context of Mount Dennis. It

includes a brief summary of the historical evolution of the study area, and identifies the historic contexts and their built form characteristics that remain extant within it.

The CHRA recommendations identify properties as having heritage potential that may be further considered by the City for inclusion on the Heritage Register. Although these properties have all been screened to meet one or more provincial criteria they may have additional values which could be determined through further evaluation. In addition, the CHRA makes recommendations which apply an understanding of historic context to the revitalization of Weston Road, which support the celebration of Indigenous Culture, which request that worker's housing and public housing in Mount Dennis be understood through the development of a city-wide understanding of those two types of housing in Toronto, which identify properties for further research, and which support community access to research and city studies.

Following City Council's decision on the Planning Framework Study, Heritage Planning staff will consider the heritage potential properties for inclusion on the City's Heritage Register and make recommendations through a report to the Toronto Preservation Board and Council accordingly. Inclusion on the Heritage Register allows properties to be conserved and maintained in accordance with Official Plan's heritage policies.

Environment and Infrastructure Framework Recommendations

Infrastructure Plan: Water and Wastewater

The Environment and Infrastructure Framework follows on the recommendations of the previous frameworks to ensure that infrastructure in Mount Dennis can accommodate existing and future system needs. The Final Report identifies seven recommendations for water and wastewater system upgrades and coordinating infrastructure upgrades with green infrastructure opportunities.

Environment and Infrastructure: Healthy and Inclusive Communities Strategy Recommendations

The Healthy and Inclusive Communities Strategy for the Environment and Infrastructure Framework identifies three priority strategy areas to achieve a healthy and inclusive community: the natural heritage system, local environmental initiatives, and net-zero energy/carbon initiatives. Four recommendations are included in the preface to the Healthy and Inclusive Communities Strategy to encourage the integration of community expertise and local partnerships, and promote a community-centred approach to resilience.

The natural heritage system strategy includes five recommendations for environmental stewardship and renaturalization.

The local environmental initiatives strategy includes seven recommendations on the Mount Dennis EcoNeighbourhood Initiative and environmental sector development.

Finally, the net-zero energy/carbon initiatives strategy include eight recommendations for advancing energy initiatives, incorporating green design in new developments, and supporting large and small scale retrofits.

Conclusion

Perkins&Will's Picture Mount Dennis Planning Framework report recommends that the City should consider a set of Frameworks and Healthy and Inclusive Community Strategies which outline several actions to implement the study recommendations

City Planning staff will give consideration to and refine the findings and recommendations contained in the Final Report on the Picture Mount Dennis Planning Framework Study prepared by Perkins&Will and will consult with the Local Advisory Committee as well as conduct any additional public consultation that will support this work. It is expected staff will submit a recommended draft Official Plan Amendment including a draft Secondary Plan, a draft Zoning By-law Amendment and draft Urban Design Guidelines to a public meeting before Etobicoke York Community Council in the first quarter of 2023. It is also recommended staff provide a Directions Report to Etobicoke York Community Council in June 2022 to provide an update on the progress of the work.

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ATTACHMENTS

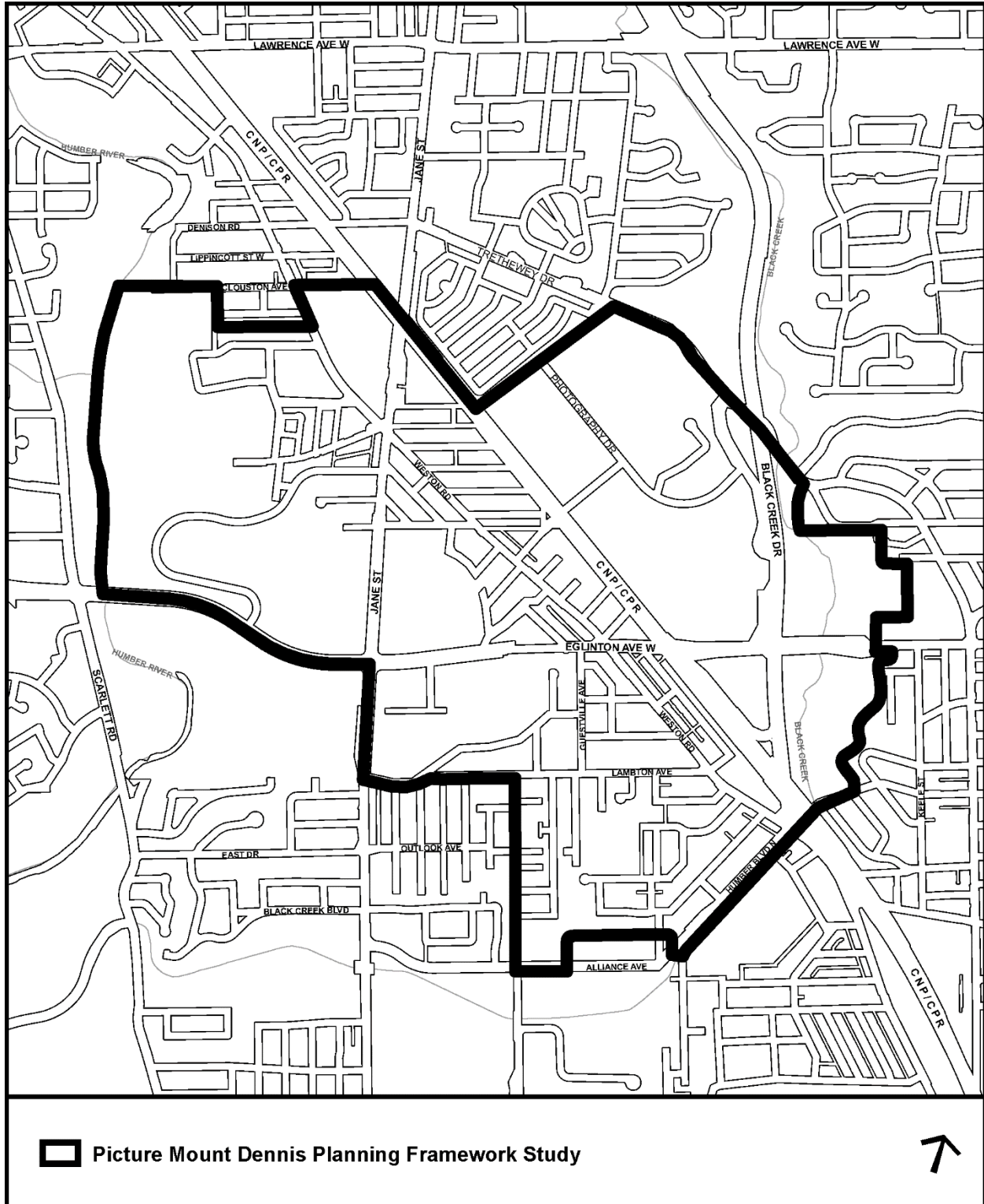
City of Toronto Data/Maps

- Attachment 1: Picture Mount Dennis Study Area
- Attachment 2: Existing Official Plan Land Use Map
- Attachment 3: Existing 569-2013 Zoning By-law Map
- Attachment 4: Draft OPA (OPA Number) – Mount Dennis PMTSA

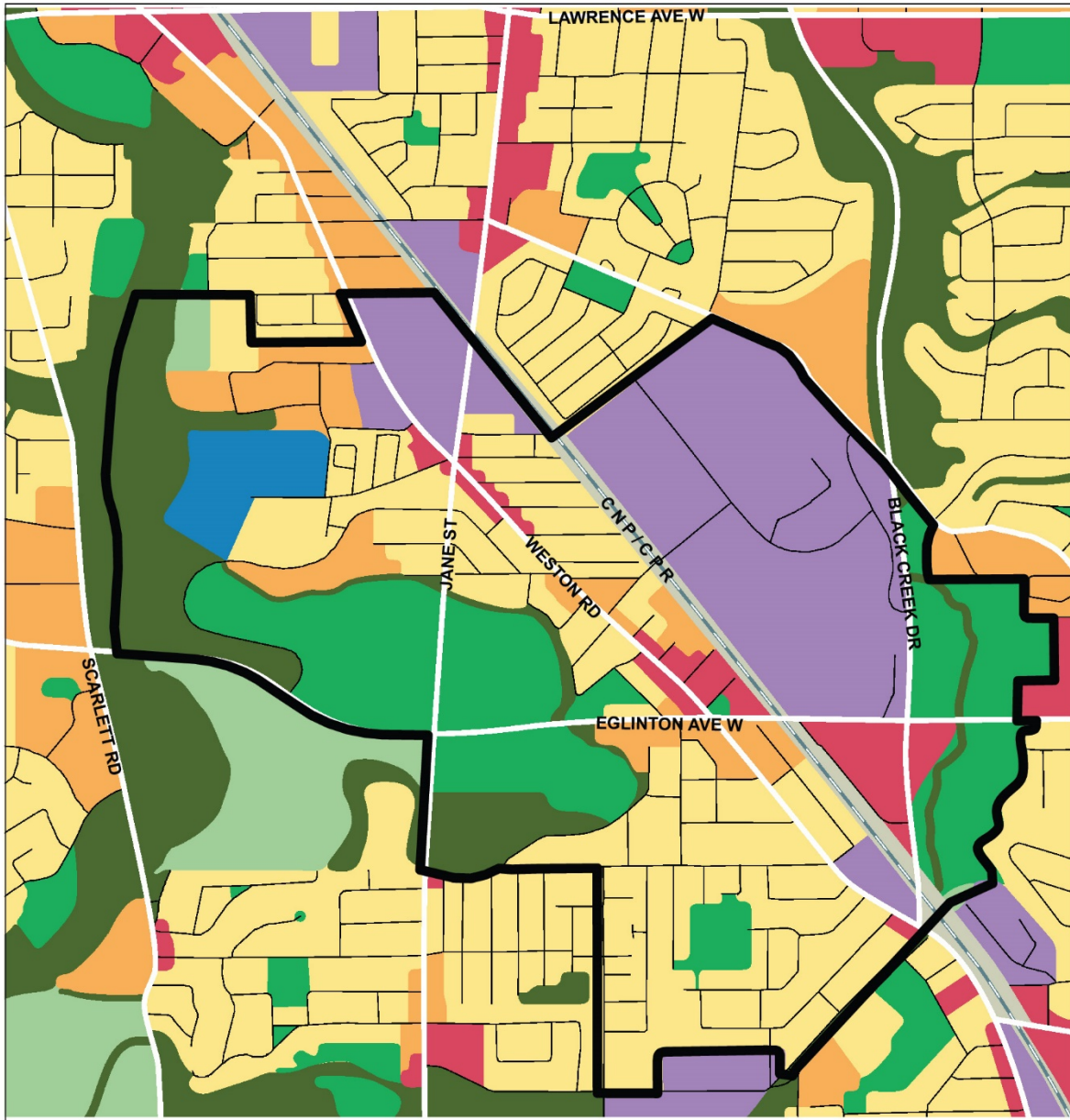
Consultant's Map/Report

- Attachment 5: Character Areas
- Attachment 6: Perkins&Will Final Report, Picture Mount Dennis Planning Framework

Attachment 1: Picture Mount Dennis Study Area



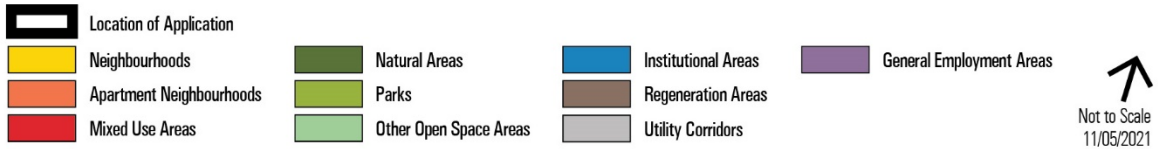
Attachment 2: Existing Official Plan Land Use Map



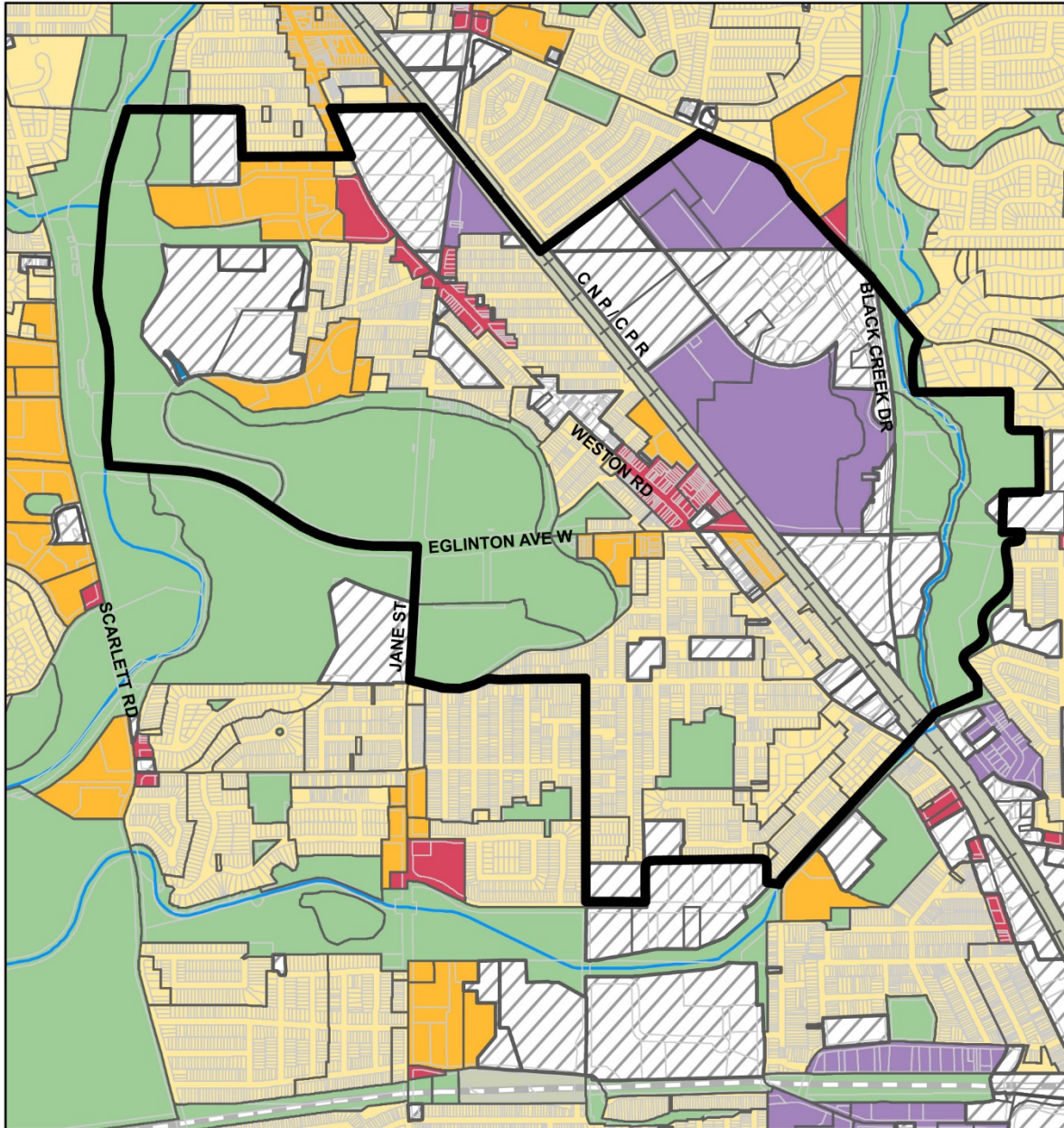
Picture Mount Dennis Planning Framework Study

Official Plan Land Use Maps #14 and 17

File # 18 161660 WET 11 02



Attachment 3: Existing 569-2013 Zoning By-law Map



Zoning By-law 569-2013

Picture Mount Dennis Planning Framework Study

File # 18 161660 WET 11 02

- | | | |
|------------------------------------|----------------------------|--|
| Picture Mount Dennis Boundary Area | Open Space | See Former City of Etobicoke By-law No. 11,737 |
| Residential | Employment Industrial | |
| Residential Apartment | Institutional | |
| Commercial | Utility and Transportation | |

↑
Not to Scale
Extracted: 11/05/2021

Attachment 4: Draft OPA (OPA Number) – Mount Dennis PMTSA

Authority: Planning and Housing Committee Item PH##.#,
adopted by City of Toronto Council on [Month] [Day] and
[Day], 2021

CITY OF TORONTO

Bill

BY-LAW -2021

To adopt Amendment [OPANumber] to the Official Plan for the City of Toronto respecting Mount Dennis Protected Major Transit Station Area.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with section 17 the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment [OPANumber] to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Month], 202_.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

DRAFT AMENDMENT [OPANumber] TO THE OFFICIAL PLAN

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by:
 - a. adding a Site and Area Specific Policy 671 as included in Schedule "1".

Schedule "1" to Amendment [OPANumber]

SASP 671. Protected Major Transit Station Area – Mount Dennis Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the Mount Dennis LRT / GO Station is a protected major transit station area shown as the Mount Dennis Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Mount Dennis Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

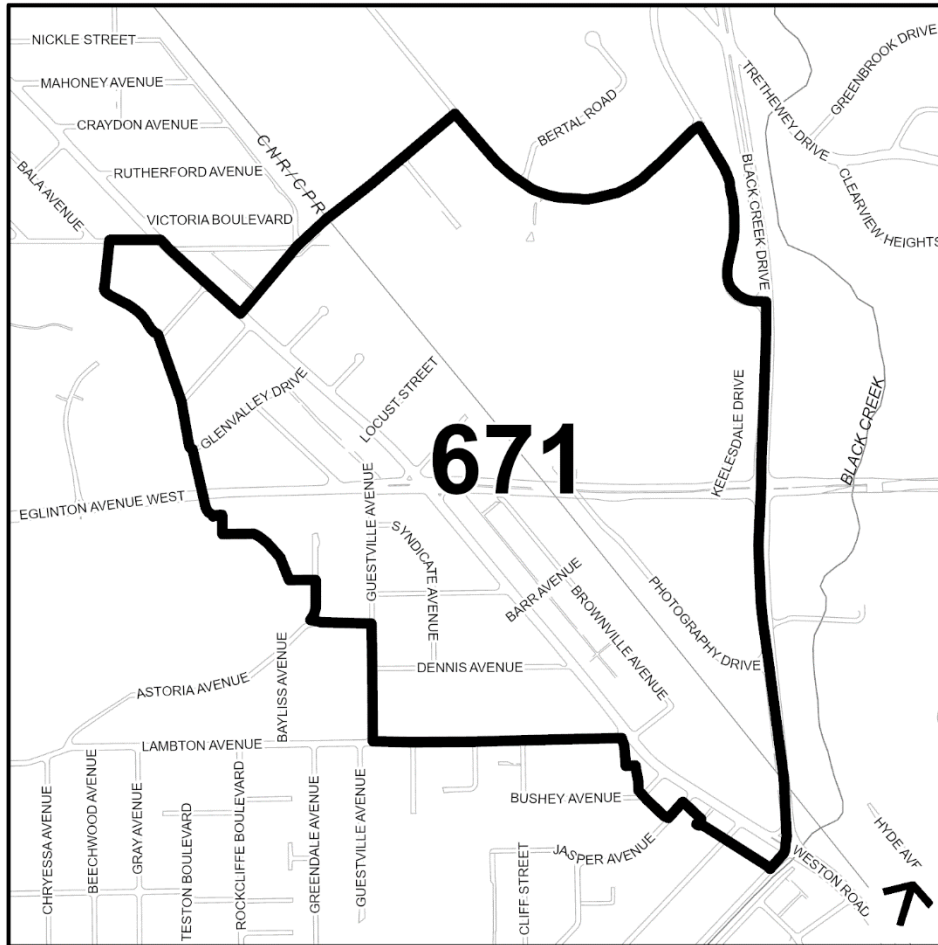
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

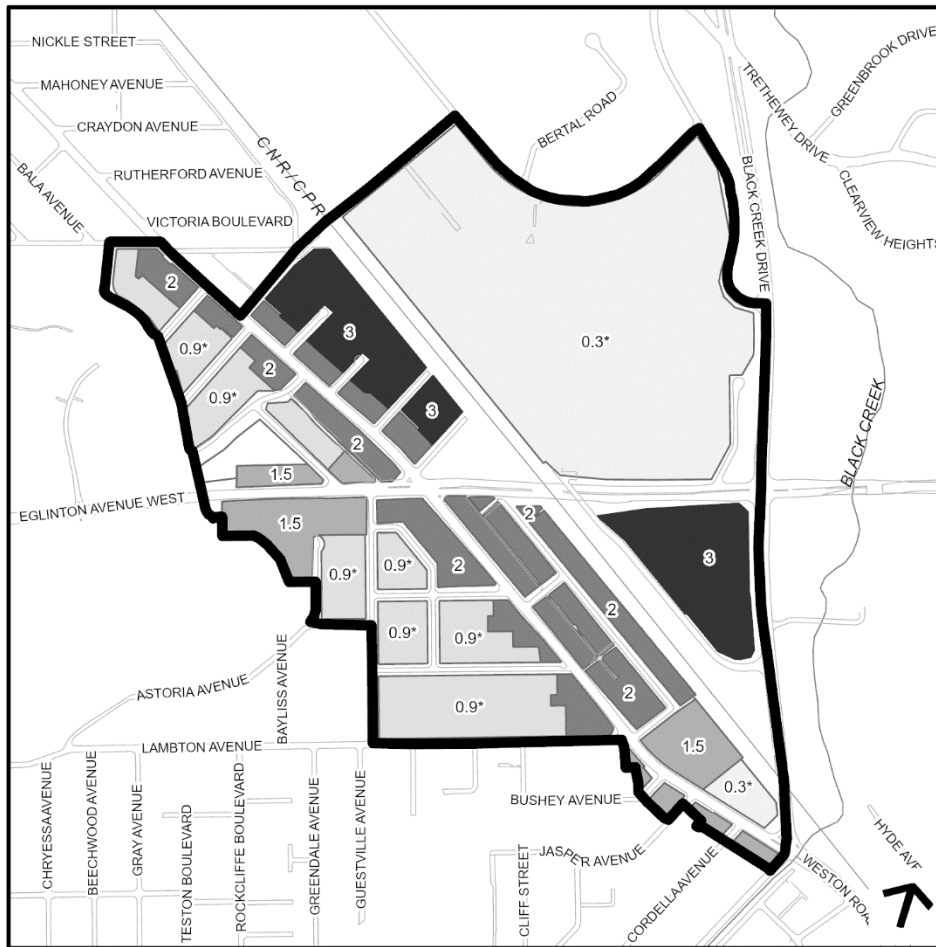
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

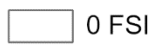
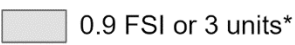


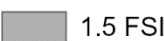
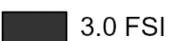
Map 1 – Mount Dennis Protected Major Transit Station Area



Map 2 – Minimum Densities, Mount Dennis Protected Major Transit Station Area



Minimum Density

 0 FSI	 0.9 FSI or 3 units*	 2.0 FSI
 0.3 FSI	 1.5 FSI	 3.0 FSI

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Attachment 5: Character Areas

