

Picture Mount Dennis Planning Framework

January 5, 2022 | Etobicoke-York Community Council

Study Team

Perkins&Will

Planning & Urban Design



Planning



Indigenous Engagement



Community Services & Facilities Study



Social Development & Community Building



Master Servicing Plan

COMMON
BOND
COLLECTIVE

Cultural Heritage
Resource Assessment



Stage 1 Archaeological Assessment

N NELSON
NYGAARD

Mobility Assessment



Natural Heritage

Study Area and Context



Project Process & Timeline

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - FEBRUARY 2021

- » Understand the existing characteristics of the neighbourhood
- » Introduce the project to the community and establish engagement groups

Engagement:

- Community Meeting #1
- Social Pinpoint Survey
- Hard Copy Survey
- Human Services Agencies Engagement #1
- Design Review Panel #1

PHASE 2: TESTING

MARCH 2021 - AUGUST 2021

- » Develop vision, principles and concrete plans and strategies
- » Develop and test alternative design concepts

Engagement:

- Community Meeting #2 & #3
- Heritage Focus Group #1
- Local Advisory Committee #1 & #2
- Indigenous Engagement Sessions #1 & #2 and Youth Engagement
- NIA Planning Table #1 & #2
- Design Review Panel #2

PHASE 3: EMERGING FRAMEWORK

SEPTEMBER 2021 - DECEMBER 2021

- » Prepare recommended framework, plans and strategies

Engagement:

- Community Meeting #4
- Local Advisory Committee #3
- Heritage Focus Group #2

Engagement Streams

INDIGENOUS ENGAGEMENT

Facilitated Indigenous engagement sessions led by an Indigenous organization

Mississaugas of the Credit

STAKEHOLDER ENGAGEMENT

York South Weston Neighbourhood Improvement Area Planning Table

Heritage Focus Group

Human Services Agencies Focus Group

Local Advisory Committee (LAC)

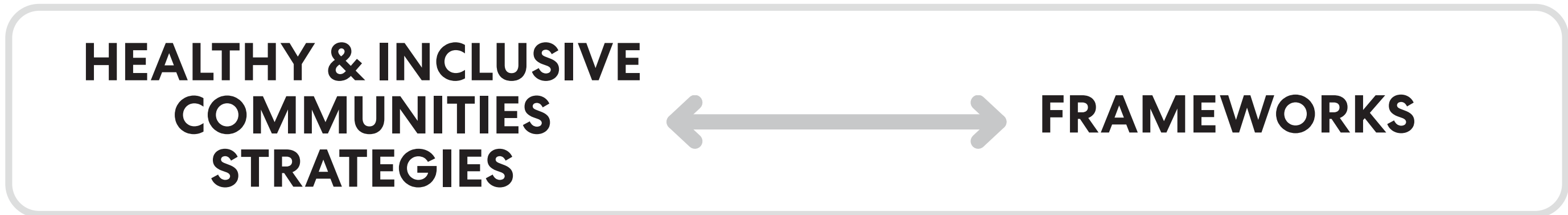
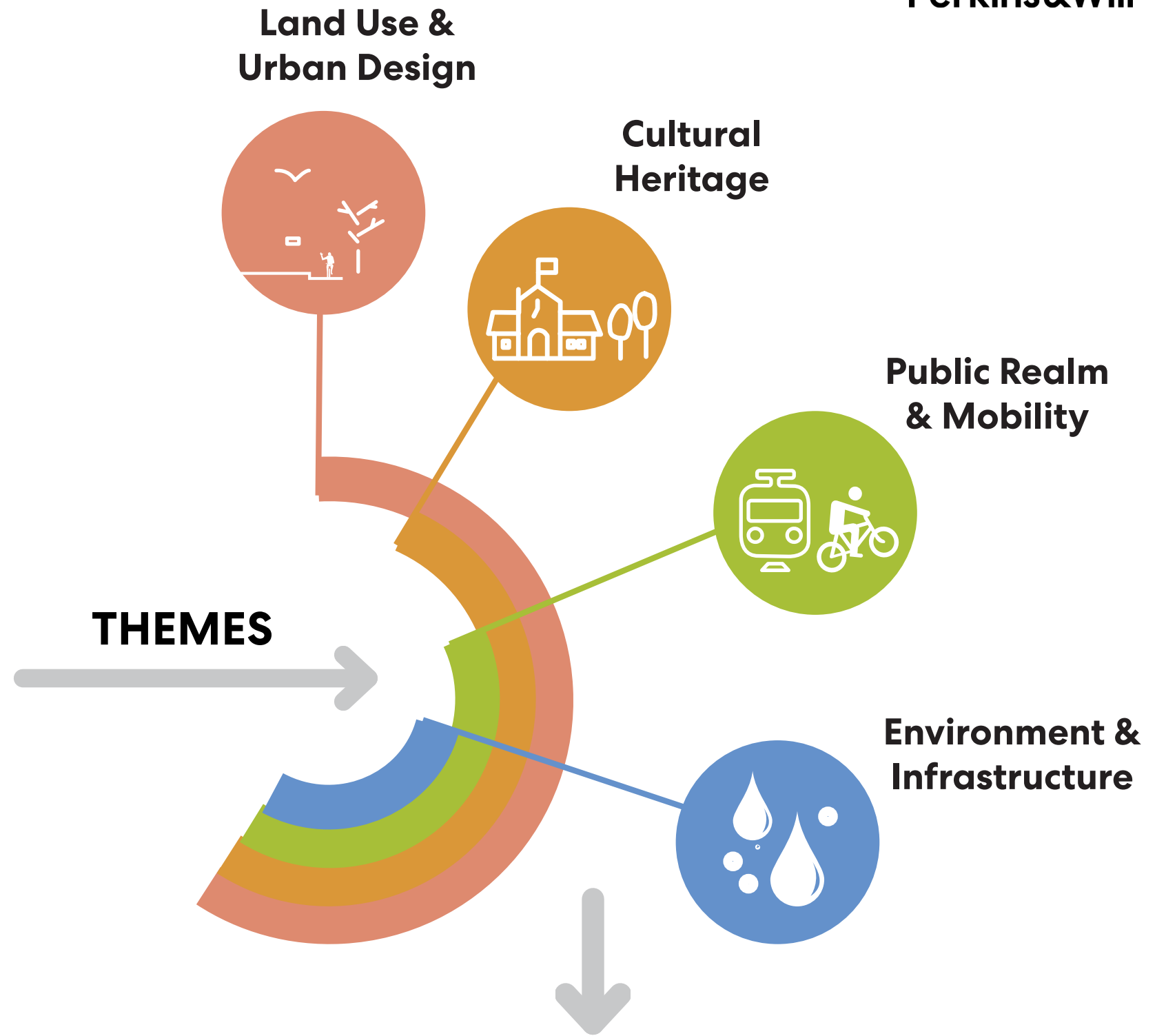
PUBLIC ENGAGEMENT

Library Display

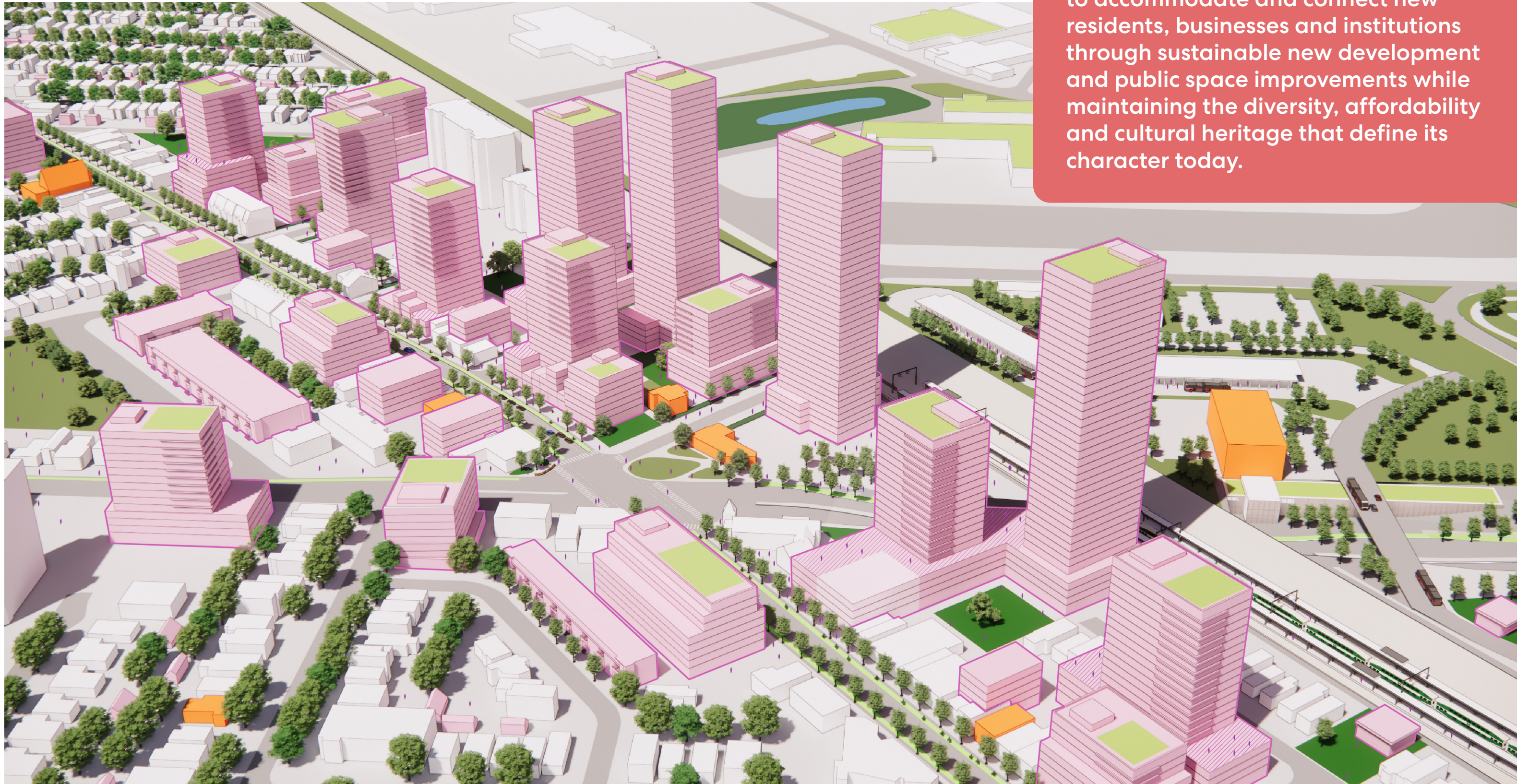
Community Consultation Meetings

Online engagement

Themes and Lenses



Vision

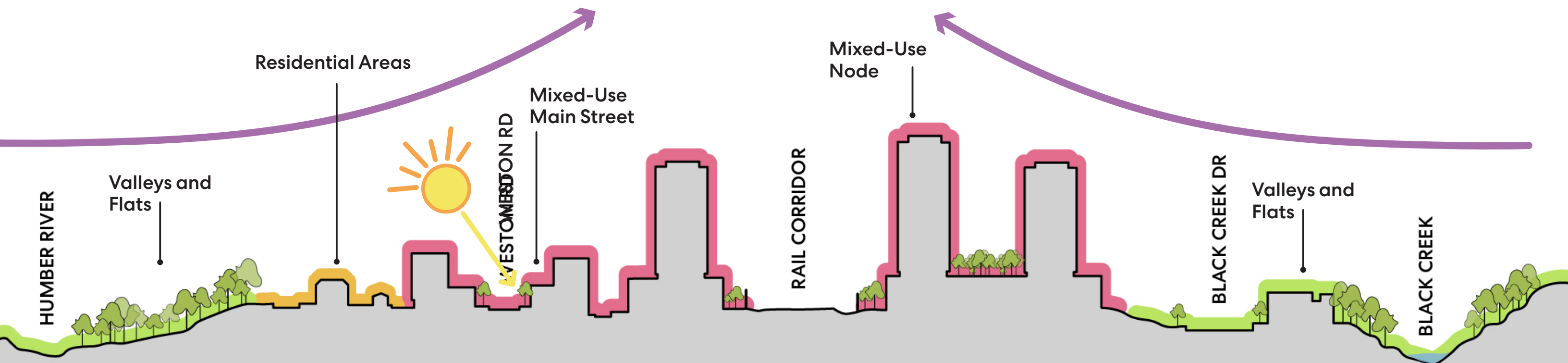


As a transit hub, Mount Dennis will grow to accommodate and connect new residents, businesses and institutions through sustainable new development and public space improvements while maintaining the diversity, affordability and cultural heritage that define its character today.

Recommendations

Land Use & Urban Design

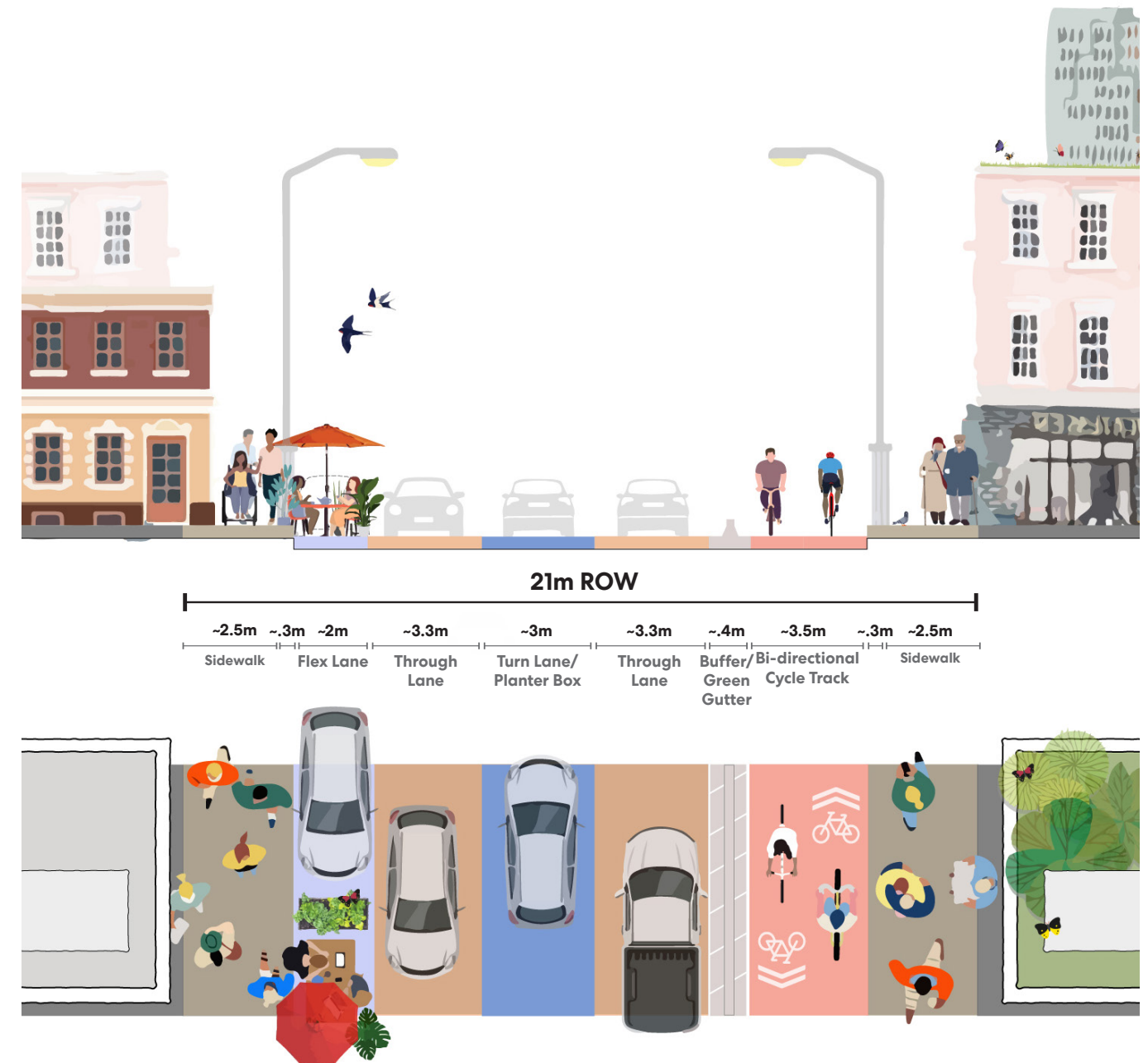
- Focus density and height in the PMTSA - mid-rise scale on Weston Road steps up to the rail corridor
- Encourage “gentle density” in Neighbourhoods
- Prioritize affordable housing, including inclusionary zoning
- Apply mixed-use designation all along Weston Road
- Maintain small-scale retail character of Weston Road and support its culturally diverse businesses
- Support local jobs and skills development



Recommendations

Public Realm & Mobility

- Transform Weston Road into a complete commercial main street
- Reconfigure Black Creek Drive and Ray Avenue into complete streets
- Improve last mile access to Mount Dennis Station: rail corridor crossings, expansion of BikeShare, pedestrian and cycling infrastructure
- Improve access into the ravines, including to Indigenous ceremonial space
- Create consolidated new park spaces



Weston Road Option 1: Bi-directional Cycle Track
(interim 21m ROW)

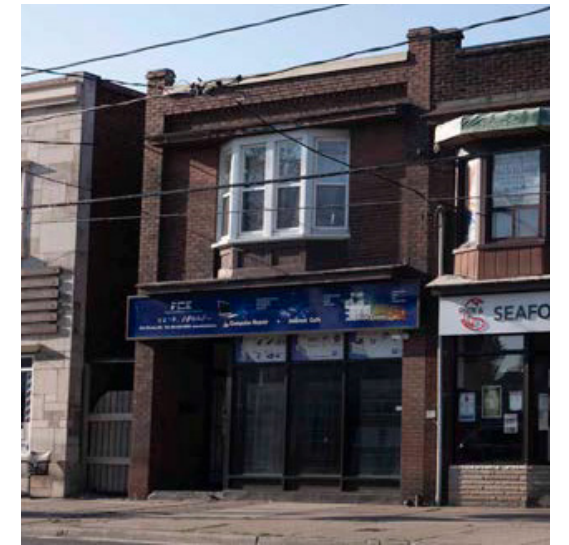
Recommendations

Cultural Heritage

- Consider heritage potential properties for inclusion on the Heritage Register
- Celebrate the rich Indigenous history and vibrant contemporary Indigenous culture in Mount Dennis: Indigenous languages, cultural interpretation along the Humber, renaming parks and streets, supporting Indigenous artists
- Commemorate the intangible heritage of Mount Dennis as a diverse community that has hosted several waves of newcomers to Canada



1091-1093 Weston Road.
Source: Common Bond Collective



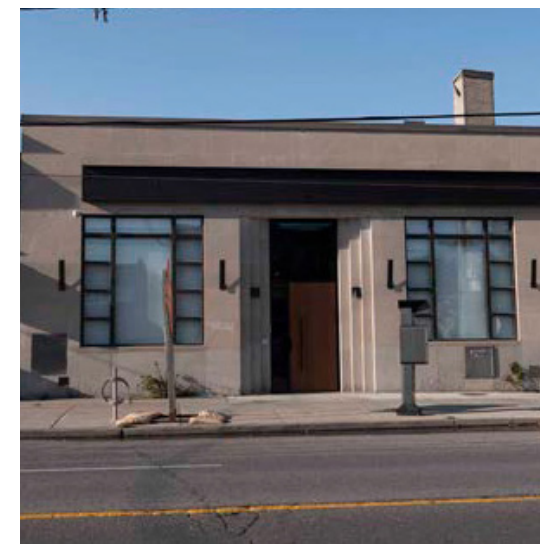
1170 Weston Road.
Source: Common Bond Collective



1272 Weston Road.
Source: Common Bond Collective



1010 Weston Road.
Source: Common Bond Collective



1174 Weston Road.
Source: Common Bond Collective



3500 Eglinton Avenue West.
Source: Common Bond Collective

Recommendations

Environment & Infrastructure

- Plan for water, wastewater, stormwater and combined system upgrades to address existing issues and projected growth
- Integrate green infrastructure and Low Impact Development
- Consider local employment and social procurement opportunities
- Support the grassroots Mount Dennis EcoNeighbourhood Initiative
- Advance Mount Dennis as a pilot net-zero energy neighbourhood
- Protect the function of the Natural Heritage System in resiliency and public health



The Mount Dennis Early Learning and Childcare Centre is the first City-owned net zero energy and net zero carbon building



30 Denarda Street (left) and 15 Oxford Drive (right). The two buildings are of the same vintage, however 15 Oxford Drive has been recently re-clad.

Thank you!