

# OPA 571: Mount Dennis Secondary Plan

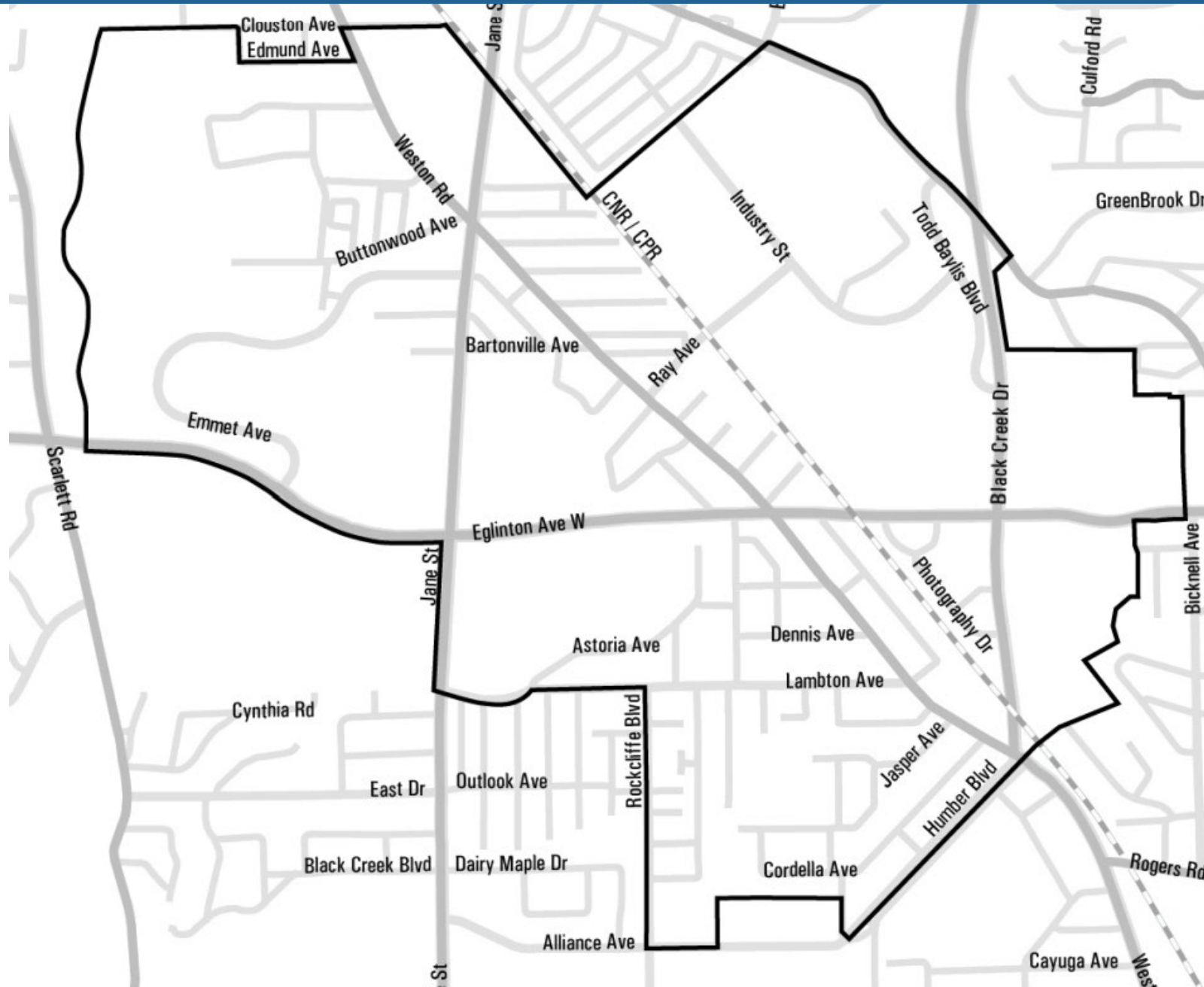
Etobicoke York Community Council

EY33.11

June 27, 2022

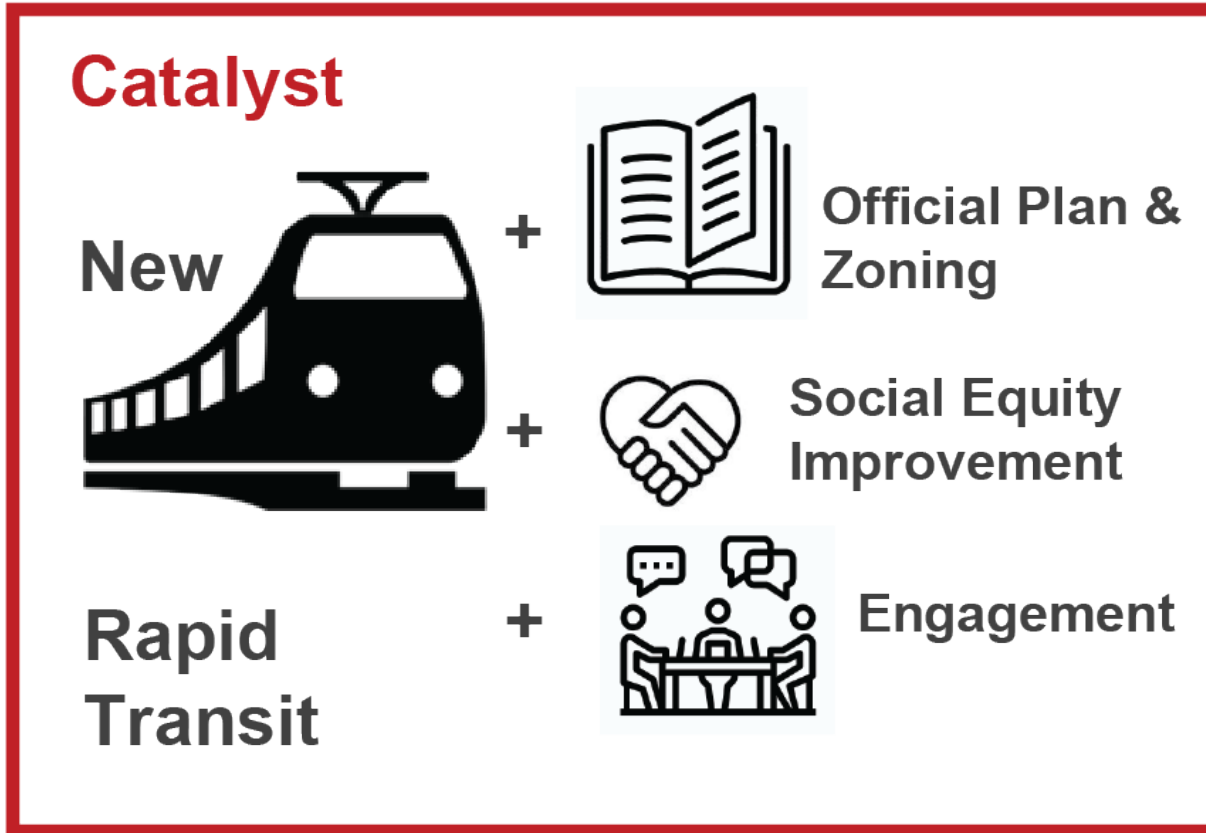


# Mount Dennis Secondary Plan Boundary Map



— Secondary Plan Boundary

# Why a Secondary Plan for Mount Dennis?



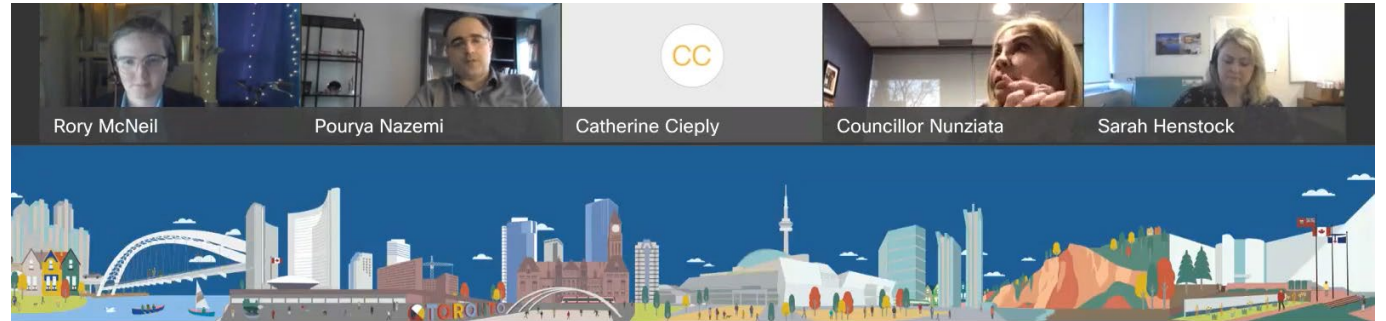
# Community Engagement

## Mount Dennis Secondary Plan (2022):

- 1 Community Consultation Meeting;
- 1 Local Advisory Committee Meeting;
- and
- Online survey and phone calls for Black-owned and -serving businesses.

## Picture Mount Dennis Study (2020-2021):

- 4 Community Consultation Meetings;
- 3 Local Advisory Committee Meetings;
- 2 Heritage Focus Group Meetings;
- 2 Design Review Panel Presentations;
- 2 York South Weston NIA Planning Table Meetings;
- 2 Indigenous Engagement Sessions;



## Questions & Comments? #1/3

- 1 Indigenous Youth Engagement Session;
- Interviews with local knowledge keepers conducted by Heritage Planning; and
- Additional outreach including information boards at the library, an online survey, and community poster.

# Nine Transformative Moves

- Connect People to the Land
- Expand the Community Heart
- Support Black and Afro-Caribbean Cultures
- Revitalize Weston Road
- Connect Across the Rail Corridor
- Develop an Eco-Neighbourhood
- Celebrate Indigenous Cultures
- A Mount Dennis for Everyone
- Facilitate Local Job Growth

# The Secondary Plan Structure

To achieve the Transformative Moves, the Plan is organized to include a **Parks and Public Realm Plan**, a **Mobility Network Plan** and a **Districts Plan** that will guide growth, development and community improvements.

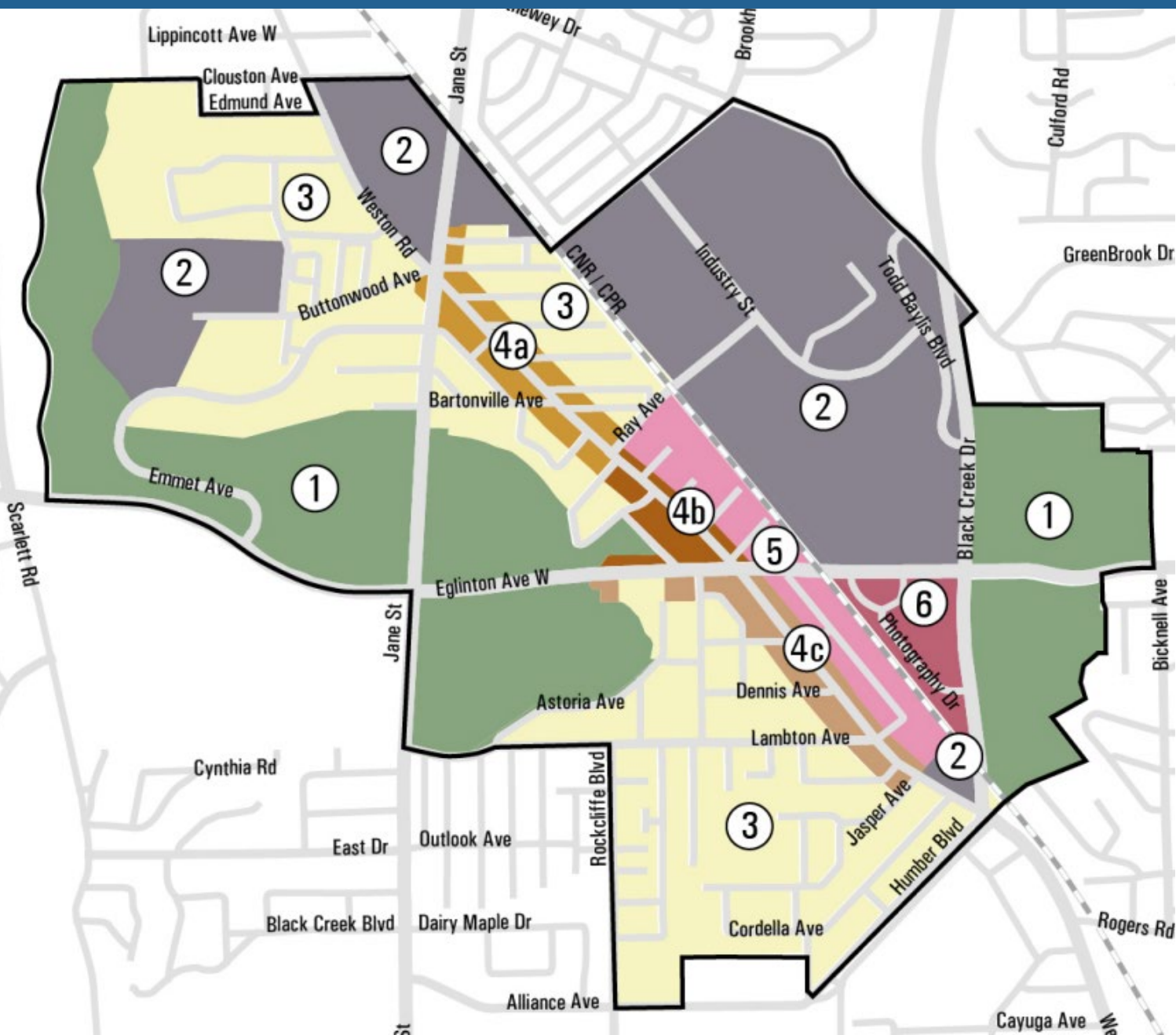
Each element will be considered in relation to housing and **housing affordability, inclusive economic development**, the creation of an **eco-neighbourhood**, as well as investment in parks and the public realm, **community service facilities**, and **servicing**.




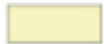





# Revisions to Maps 14 and 17 – Land Use Plan



-  Lands Subject to Redesignation
-  Apartment Neighbourhoods
-  Neighbourhoods
-  Mixed Use
-  General Employment Area
-  Core Employment Areas
-  Institutional Areas
-  Parks
-  Natural Areas

# Districts Plan



-  Mount Dennis Secondary Plan Boundary
-  1. Valleys and Flats District
-  2. Employment and Institutional Areas District
-  3. Residential Areas District
- Mixed-Use Main Street District**
-  4a. Weston North
-  4b. North Core
-  4c. South Core
-  5. Mixed-Use Growth District
-  6. Mixed-Use Node District





# Next Steps

1. July 19, 2022 City Council meeting;
2. Continue work on Urban Design Guidelines, Zoning By-law Amendments and Listing on Heritage Register into 2023, including further community consultation.
3. Conduct a mobility feasibility assessment for the Primary Mobility Network in Mount Dennis; and
4. Further assessment on the potential Mount Dennis Protected Major Transit Station Area (PMTSA), which would enable Inclusionary Zoning.

# Thank You

