

Etobicoke-York Community Council
Etobicoke Civic Centre
Main floor, 399 The West Mall
Toronto, ON M9C 2Y2

January 4, 2022

Dear Chair and Members of Community Council:

Subject: EY29.2 Picture Mount Dennis Planning Framework Study - Consultant's Final Report

Gladki Planning Associates Inc. (GPA) was retained by the Learning Enrichment Foundation (LEF), the owners of the properties municipally addressed as 1240, 1246 and 1250 Weston Road in the City of Toronto and located southeast of the intersection of Weston Road and Somerville Avenue (the Subject Property).

We have reviewed the Picture Mount Dennis Framework and the recommendations within the document. We request that this submission be carefully considered and that future opportunities be provided for comment through the Secondary Plan process. This submission also includes recommendations for further study which we request to be taken into consideration during the future development of the Secondary Plan for the Mount Dennis community.

Background

The Subject Property is comprised of three lots with access to Somerville Avenue and fronting Weston Road. The Subject Property shares the block with the new Mount Dennis Early Learning and Childcare Centre to be operated by the City of Toronto and located at 1234 Weston Road which is currently under construction. The Subject Property is currently located on an *Avenue* as identified on Map 2 of the City of Toronto Official Plan and is currently designated as *Neighbourhoods*. It is contemplated as a future Mixed-Use Area by the Picture Mount Dennis Planning Framework within the Protected Major Transit Station Area.

GPA has engaged in discussions with Community Planning staff regarding the development of the Subject Property. We have been pleased to work with LEF and to engage the community in the developing of a vision for the redevelopment of the property including the provision of affordable housing, ground floor retail, community space and community services to be provided by a host of partners on site.

Affordable housing provision a key consideration to support vulnerable populations identified through the study

The Study identified vulnerable populations within the Mount Dennis neighborhood through background analysis and consultation. Using 2016 Census data, the Study identifies 40% of households in Mount Dennis in core housing need and a higher prevalence of low-income households within the community relative to Toronto as a whole. Mount Dennis also has a higher proportion of immigrants and visible minorities than the city as a whole. Black residents make up 28% of the population in Mount Dennis compared to 8% across the city.

Large sites and deep lots within the protected major transit station area

There are several lots fronting Weston Road exceeding a depth of 40m within the identified Protected Major Transit Station Area. These properties present an opportunity for affordable housing to be realized within proximity to the new Mount Dennis Station.

There is an opportunity to provide increased densities in these location on deep lots through built forms consisting of a base building scaled to the width of the street, a narrow tower floor plate setback from the base building and minimizing shadow and a transition in built form to adjacent neighbourhoods. Increased densities in these locations would contribute to the affordable housing supply through the City's inclusionary zoning framework and/or by facilitating higher density affordable housing developments.

Conclusion

We recommend that Community Council direct City Planning to undertake a block study to consider opportunities for enhanced density on select deep lots and large sites fronting Weston Road within the Protected Major Transit Station Area to realize greater provision of affordable housing.

We recommend that a tool to integrate equity considerations, as recommended within the Picture Mount Dennis Planning Framework, be developed and articulated within the Secondary Plan and that the Secondary Plan and any supporting guidelines consider the impact and opportunity of land use and urban design directives for equity-seeking groups within the Plan Area.

We recommend that Community Council direct City Planning to undertake additional consultation in development of the Secondary Plan with specific focus on affordability and equity and report findings of this consultation at its meeting in June 2022.

There is an opportunity to better provide for future affordable housing within the Mount Dennis area by supporting additional density in proximity to new improved transit service. This, in conjunction with the City's existing policy tools, may help to diminish the risk of displacement of vulnerable populations from transit-served areas.

Thank you for your consideration.

Regards,



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Senior Planner

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