

councilmeeting

From: vanessa.q vanessa.q <vanessa.q@sympatico.ca>
Sent: November 11, 2025 1:37 PM
To: councilmeeting
Cc: Councillor Burnside; Councillor Chernos Lin
Subject: [External Sender] Item 25.PH25.3 - Community Within Reach: EHON Neighbourhood Retail and Services; Nov. 12, 13, 14, 2025

Categories: Communication (New)

To: Toronto City Council,

Re: Toronto Council Meeting, Item PH25.3 Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study - Phase Three Final Report, November 12, 13, 14, 2025

Don Mills Residents Inc. (DMRI) is a residents' association in the Don Mills-Banbury area of the city, serving a diversity of residents in a variety of housing types. Our community was the first to be designed in North America by Macklin Hancock, and his emphasis was on a community linked by footpaths to green spaces with a retail hub in the centre. In other words, Don Mills was designed to be a walkable and livable community. Therefore, we support the City's initiative to expand that design idea to other neighbourhoods.

However, we do have some concerns with the **Retail and Services on Major Streets Study**, which are as follows:

- The idea of a "major street" varies from neighbourhood to neighbourhood and needs to be formally defined.
- Don Mills Road, Leslie Street, York Mills Road, Eglinton Avenue East (in our area), when built, were not designed for a street front with small shops and cafes, but for the then modern design of plazas and strip malls with ample parking for cars. Indeed, the late Queen opened Golden Mile Plaza, which is not far from us, as the first of its kind in the city, which was seen as a stamp of progress. We know these malls are closing and many are being redeveloped into residential buildings, containing fewer retail opportunities. We have that situation right now at 895 Lawrence Avenue East. However, effecting a planning change from "plaza, strip mall-driven" retail which provides inclusive parking to "shops & cafes for pedestrian browsing-driven" retail must be looked at in much more detail for both traffic and safety issues. Although the latter type of retail often offers customers on-street parking, the major streets in our neighbourhood do not permit any street parking, so curbside shops may not be feasible unless there are fundamental changes in street design.

Thank you for considering our views.
On behalf of the Don Mills Residents' Inc.
Vanessa Quinn
President
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c.c. Councillor Jon Burnside, Ward 16, Don Valley East

Councillor Rachel Chernos Lin, Ward 15, Don Valley West