

Don Mills Regeneration Area Study - Final Report

Date: May 7, 2026

To: North York Community Council

From: Director, Strategic Initiatives, Policy and Analysis and Director, Community Planning, North York District

Wards: Ward 16 – Don Valley East

Planning Application Number: 25 225482 CPS 00 TM

SUMMARY

This report recommends the approval of two Official Plan Amendments to establish a renewed vision for the Don Mills Regeneration Areas which will guide the evolution of the Leslie Site (1121 and 1123 Leslie Street) and the Wynford-Gervais Site (15 Gervais Drive, 39 Wynford Drive and 1200 Eglinton Avenue East), from employment uses to new mixed-use communities.

These recommended policy frameworks will support the development of transit-oriented communities that leverage the recently opened Eglinton Crosstown LRT while responding to their individual contexts. For the Leslie Site, this includes protecting the portion of the City's Natural Heritage System that traverses the northern end of the site, identifying new streets to connect with the existing and planned street network and providing linkages to the Don Mills Trail. For the Wynford-Gervais Site, it is important to identify the new street and active transportation connections to support movement through the site including to nearby transit, and respond to the adjacent Aga Khan Park and Museum and Ismaili Centre through built form transition and recommended POPS and mid-block connection locations.

For both sites, the recommended policies also direct the establishment of a consolidated, centrally located park; ensure that development supports and enhances the existing heritage buildings and their landscape settings; require an appropriate mix of residential and non-residential uses that responds to each site's locational characteristics; and support a diversity of housing opportunities and a high quality public realm.

The Don Mills Regeneration Area Study was initiated in the summer of 2025 by a multi-disciplinary staff and consultant team. It was informed by a series of background studies and a robust public engagement program which included meetings with various stakeholders and with Six Nations of the Grand River Elected Council.

RECOMMENDATIONS

The Director, Strategic Initiatives, Policy and Analysis, and the Director, Community Planning Toronto and North York District recommend that:

1. City Council adopt Official Plan Amendments 911 and 912 substantially in accordance with the recommended Official Plan Amendments included as Attachments 1 and 2 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendments as may be required.
3. City Council direct staff to use Site and Area Specific Policies 828 and 848, as amended by Official Plan Amendments 911 and 912 respectively, in the evaluation of all current and new development proposals within their boundaries.

EQUITY IMPACT STATEMENT

The Don Mills Regeneration Area Study explores how changes to land use permissions can help advance key City-building objectives including job creation, access to public transit and the inclusion of affordable housing and a range of housing options in future developments. These objectives are the cornerstone of building inclusive and equitable communities as the city evolves.

Staff undertook a variety of engagement activities to ensure all voices and perspectives were heard and considered, including targeted Indigenous engagement.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

Previous Municipal Comprehensive Review (OPA 231)

At its meeting on December 16, 2013, Council adopted Official Plan Amendment (OPA) 231, following the City's first Municipal Comprehensive Review (MCR) to conform to the 2006 Provincial Growth Plan. The Minister of Municipal Affairs and Housing approved OPA 231 in 2014 except for certain lands within the Lower Don Special Policy Area. An April 2021 consolidation of OPA 231 is available at this link:

<https://www.toronto.ca/legdocs/refdocs/11463.pdf>

On May 22 and 23, 2024, Council adopted instructions to staff to attend at the Ontario Land Tribunal to support settlement of an appeal of OPA 231 by the owners of the lands at 1200 Eglinton Avenue East, to convert these lands to *Regeneration Areas*.
[Agenda Item History - 2024.CC18.15](#)

On October 9, 2024, the Tribunal issued its order bringing into force Site and Area-Specific Policy (SASP) 898 pertaining to these lands, which are now subject to the Don Mills Regeneration Area Study. This decision is filed under Case No. OLT-22-002343 (Legacy Case No. PL140860).

Municipal Comprehensive Review (Our Plan Toronto)

On July 19 and 20, 2023, Council adopted OPA 653 as part of the Municipal Comprehensive Review, to implement recommended conversion of certain lands from *Core Employment Areas* and *General Employment Areas* to other designations including *General Employment Areas*, *Institutional Areas*, *Regeneration Areas* and/or *Mixed Use Areas*, as appropriate for each request site. OPA 653 includes SASP 828 and 848 pertaining to most of the lands subject to the Don Mills Regeneration Area Study.

[Agenda Item History - 2023.PH5.3](#)

On January 27, 2025, the Minister of Municipal Affairs and Housing issued his [decision](#) to approve OPA 653, with modifications. These modifications had the effect of amending policies that required a certain amount of affordable housing to be included through redevelopment, to policies that encourage that affordable housing be provided.

BACKGROUND

Study Area

The Don Mills Regeneration Area Study Area consists of five properties, divided into two study areas: the Leslie Site and the Wynford-Gervais Site. The Leslie Site includes 1121 and 1123 Leslie Street and is currently subject to SASP 848. The Wynford-Gervais Site includes 15 Gervais Drive, 39 Wynford Drive, and 1200 Eglinton Avenue East, and is currently subject to SASPs 828 and 898. A map of the Study Area is included in Attachment 3.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

Following the conversion requests outlined in the Decision History above, the Leslie Site and Wynford-Gervais Site were redesignated *Regeneration Areas*. This land use designation is intended to revitalize areas of the city that are largely vacant or underused by providing a new policy framework for redevelopment with a broad mix of uses. A map of the Official Plan land use designations can be found in Attachment 4.

Protected/Major Transit Station Area

In August 2025, the Minister of Municipal Affairs and Housing approved, with modifications, Official Plan Amendments for 120 of Toronto's P/MTSAs, including new policies in Chapter 8. The Leslie Site is within the Sunnybrook Park MTSA and located greater than 500 metres from the centre point of Sunnybrook Park stop associated with SASP 640. The Wynford-Gervais Site is within the Aga Khan Park and Museum MTSA and located within 200 metres of the centre point of Aga Khan Park and Museum station associated with SASP 684. The Sunnybrook Park MTSA and Aga Khan Park and Museum MTSA have been approved by the Minister and are in effect.

The Sunnybrook Park MTSA is planned for a minimum population and employment target of 65 residents and jobs combined per hectare and the Aga Khan Park and Museum MTSA is planned for 200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each MTSA. No individual development proposal is required to achieve the minimum targets.

The policies in Chapter 8 state that lands designated *Apartment Neighbourhoods*, *Mixed Use Areas* and *Regeneration Areas* located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

Chapter 8 states that sites designated *Apartment Neighbourhoods*, *Mixed Use Areas* and *Regeneration Areas* located within 200 metres of an existing or planned transit station and which can accommodate three or more towers will have zoning that permits building heights up to 30 storeys. Additional height is permitted if applicants submit a block context plan which demonstrates elements such as new public streets, new parks, publicly accessible open spaces, mid-block connections, public art, and a mix of building types and heights.

City Planning is undertaking required zoning updates for MTSAs and a final report is anticipated at Planning and Housing Committee in the second quarter of 2026.

Don Mills Crossing Secondary Plan

The [Don Mills Crossing Secondary Plan](#) applies to the lands generally in the vicinity of Don Mills Road and Eglinton Avenue East. Its boundaries are adjacent to and between the Leslie Site and Wynford Gervais Site; to the east of the Leslie Site and to the west of the Wynford-Gervais Site. The Plan sets out a framework for a mixed use community that is transit-supported, celebrates and protects natural heritage, and improves connections to surrounding areas.

The Secondary Plan does not apply to the Study Area but provides an understanding of the vision and planned context of the surrounding area.

Site and Area-Specific Policies

Three [Site and Area-Specific Policies \(SASPs\)](#) apply to the two study areas (see map in Attachment 5). On the Leslie Site, SASP 848 applies to the lands at 1121 Leslie Street and 1123 Leslie Street. On the Wynford-Gervais Site, SASP 828 applies to the lands at 15 Gervais Drive and 39 Wynford Drive, and SASP 898 applies to the lands at 1200 Eglinton Avenue East. Generally, these SASPs require the completion of a local area study prior to permitting residential uses and set out the requirements for a land use plan, phasing strategy and implementation plan, block context plan, community services and facilities strategy, transportation plan, municipal servicing assessment, parks and open space plan and the provision of affordable housing to result from such study and support a new policy framework.

The SASPs also refer to building on the policies of the Don Mills Crossing Secondary Plan and the findings of its background reports.

Zoning By-law

Both the Leslie Site and Wynford-Gervais Sites are currently subject to the former City of North York Zoning By-law 7625 and are not subject to the City-wide Zoning By-law 569-2013.

The lands on the Leslie Site are zoned MC(23)(H). This is an Industrial-Commercial zone that permits a range of commercial, manufacturing and office uses as well as retail and service establishments with a maximum floor space index of 1.0. An exception specific to these lands further limits the retail stores and personal service shops to a maximum 20% of the gross floor area of the largest floor of all buildings on the lot. In addition, office uses are limited to the lesser of 0.5 FSI or 5,000 square metres where subject to a Holding (H) Zone.

The lands on the Wynford-Gervais Site are zoned MO. This is an Industrial-Business Park Zone that permits a range of commercial, manufacturing and office uses as well as retail and service establishments with a maximum floor space index of 1.5. The current zoning is illustrated on the map in Attachment 6.

Design Guidelines and Studies

City-wide urban design guidelines, including the Tall Building Design Guidelines and the Growing Up Guidelines, as well as the recent Wynford-Concorde Focused Area Study, were used to inform the built form and public realm analysis of the Don Mills Regeneration Area Study. City-wide urban design guidelines will continue to apply. Staff also consulted the Don Mills Crossing Secondary Plan to inform the emerging planning context of the adjacent area.

Wynford-Concorde Focused Area Study

The [Wynford-Concorde Focused Area Study](#) began in 2023, with the objective of developing a planning framework that provides direction on an enhanced public realm and streetscaping for the area, generally bounded by Don Mills Road to the west, Eglinton Avenue East to the south, Charles Sauriol Conservation Area to the east, and the rail corridor to the north. The study resulted in a new SASP for the subject lands, which include the Wynford-Gervais Site, considered by Council May 20-22, 2026. Work on the Wynford-Concorde Focused Area Study and the Don Mills Regeneration Area Study has involved coordination and collaboration across the staff teams, ensuring the recommended policy framework through the revised SASP 828 supports and complements the Wynford-Concorde Focused Area Study SASP, without creating conflicts.

STUDY PROCESS

The Don Mills Regeneration Area Study (the ‘Study’) followed four phases of work:

Table 1: Don Mills Regeneration Area Study Phases

PHASE 1 Summer 2025	PHASE 2 Early Fall 2025	PHASE 3 Fall/Winter 2025	PHASE 4 Winter/Spring 2026
Onboarding consultants, background review, meeting with landowners	Public meeting #1, developing options, background study work and technical review	Emerging preferred options, policy directions, public meeting #2	Drafting OPA policies, public meeting #3, refining policies, bringing recommendations to NYCC and Council

The Study included the following background studies:

- Consultant Summary Report (Attachment 7), which includes a summary of the study process;
- Consultant Transportation Conditions Assessment (available upon request);
- Consultant Economic Development Study (Attachment 8);
- Consultant Compatibility and Mitigation Memo (Attachment 9);

- Community Services & Facilities (CS&F) Background Report and CS&F Strategy (Attachment 10); and
- Consultant Municipal Servicing Assessment (Executive Summary in Attachment 11).

ENGAGEMENT

Staff hosted public engagement events over each of the four study phases for the community to learn about the study and provide input. Public engagement opportunities were a mix of in-person and virtual formats. Staff also met with the study area landowners during each phase of the Study. Overall, approximately 165 participants joined the various public events, with additional emailed comments.

Staff engaged with Six Nations of the Grand River Elected Council and the Mississaugas of the Credit First Nation, both of whom expressed interest in remaining informed and receiving updates throughout the study.

More information on the public meetings, including the materials presented and the consultation summary reports of input received, is available on the [Regeneration Area Studies Web Page](#) (Don Mills accordion). Additional input received following outside these events is outlined in Attachment 12.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement

The Provincial Planning Statement (PPS) directs growth to major transit station areas, defined as areas around any existing or planned higher order transit station or stop and are generally a 500-800 metres radius of a transit station. It also directs planning authorities to support the achievement of complete communities with an appropriate range of land uses. All amendments to the Official Plan shall be consistent with the PPS.

The Leslie Site and Wynford Gervais Site each sit within a major transit station area, Sunnybrook Park, and Aga Khan Park and Museum respectively. As such, the recommended policies support the redevelopment and intensification of the lands with an appropriate mix of land uses, including a range of housing options and access to jobs and services. In addition, the recommended policies aim to protect important natural areas; and plan for necessary infrastructure, community facilities and

parkland/open space areas to support future growth. It is staff's opinion that the recommended OPAs are consistent with the PPS.

Official Plan

The City's Official Plan includes policies on built form, land use, heritage conservation, public realm, community services and facilities, and more. The policies of the Official Plan will continue to apply and the recommended policies are intended to supplement and provide specific direction for the Leslie and Wynford-Gervais Sites.

Vision

The Don Mills Regeneration Areas, consisting of the Leslie and Wynford-Gervais Sites, are intended to be redeveloped to establish transit-supportive, mixed-use, complete communities through a connected network of new local streets and mid-block connections, a consolidated, centrally located park, a balanced mix of residential and non-residential uses, diverse housing opportunities and a high quality public realm. This is reflective of Official Plan policy, where MTSAs are one of the areas where growth is to be directed (Chapter 8, policy 1) and that transportation and land use planning will be coordinated and integrated to attract more residents and jobs to targeted growth areas in Toronto that are supported by good and affordable transit services (Section 2.2).

While the recommended policy frameworks for each of the Leslie and Wynford-Gervais Sites reflect their contextual characteristics and adjacencies, the overall policy objectives are consistent in setting out the necessary framework to support the emergence of high-quality mixed-use communities. This includes securing an appropriate public realm network of new streets, parks and other open spaces and connections while balancing flexibility in being able to respond to a range of development scenarios. Additionally, a tailored approach to ensuring a full mix of uses in response to locational characteristics supports successful implementation and a complete community.

Overview

The policy frameworks for the Leslie and Wynford-Gervais Sites are recommended to be implemented through revision of the existing SASPs already in place on the lands. For the Leslie Site, this will involve replacing the existing SASP 848 policies with the recommended policy framework as outlined in Attachment 1. For the Wynford-Gervais Site, it is recommended that the boundary of SASP 828 be expanded to include 1200 Eglinton Avenue East and similarly that its existing policies be replaced with the recommended policy framework outlined in Attachment 2. It is recommended that SASP 898 be left in place, including the site-specific affordable housing policies which continue to be in force and effect. The following subsections provide additional thematic analysis of the proposed policies, applicable to both sites unless otherwise specified.

Land Use

Most of the subject lands are recommended to be redesignated from *Regeneration Areas* to *Mixed Use Areas*, to support the objective for the sites to emerge as mixed

use, complete communities, with a balance of residential and non-residential uses. To this end, these areas would be subject to Section 4.5 of the Official Plan, which outlines the policies for the *Mixed Use Areas* designation. Additionally, the recommended policy framework for each site will also permit light industrial uses (e.g. clothing manufacturers, commercial coffee roasters, performing arts studios, small scale workshops and maker spaces), where demonstrated to the satisfaction of the City that they are compatible with residential and other sensitive uses. This provides additional opportunities for non-residential uses on these sites, particularly non-residential uses that can support high quality jobs and the City's economic health.

Economic Strategy - Non-Residential Uses

One of the consistent policy requirements put in place when lands were converted from *Employment Areas* through the Municipal Comprehensive Review, such as these, was that a minimum amount of gross floor area be set aside for non-residential uses through redevelopment. This is intended to ensure that opportunities for non-residential space are not lost as a result of conversion, and to ensure that the resultant new communities continue to provide access to high quality jobs, goods and services. These policy requirements have been upheld through Ministerial review and approval. The current in-force SASPs generally require a minimum of 15% of the gross floor area, or 1.0 times the net site area, whichever is greater, to be provided as non-residential space and for a minimum of 51% of that space to be dedicated to Core Employment uses such as office space (see in-force [SASPs](#) for details).

Through this Regeneration Area study, these policy requirements were examined to ensure that they reflect the characteristics of each site. As a result of this analysis, informed by the Consultant Economic Development Study (Attachment 8), the requirements are proposed to be reduced. Applicants advancing development applications may choose to exceed these minimums, for example due to their own vision for the site, or in response to future shifts in market conditions.

The analysis and conclusions of the non-residential policy work are summarized below:

The Leslie Site has several contextual constraints that limit its competitiveness for attracting a significant amount of non-residential uses, particularly its more isolated location. As a result, the recommended policy framework would require a lesser amount of non-residential uses compared to the original SASP, requiring a total of 13,000 square metres or 5% of the total gross floor area, whichever is less. This number was derived by estimating approximately 75% of the ground floor area of all potential buildings, modelled through demonstration plans prepared for this Study, although the location of space provided may vary depending on the final form of future development. This provides a balance of maintaining access to non-residential space for the emerging community, while recognizing the market challenges in this location.

The Wynford-Gervais Site has a stronger locational advantage for non-residential space, including frontage on Eglinton Avenue East and proximity to the Eglinton Crosstown LRT. However, it will compete in a challenging market for new non-residential space with the adjacent Don Mills Crossing Secondary Plan lands. As a result, while this site can support a greater amount of non-residential space over the

long term than the Leslie Site, the recommended policy framework would require less non-residential space than initially contemplated by the in-force SASP policies. The recommended policies require a total of 17,000 square metres or 8% of the total gross floor area, whichever is less. This number was derived by estimating approximately 1.5 times the ground floor area of all buildings, modelled through demonstration plans prepared for this Study, although the location of space provided may vary depending on the final form of future development. This larger amount of non-residential space is reflective of the stronger market potential for these lands in the long term.

The above recommended non-residential requirements are intended to reflect the differing market strengths of the two sites, while balancing City objectives to maintain opportunities for employment-focused uses and support complete communities. In response to NBLC's finding that requiring non-residential space as a proportion of overall density can challenge the viability of development, the recommended policies allow flexibility to provide a base amount, even if this is less. The recommended policies also provide greater flexibility for the type of non-residential uses permitted to complement residential growth. The recommended policies encourage that non-residential space be provided along public streets and/or publicly-accessible spaces and in each phase of development, highlighting locations where it would have the best chance of success and contribute to active frontages, with sufficient flexibility to respond to various phasing choices.

Natural Areas

While the recommended OPAs redesignate majority of the two sites as *Mixed Use Areas*, the northern portion of the Leslie Site within the City's Natural Heritage System would be redesignated *Natural Areas*. This area of the Leslie Site is partially traversed by a valley feature and tributary of Wilket Creek associated with the West Don River. Only a portion of these lands are currently designated *Natural Areas*. Staff recommend that the *Natural Areas* designation be expanded to encompass the full extent of the Natural Heritage System, which includes lands within the long-term stable top of bank and dripline of the valley feature, as well as required buffers. Section 4.3 of the Official Plan addresses lands that are designated *Natural Areas*, and no site-specific modifications are proposed. The lands designated as *Natural Areas* are intended to ultimately be transferred to public ownership through the development application review process. Conveyance and redesignation of lands containing natural features and hazards to *Natural Areas* will better protect natural features and their functions for the long-term, while reducing risk from associated natural hazards.

Public Realm

The Public Realm policies of the Official Plan (Section 3.1.1) promote high quality streetscape and urban design to support a vibrant public realm. The policies speak to the importance of providing safe, attractive and accessible spaces for pedestrians and incorporating a Complete Streets approach for City streets.

The recommended policies for the Leslie and Wynford-Gervais Sites build on the policies of the Official Plan to identify the specific public realm components needed to support a high-quality experience for residents, workers and visitors. They respond to

key adjacencies, including the Don Mills Trail and future connecting street for the Leslie Site; and the Aga Khan Park and Museum, Ismaili Centre and the emerging community in the Don Mills Crossing Secondary Plan area for the Wynford-Gervais Site. The conceptual locations for the major components of the public realm are illustrated on Structure Plan maps included as part of each SASP.

Parks

Parks provide for recreation activities, passive uses, and social gathering for people of all ages and abilities, promoting mental and physical health and a sense of community. As growth occurs in the study area, there is a need for improved and expanded parks to address the needs of a growing and changing community. The recommended policies direct that a single, consolidated park be provided on each Site to support better opportunities for programming and activation, in line with the City of Toronto Parkland Strategy. As there are multiple property owners for each Site, these new parks can be located across mutual property lines and will involve the coordinated consolidation of parkland dedications from multiple developments. This approach is recommended as parkettes generally offer more limited opportunities for programming, while larger consolidated parkland has an increased capacity to provide for a wider range of recreation facilities, allow for a more diverse mix of active and passive programming, and can offer operational and maintenance benefits.

Privately Owned Publicly-Accessible Spaces (POPS)

Potential locations for privately-owned, publicly-accessible spaces (POPS) are identified in the policies and on the Structure Plans. POPS are encouraged to be implemented at strategic locations to achieve objectives such as preservation of mature trees, maintaining the area's landscape character and sightlines to heritage buildings and supporting connections and entrances to adjacent trails. The City's existing design guidelines for new POPS apply to these Sites and will be used to inform the design and creation of new POPS as part of private development applications.

Mid-Block Connections

Mid-block connections are intended to enhance active transportation and permeability across the Sites by supplementing public sidewalks and the multi-use trail network and providing direct connections for residents and visitors to surrounding streets, parks and open spaces, and/or transit. Potential locations for mid-block connections are identified in the policies and on the Structure Plans and there are additional policies associated with the design of these connections to be publicly accessible, safe, well designed and have an appropriate width.

Mobility

Redevelopment of the Leslie and Wynford-Gervais Sites is intended to be transit-supportive and prioritize connectivity for pedestrians and cyclists. The recommended policies and the Structure Plan for each Site identify new streets to support site permeability, frontage and access for new development and access to servicing. The street network and mobility policies were developed with consideration of connections to

existing and planned streets while maintaining flexibility for specific location, alignment, and design provided the intent of the policies is maintained. Trees will also be required along both sides of new streets where feasible.

For the Leslie Site, bikeways are identified as part of mobility policies, specifically to connect the end of the Don Mills Trail to the trail system in Sunnybrook Park and Wilket Creek Park as well as the surrounding street network. This includes Leslie Street to the west and south to the planned local streets that will extend south to Eglinton Avenue East.

Additionally, signalized intersections and multi-modal shared mobility hubs are required to ensure the availability of a variety of movement choices in the area and facilitate safe pedestrian and cycling connections. Two locations are identified as requiring signalized intersections, and additional locations may be required as development proceeds. Two locations for multi-modal shared mobility hubs are also identified to provide a variety of movement choices in one location.

The mobility network is also addressed through the Wynford-Concorde Focused Area Study, which implemented a SASP policy framework that overlaps with the Wynford-Gervais Site. As a result, staff recommend more limited mobility policies for the Wynford-Gervais Site. The Wynford-Concorde Focused Area Study identified the need for a new local street to be identified through future studies and/or the development review process. Responding to this policy direction, the recommended policies identify a conceptual location for a new street connecting Wynford Drive and Gervais Drive.

Community Services and Facilities

The recommended policies recognize the importance of community services and facilities and that their provision needs to support and be concurrent with growth. Based on engaging with service providers, the policies identify priorities for new community services and facilities for the Sites, specifically space for non-profit community-based organizations (eligible under the City's Community Space Tenancy Policy), child care centres and an elementary school, which was identified by the Toronto District Catholic School Board for either of the Sites.

Based on the population estimates prepared for this Study, the redevelopment of these Sites will not generate the need for additional library or secondary school capacity. School boards conduct ongoing evaluation and monitoring to inform program and accommodation planning. Responses to enrollment changes may include adjusting catchment boundaries, modifying grade and program offerings, or expanding school space through additions or new schools. The City circulates development applications to both Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) for review and comment. Development data and other inputs are used to prepare and update the boards' long-term accommodation plans to guide school delivery.

Planning is underway to deliver a new Community Recreation Centre (CRC) and TDSB elementary schools. The new Don Mills CRC will be located on the former Celestica Lands at the northwest corner of Don Mills Road and Eglinton Avenue East. The multi-

component facility will include an indoor twin pad arena/multi-use sports field (replacing the Don Mills Civitan Arena), an indoor swimming pool, a double gymnasium, and multi-purpose community and activity spaces, and will sit beside a new 10,200 square metre park. Construction is expected to begin in 2026, with completion anticipated in Fall 2029. Two TDSB elementary schools are being planned, one at 770 Don Mills Road anchoring the southwest corner of Don Mills Road and Eglinton Avenue East, as part of the Toronto Builds development, and the second as part of the future mixed-use development at 1-3 Concorde Gate and 10-12 Concorde Place.

As with development sites across Toronto, the [Community Benefits Charge](#) would apply to development on the Leslie and Wynford-Gervais Sites and would be one of the implementation tools to deliver community services and facilities priorities. Refer to the Community Services & Facilities Strategy (Attachment 10) for more information on the needs, priorities, and opportunities of each of the five community service sectors.

Heritage

There is one heritage building on each of the Leslie and Wynford-Gervais Sites. 1123 Leslie Street contains a two-storey office building, the former headquarters for the William Wrigley Jr. Company, which was designated as being of cultural or heritage value or interest under Part IV of the Ontario Heritage Act in 2023.

Through the 2019 Don Mills Crossing Cultural Heritage Resource Assessment, both 39 Wynford Drive and 15 Gervais Drive were identified as heritage potential resources. Since then, 39 Wynford Drive, which contains a four-storey office building, has been confirmed through research and analysis as having cultural heritage value and City Council listed this property on the City's Heritage Register on December 16-17, 2025. Subsequent research has led the City to determine that 15 Gervais Drive does not have sufficient cultural heritage value to merit listing on the Register.

In addition to the role that proposed setbacks and POPS are intended to play in supporting and enhancing the heritage character and setting of these buildings, the proposed policies further articulate that development on these properties will require a site-specific approach with additional consideration and design solutions to address the unique characteristics of on-site heritage buildings. This site-specific approach will be determined through the development review process.

Environment and Climate Change

The recommended policy framework includes policies specific to implementing sustainable practices for new development. These policies direct development to incorporate strategies to support the City's goal of net-zero emissions and encourage several actions to support this direction, including minimizing waste and embodied carbon, and retaining and expanding the urban forest.

Built Form

The Official Plan provides policy direction and development criteria to locate and mass new buildings to fit within the existing and planned context and supports a high-quality public realm. This includes framing and supporting adjacent streets, parks and open spaces to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from development. The Official Plan also articulates how a transition in scale can be achieved using a variety of measures – individually or in different combinations – including angular planes, stepping height limits, location and orientation of buildings, the use of setbacks and step-backs of building mass, and separation distances.

The recommended built form policies add site-specific criteria that complement the built form policies in the Official Plan. These policies include:

- Providing for a diversity of built form massing and height, including tall and/or mid-rise buildings, designed to achieve an appropriate pedestrian scale;
- Transitioning in scale to mitigate impacts on adjacent *Natural Areas*, heritage buildings and lower scaled buildings and open spaces;
- Having consistent base building heights that respond to the adjacent public realm scale and use; and
- Designing new mixed use podium levels to be able to accommodate a range of permitted non-residential uses.

The recommended policies also identify setback requirements to respond to a range of objectives:

- Supporting the sightlines to, and landscape character of, the heritage buildings on site;
- Providing a transition between the public and private realm where residential units are proposed at grade;
- Supporting adequate space for streetscaping and street trees;
- Providing space to maintain buildings without occupying adjacent parks; and
- Continuing the setback along Eglinton Avenue East that is set out in the Don Mills Crossing Secondary Plan to provide space for elements including high quality pedestrian walkways, weather protection, trees, patios and seating to support non-residential uses on the ground floor.

Density

The in-force SASP policies direct that the Don Mills Regeneration Area Study identify the heights and densities appropriate for the lands. For the Leslie Site, the recommended policies identify a maximum gross density of 3.0 Floor Space Index. This density is reflective of the development context to the south of the Site and relative proximity to higher order transit on Eglinton Avenue East, with the Site being largely more than 500 metres from the Sunnybrook Station. Based on the work completed for the Don Mills Regeneration Area Study, including the demonstration plan and technical studies, this level of intensification is appropriate and supportable for this Site, provided

further detailed review through the development application process to secure necessary infrastructure improvements.

The recommended density also includes flexibility to respond to proposals for additional density, without requiring an Official Plan Amendment. Should density in excess of 3.0 Floor Space Index (gross) be proposed, the recommended policies set out criteria that must be met to ensure that the proposal is appropriate and supportable. This includes ensuring adequate municipal water, wastewater and stormwater servicing infrastructure, transportation infrastructure and community services and facilities, and ensuring that the proposed development does not impede the logical and coordinated development of the SASP area and appropriately reflects the local context.

The Wynford-Gervais Site is generally within 200 metres of the centre point of Aga Khan Park and Museum station. As a result, the density permissions outlined in Chapter 8 of the Official Plan would apply and no further density policies are included in the recommended policy framework.

For both Sites, specific height limits were not identified; instead, the recommended policies provide guidance around where the greatest intensity should be located and rely on density and other existing City policies and guidelines to shape final building heights.

Housing

The Housing policies in Section 3.2.1 of the Official Plan support a full range of housing forms, tenure and affordability across Toronto. This includes the provision of housing that can support larger households, including families, where residential uses are being introduced. The recommended policies require developments that contain more than 80 residential units provide a minimum of 40 percent of new units as two or more bedroom units, including: a minimum of 15 percent of the total number of units as two-bedroom units; and a minimum of 10 percent of the total number of units as three or more bedroom units.

Introducing permissions for residential uses creates opportunities to build inclusive communities with a range of housing options. The recommended policies encourage the provision of affordable housing with long-term affordability, where it is not otherwise required. This is consistent with the in-force SASP policies which, depending on the site, either require or encourage a minimum amount of affordable housing. No amendments are proposed to the in-force SASP 898 policy which requires that a minimum of 5 per cent of the total new residential gross floor area be secured as affordable housing for a period of 99 years in new condominium development at 1200 Eglinton Avenue East.

Implementation and Phasing

The recommended implementation and phasing policies address several elements to provide the necessary direction on site-specific implementation. This includes:

- Requirement for an agreement to secure any affordable housing being provided;

- Requirements for easements for privately-owned elements of the public realm, such as POPS and mid-block connections;
- Requirement for a Heritage Easement Agreement; and
- Sequencing of development to ensure that municipal servicing and transportation infrastructure capacity is available and/or provision of infrastructure improvements to support development if the existing system does not have capacity to support the proposed growth.

Given that there are multiple property owners for both Sites, the recommended policies articulate how the transportation network will be expanded in various sequencing scenarios, such as if the improvements are on a given site, or on another site that is not yet proceeding. This enables clarity during the development review process on what conditions need to be in place for development to proceed.

Municipal Infrastructure

Toronto Water retained a consultant team to complete a Municipal Servicing Assessment to evaluate the sanitary sewer and water distribution systems within the Don Mills Regeneration Areas, accounting for existing conditions and future population growth. The assessment also evaluated the storm sewer and drainage (road right-of-way) systems under 2-year and 100-year design storm events. The assessment identified that upgrades will be required to accommodate estimated growth.

As individual development applications are submitted, this servicing assessment will be made available to applicants. Any infrastructure upgrades required to provide adequate capacity to meet the water and wastewater servicing demands due to development application will have to be assessed by the applicant and reviewed by the City through the development application review process, and implemented prior to the development proceeding to a building permit. The Municipal Servicing Assessment Executive Assessment is found in Attachment 11 with a brief overview of the findings provided further below.

Future Work

Zoning By-law Amendments to reflect the recommended SASPs may be implemented through the development application review process or City-initiated amendment.

Further studies to assess specific development proposals will generally be through the development application review process.

Conclusion

The recommended SASP policy frameworks are the outcome of a comprehensive, multi-disciplinary study, careful policy consideration, and robust community consultation. The policies provide a flexible policy framework for orderly and managed growth to support the achievement of complete communities with a broad mix of uses, including a range of housing options and access to jobs, a high-quality public realm, and the provision of necessary municipal servicing and transportation infrastructure.

The SASPs will support the achievement of transit supportive, mixed-use and complete communities that leverage the recently opened Eglinton Crosstown LRT while establishing an urban fabric and public realm that supports active transportation and transit use and supports a high quality of life. The recommended policies are consistent with the Provincial Planning Statement (2024), conform to the City's Official Plan and represent good planning.

CONTACT

Jessica Krushnisky, Senior Planner, Strategic Initiatives, City Planning, Tel: 416-392-7215, Email: Jessica.Krushnisky@toronto.ca

SIGNATURE

Corwin Cambray, MCIP, RPP
Director, Strategic Initiatives, Policy and Analysis
City Planning

David Sit, MCIP, RPP
Director, Community Planning
North York District
Development Review

ATTACHMENTS

Attachment 1: Official Plan Amendment 912: SASP 848
Attachment 2: Official Plan Amendment 911: SASP 828
Attachment 3: Study Area Map
Attachment 4: Existing Official Plan Land Use Designations
Attachment 5: Don Mills Site and Area-Specific Policies Map
Attachment 6: Zoning Map
Attachment 7: Summary Report
Attachment 8: Economic Development Study
Attachment 9: Compatibility and Mitigation Memo
Attachment 10: Community Services & Facilities Strategy
Attachment 11: Servicing Study Executive Summary
Attachment 12: Additional Engagement Input

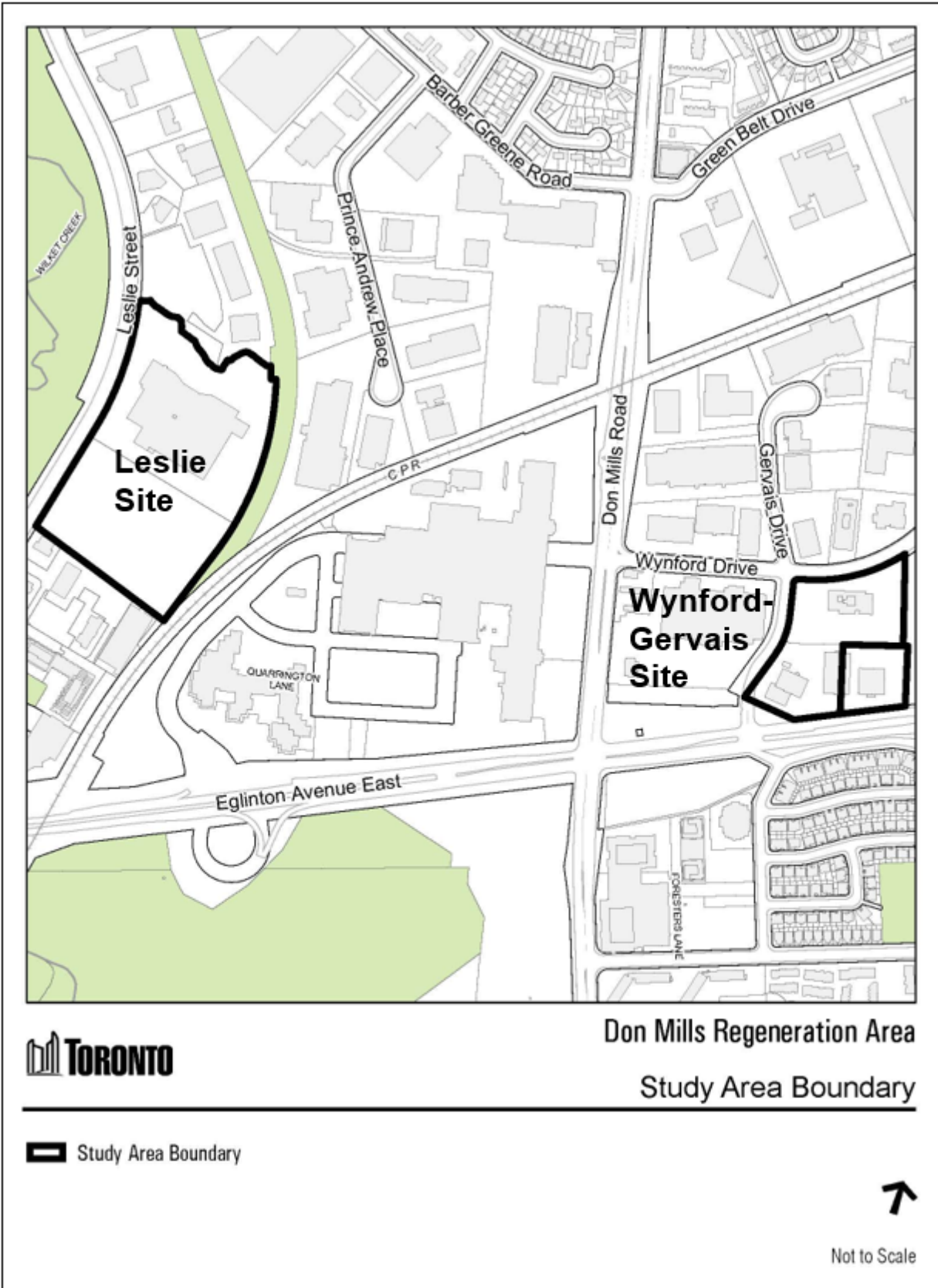
Attachment 1: Official Plan Amendment 912: SASP 848

Provided under separate cover

Attachment 2: Official Plan Amendment 911: SASP 828

Provided under separate cover

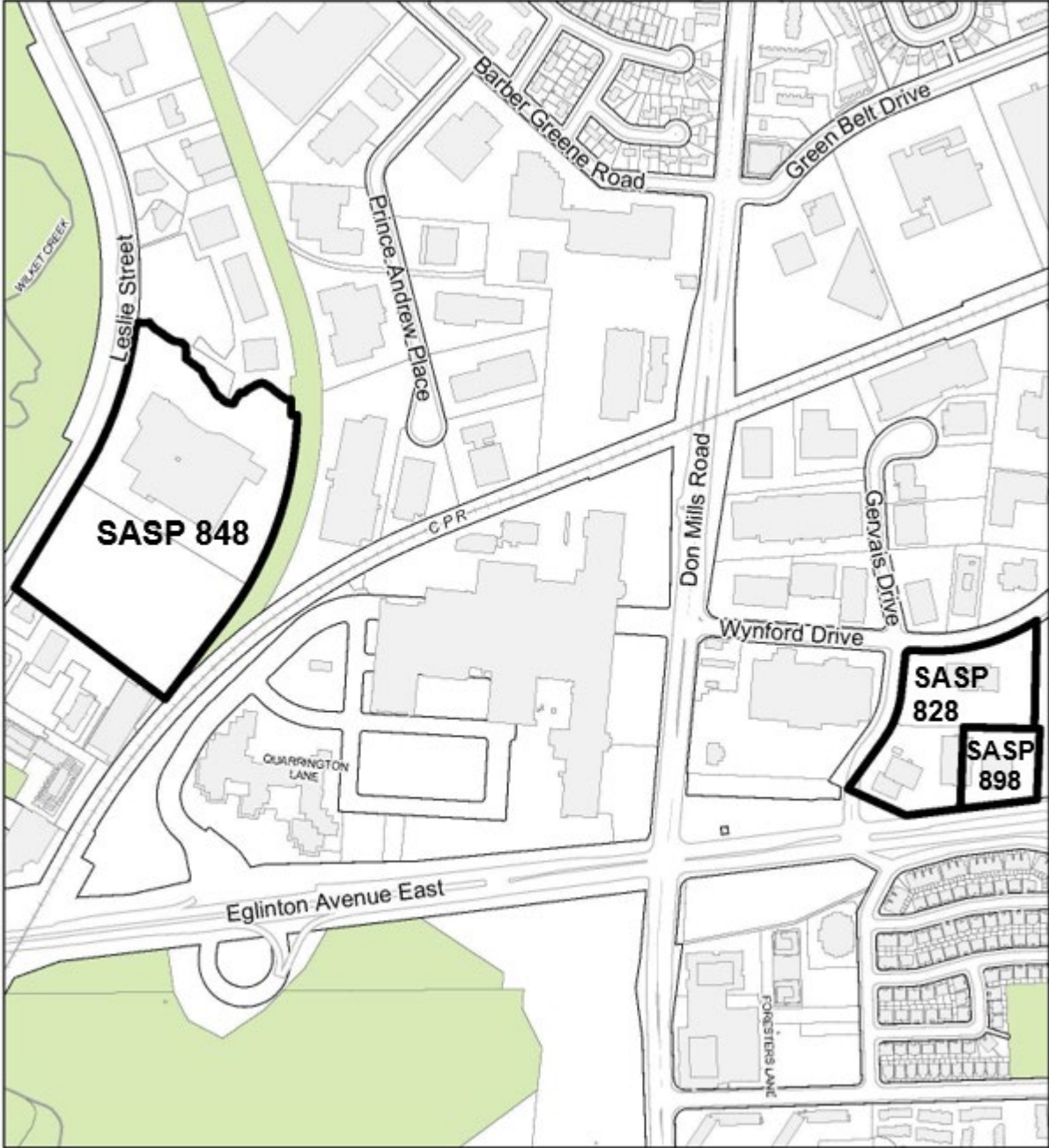
Attachment 3: Study Area Map



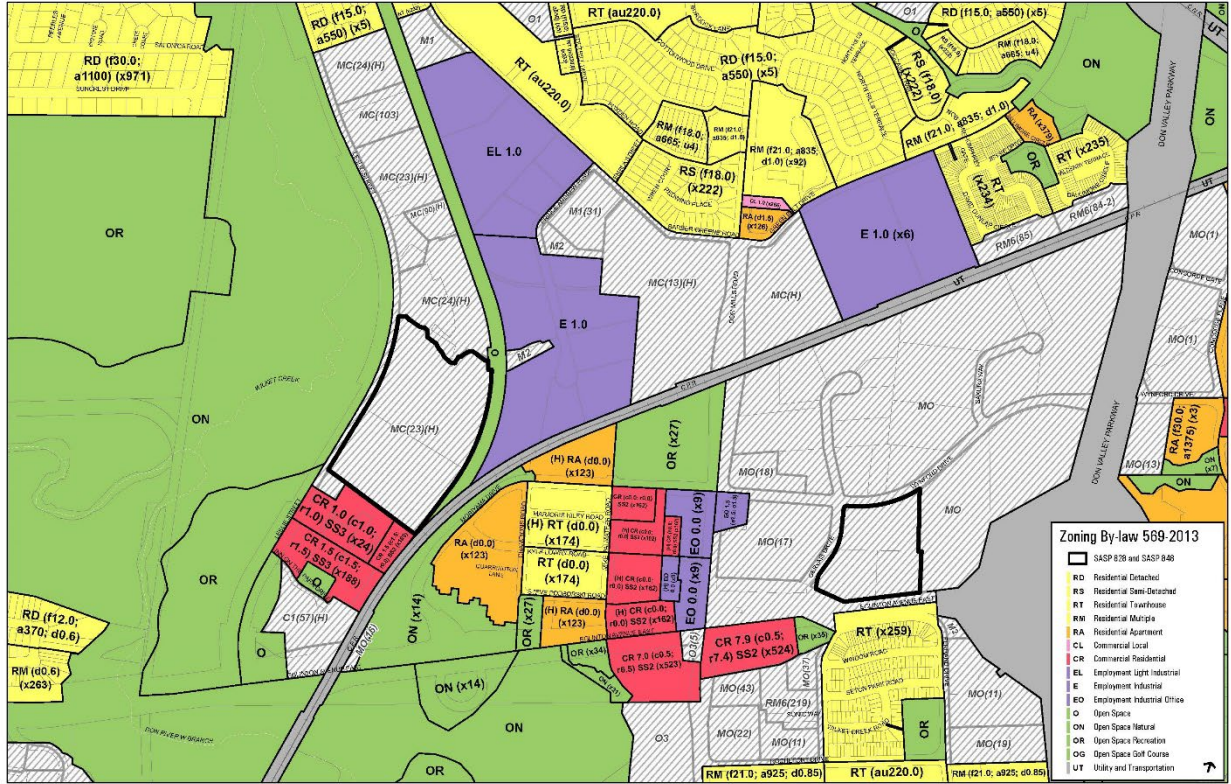
Attachment 4: Existing Official Plan Land Use Designations



Attachment 5: Don Mills Site and Area-Specific Policies Map



Attachment 6: Zoning Map



Attachment 7: Summary Report

Provided under separate cover

Attachment 8: Economic Development Study

Provided under separate cover

Attachment 9: Compatibility and Mitigation Memo

Provided under separate cover

Attachment 10: Community Services and Facilities Strategy

Provided under separate cover

Attachment 11: Servicing Study Executive Summary

Provided under separate cover

Attachment 12: Additional Engagement Input

Most public input is available through the consultation summary reports on the [Regeneration Area Studies Web Page](#) (Don Mills accordion). However, the following input was received outside of the events those reports covered.

Staff received additional emailed comments on the draft policies, which were made available on the study webpage ahead of the meeting. Input included:

- Concern about area traffic and worsening congestion;
- Concern about nearby applications;
- Need for commercial and retail space and schools to serve the community;
- Desire to connect Don Mills Trail to Leslie Street;
- Need for pedestrian paths to connect to transit;
- Rail safety concerns;
- Support for protection of the Natural Areas and need for a buffer from these lands;
- Concern that there will be two overlapping SASPs for the Wynford-Gervais Site; and
- Concern regarding potential building heights, and support for built form transitions.

Staff met with the study area landowners at each phase of the study, in addition to engagement events in the community. Input received from the landowners regarding study directions and draft policies included:

- Support for the lands to be redesignated to *Mixed Use Areas*;
- Support for flexibility in the approach to streets, with concerns expressed about the conceptual street alignment, particularly for the Wynford Gervais Site;
- Desire for policies to encourage non-residential gross floor area rather than require it;
- Concern that policies requiring multi-bedroom units should provide more flexibility or be revised to only 'encourage' these types of units;
- View that there should not be a maximum density for the Leslie Site;
- Concern that there should not be a requirement to consolidate parkland;
- Concern around the implementation of community services and facilities priorities; and
- Generally, commentary that the policies are too prescriptive.

Through Staff's engagement with Six Nations of the Grand River Elected Council, they provided the following input:

- Emphasis of the importance of protecting the Natural Heritage System (NHS) lands through rezoning and ownership transfer;
- Support for the areas zoning includes the entire natural heritage systems and 10m buffer;
- Support for ensuring that invasive species management is part of future development;
- Concern around the cumulative impact of significant intensification on the natural areas; and

- Request for involvement in future development applications, particularly related to environmental studies.