

Don Mills Regeneration Area Study Leslie Site - Final Report

Date: June 17, 2026

To: North York Community Council

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

Ward: Ward 16 – Don Valley East

Planning Application Number: 25 225482 CPS 00 TM

SUMMARY

This report recommends the approval of an Official Plan Amendment (OPA) to establish a renewed vision for, and guide the evolution of, the Leslie Site (1121 and 1123 Leslie Street) from employment uses to a new mixed-use community, as a result of the Don Mills Regeneration Area Study.

The recommended policy framework will support the development of a transit-oriented community that leverages the recently opened Eglinton Crosstown Light Rail Transit (LRT) while responding to its context. 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. The recommended policies also direct the establishment of a consolidated park; ensure that development supports and enhances the existing heritage building and its landscape setting; require an appropriate mix of residential and non-residential uses that responds to the 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.

The Don Mills Regeneration Area Study comprised two sites. The Leslie Site, which is the subject of this report, and the Wynford-Gervais Site. In May 2026, North York Community Council considered Official Plan Amendments related to both sites. Community Council recommended adoption of OPA 911 to address the Wynford-Gervais Site, while referring OPA 912 back to staff with direction to do further consultation with the property owners on the Leslie Site and report back to its July 7, 2026 meeting.

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

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.

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.

DECISION HISTORY

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 848 pertaining to a portion 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.

On May 26, 2026, North York Community Council considered the Don Mills Regeneration Area Study – Final Report. Community Council recommended adoption of the report’s recommendations with amendments, advancing OPA 911 regarding the Wynford-Gervais Site, while directing staff to do further consultation with the property owners for the Leslie Site and requesting OPA 912 to be brought back to the July 7, 2026 North York Community Council for consideration.

[Agenda Item History – 2026.NY33.3](#)

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, the focus of this report and recommended Official Plan Amendment, includes 1121 and 1123 Leslie Street and is currently subject to SASP 848. The Wynford-Gervais Site, considered by North York Community Council on May 26, 2026, 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 2.

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 was 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 3.

Protected/Major Transit Station Area

The site is within a delineated Major Transit Station Area. It is greater than 500m from the centre point of the delineated Sunnybrook Park stop associated with SASP 640 in Chapter 8 of the Official Plan.

The area is planned for a minimum population and employment target of 65 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 P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

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 to the east of the Leslie Site, separated by the CPKC rail corridor. 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

As illustrated in Attachment 4, [Site and Area-Specific Policy \(SASP\) 848](#) applies to the lands at 1121 Leslie Street and 1123 Leslie Street. Generally, the SASP requires the completion of a local area study prior to permitting residential uses and sets 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 SASP also refers to building on the policies of the Don Mills Crossing Secondary Plan and the findings of its background reports.

Zoning By-law

The Leslie Site is currently subject to the former City of North York Zoning By-law 7625 and is not subject to the City-wide Zoning By-law 569-2013.

The lands 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.

Design Guidelines and Studies

City-wide urban design guidelines, including the Tall Building Design Guidelines and the Growing Up Guidelines, 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.

STUDY PROCESS

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

Table 1: Don Mills Generation Area Study Phases

PHASE 1 Summer 2025	PHASE 2 Early Fall 2025	PHASE 3 Fall-Winter 2025	PHASE 4 Winter-Summer 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 6), which includes a summary of the study process;
- Consultant Transportation Conditions Assessment (available upon request);
- Consultant Economic Development Study (Attachment 7);
- Consultant Compatibility and Mitigation Memo (Attachment 8);
- Community Services & Facilities (CS&F) Background Report and CS&F Strategy (Attachment 9); and
- Consultant Municipal Servicing Assessment (Executive Summary in Attachment 10).

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 delivered through a mix of in-person and virtual formats. Staff also met with the study area property owners 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, including a meeting with the former, 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 11.

The previous version of OPA 912 was also the subject of written and oral submissions to the statutory public meeting held by the North York Community Council on May 26, 2026. Further to direction from Community Council, staff met with property owners on June 3, 2026, to discuss the recommended OPA 912 for the Leslie Site.

Staff have integrated the feedback received through the property owners meeting and comments received through the May 26th statutory public meeting into the overall consultation record and considered the feedback in completing the refined recommended OPA 912 attached to this report.

Statutory Public Meeting Comments

In making their decision with regard to this proposed OPA, 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 within a 500-800 metre 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 sits within the Sunnybrook Park Major Transit Station Area. 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 OPA is 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 Site.

Vision

The Don Mills Regeneration Area, consisting of the Leslie and Wynford-Gervais Sites, is 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 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 MTSA's 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).

The recommended policy framework for the Leslie Site establishes important policy objectives and sets out the necessary framework to support the emergence of a high-quality mixed-use community. 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 framework for the Leslie Site is recommended to be implemented through revision of the existing SASP already in place on the lands. This will involve replacing the existing SASP 848 policies with the recommended policy framework as outlined in Attachment 1. The following subsections provide additional thematic analysis of the proposed policies.

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 a mixed

use, complete community, with a balance of residential and non-residential uses. To this end, this area 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 the site will also permit light industrial uses (e.g. clothing manufacturers, commercial coffee roasters, performing arts studios, green labs, 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 the site, particularly those 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 this site, 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. This policy requirement has been upheld through Ministerial review and approval. The current in-force SASP requires 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 [SASP](#), page 35, for details).

Through this Regeneration Area study, these policy requirements were examined to consider the particular characteristics of the Leslie Site. As a result of this analysis, informed by the Consultant Economic Development Study (Attachment 7), 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 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 current in-force 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 updated policy maintains access to non-residential space and opportunities for employment-focused uses to support the emerging complete community, while recognizing the market challenges in this location.

The Economic Development Study found that requiring non-residential space as a proportion of overall density can challenge the viability of development, particularly for higher density development since the amount of required non-residential space would increase proportionally. As a result, the recommended policies allow flexibility to provide

a base amount, in this case 13,000 square metres, even if this is less than the identified proportion of 5%. In addition to reducing the total amount of GFA required for non-residential uses, the recommended policies also provide greater flexibility for the types of uses permitted to count towards these requirements, removing the minimum 51% to be dedicated to Core Employment uses. 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 OPA redesignates majority of the site 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 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. The conceptual locations for the major components of the public realm are illustrated on Structure Plan maps included as part of the SASP. Staff have further adjusted the recommended policy language since May 2026 to clarify that public realm elements will be refined as necessary through the development review process. Refinements will not require an Official Plan Amendment.

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 the 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 the Site, the new park 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.

Staff updated the recommended policy language since May 2026 to clarify that parkland will be secured through coordinated parkland dedications to establish a single, consolidated park to serve new development. This revised policy provides flexibility in the location of new parkland, while maintaining the requirement for consolidated and coordinated delivery to maximize programming opportunities for the emerging community. The specific location of new parkland will be determined through the development review process.

Privately Owned Publicly-Accessible Spaces (POPS)

Potential locations for privately-owned, publicly-accessible spaces (POPS) are identified through policy and on the Structure Plan. POPS are encouraged to be implemented at strategic locations to achieve objectives such as preservation of mature trees, reintegrating the heritage building's landscape character, and supporting connection to the Don Mills Trail. The City's existing design guidelines for new POPS apply to the Site 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 Site 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 through policy and on the Structure Plan 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 Site is intended to be transit-supportive and prioritize connectivity for pedestrians and cyclists. The recommended policies and Structure Plan 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.

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.

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 to support growth, specifically space for non-profit community-based organizations (eligible under the City's Community Space Tenancy Policy), child care centres and a potential elementary school, which was identified by the Toronto District Catholic School Board for the Site.

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 Site and would be one of the implementation tools to deliver

community services and facilities priorities. Refer to the Community Services & Facilities Strategy (Attachment 9) for more information on the needs, priorities, and opportunities of each of the five community service sectors.

Staff have refined the recommended policy language since May 2026 with two revisions to more clearly articulate the intent of community services and facilities priorities. Replacing the reference to ‘development’ with ‘growth’ emphasizes the importance of planning for community infrastructure needed to support future growth in the area. The clarification of a ‘potential’ TCDSB elementary school broadens opportunities for delivery while planning for the identified long-term needs of the growing community. The identification of specific infrastructure as priorities will help inform future City decision-making when the opportunities arise during the development application review process.

Heritage

There is one heritage building on the Leslie Site. 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.

The study process provided an initial review of how the heritage resources and landscape could be conserved while supporting new development on the Site. The recommended policies speak to the role that setbacks and POPS are intended to play in supporting and enhancing the heritage character and setting of the building. Additionally, the proposed policies supplement Official Plan policies by further articulating that development on the property will require a site-specific approach, with additional consideration and design solutions to address the particular heritage characteristics of the site. 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 the adjacent *Natural Areas* and heritage building;
- 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 building 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; and
- Providing space to maintain buildings without occupying adjacent parks, continuing the approach set out in the Don Mills Crossing Secondary Plan and in consideration of this being a large, unconstrained site.

The recommended built form policies are intended to provide important direction and guidance to support a high quality public realm and liveable development, mitigate impacts on adjacent lands and support good planning principles, as outcomes of the Don Mills Regeneration Area Study. However, they are also generally worded to integrate flexibility to respond to a range of development scenarios. This allows the details around how individual developments respond to the overall direction to be determined and secured through the development application review process, and to respond to site-specific needs and characteristics, recognizing that there may be multiple ways to achieve the overall intent.

Density

The in-force SASP policies direct that the Don Mills Regeneration Area Study identify the heights and densities appropriate for the lands. The recommended policies identify a permitted 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 policy 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.

Staff have refined the recommended policy language since May 2026. The recommended density of 3.0 gross Floor Space Index is now expressed as 'permitted', with the reference to 'maximum' removed. This change is recommended to more clearly articulate the intent of the policy, which is to provide an opportunity for the evaluation of proposals that exceed the identified permitted density, rather than to prohibit all such proposals. The policy has also been revised to clarify that proposals at densities higher than 3.0 gross FSI do not require an Official Plan Amendment exclusively to address the higher FSI, provided they 'otherwise' conform with and meet the intent of the SASP. This change is recommended to avoid interpretation that density above the permitted FSI is not in keeping with the policy intent.

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 PPS, along with Housing policies in Section 3.2.1 of the Official Plan support a full range of housing forms, tenure and affordability across Toronto. This need is a priority in areas where residential uses are being introduced to ensure there is a supply of housing that can accommodate larger households, including families.

The recommended SASP 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. The remaining 15 percent maintains flexibility for the proponent to provide any combination of units with two or more bedrooms. This policy language is consistent with the unit mix requirements of other area plans and supports the delivery of a supply of housing units appropriate for, and attractive to, end-users.

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. This is consistent with the in-force SASP policy which encourages a minimum amount of affordable housing.

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.

While the Official Plan sets out general implementation tools, the SASP policies facilitate strategies to realize the specific vision for development of these lands. Given that there are multiple property owners on the Site, and integration will be needed with the planned transportation network on adjacent lands, 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 in this context.

The policies contemplate the voluntary use of a developers' group agreement that may be helpful for coordination and provide additional specificity on the potential use of the "H" holding provision, building on Official Plan policy 5.1.2.

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 Summary is found in Attachment 10 with a brief overview of the findings provided further below.

Future Work

The Zoning By-law Amendment to reflect the recommended SASP 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 framework is 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 a complete community 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 SASP will support the achievement of a transit supportive, mixed-use and complete community that leverages 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.

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ATTACHMENTS

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

Attachment 1: Official Plan Amendment 912: SASP 848

(provided separately)

Attachment 6: Summary Report

(provided separately)

Attachment 7: Economic Development Study

(provided separately)

Attachment 8: Compatibility and Mitigation Memo

(provided separately)

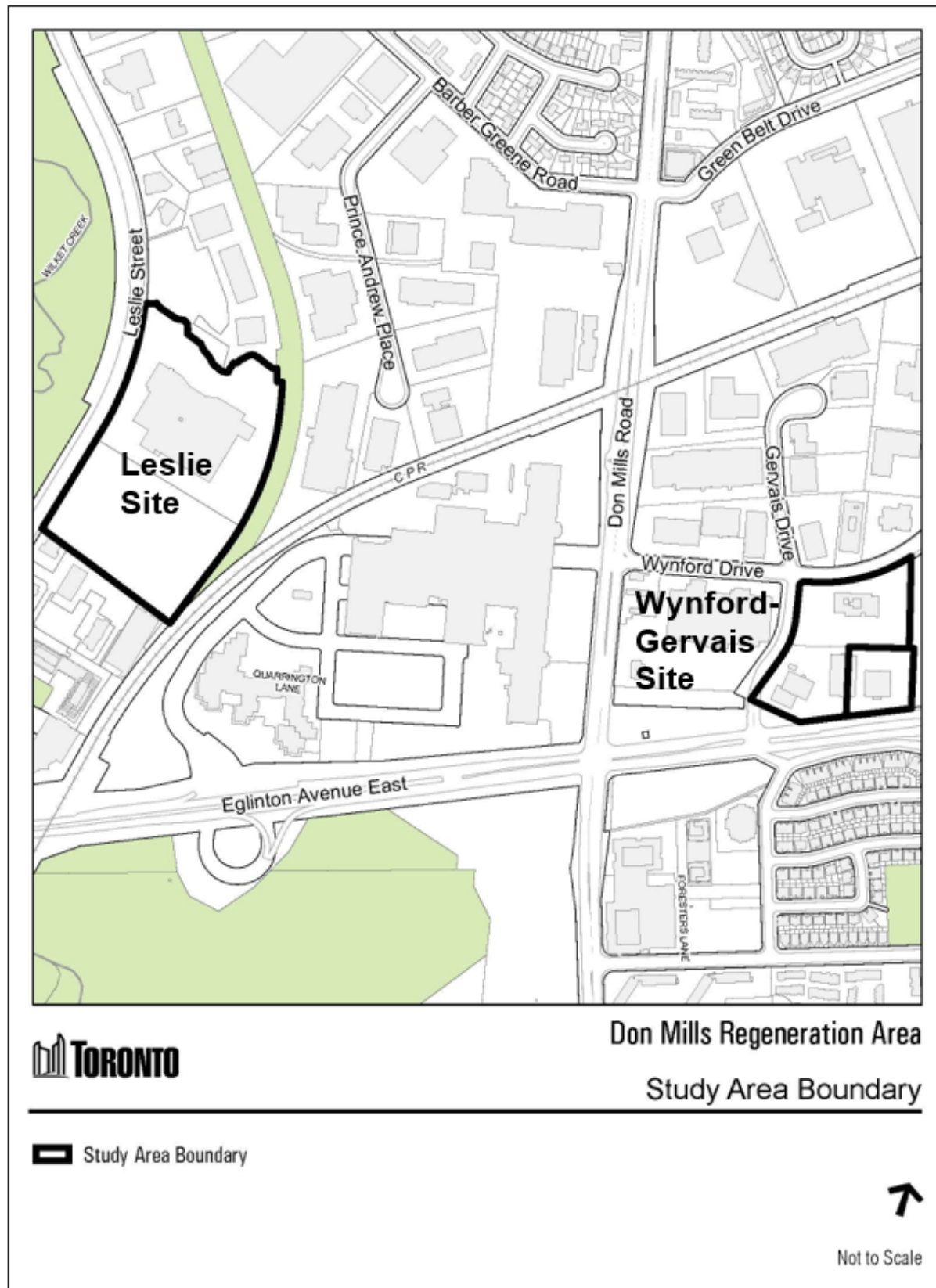
Attachment 9: Community Services and Facilities Strategy

(provided separately)

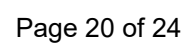
Attachment 10: Servicing Study Executive Summary

(provided separately)

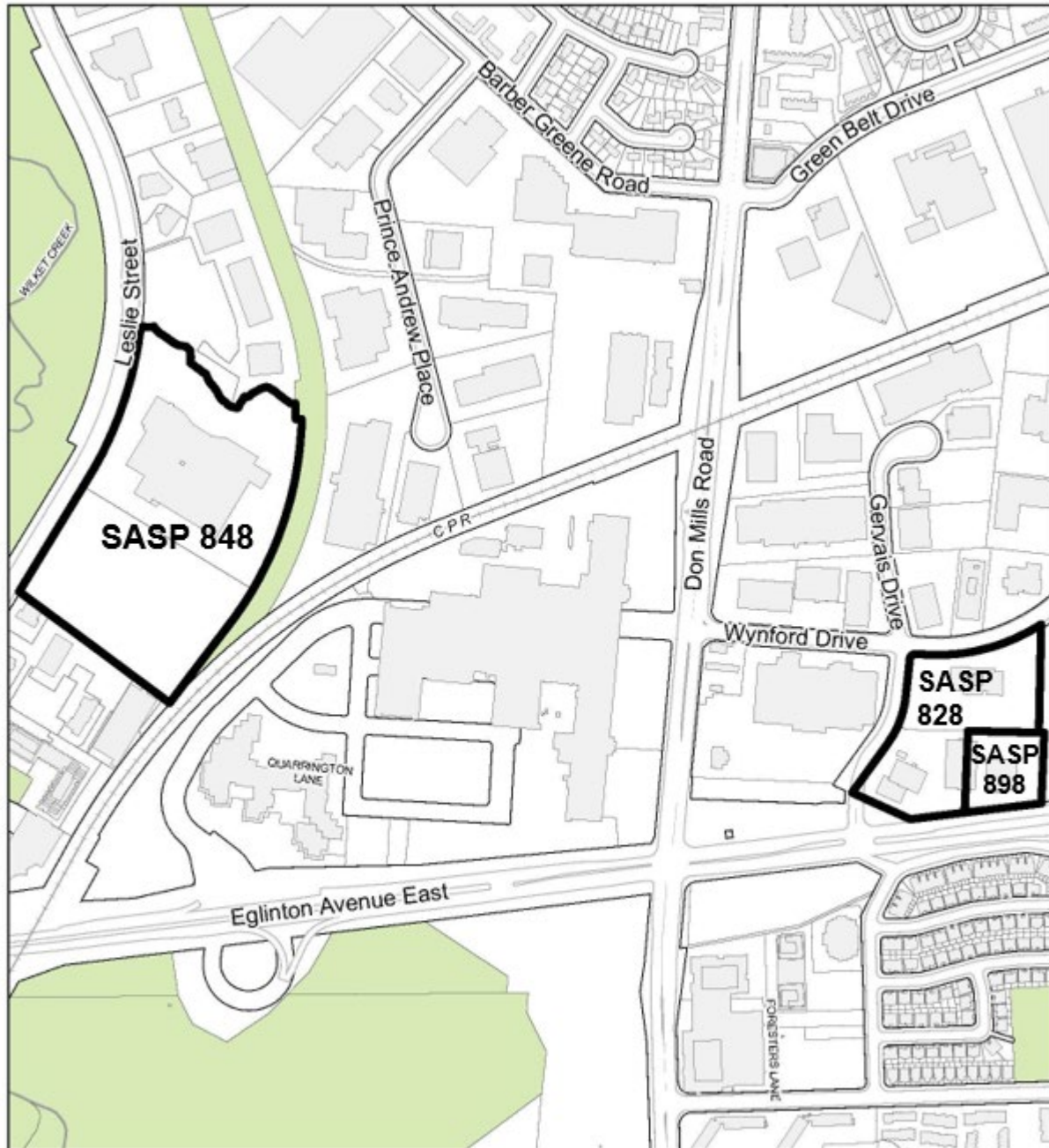
Attachment 2: Don Mills Regeneration Study Area Map (Both Sites)



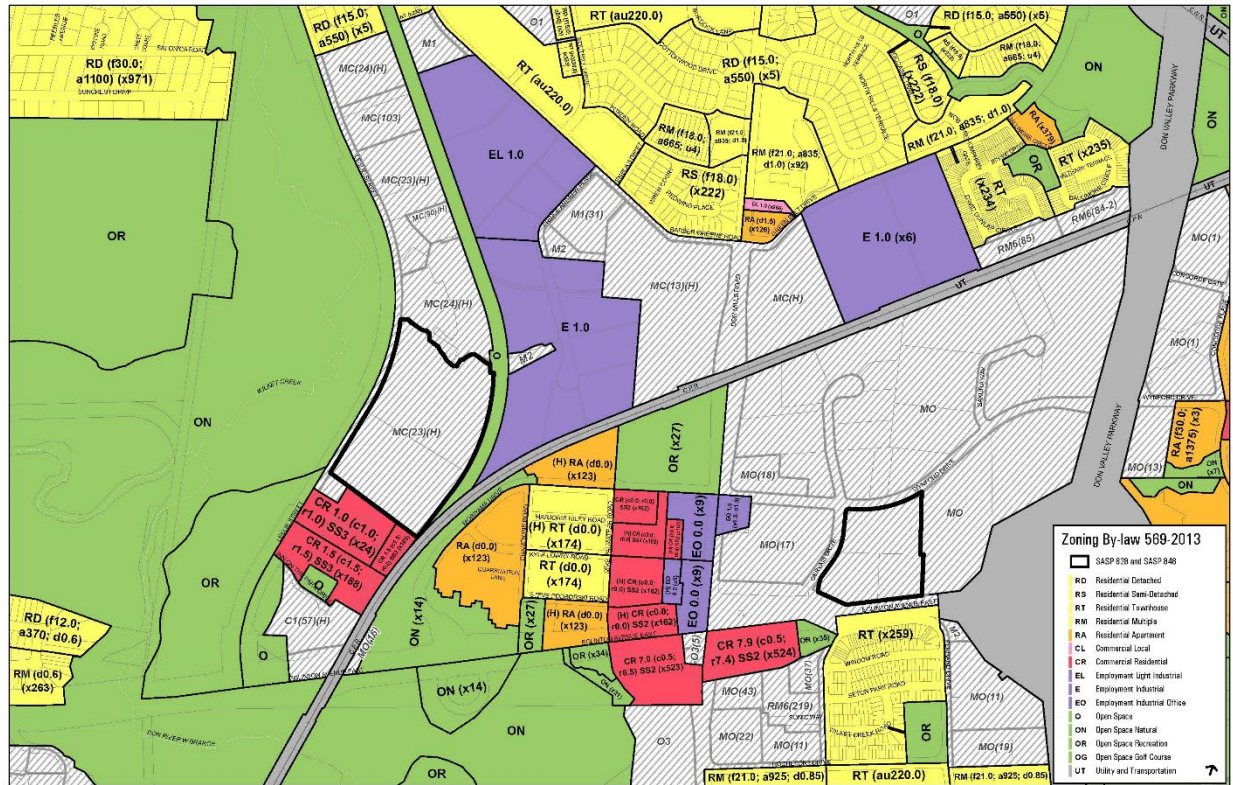
Don Mills Regeneration Area Study Leslie Site – Final Report



Attachment 4: Don Mills Site and Area-Specific Policies Map (Both Sites)



Attachment 5: Zoning Map



Attachment 11: 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; 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, including the recent meeting with the Leslie Site property owners on June 3, 2026, included:

- Support redesignation of the lands;
- Support for flexibility in the approach to streets, with concerns expressed about the conceptual street alignment;
- Desire for policies to encourage non-residential gross floor area rather than require it, particularly for the Wynford-Gervais Site;
- 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;
- Concern that there should not be a requirement to consolidate parkland;
- Concern around the implementation of community services and facilities priorities;
- Concern that the recommended policies will impact the potential heights and scale that could be achieved through the development review process;
- Concern that the implementation policies are duplicative of what should be determined through the development review process and/or impose undue requirements; 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.

Staff also reviewed and considered additional input from oral deputations and written submission to the May 26, 2026 North York Community Council meeting:

- Support for high quality parks, POPS and community space and the protection of existing trees;
- Concern that the proposed street and park layout, in addition to other public realm elements, differs from the property owners' proposal;
- Opposition to requirements for non-residential space, particularly for the Wynford-Gervais Site;
- Concern with the identification of community services and facilities priorities, including the implications for development and the absence of a link to the Community Benefits Charge;
- Concern that affordable housing provisions are not consistent with inclusionary zoning policies and require an agreement; additional concern that the affordable housing requirements currently in force through SASP 898 are being retained;
- Support for establishing and enforcing clear upper limits to height and density, including concern that future development will infringe on air rights;
- Support for requiring commercial development, in particular access to food establishments, to complement and support the residential growth;
- Concern with the requirements to provide a consolidated park across multiple properties and resultant impacts to efficient development;
- Concern that the recommended policies will impact the potential heights and scale that could be achieved through the development review process;
- Opposition to the identification of a maximum density for the Leslie site;
- Concern with policies directing streetwall heights and building setbacks;
- Opposition to requiring 40% of residential units to have two or more bedrooms, with the suggestion to allow units that can be converted to family-sized units to count toward this total; and
- Concern that the implementation policies are duplicative of what should be determined through the development review process and/or impose undue requirements.