



DON MILLS RESIDENTS INC.

North York Community Council
North York Civic Centre
5100 Yonge Street
nycc@toronto.ca

May 25, 2026

To: Members of North York Community Council

Re: Don Mills Regeneration Area Study Application
Number 25 225482 CPS 00 TM
Public Meeting, May 26, 2026 at 9:30am

Don Mills Residents Inc. (DMRI) is a non-profit residents group representing both homeowners and renters in the Don Mills-Banbury area. Both the Don Mills Regeneration Study and the Wynford-Concorde Regeneration Study fall within our boundaries.

The DMRI is pleased to see the amendments to the Official Plan that are proposed. As you are aware, Don Mills was Canada's first planned community, and we are proud to live, work, and play in a neighbourhood that was designed to be "complete."

However, we would like to contribute the following comments:

1. It is our experience that developers often do not conform to City policies, which jeopardizes the vision of City planning. The DMRI would like to stress that developers be held accountable to the new by-laws by both City council and the Province to ensure the by-laws remain intact.
2. The importance of complete communities cannot be overstated. Communities should have many opportunities for living, working, and playing. Open spaces within communities are important so that residents and workers can feel a sense of harmony with nature, including grass and trees, in contrast to concrete, which is in keeping with the garden concept of the Don Mills neighbourhood.
3. As the Don Mills Community is designated as a garden community, the DMRI would like the City to ensure that any POPS conforms to this vision, and that parks in these areas are mostly green and not concrete, no matter how decorative.



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4. Commercial opportunities, especially retail, are vital to complete communities and should be strongly supported. Currently, the area on Leslie, which already has some development, is in a food desert, requiring residents to commute for basic everyday items. The City should ensure that all residents have easy access to food shopping, as well as other essential retail shops. The DMRI asks that the City ensure that both new communities have a balance of residences and commercial/retail, as we have seen the latter, in many cases, reduced to less than 5% of the land, which does not support a complete community.

5. Adequate parking is essential for both businesses and residences. There should be enough parking for visitors, maintenance, and delivery vehicles in private areas and not just on the streets. Currently, there is no dedicated drop off or pick up area at the Gervais exit of Don Valley Station, which is highly unsafe for a new community in Wynford-Concorde just right across the street, given that there will be more foot traffic crossing Gervais. We ask that the City ensure that the new residents and workers in that area have safe access to the TTC, including those needing a vehicle pick up or drop off.

In conclusion, the DMRI supports the new Official Plan Amendments for both Don Mills and Wynford-Concorde, while voicing some concerns, as mentioned above.

Yours truly,

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President,
DMRI
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