



DON MILLS RESIDENTS INC.

July 6, 2026
North York Community Council
5100 Yonge Street
E-mail: nycc@toronto.ca

RE: Don Mills Regeneration Area Study: Leslie Site (SASP 848)

Dear Members of North York Community Council:

DMRI participated in all public consultation meetings, submitted comments on proposals, and consulted with the Planning staff. DMRI reviewed the latest proposal for amendments to the Planning Act for the area of 1121 and 1123 Leslie Street (OPA 912).

DMRI is in support of the comprehensive and ambitious proposal. Appendix B follows the City's goals to create complete communities which we are trying to achieve throughout new developments in Don Mills. This is a step in right direction to achieve them.

DMRI would like to raise few concerns outlined below (reference is to items in Appendix B).

- 1) Map 2 and OPA Schedule 2 Planned Unbuilt Roads:
Pedestrian and cyclist traffic to reach Leslie and presumably Wilket Creek is addressing connectivity of new development on the site, Don Mills Trail and Don Mills Crossing Bridge. Leslie in that area is not particularly nice and not designed for safe increased traffic, pedestrian and cyclist and provide access to Wilket Creek. The only secure access to Wilket Creek is the crossing at the Fire Station. Adding of another set of traffic lights at mid-block connection would result in significant traffic issues during peak period. The complexity of this area requires comprehensive study. There should be references to all Studies for this area. Should Schedule 2 and Map 2 for Unbuilt Roads be a part of the OPA?
- 2) Item 3. a): Our concern is that the non-residential area for developments with FSI greater than 3 (according to item 31. "may be considered") remains at 13,000 sq. m. It does not reflect needs of larger community for access to amenities and employment which are essential to create sustainable complete community. This is a step in right direction as currently; this area is not defined and developments with mixed use zoning can get approval with less than 1% of the total gross floor area (e.g. 895 Lawrence Avenue East).
- 3) Item 4.: It clearly outlines multitude of possibilities which are compatible with mixed use and MTSA. Our suggestion is to add that developments in this area should address how three alternatives are reflexed in their design. This is important as often only retail addresses mixed use.
- 4) Item 23. c): Current discussions may suggest that TDSD may not require school in this area, but this situation may change in future. We suggest removing the reference to address it.

5) Paragraph "Housing"

We fully support inclusion of variety of units suitable for diverse housing needs and affordability. Regarding item 40., we would like to include encouragement for developers to reach out to organizations which are supporting and experienced in affordable housing.

Thank you for considering our submission.

Sincerely,

Vera Straka
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cc: Jon Burnside, Ward 16 Councillor
Rachel Chernos Lin, Ward 15 Councillor
Vanessa Quinn, DMRI President