

Consultation Summary

Don Mills Crossing Study and Celestica Lands Development Application Community Meeting and Open House

This report is not intended to provide a verbatim transcript of the meeting, but instead provides a summary of the meeting's format and participant feedback. If you have any questions after reviewing this summary, please contact Christian Ventresca, Senior Planner, Strategic Initiatives, City of Toronto, City Planning Division at christian.ventresca@toronto.ca or 416-392-3439.

Meeting Overview

The Don Mills Crossing Study and Celestica Lands development application Community Meeting and Open House was held on Tuesday, February 21, 2017, at the Japanese Canadian Cultural Centre (6 Garamond Court). The meeting format was an Open House between 5:00 p.m. - 9:00 p.m.

The purpose of the meeting was to:

- update the community on the results of Phase 1 of Don Mills Crossing; and
- get feedback on the Celestica Lands development application and the Study.

There was a 30 minute presentation at 5:00 p.m. which was repeated at 7:00 p.m. outlining the Don Mills Crossing Study and the development application for the Celestica Lands. This was followed by an open house discussion focussing on various city building themes including public realm, streets and trails, parks, facilities and built form presented on display boards.

Staff from various City divisions, including City Planning, Parks, Forestry and Recreation, Transportation Services as well as the Toronto and Region Conservation Authority, Toronto Transit Commission and Metrolinx were stationed at the boards to engage with participants and record feedback. Members of the Celestica Lands applicant team were also available to answer questions related to the development application.

Over 140 community members participated in the meeting. The majority of participants were generally between the ages of 25-70 and from diverse linguistic and cultural backgrounds. Ward 26 Councillor Jon Burnside and his staff were also in attendance to receive feedback on the application and Study.



Meeting Background

The Don Mills Crossing Study was launched on October 13, 2016, at the Ontario Science Centre at 770 Don Mills Road. Phase 1 of Don Mills Crossing was informed by a number of detailed background reports which examined the development history of Don Mills and Eglinton as well as existing conditions of natural heritage, community services and facilities, transportation, and servicing. The engagement summaries, background reports and Phase 1 Profile are available for viewing on the Don Mills Crossing website: www.toronto.ca/donmillscrossing.

Phase 1 of Don Mills Crossing was completed in early 2017. The Phase 1 Staff report and Profile was adopted by the Planning and Growth Management Committee (PGMC) on January 11, 2017. The Report and Profile are available for viewing [here](#).

The City is currently reviewing development applications for 844 Don Mills Road, 1150 and 1155 Eglinton Avenue East (the "Celestica Lands") within the Core Study Area for Don Mills Crossing. The development applications propose a new mixed-use community of residential, office, commercial, retail and recreational uses along with new public streets and parks. The site's redevelopment is proposed over a number of phases. City Planning's Preliminary Report on the redevelopment proposal for the Celestica lands was also adopted by the Planning and Growth Management Committee (PGMC) on January 11, 2017 and is available for viewing [here](#).

Engagement Activities

Open House Display Boards were grouped by four themes/stations:

- Public Realm and Active Transportation
- Parks and Facilities
- Built Form and Land Use
- Streets and Trails

Each station had two Don Mills Crossing Study Boards on Phase 1 Key Findings for the theme and Celestica Lands Application Boards indicating how the proposed development related to the theme. A "feedback" board was stationed between the

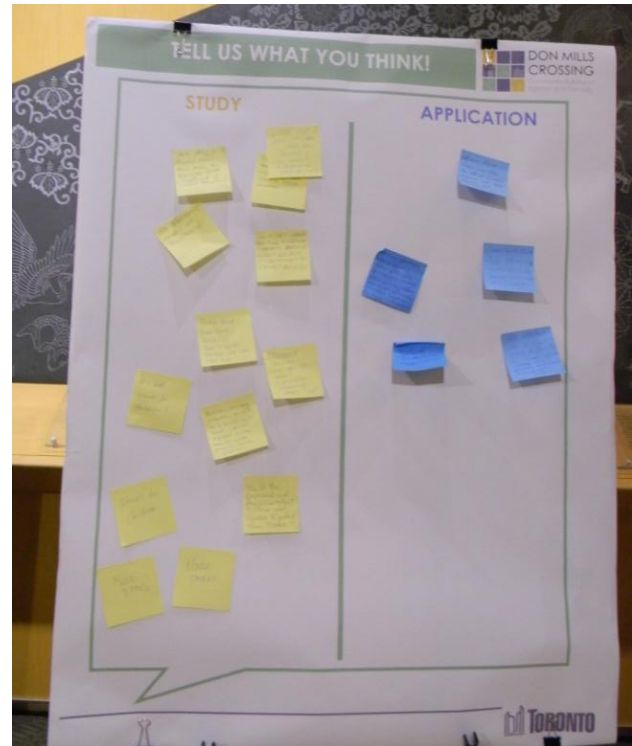
Summary of Feedback by Theme

The following sections provide a summary of the feedback received at each station. Participants could provide their feedback by completing a comment form, posting stick-it notes (yellow for study and blue for application) or in discussion with staff at each station. Feedback is organized into either Study Comments for the Don Mills Crossing Study or Development Comments for the Celestica Lands development application.

Parks and Facilities

Study Comments: Participants generally confirmed the findings of Phase 1 of Don Mills Crossing. A majority of comments centered on the capacity issues of existing facilities in the Study Area, and the potential need for additional facilities to accommodate growth. Participants indicated a desire to see the Don Mills Civitan Arena replacement constructed in a timely manner to meet demand. In terms of the replacement arena, there was an interest in adding recreation facilities and community space to the proposed twin pad arena. There were some questions if the City was examining the capacity of schools and hospitals in and around the Study Area. Participants also indicated a desire to see existing facilities in Flemingdon Park be expanded to accommodate additional programs and services. Participants suggested increasing the capacity of the Flemingdon Park Community Centre and Angela James Arena to alleviate demand at the Dennis R. Timbrell Resource Centre. Angela James Arena is currently not open year round, and participants were interested in the space being programmed and used during the summer. Participants also highlighted the need for youth programs and youth space as there are lots of youth in the area who end up spending time at the mall as they do not have recreational space.

Development Comments: The potential relocation site for the Don Mills Civitan Arena is the Celestica Lands. Accordingly, a majority of comments for the development application indicated a desire to see additional recreational programming such as an indoor swimming pool and gymnasium added to the twin pad arena currently proposed. Participants requested that the new community centre cater to low-income residents with activities, facilities and amenities. There were also some comments on existing facilities in the neighbouring Flemingdon Park community.





Built Form and Land Use

Study Comments: Participants were interested in the built form opportunities for the Study Area through the Don Mills Crossing study, but expressed some concerns around the potential density associated with development. Participants suggested that the heights of buildings be carefully considered as they could be precedent-setting and result in 'height creep'. Participants indicated a desire to see well-designed built form. There was a desire to see a mix of uses – innovation, education and cultural/ theatre spaces –in the employment lands north of Eglinton Avenue.

Development Comments: Participants expressed a desire to see a greater mix of housing types on the site. There were some questions around the tenure and type of affordable housing proposed in the Celestica Lands development application. Some participants indicated that the affordable housing block was poorly located within the site. Finally, participants indicated a desire to see tall buildings sited away from the parks and ravines, and in a way that would not block the views of existing buildings.

Streets and Trails

Study Comments: Participants confirmed the findings of Phase 1 of Don Mills Crossing, such as the need for better ravine connections, and the areas of future investigation. Comments generally centered on improvements to the existing street network to improve the pedestrian experience and vehicular circulation in the area. These included adding calming elements to the potential Wynford Drive extension and the regularization of the Ferrand Drive/ Gervais Drive intersection. There were some concerns about existing and future traffic congestion in the Study Area.

Development Comments: Participant comments centered on improving connectivity in and around the site. There were some suggestions to add north-south and east-west trail connections through the site. Participants confirmed the poor traffic conditions around the Study Area, and wanted to ensure that the City addresses the potential increase in congestion in the area from the new development on the site.

Public Realm and Active Transportation

Study Comments: Participants indicated their support for the Phase 1 findings of Don Mills Crossing such as the disconnected street network contributing to poor walking environment. Comments were centered on the need for safe cycling and pedestrian routes, Participants suggested running north-south cycling and pedestrian routes, those crossing the rail corridor and underground connections to ensure safety. There were some suggestions to repair the existing sidewalk at the intersection of Don Mills Road at Wynford Drive.

Development Comments: There were no specific comments on Public Realm and Active Transportation for the development application.

What Happens with the Feedback

The feedback collected will be incorporated as a component of input gathered for Don Mills Crossing study and the City's review of the Celestica Lands development application. Other inputs include planning policy and directions (including provincial policy), inputs from the community, stakeholders, and City Divisions and agencies as well as research and technical evaluations.

The top ranking themes from the open house survey board noted on page 3 of this summary will be used to inform future public consultations through Phase 2 of Don Mills Crossing. Feedback will also be shared with partner divisions and agencies to support other city-wide initiatives such as Parks, Forestry and Recreation's Facilities Master Plan process and City Planning's Ravine Strategy.

Comments received on the Celestica Lands development application will also be consolidated by Staff and incorporated in the next Staff Report to Planning and Growth Management Committee.



Event Promotion

The meeting notice was shared through a wide range of media.

Mail: As per direction from Planning and Growth Management Committee on January 11, 2017, notice for the community consultation meeting was extended to landowners and residents within 500 metres of the Celestica Lands development application site. Accordingly, 2,984 flyers were mailed to addresses around the Don Mills and Eglinton area. Addresses included rental units, homes and businesses.

Email: The Don Mills Crossing Study maintains a dedicated website and email subscribers list currently over 150 subscribers. Two e-updates were sent out – on February 17th and February 21st – promoting the February 21st Community Meeting and Open House.

The notice was sent to the Don Mills Residents Incorporated, Leaside Property Owner's Association, Wynford-Concorde Residents Association, Friends of Flemingdon Park, and the Don Valley Planning Table with a request to circulate the notice on their website, member lists, community boards and other networks. The notice was also circulated among the City Divisions and partner agencies with a request to share the notice widely among their networks.

Online: The meeting was promoted through City Planning's official Twitter account.

Advertisement: Two newspaper ads (North York Mirror and East York Mirror) ran on February 16, 2017.

Aboriginal Consultation

Letters were sent to the Six Nations of the Grand River Territory, the Conseil de la Nation Huronne-Wendat, the Kawartha Nishnawbe First Nation, the Mississaugas of the New Credit, and the Metis Nation. In these letters, Staff offered to meet with them to update them on the results of Phase 1 and consult with them directly on Phase 2 of Don Mills Crossing and the Celestica Lands development application. The letters also provided details of the February 21st public consultation.

Next Steps

Staff will use the feedback received at the February 21st Community Meeting and Open House to shape future consultation. To stay up to date on upcoming engagement events through 2017, **sign up for e-updates** on the Don Mills Crossing website www.toronto.ca/donmillscrossing