

# Consultation Summary

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## Don Mills Crossing Study and Celestica Lands Development Application Community Meeting, Open House, and Breakout Discussions

*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](mailto:christian.ventresca@toronto.ca) or 416-392-3439.*

### Meeting Overview

On Wednesday, September 27, 2017, the City of Toronto Planning Division hosted a community meeting at the Japanese Canadian Cultural Centre (6 Garamond Court). The purpose of the meeting was to present updates on the Celestica Lands development application and Don Mills Crossing Study to the community for feedback.

The format of the meeting was an Open House between 5:00 - 6:00 p.m. followed by presentations between 6:00 - 6:30 p.m. From 6:30 - 8:30 p.m., breakout discussions were held on four key themes: Public Realm and Connections, Parks, Open Spaces, and Community Facilities, Land Use and Building Types, and Transportation.

City Planning staff were available to answer questions, facilitate discussions, and record feedback. Members of the Celestica Lands applicant team were also available to answer questions related to the development application. Metrolinx staff also attended to answer any Eglinton Crosstown related questions. Consultation materials are available online at [www.toronto.ca/donmillscrossing](http://www.toronto.ca/donmillscrossing) under the "Getting Involved" tab.

Over 60 people participated in the meeting. The majority of participants were generally between the ages of 35-70 and of diverse cultural and linguistic backgrounds.



## Meeting Background

The City is currently reviewing a development application 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 application proposes 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. A revised application was submitted in August, 2017 and can be viewed by visiting the City's Application Information Centre website at: [www.toronto.ca/aic](http://www.toronto.ca/aic)

The City is also leading the Don Mills Crossing study that will examine ways to focus and shape anticipated growth around the intersection of Don Mills Road and Eglinton Avenue East anchored by the transit infrastructure being constructed as part of the Crosstown LRT.

Now in Phase 2, Don Mills Crossing is advancing an emerging Public Realm Plan for the Don Mills and Eglinton area. This emerging Public Realm Plan has been developed based on feedback received and background work complete in Phase 1. It organizes public places and emphasizes mobility through the area via active transportation (cycling, walking). The Plan was presented to the community on June 27 and 28, 2017 for feedback and refinement.

## Don Mills Crossing Public Realm Principles

A series of principles will guide future planning in the area that will activate the emerging Public Realm Plan and ensure that a complete community emerges around the Don Mills and Eglinton area. The four planning principles that will bring the Public Realm Plan to life are:

1. Create a Vibrant Mixed Use Environment
2. Connect with Nature and Build Resiliency
3. Enhance Mobility Choice, Comfort and Connectivity
4. Adopt Supportive and Inclusive City Building

These principles were presented to the community at the September 27 meeting and will form part of the Don Mills Crossing Framework Report which will be considered by City Council's Planning and Growth Management Committee in November, 2017.



## Summary of Breakout Discussions

Following an overview presentation by the Celestica Lands development application team, participants could "break out" into four groups for focussed discussions related to the following themes: Public Realm and Connections, Parks, Open Spaces, and Community Facilities, Land Use and Building Types, and Transportation.

Members of the development application team provided a more in-depth overview of the proposed application as they related to each theme. City staff were present at each station to facilitate discussions and record feedback.

**The following sections provide a summary of the feedback received at each station.**

### Parks, Open Spaces, and Community Facilities



The development application proposes land for a new community facility, two new public parks, a pedestrian/ cycling bridge connection to the Leaside Spur Trail, and a mixed use plaza along a new public street.

There was support for the active transportation connection to the Leaside Spur Trail. Participants emphasized the need for a multipurpose community facility co-located with services scoped with the community. Comments also focussed on the location and design of the children's play areas with participants requesting that these areas be located away from Eglinton Avenue. Participants expressed the need for diversity of retail along the new Street A, sufficient parking, and a landscape buffer between the street and office building.

There was also a suggestion to design a connection from the Science Centre station to the Ontario Science Centre to encourage transit use, especially during poor weather conditions. There were a number of questions related to the construction and phasing of the Celestica Lands development, indicating a need for greater clarity around development phasing.



### **Land Use and Building Types**



The development application proposes a mix of housing options, new office buildings, and retained heritage features of the 844 Don Mills Road and 1150 Eglinton Avenue East.

There was support for the mix of uses proposed in the community, and the unique design above the heritage building at 1150 Eglinton Avenue East. However, participants expressed concerns about the proposed heights of the towers above the heritage

building at 1150 Eglinton Avenue East. Participants noted that the towers competed with the heritage features of the existing building and affected views along Eglinton Avenue. There were also concerns about potential health and safety impacts related to the towers. There was a suggestion to move the density to midrise buildings instead. Buildings of around twenty storeys were considered more appropriate for the local context.

Other comments centered on the types of unit mix, with suggestions to accommodate families and build in flexibility for future changes to the housing markets. These flexible units would have knockout panels between units to adjust for changing family sizes. Participants expressed a desire for community and cultural space at 1150 Eglinton Avenue, as indicated in the first application submission. Participants also expressed the need to consider better alternatives for retaining the heritage features at 844 Don Mills Road and the opportunity for a new school at the southwest corner of Eglinton and Don Mills, currently zoned institutional).

### **Public Realm and Connections**



The development application proposes a number of connections linking public spaces with the area's cultural destinations through active transportation routes.

There was support for the new connections proposed through the Celestica Lands. Participants suggested that the community facility should include active indoor recreation space like the indoor track at Monarch Park Stadium. It was felt that such a facility

could serve residents in Thornciffe Park and Flemingdon Park who have limited access to community/ amenity space.

There were also suggestions to limit vehicle access to some streets within the development – such as on Street B. Such streets could be designed as "woonerfs" with wide sidewalks and different paving. The need for weather-protected active transportation infrastructure was also raised. This includes weather-protected bike parking at the LRT station and a full underground pedestrian connection to the station from the community facility.

Other questions and comments were: safety considerations for the rail crossing, the timeline of development, the need to preserve double row tree plantings along Eglinton Avenue, and the preference for cycling tracks (not lanes) on Eglinton Avenue.

### **Transportation**

The development application proposes six new public streets and new pedestrian connections, including the extension of the Wynford Drive through the Celestica Lands.



Overall, participants supported the revisions to the application. However, there were ongoing concerns about congestion in the area and the impact of the Eglinton Crosstown infrastructure on traffic. A number of questions and comments were raised related to the Wynford Drive extension. Participants asked if there would be any changes to Wynford Drive east of Don Mills such as new bike lanes, and how the Celestica Lands would connect to the Aga Khan Park and Museum. There were also concerns about increased congestion along Wynford Drive, with it becoming a main through road to access the Don Valley Parkway, and the potential of future arena traffic impacting the intersection.

While there was general support for the active transportation connection to the Leaside Spur trail, there were mixed opinions on whether the connection should be a bridge or an underpass. Some felt that an underpass option would work better in terms of accessibility, while others expressed potential safety concerns with an underpass in terms of visibility.

In consideration of how people access and exit the Celestica Lands, participants suggested that the existing cloverleaf on the south side of Eglinton Avenue should allow for two-way traffic. On the issue of parking, participants asked if there was sufficient parking provided, and suggested that the City consult with the Toronto Parking Authority for future paid parking in the area.

Other questions include the timing and phasing of the new streets on the Celestica Lands and the potential tree loss resulting from Street A. Finally, there were questions around the circulation of buses and pickups/drop-offs at the new bus terminal at the northeast corner of the Eglinton and Don Mills intersection.

## Visual Preference Engagement Activity

As part of the ongoing engagement for Don Mills Crossing's emerging Public Realm Plan, participants were invited to provide feedback on design choices being considered for key areas including: ravine connections, the active transportation rail crossing, Don Mills Business Park, and streets in Flemingdon Park. The following summarized the feedback received for each area:

### Active Transportation – Rail Crossing

There was strong support for an active transportation rail crossing, with design options including underpass and bridge connections. Participants raised the issue of safety for cyclists, and noted the need to limit pedestrian-cyclist conflicts along trails. All three design options for the connection were equally supported.



### Ravine Connection

Participants were generally in agreement that the Don Mills and Eglinton area required more ravine connections. Design options for an additional connection included a formal multi-use trail, naturalized trails, and natural trails with fencing. All options were equally supported.



### Don Mills Employment Area

Design options included both on-street and off-street cycling lanes. Overall, participants expressed a preference for off-street cycling infrastructure on Wynford Drive.



### Residential Area Experience

Design options for quiet residential streets included bump-outs for traffic calming, wider sidewalks, and landscape buffers. A majority of participants indicated a need for wider sidewalks in the Flemingdon Park area.



For active pedestrian streets, participants equally supported design choices that included tree planting, sidewalk greening, street furniture, and wider sidewalks.



### 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.

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:** The Meeting Notice was mailed to interested parties on September 14, 2017. 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, 3,023 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 250 subscribers. An e-update was sent out on September 14 promoting the September 27 Community Meeting Open House.

The notice was sent to local groups including the Don Mills Residents Incorporated, 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.

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

**Advertisement:** Two newspaper ads (North York Mirror - South and East York Mirror) ran on September 21, 2017.

### Next Steps

Staff will use the feedback received at the September 27 meeting to refine the emerging Public Realm Plan and its principles. 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](http://www.toronto.ca/donmillscrossing)