

# CREATE A VIBRANT MIXED-USE COMMUNITY

- Land Use
- Public Realm Plan
- Built Form
- Heritage

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# LAND USE

The land use framework of this Secondary Plan provides for the balanced mix of uses required to sustain activity and animate the public realm throughout the day. This includes lands designated only for employment uses, such as office, in proximity to the transportation infrastructure at the intersection of Don Mills Road and Eglinton Avenue East.

## LAND USE PLAN



## LAND USE PERMISSIONS

### APARTMENT NEIGHBOURHOODS

- **Apartment Neighbourhoods 'A'**  
Residential uses, parks and local retail uses along the Wynford Drive Extension, the Core Connector and Eglinton Avenue East.
- **Apartment Neighbourhoods 'B'**  
Residential uses in mid-rise and low-rise buildings, the height of which will not exceed the width of the Wynford Drive Extension onto which the development fronts.
- **Apartment Neighbourhoods 'C'**  
Residential uses in low rise buildings no greater than four storeys, as well as retail, service or office uses along the Wynford Drive Extension.

### PARKS AND FACILITIES

- Recreational and cultural facilities, playgrounds and trail connections.

### NATURAL AREAS

- Maintained primarily in a natural state while allowing for the provision of pedestrian and cycling trail connections into the ravine provided adverse impacts on natural features and functions are minimized.

### GENERAL EMPLOYMENT AREAS

- **General Employment Areas "A":**  
Office and other non-residential uses including small scale retail, service and restaurants, day care and entertainment.
- **General Employment Areas "B":**  
Office and other non-residential uses, including restaurants, day care, retail and ice arenas.

### MIXED USE AREAS

- **Mixed Use Areas "A"**  
Residential uses permitted in tall buildings with non-residential uses in the base of buildings to a minimum of 1.0 times the area of the site.
- **Mixed Use Areas "B"**  
Residential uses permitted in tall buildings and encouraged to provide parking and loading facilities that can be shared with adjacent employment use or non-residential use in the base of buildings.

### INSTITUTIONAL AREAS

- Preserving the continued use and potential expansion of the Ontario Science Centre or other educational, health and government uses.

# PUBLIC REALM PLAN

The Public Realm Plan includes new public streets, parks, open spaces and pedestrian connections within the Secondary Plan Area that will be delivered through redevelopment and civic improvements. Beyond the Secondary Plan Area, public realm improvements will be delivered through co-ordination with infrastructure projects, civic improvements or development applications.

## WYNFORD DRIVE EXTENSION

The Wynford Drive Extension is a new public street extending Wynford Drive west from Don Mills Road generally along the CP Rail Corridor to connect with Eglinton Avenue East to facilitate local and district level mobility for all modes of transportation.



## RAVINE PORTAL

The Ravine Portal is a connected system of parks and trails north and south of Eglinton Avenue East situated along the top of bank in the Core and Ravine Valley Edge Character Areas intended to create better visual and physical connections with the adjacent natural features.

## DON MILLS CROSSING

The Don Mills Crossing extends from the CP Rail Corridor to St. Dennis Drive and consists of a well landscaped north-south arterial road to support pedestrian movements.

## CORE CONNECTOR

The Core Connector is a loop of public streets that forms the boundary of the Core Area that is designed to improve daily mobility within the Secondary Plan Area while providing safe opportunities to cross Eglinton Avenue East and Don Mills Road.

## EGLINTON CROSSING

The Eglinton Crossing is a series of streetscape treatments along Eglinton Avenue East enhancing the relationship with the ravine at the western extent and a more urban condition within the Core Area.

## DISTRICT CONNECTOR

The District Connector consists of a series of public streets and publicly accessible walkways connecting important routes and public spaces in the surrounding communities to the new development occurring within intensification areas provided for by this Secondary Plan.



1 POTENTIAL VIEW OF EGLINTON AVENUE EAST LOOKING EAST



2 POTENTIAL VIEW OF EGLINTON AVENUE EAST AT STREET A, LOOKING SOUTH WEST



3 POTENTIAL VIEW OF FERRAND DRIVE LOOKING NORTH



# OPEN SPACE NETWORK

The open space network will consist of new parks secured through the approval of development applications, Privately Owned, Publicly Accessible Open Spaces (POPS) linked by streets designed to be experienced as places. A Greening Strategy will ensure a the design of streetscapes and public areas applies a thoughtful and integrated approach to nature and environmental protection.

## SIGNATURE PARK – DON MILLS ARENA CAMPUS

The largest park in the Secondary Plan Area will be of a minimum of 2 hectares to accommodate a community consisting of the relocated Don Mills Arena with an opportunity to expand to accommodate other recreation uses.

### LOCAL PARK: RAVINE LOOKOUT NORTH

A local public park will be established along the north side of Eglinton Avenue East above the top of bank to be a community focal point for the Ravine Valley Edge

### LOCAL PARK: RAVINE LOOKOUT SOUTH

A local public park will be established along the south side of Eglinton Avenue East to celebrate the natural areas to the south through passive views, interpretation features and appropriate active recreation uses.



### LOCAL PARK: CORE AREA

A local public park will be established within the southeast quadrant of the Core Area to provide an amenity for lands within the Core Area and recreation opportunities for residents, employees and visitors.

## OPEN SPACE TYPES

### PARKS

- Land dedicated through as part of the development approvals process to be owned by the City, organized in a hierarchy of types, sizes and function.
- Development will be setback from parks at least 5 metres.



### MID BLOCK CONNECTIONS

- Linear open spaces and laneways providing pedestrian, cycling and occasionally vehicular access through large blocks to connect to open spaces and other important public destinations.



### PRIVATELY OWNED, PUBLICLY ACCESSIBLE OPEN SPACES

- Strategically located open spaces secured through public easement.
- Coordinated with ground floor uses to provide seating and gathering spaces within the public realm.
- May not be provided in lieu of required parkland dedication.



# BUILT FORM

Built form policies, including building type and related development criteria, are the primary tools to direct the scale and form of development within the Secondary Plan area. Built form controls and maximum density permissions will also ensure that appropriate sunlight and wind conditions are achieved within the public realm.

## Policy Highlights

### Shaping Built Form

Development will frame the streets, parks, open space and mid-block connections with good proportion, and provide active and animated use at the ground level with direct access to the public realm.

TOWERS AND UPPER FLOORS OF MID-RISE BUILDINGS STEP BACK TO ESTABLISH STREETWALL

MAXIMUM SIX STOREY BASE BUILDING HEIGHT TO FRAME THE PUBLIC REALM

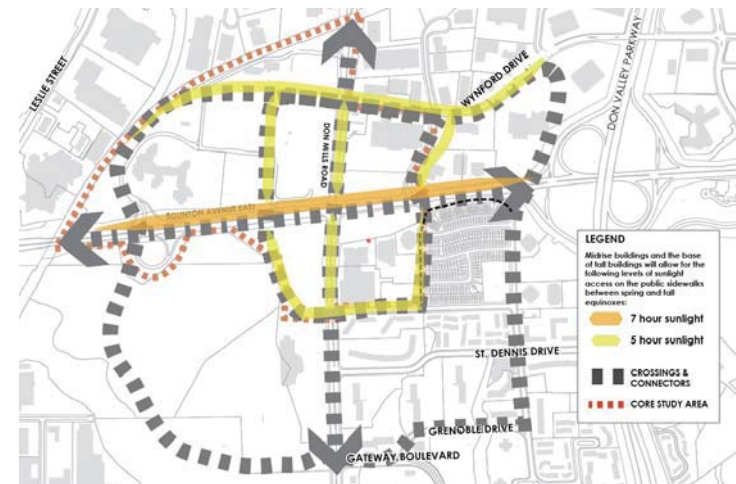


MINIMUM SETBACKS WILL BE REQUIRED TO CREATE A WIDE BOULEVARD TO ACCOMMODATE LANDSCAPING, ACTIVE USES AND PEDESTRIAN ACTIVITY

### Sunlight and Wind Conditions

The arrangement of buildings and maximum heights will preserve sunlight on the public realm and ensure appropriate pedestrian comfort:

- Base buildings will preserve a 5 hour sunlight windows on the public realm with a 7 hour window required for Eglinton Avenue East.
- Tall buildings south of Eglinton Avenue East will ensure a minimum length of sidewalk on the north side of the street equivalent to 50% is in direct sunlight.
- Buildings will be organized around parks to ensure a minimum of 75% of the park is in direct sunlight.
- Wind conditions should be suitable for walking and standing, with higher standards applied for areas designed for sitting, play structures or sports activities.

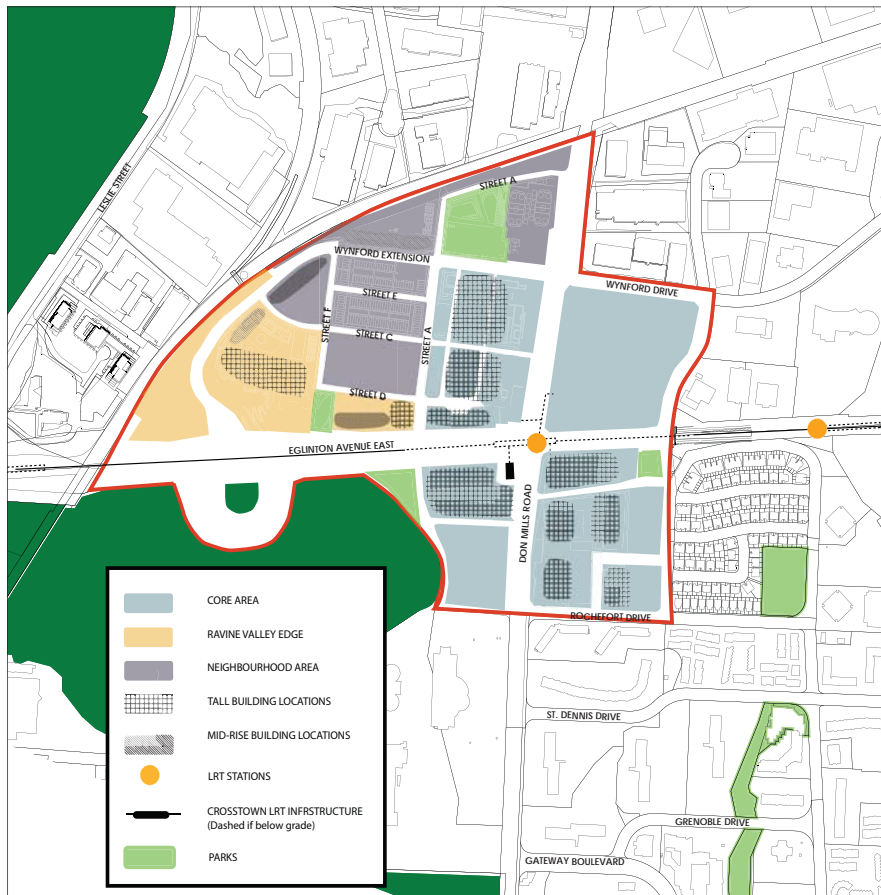




# BUILT FORM

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## Building Types and Location



## Policy Highlights

### CORE AREA

- The base of tall buildings are limited to 6 storeys to provide active uses at a rhythm and scale to animate the pedestrian environment.
- Larger scale retail uses to be housed on the second floor.
- The retained portions of the Celestica building to be incorporated into the base of new mixed use development adjacent to well landscaped, publicly accessible open spaces.
- Residential uses along the Core Connector are encouraged to have front doors for units at grade and other entrance features with loading and parking access off local streets.

### RAVINE VALLEY EDGE

- The base of tall buildings are limited to 6 storeys with mid-rise buildings permitted up to 10 storeys.
- The retained portions of the John Parkin building will be incorporated into the design of base buildings for residential development beyond the top of bank to emphasize cultural heritage attributes.
- Development fronting the Ravine Lookout Park North will generally avoid blank walls and provide entrances or grade related units to animate this space.

### NEIGHBOURHOOD AREA

- Along the Wynford Drive extension, ground floor units encouraged to have front doors providing direct access to the public sidewalk.
- Entrances to grade related units will generally have a direct relationship with the public realm, with below grade patios prohibited in the front yards along public streets.

# HERITAGE

Both Provincial policy and the Official Plan provide for the conservation of significant cultural heritage features. The development of the Don Mills and Eglinton area has created a rich history of technical, architectural and cultural innovation that should be celebrated as the new community emerges.

## Taking Stock

The City is currently undertaking a Cultural Heritage Resource Assessment (CHRA) to identify and evaluate potential cultural heritage properties and areas. This CHRA brings together reports and research previously conducted for the area, to allow for comprehensive and in-depth analysis.



## Celebrating Innovation

The Don Mills and Eglinton area attracted a number of 'firsts' that place it as centre of innovation. Transformative ideas on planning communities, designing buildings and landscapes, and advancing new technologies were key drivers in shaping this area. These themes will continue to play an important role as the new community evolves.



View looking eastward along Eglinton Avenue East, ca. mid-1970s, showing the Parkin building (left) and the Foresters building (right).



**Don Mills  
Related Industry**

As part of the employment area for the Don Mills community, new development was held to a high standard, including architect designed buildings and generous landscaped setbacks.



**IBM Properties**

The construction of the IBM (International Business Machines) Canadian head office and factory complex in 1951 marked the start of clean, high tech industry locating in the area.



**Ontario Science  
Centre**

At its opening in 1969, the Ontario Science Centre was one of the world's first science museums to take an interactive approach to learning, reflected in the integration of the building and the ravine.



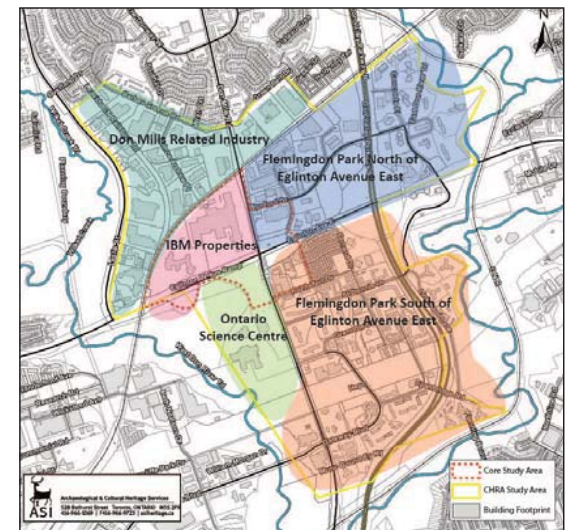
**Flemington  
Park South**

Planned in the 1950s, Don Mills, Thorncliffe Park and Flemington Park were among the first planned modern suburbs in North America, adaptations of the satellite 'new town'.



**Flemington  
Park North**

The Don Mills area became a showpiece for campus-style Modernist architecture, featuring simple geometric forms and the use of precast concrete double "T" beams.



Thematic heritage areas within the CHRA Study Area



# HERITAGE

The significant cultural heritage resources located in the area provide an opportunity to establish a distinct sense of place. New Heritage policies will help ensure that history is both conserved and celebrated, and will help shape an engaging public realm and high quality built form.

## Policy Highlights

- Within the Secondary Plan Area, heritage will be conserved and integrated into the fabric of the new community.
- New development will provide appropriate transitions to heritage properties, and will be informed by the values and characteristics of these resources and their associated landscapes.
- Beyond the Secondary Plan Area, the design of the public realm will respond to the attributes and characteristics of the natural and cultural heritage.
- Views connecting the public realm to important natural and cultural heritage resources, cultural institutions, and community destinations will be conserved and enhanced.



Key heritage features of the buildings on the Celestica site (844 Don Mills Road, left, and 1150 Eglinton Avenue East, right), will be incorporated into the design of base buildings of the new residential and mixed-use development.

## WHAT IS A CULTURAL HERITAGE LANDSCAPE?

A Cultural Heritage Landscape is a geographical area that has been shaped by the interplay of natural and built features over time. The influence of the Don Valley ravine system, the expansion of major arterial roads, and modern planned communities influenced the pattern of development in this area. These historic themes and characteristics identified by the City can be used to guide built form, shape public spaces in a meaningful way, and contribute to a sense of place and identity.



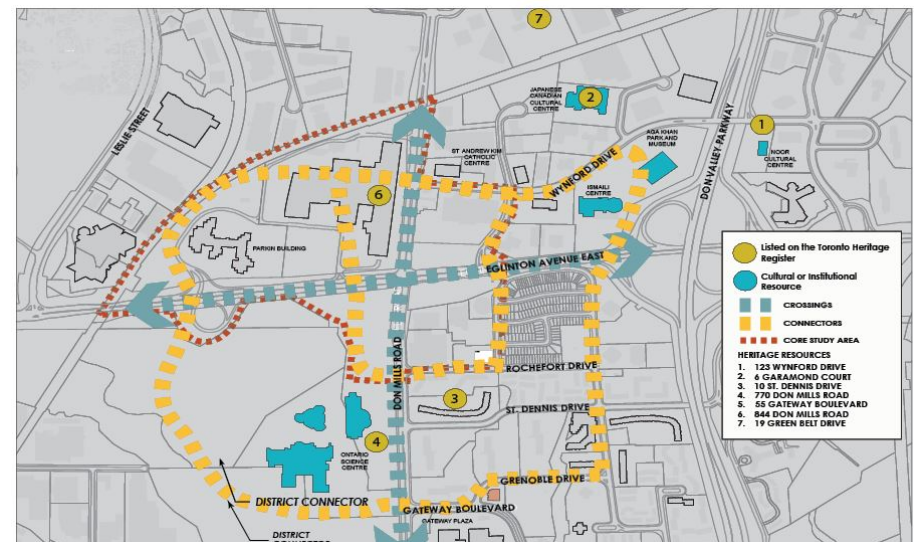
Don Valley ravine system limited early development. (Topographic Map, 1942)



Development spurred by new road system. (Don Valley Parkway, ca. 1960)



New planned communities established the post-war built form of much of the area. (Chapel Glen development (ca. 1973))



The District Connector will link potential heritage resources, important cultural centres and institutions, as well as preserve and enhance key views and vistas.