



DON MILLS
CROSSING

Community Building at
Eglinton and Don Mills

VISION AND GUIDING PRINCIPLES



VISION

Between the branches of the Don River Valley system, a complete community will emerge around the intersection of Don Mills Road and Eglinton Avenue East that celebrates this natural heritage and builds on the area's tradition of cultural and technological innovation.

Anchored by new public transit infrastructure, the Don Mills and Eglinton area will evolve to include a full range of mobility options integrated into a well designed public realm to support intensification and create opportunities to connect the new community with the places and people in the surrounding areas.



POTENTIAL VIEW OF DON MILLS ROAD AT EGLINTON AVENUE EAST, LOOKING NORTH



FOUR GUIDING PRINCIPLES

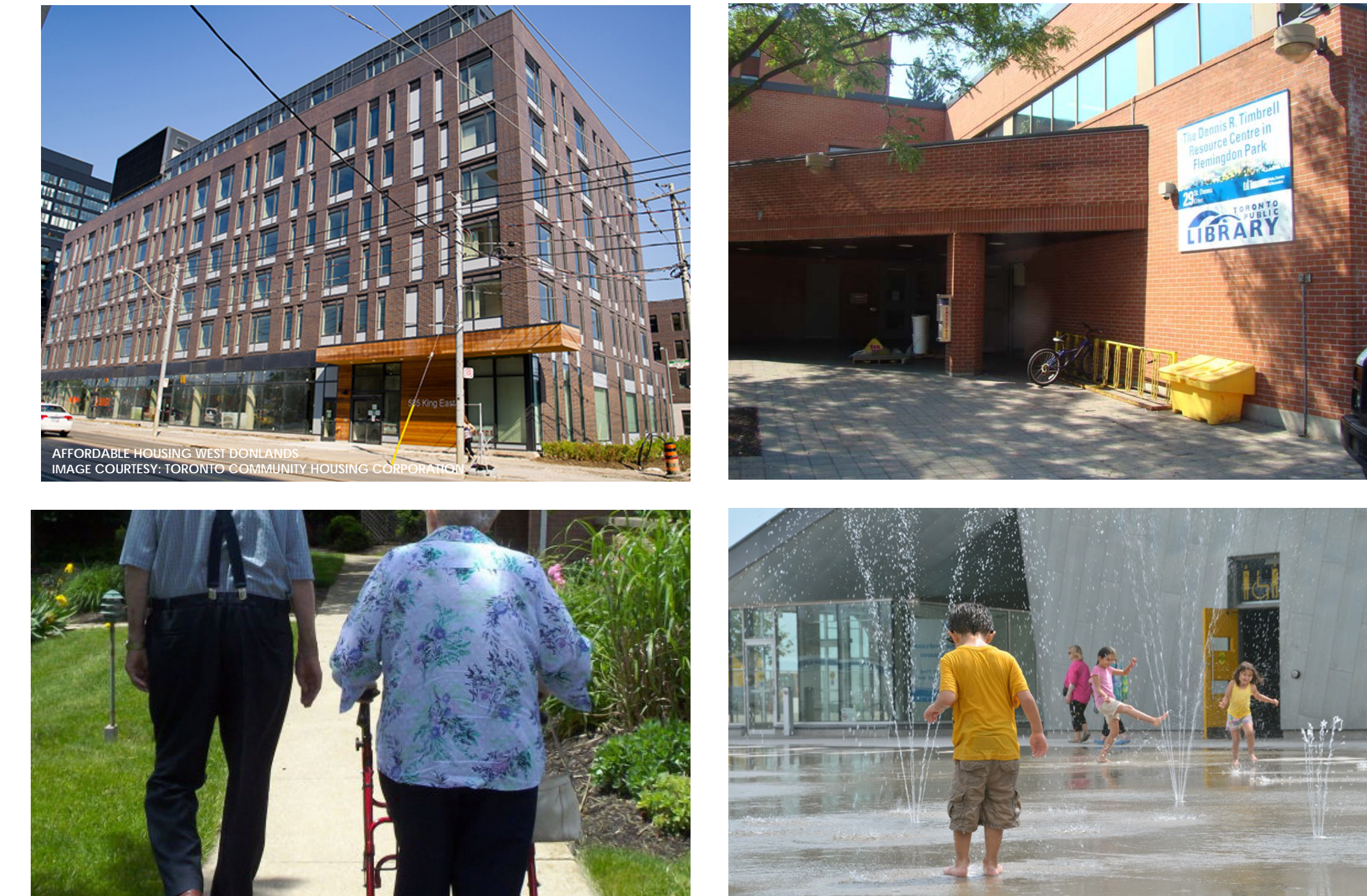
CREATE A **VIBRANT** MIXED USE ENVIRONMENT

- Appropriate levels of intensification will occur with a range and mix of uses to foster urban activity and animate the public realm.
- High quality buildings and the adaptive reuse of heritage buildings, will be scaled to support and frame the public realm ensuring a comfortable and enjoyable pedestrian experience.



SUPPORT **INCLUSIVE** CITY BUILDING

- The facilities and services necessary to meet the needs of a growing community will form part of a public realm network designed for all ages and abilities.
- A range of housing type, tenure and affordability will include units sized for families as part of this new community.



ENHANCE **MOBILITY** CHOICE, COMFORT AND CONVENIENCE

- New streets will be safe and beautiful places as well as efficient links within a multi-modal transportation network.
- Walking and cycling in the neighbourhood will be balanced with other modes of transit to provide many options for local- and district-level mobility.



CONNECT WITH NATURE AND BUILD **RESILIENCY**

- New connections to adjacent natural areas will be guided by overarching goals of protecting and celebrating these important resources.
- Natural systems can enhance the public realm with more than landscape; they can build resiliency in handling storm water or be a source for low-carbon energy.



STRUCTURE

The Structure Plan organizes the Secondary Plan Area into **three Character Areas** to direct growth and establish an identity for the new community. These Character Areas are tied together by a well designed public realm network made up of an enhanced street network, parks, natural areas and community facilities.

NEIGHBOURHOOD AREA

- Development will consist of mid-rise and low-rise buildings containing residential uses.
- A park, arena and other community spaces will be a focal point for the Secondary Plan Area and surrounding communities.

CORE AREA

- The primary area for intensification where the greatest heights and densities are located in close proximity to transit.
- A significant portion of the area reserved for employment uses.
- Tall buildings oriented to preserve sunlight on public streets and parks transition to low scale uses beyond the Secondary Plan Area.

RAVINE VALLEY EDGE

- Development will be appropriately set back from the top of bank with tall buildings arranged to respect the natural setting.
- Landscape treatments will expand and enhance the natural system in the public realm and on private development sites.
- Connections will provide convenient access to the ravines.

