

Consultation Summary

Don Mills Crossing Study Open House on Proposed Policy Directions and Mobility Plan Preferred Solution

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

On Thursday, April 19, 2018, City Planning staff hosted an Open House at the Ontario Science Centre at 770 Don Mills Road from 5 – 8 p.m. The purpose of the meeting was to present Don Mills Crossing's proposed Secondary Plan policy directions and Mobility Plan Preferred Solution for review and feedback.

The format of the meeting was an Open House with panels on the proposed policy directions. City staff and members of the City's consultant team were available to answer questions and record feedback. Members of the Celestica lands applicant team were also available to provide an update and answer questions related to the development application.

Over 75 people participated in the meeting. The majority of participants were generally between the ages of 35-70 and of diverse cultural and linguistic backgrounds. There was a mix of those who had attended Don Mills Crossing's meetings before and those participating for the first time.

Meeting Background

The City is 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 3, Don Mills Crossing is advancing a draft Secondary Plan for the Don Mills and Eglinton area. These draft policies are based on the [Public Realm Plan](#) and Four Guiding Principles adopted by Toronto City Council on December 5, 2017:

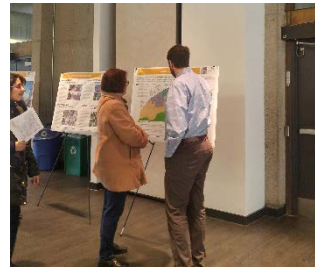
1. Create a Vibrant Mixed-Use Community
2. Connect with Nature and Build Resiliency
3. Enhance Mobility Choice, Comfort and Connectivity
4. Support Inclusive City Building

Mobility Plan Study

To support the development of the Secondary Plan, a Mobility Plan Study was initiated in June 2017 to examine the new transportation infrastructure and strategies necessary to support growth in the Study Area, including an extension of Wynford Drive and pedestrian and cycling connections over the rail corridor. The Mobility Plan Study will satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment Process.

Cultural Heritage Resource Assessment (CHRA)

In August 2017, the City initiated a study to ensure that properties of cultural heritage value or interest within the Don Mills and Eglinton area are appropriately identified, understood and conserved. The results of this ongoing CHRA will inform the Secondary Plan policies and development activity in the area. It will also identify and analyze properties for the City's review for possible listing on the Heritage Register.



Summary of Feedback

Create a Vibrant Mixed-Use Community

Overall, there was support for the proposed policies related to the Public Realm Plan, Built Form, Land Use and Heritage. Participants expressed excitement for the wide pedestrian sidewalks, active uses, and proposed connections to the surrounding natural and cultural destinations through the public realm. There was also support for the provision of a variety of land uses in addition to residential, creating a mixed use community.

Participants raised questions about the shadow impacts on low rise buildings, and development potential in the north parking lot of the Ontario Science Centre and the north-east corner of the Don Mills and Eglinton intersection. There were also questions related to the timing of the Celestica lands development application and potential transportation improvements, such as the Relief Line North. Participants expressed the need for infrastructure to keep pace with development.

There was interest in the thematic heritage areas and how they could be considered as the area develops, with some thematic heritage areas potentially requiring further study. Participants expressed concerns related to the presence, number, and height of the towers proposed over the Parkin building, as part of the Celestica lands development application. Participants also suggested prioritizing the adaptive reuse of heritage properties.

Connect with Nature and Build Resiliency

Participants supported the proposed policy directions providing for stronger environmental protections in areas adjacent to the ravine. In addition to providing additional connectivity to the ravine, participants felt that the Ravine Portal would better protect the wildlife and natural areas from human disturbance as it would be a formal trail, instead of the informal trails presently used through sensitive areas.

The pedestrian and cycling connection across the rail corridor was also supported, with participants expressing a preference for an underpass rather than a bridge. It was felt that the underpass would be less intrusive on the environment. There were also suggestions to plant community gardens on green roofs for both environmental and social benefit.

Enhance Mobility Choice, Comfort and Connectivity

Overall, there was support for the improvements to the mobility network in and around the Core Study Area, including the ring road around Don Mills and Eglinton, the Wynford extension and other new streets. Participants noted that these new streets should be designed to ensure pedestrian safety, specifically for seniors.

Participants expressed a preference for the pedestrian and cycling connection across the rail corridor as an underpass. It was felt that an underpass would better

accommodate seniors, children and people with disabilities than a bridge. There was also a desire to see additional or improved connectivity from the existing neighbourhoods north of the rail corridor to the Core Study Area, and the Science Centre and Wynford LRT stations.

Participants suggested integrating GO and TTC services at the future Don Mills bus terminal, and adding cycling facilities along Don Mills Road to improve active transportation access to the LRT station. The need for sufficient bike parking at the LRT station was also highlighted.

Questions were raised related to the future lane configurations east of the Aga Khan Park (under the Don Valley Parkway bridge) on Eglinton Avenue; if the City will address traffic congestion along Wynford Drive; and the potential congestion caused by children from the new development travelling to schools outside the area.

Support Inclusive City Building

Overall, there was support for the proposed policies related to housing and community services and facilities. Participants appreciated the intent of the policies to extend the benefits of development to areas beyond the boundaries of the future Secondary Plan. Participants expressed support for the relocation of the Don Mills Civitan Arena to the Celestica lands and potential for expansion with additional recreation uses, but raised questions around the timing of construction. Some highlighted the need to maintain access to facilities for low-income residents, especially as new residents arrive in the area.

Questions were also raised about the provision of additional community facilities such as a new library, and affordable housing through new development, including rental housing with rent geared to income. There was a desire to see affordable housing integrated throughout the Celestica lands development, not concentrated only on one block. New parks and seniors-focussed housing and facilities were seen as needed in the area.



Event Promotion

Mail: The Meeting Notice was mailed to 18, 045 addresses in 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 350 subscribers. An e-update was sent out on April 11 promoting the April 19 Open House.

The notice was sent to local resident groups and community partners 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, Instagram and Facebook accounts.

Advertisement: Two newspaper ads (North York Mirror - South and East York Mirror) ran on April 12, 2018.

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.

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's June 7, 2018 meeting.

Next Steps

Staff will use the feedback received at the April 19 meeting to refine the proposed Secondary Plan policies. A Proposals Report will be considered at Planning and Growth Management Committee's June 7, 2018 meeting. To stay up to date on upcoming engagement events through 2018, **sign up for e-updates** on the Don Mills Crossing website www.toronto.ca/donmillscrossing