

CELESTICA LANDS DEVELOPMENT (now 'WYNFORD GREEN') PROPOSAL

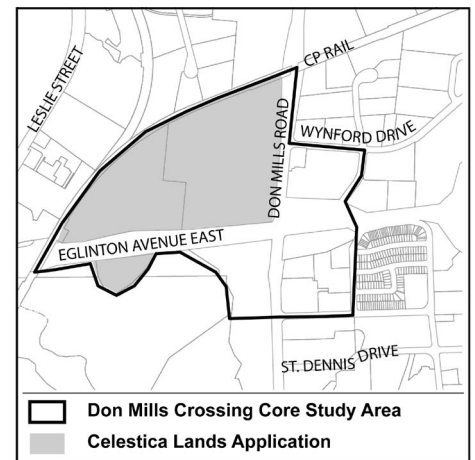
The proposal is for the redevelopment of the Celestica property into a new mixed-use community. The proposed mix of uses for the site includes employment, commercial, residential, parks, open spaces, and community uses. The proposal also includes an affordable housing component, preservation of heritage resources, land for a new community centre, public streets, pedestrian/cycling connections to the surrounding community, and public access to the future Eglinton LRT.

Applicant: Wynford Green LP, (DiamondCorp, Lifetime Developments & Context Developments)

Applications: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision



Rendering of redevelopment site submitted by applicant in February 2018



Context Map

KEY ELEMENTS OF PROPOSAL



Site Area



Building Heights

3-4 storey townhouses
15-44 storey tall buildings



Total Gross Floor Area

Office floor space
56,248 square metres

Retail floor space
11,162 square metres



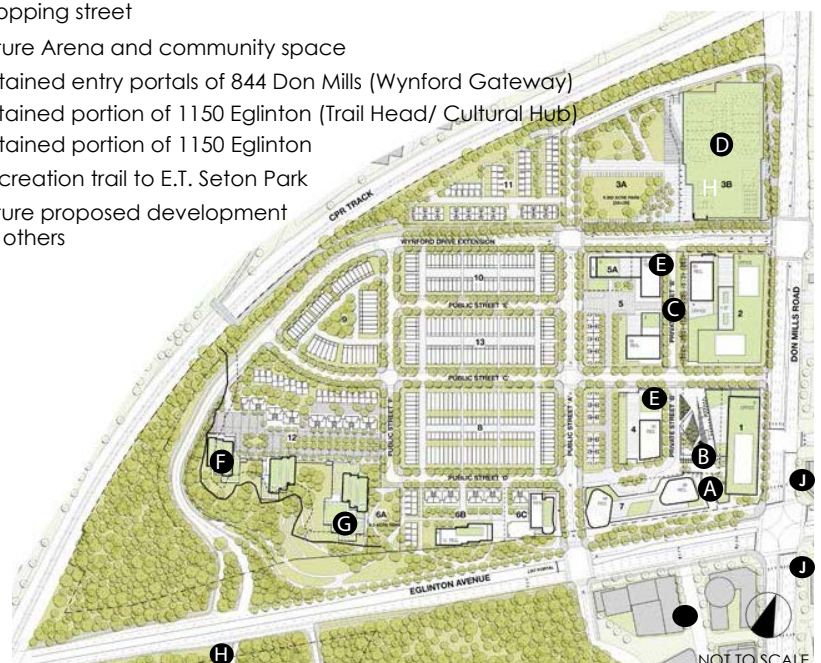
Residential Units
3,887



Community Facilities

MASTER PLAN * Applicant's submitted plan

- A** Entry Plaza with bicycle hub and connection to Science Centre Station
- B** Mixed Use Plaza
- C** Shopping street
- D** Future Arena and community space
- E** Retained entry portals of 844 Don Mills (Wynford Gateway)
- F** Retained portion of 1150 Eglinton (Trail Head/ Cultural Hub)
- G** Retained portion of 1150 Eglinton
- H** Recreation trail to E.T. Seton Park
- Future proposed development by others



NOT TO SCALE

KEY FEATURES

1. Heritage Preservation

The buildings at 844 Don Mills Road and 1150 Eglinton Avenue East hold heritage value due to their cultural significance and history within the local area. The proposal includes the incorporation and partial retention of the buildings as part of the application.



Existing at 1150 Eglinton Ave E

2. Connections

Enhanced connections across the site are proposed to improve the permeability of this large development site. This includes improved connectivity to adjacent neighbourhoods, ravines, parks and trail systems.



Proposed at 1150 Eglinton Ave E

3. Parks/Community Facilities

A 5.58 acre park is proposed at the northeast corner of the site. The applicant's proposal includes concepts for a relocated arena along with additional community recreation uses, including a gymnasium and pool, having a total GFA of 12,229 square metres. Funding to deliver the arena or recreational uses do not form part of the applicant's proposal. A second 3,120 square metre park is proposed at the south end of the site. A child care centre will also be provided on the ground floor of an office building in Phase 1.



Proposed Application - Built Form and Height

4. New Retail Street

The proposal includes a pedestrianized retail street with landscaped public realm space, terminating in a public plaza at the corner of Don Mills Road and Eglinton Avenue East.

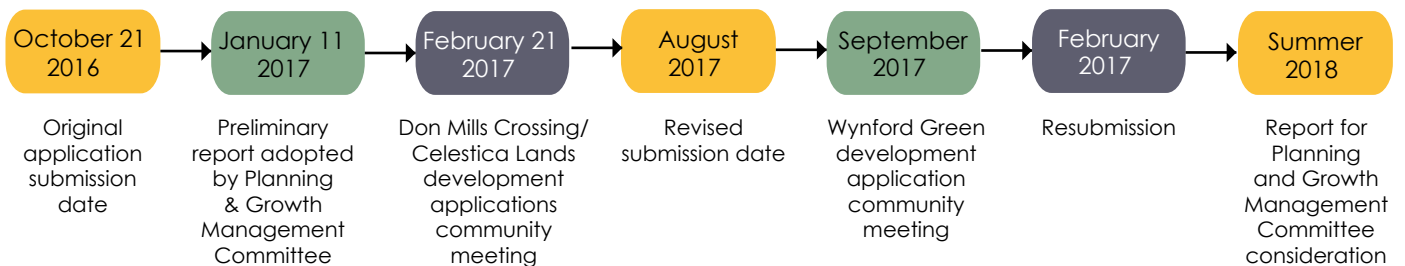


Proposed Application - New Retail Street & Public Plaza

5. Built Form and Height

A range of low-rise townhouses, mid-rise buildings and tall buildings are proposed across the site, ranging from 3-storeys to 48-storeys.

STATUS



CONTACT

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Further information on the Development Applications and associated Don Mills Crossing Study can be found at:
www.toronto.ca/donmillscrossing