

Mount Dennis Framework Plan

November 3, 2020 | Project Launch

Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

Agenda

» 7:00 Hello!

Who's on the call

Introductory remarks by Councillor Frances Nunziata

» 7:15 Presentation by Project Team

The Mount Dennis Planning Framework Study

What is a Framework Study?

Other recent studies

The Mount Dennis story

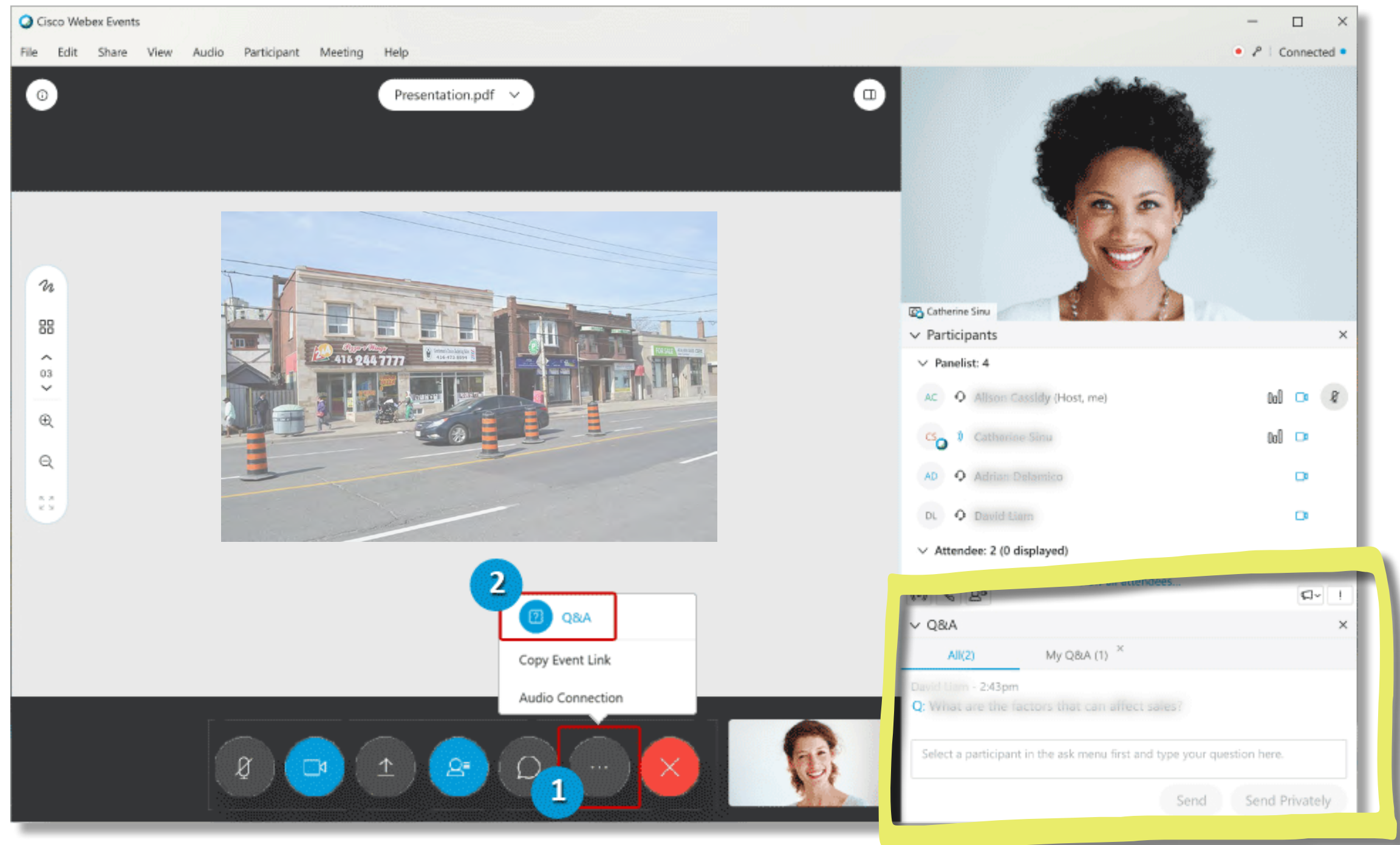
What we have heard so far

» 8:15 Q&A

» 8:50 Engagement strategy

» 9:00 Adjourn

Using the Webex Platform



Who's on the call today



**Frances
Nunziata**
Councillor



Paul Kulig
Perkins&Will



Sarah Henstock
*City of Toronto
City Planning
- Community
Planning*



Rory McNeil
*City of Toronto
City Planning
- Community
Planning*



Allison Reid
*City of Toronto
City Planning -
Urban Design*



Porya Nazemi
*City of Toronto
City Planning -
Heritage*



**Samuel
Baptiste**
*City of Toronto
City Planning -
Transportation*



**Alexandra
McDonough**
*City of Toronto
City Planning
- Strategic
Initiatives*

Who's on the call today



**Catherine
Cieply**
City of Toronto
Economic
Development



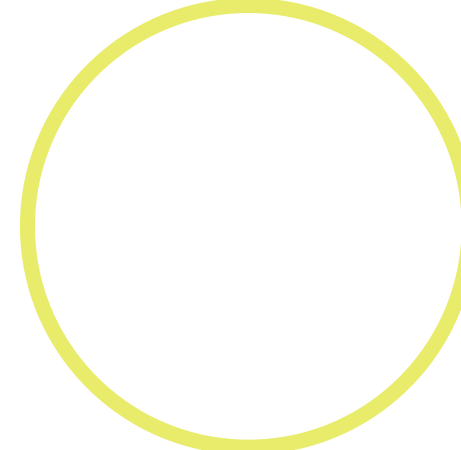
Toni Papa
City of Toronto
Parks



Jennifer Franks
City of Toronto
Indigenous
Placemaking



**Rattan
Seeboruth**
City of Toronto
Toronto Water



Philip Cheung
City of Toronto
Toronto Water



Clara Romero
Perkins&Will
Urban Design



Anna Iannucci
Perkins&Will
Urban Planning



Ashita Parekh
Perkins&Will
Urban Design



**Krista
Eichenbaum**
Nelson Nygaard
Transportation



**Ellen
Kowalchuk**
Common Bond
Collective
Heritage



Ajeev Bhatia
Centre for
Connected
Communities
Engagement



Ariana Holt
Canadian
Urban Institute
Community
Services

Councillor's Remarks



Frances Nunziata
*Councillor, Ward 5 York
South-Weston*

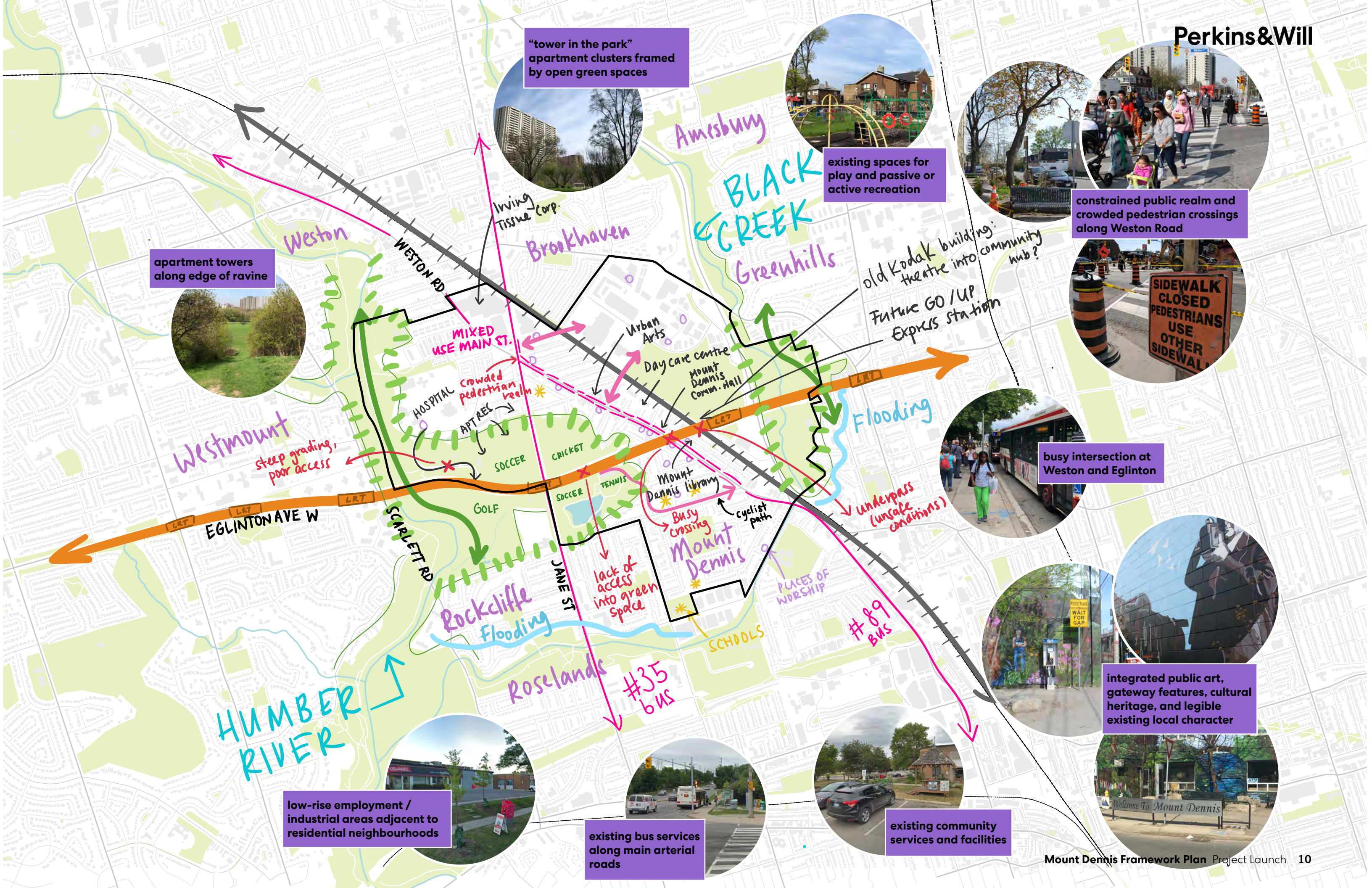
The Mount Dennis Planning Framework Study

Study Area Boundary

Mount Dennis
Planning
Framework Study
Boundary

Community
Services &
Facilities
Boundary

Denison Rd E
Trethewey Dr
Emmett Ave
Black Creek Dr
Eglinton Ave W
Scarlett Rd
Lambton Ave
Jane St
Weston Rd
Alliance Ave
Humber Blvd N



Schedule

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - JANUARY 2021

- » Understand the existing characteristics of the neighbourhood
- » Understand your vision for the neighbourhood

PHASE 2: TESTING

FEBRUARY 2021 - APRIL 2021

- » Develop concrete plans and strategies to support the vision
- » Develop and test alternative design concepts

PHASE 3: EMERGING FRAMEWORK

MAY 2021 - AUGUST 2021

- » Prepare a final report with a recommended framework, plans and strategies

Objectives for Today

- » Present the project work plan and schedule
- » Discuss what a Framework Study is
- » Review other studies that have been done in the Mount Dennis area
- » Present the background work that has been done to date
- » Ask you some questions about your neighbourhood
- » Discuss how you can stay involved

Questions

- » What issues are there today in Mount Dennis that need to be addressed, and what opportunities do you see for the future?
- » What are your priorities for the future development of Mount Dennis?

What is a Framework Study?

Framework Study

What is a Framework Study?

- » A Framework Study is a planning initiative to identify the needs and priorities of a neighbourhood, with the purpose of collectively creating a vision and an implementation roadmap for the future.

How might it be implemented?

- » Site and Area Specific Policies for new developments
- » Updated Official Plan Policies
- » Priority Community Benefits
- » Streetscape and Public Realm Improvements
- » Updates to the City's Heritage Register

Areas of study:



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility / Transportation

Lenses:

**Sustainability and
Resilience**

**Equity and Social
Development**

Public Health

Areas of study



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility / Transportation

Recommendations on:

- Vision and guidance for new development
- Promoting housing choices
- New community facilities
- Supporting local jobs and businesses
- Opportunities for additional open space
- Public art and Indigenous placemaking opportunities

Areas of study



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility / Transportation

Recommendations on:

- Infrastructure improvements
- Growth capacity
- Flooding

Areas of study



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility / Transportation

Recommendations on:

- Cultural Heritage Resources to be conserved, maintained and enhanced
- Inclusion of potential heritage properties on the City's Heritage Register
- Land with archaeological value to be studied
- Intangible heritage and social and community values to be studied

Areas of study



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility / Transportation

Recommendations on:

- New pedestrian connections
- Streets to be upgraded
- Connections to transit
- Safe cycling infrastructure

Other Recent Studies

Other Recent Studies

5 Eglinton West LRT

Eglinton West Planning and Streetscape Study



Curtner Fellowship Program



Economic Development and Culture
Mount Dennis Economic Development Strategy

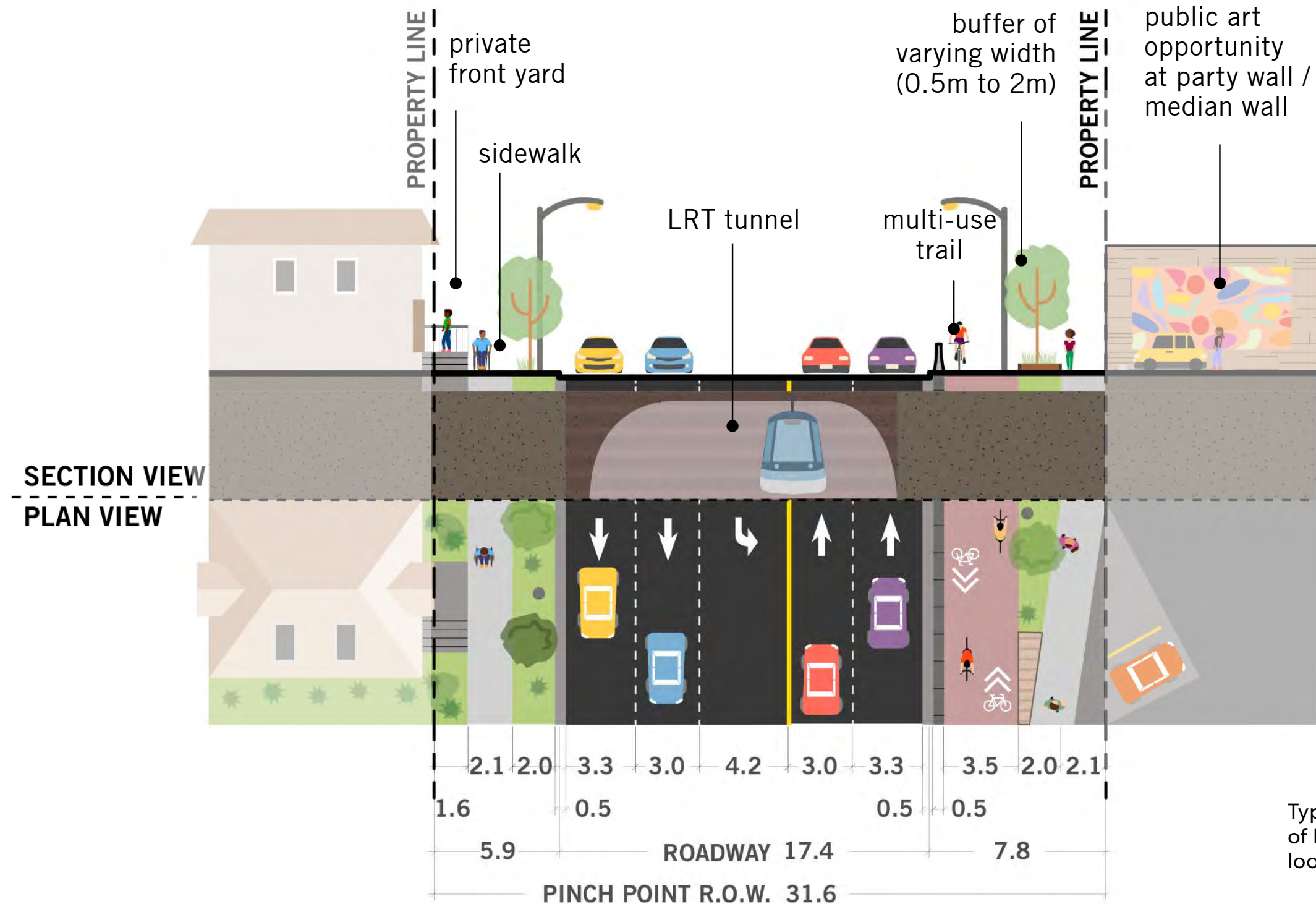


March 2019
Eglinton West LRT
Open House



March 2019

Eglinton West LRT Open House



Typical cross section on segment of Eglinton west of Weston Road, looking westbound

May 2019

Curtner Fellowship program at ULI Open House

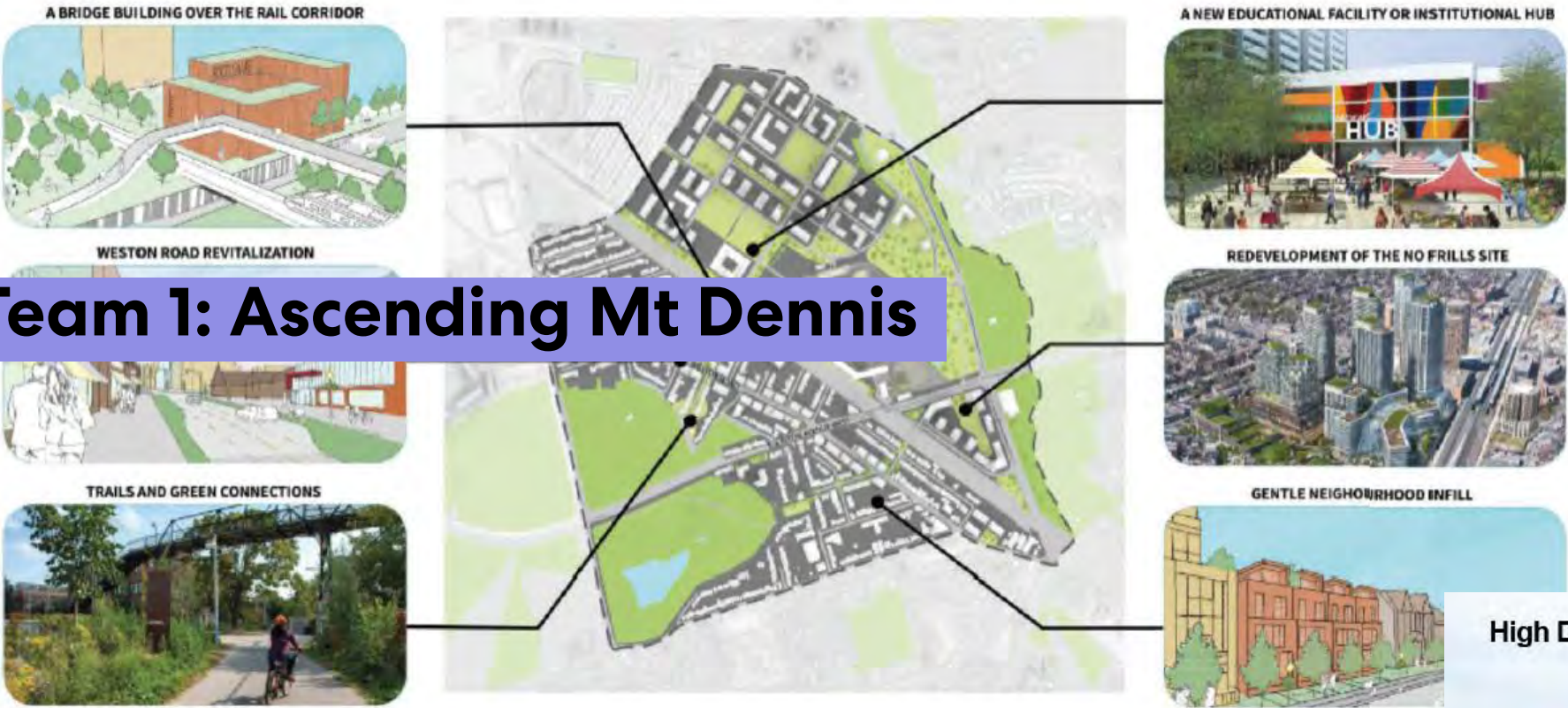


May 2019

Curtner Fellowship program at ULI

Open House

Team 1: Ascending Mt Dennis



Team 2: Mt Dennis as a Regional Hub



May 2019

Curtner Fellowship program at ULI

Open House

Team 4: Moving Mount Dennis

Team 3: Connecting Opportunities

Policy Tools

Objective	Fee/Subsidy/Incentive
Affordable Housing	<ul style="list-style-type: none"> • Inclusionary zoning requirements for developments comprised of greater than 100 units • City incentives (fees and charges waivers, tax exemptions) for new rental housing and affordable ownership units that meet affordability requirements • In areas well-served by community amenities, residential building amenity requirements may be relaxed to reduce maintenance fees
Major Public Realm Improvements	<ul style="list-style-type: none"> • Community Benefits Charge allocation from development at No Frills site directed to a public plaza/market • A rotating fund for Weston Road streetscaping, seeded by a one-time tax levy, and replenished by a portion of the Community Benefits Charge from area redevelopments
Eco-Opportunity Employment Zone	<ul style="list-style-type: none"> • Innovation Manufacturing Imagination & Technology (IMIT) tax incentives for small to medium sized employment condominiums • Tax incentives for solar power generation to feed into the existing Metrolinx battery storage facility
Green and Open Space Improvements	<ul style="list-style-type: none"> • Expansion of Metrolinx rail corridor ROW for multi-use path development
Weston Road: A Vibrant, Complete Main Street	<ul style="list-style-type: none"> • Flexible zoning to allow for a variety of retail and commercial uses • City support in expediting patio and signage permit applications • Improvements of laneways to allow for more visitor parking to support the businesses • Improved streetscaping, placement of street furniture • Support of special events and allowing for road closures for special events and festivals.



December 2019

Mount Dennis Economic Development Strategy Open House

image credit: Ola Mirzoeva



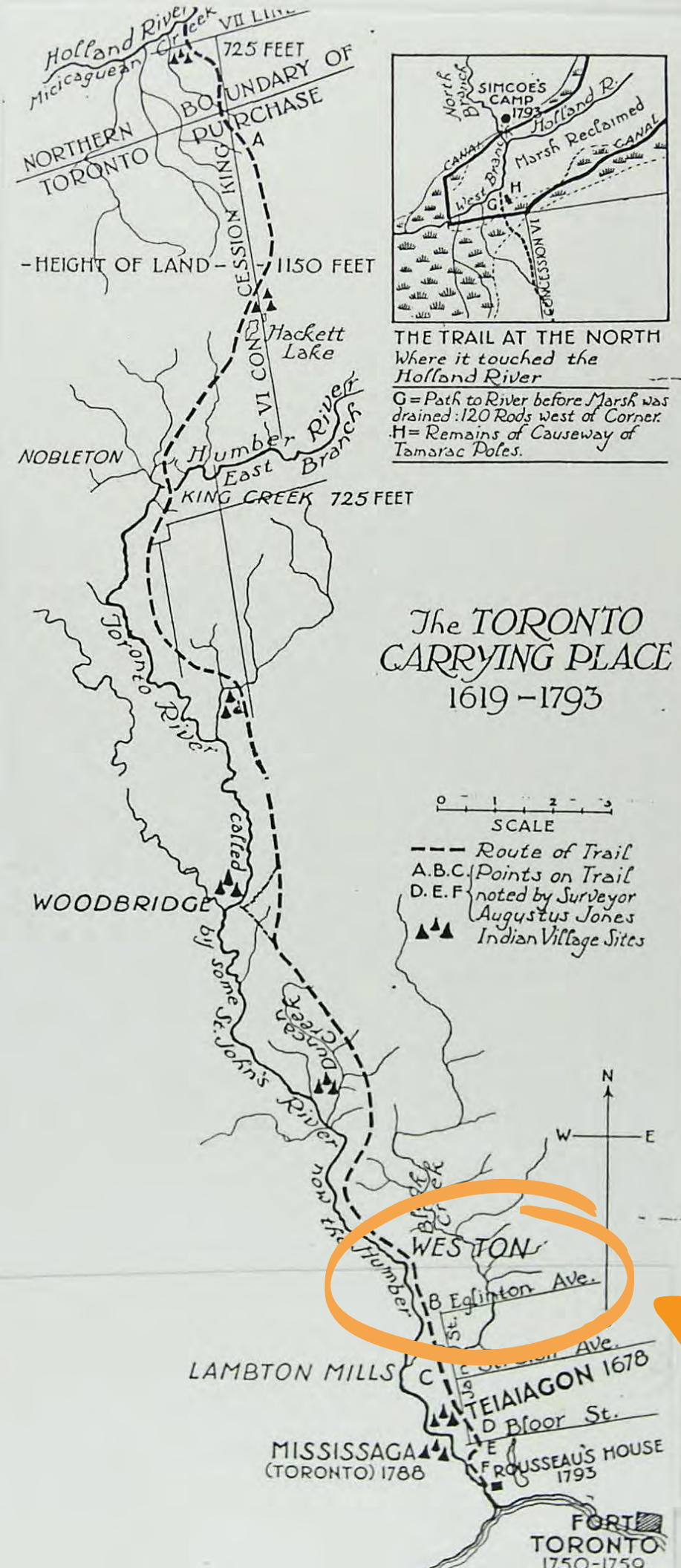
Mount Dennis Economic Development Strategy

Key Areas of Focus

- » Actively promoting Mount Dennis for business investment in collaboration with the Mount Dennis BIA
- » Supporting access to low-cost space
- » Encouraging 'main street' development
- » Investigating and supporting community benefits initiatives
- » Supporting local cultural activities including an Indigenous place-making project, public art, music, film and festivals and events
- » Promoting business support programs for businesses of all sizes
- » Identifying and promoting sector-based job and training opportunities
- » Initiating efforts to attract a post-secondary satellite facility

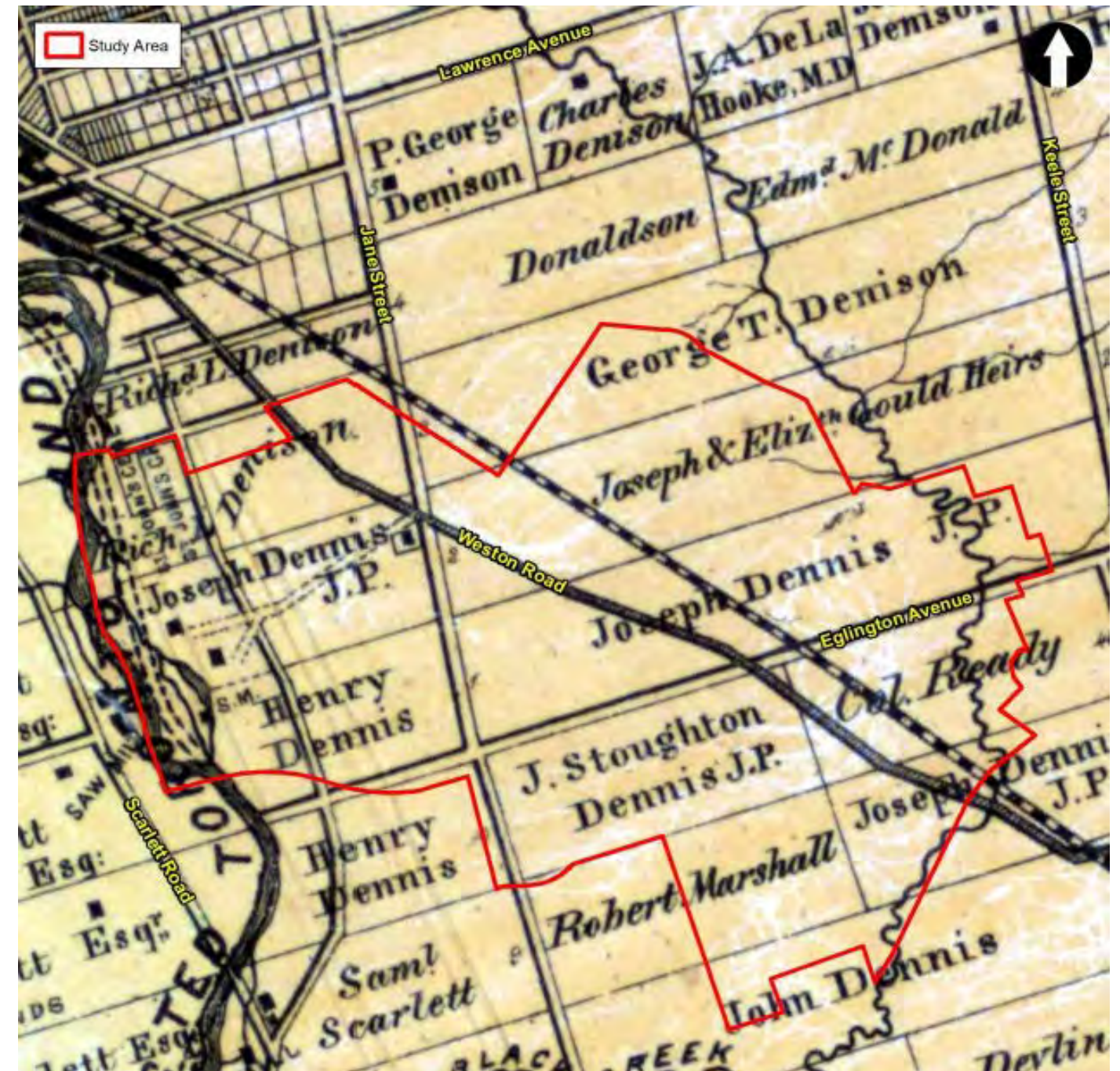
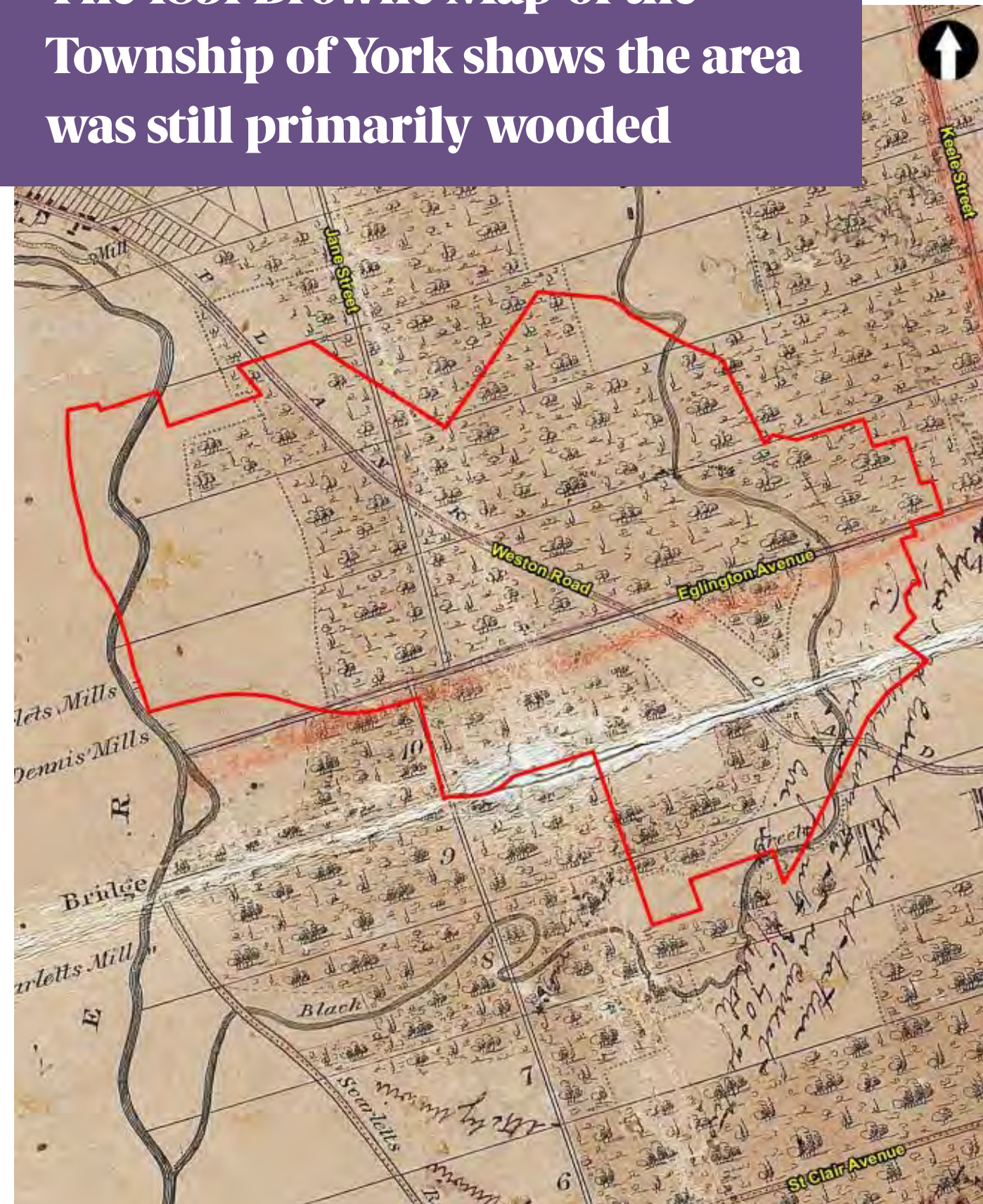
The Mount Dennis Story

**Mount Dennis features
a rich history as a mixed
use and culturally diverse
neighbourhood.**

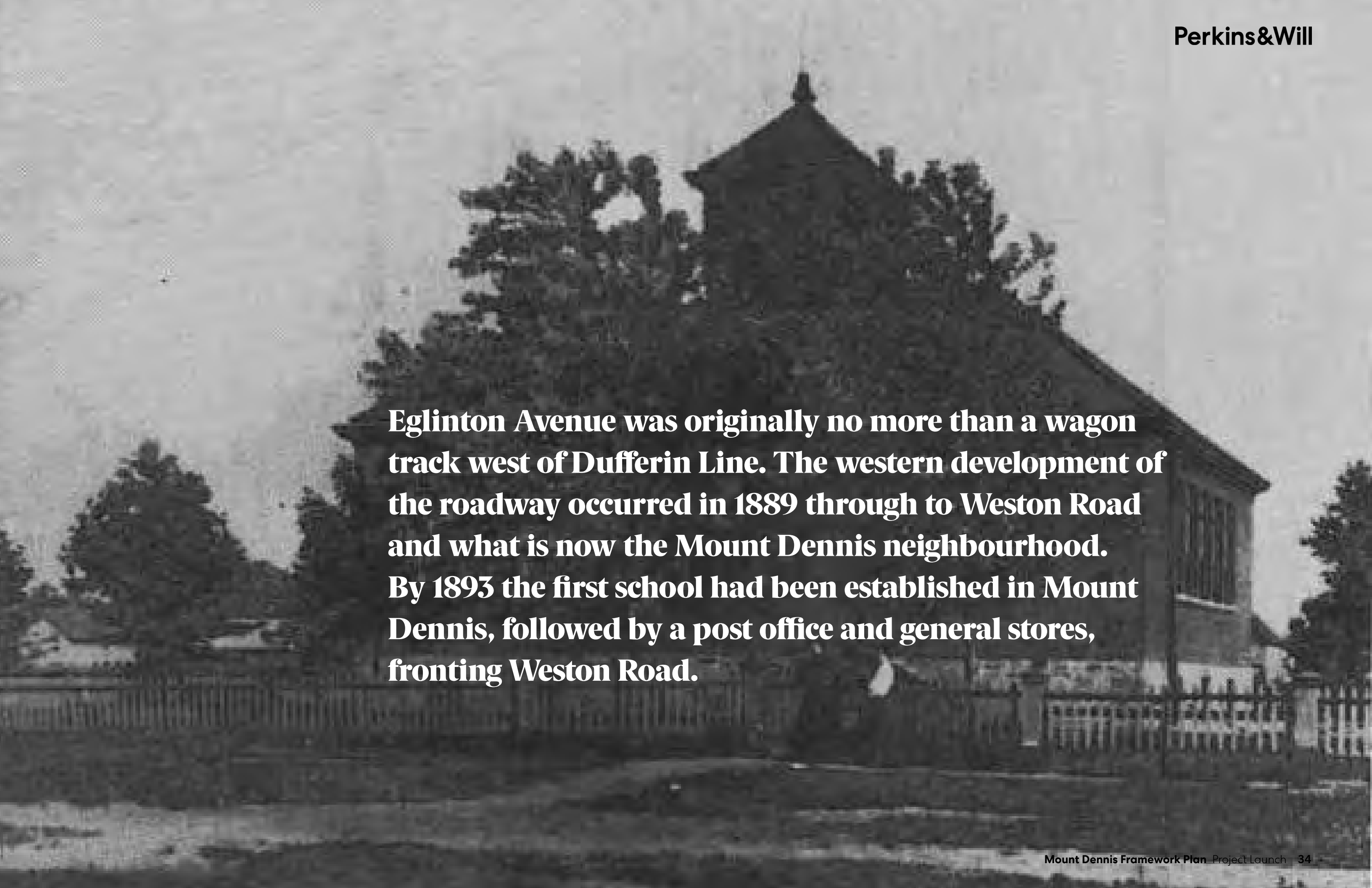


The Humber River was an important Indigenous route, serving as the Toronto Carrying-Place Trail. This pathway was an important travelling spine, leading into the upper Great Lakes network. It contributes a significant piece of history – travel and trade – that has shaped Mount Dennis to be the neighbourhood it is today.

The 1851 Browne Map of the Township of York shows the area was still primarily wooded



The 1860 Tremaine Map of the County of York shows the Grand Trunk Railway running parallel to Weston Road and an early ownership pattern



Eglinton Avenue was originally no more than a wagon track west of Dufferin Line. The western development of the roadway occurred in 1889 through to Weston Road and what is now the Mount Dennis neighbourhood. By 1893 the first school had been established in Mount Dennis, followed by a post office and general stores, fronting Weston Road.



York Township, Weston Rd, north, from Ray Ave (Way Department)



Church of the Good Shepherd (Anglican), Weston Road, south east corner Eglinton Ave. W.,



Level crossing, on Eglinton Avenue, just east of Weston Road, scene looking east, shows how view of approaching train is obstructed, (Traffic Study Department)



2, 4, 6 Arnold Avenue

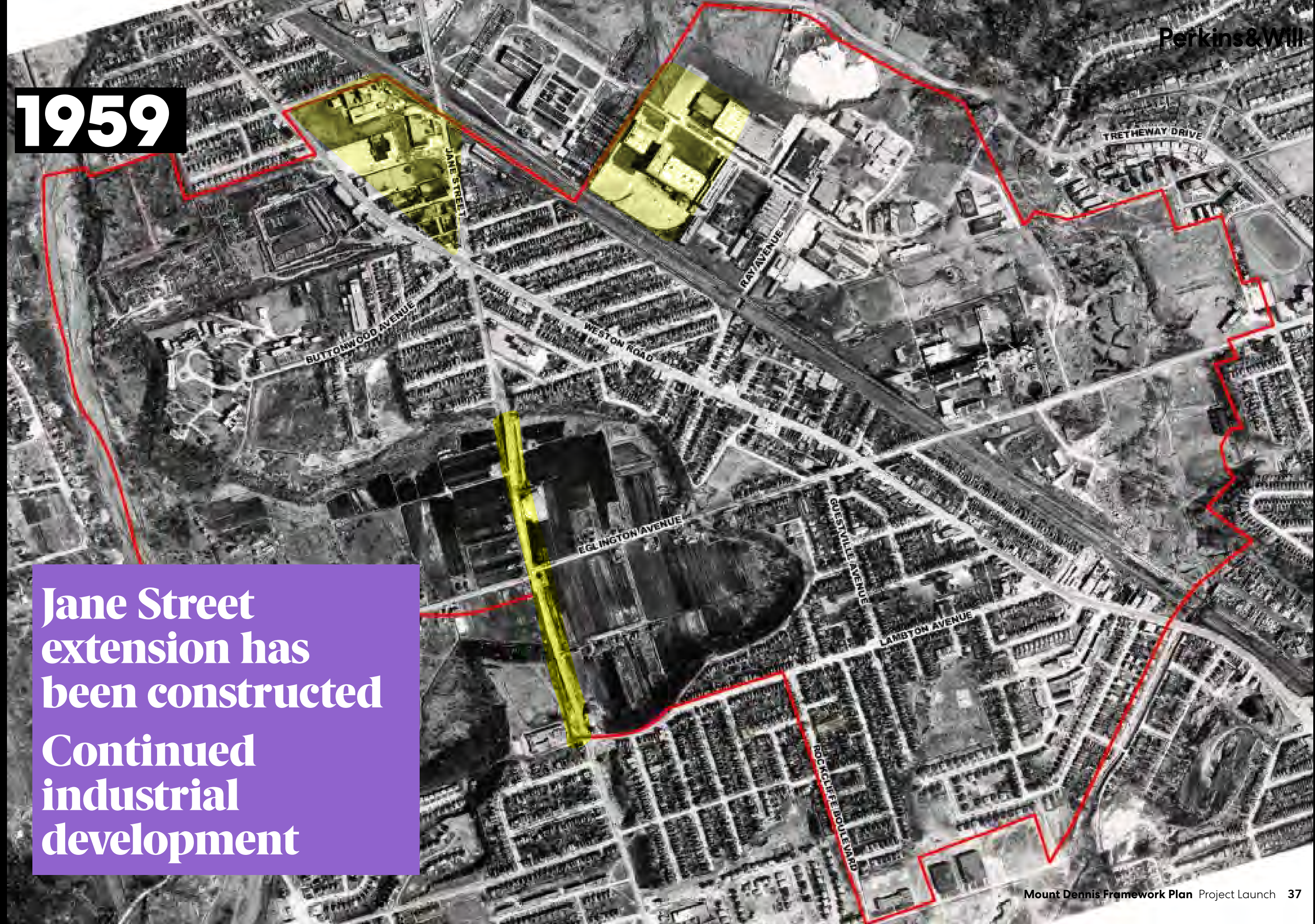
1947

**Dense residential
pattern has been
established**

**Some industrial
development on
the east side of the
railway**

1959

Jane Street extension has been constructed
Continued industrial development



1976



Eglinton has been extended westward over the Humber Valley

Eglinton Flats have been transformed from farmland to parks

1981

Black Creek Drive has been constructed



Mount Dennis Today



Study Area



Total population (2016)

18,593

Growth (2011-2016)

1.97%

Density (people/km²)

7,072

*statistics based on the Framework Study boundary

Mount Dennis Planning
Framework Study
Boundary

Community Services
& Facilities Study
Boundary

Denison Rd E

Trethewey Dr

Emmett Ave

Eglinton Ave W

Scarlett Rd

Lambton Ave

Jane St

Weston Rd

Alliance Ave

Black Creek Dr

Humber Blvd N

Mount Dennis is not all the same

The Northwest part of the neighbourhood is the **densest**, fastest growing, has the highest total number of **visible minorities and refugees**, and the **lowest income**.

The Northeast part of the neighbourhood is the **most youthful** and has the highest proportion of **families with children**.

The Southwest part of the neighbourhood has the highest total number and proportion of **low-income seniors**.

The Southeast part of the neighbourhood is the **highest income** and where residents are most likely to **own their home**.

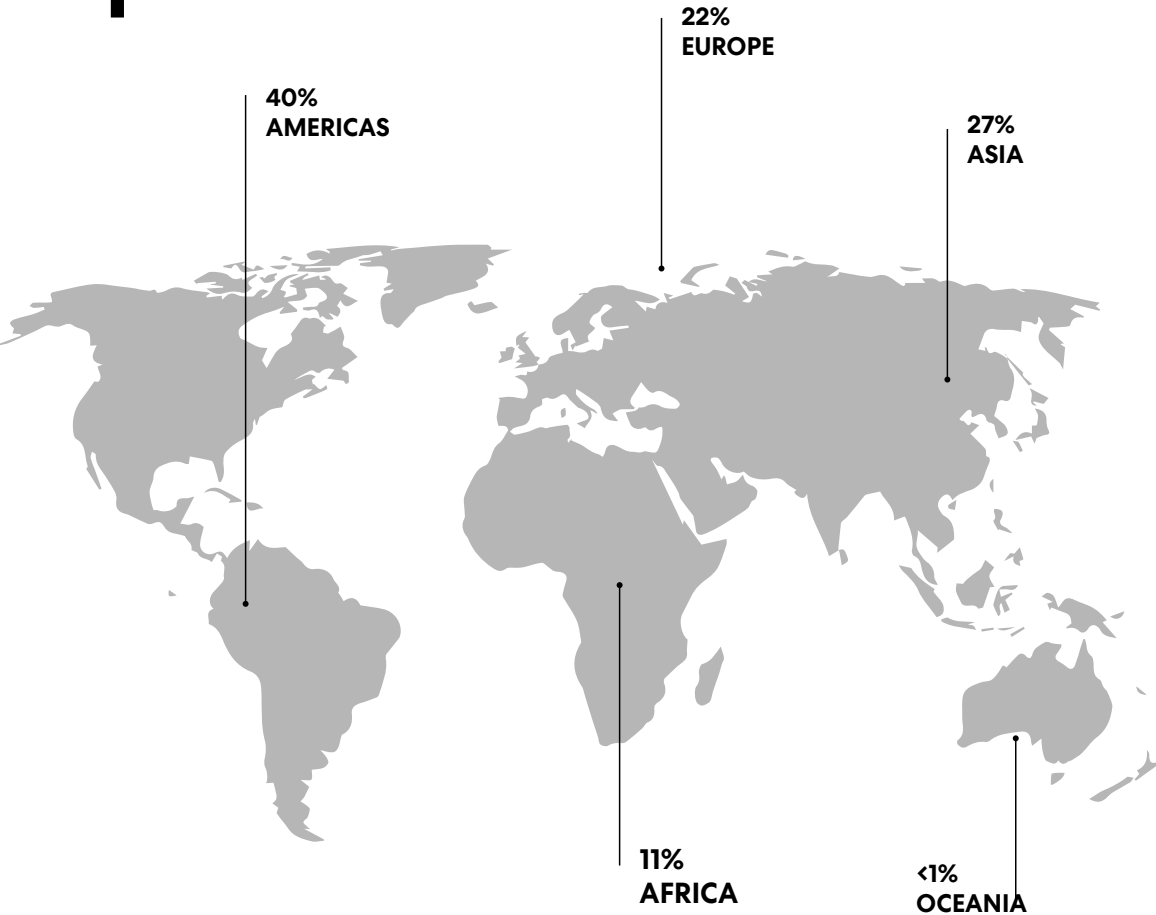
Languages and Immigration

Most popular Mother Tongue
Portuguese, Spanish,
and Vietnamese

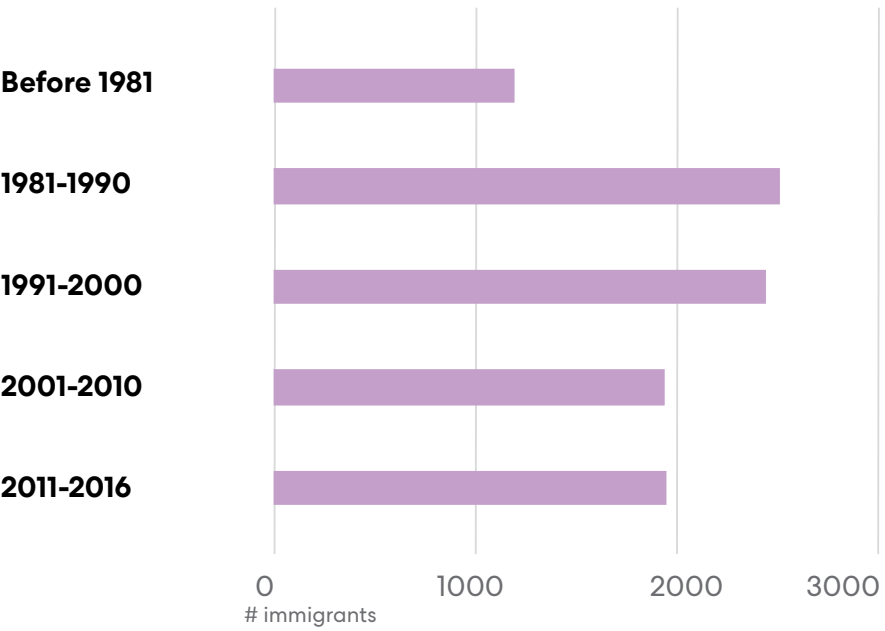
Non Canadian Citizens
14%

Immigrants
57%

Birth Country of Immigrant Population



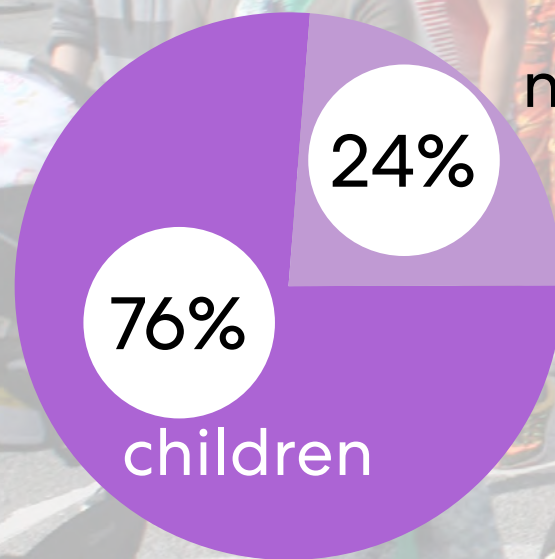
Immigration Period



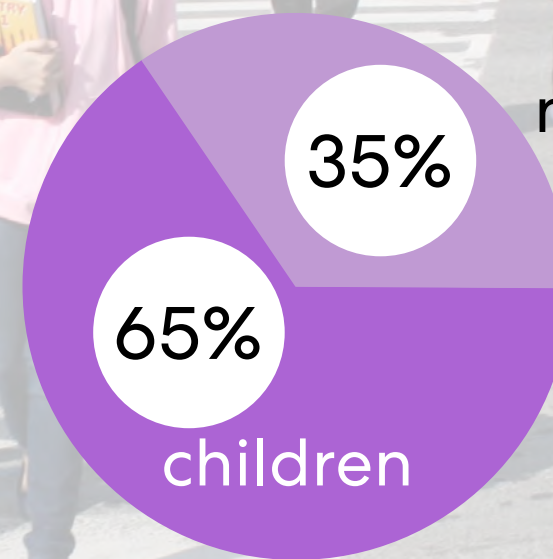
*statistics based on the Framework Study boundary

Households

MT DENNIS



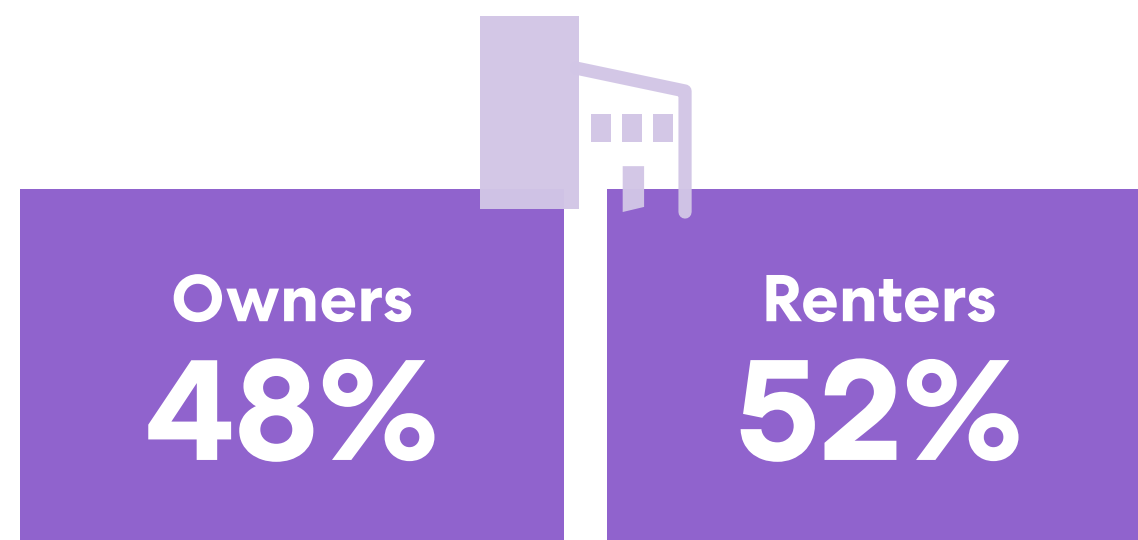
CITY OF TORONTO



*statistics based on the Framework Study boundary

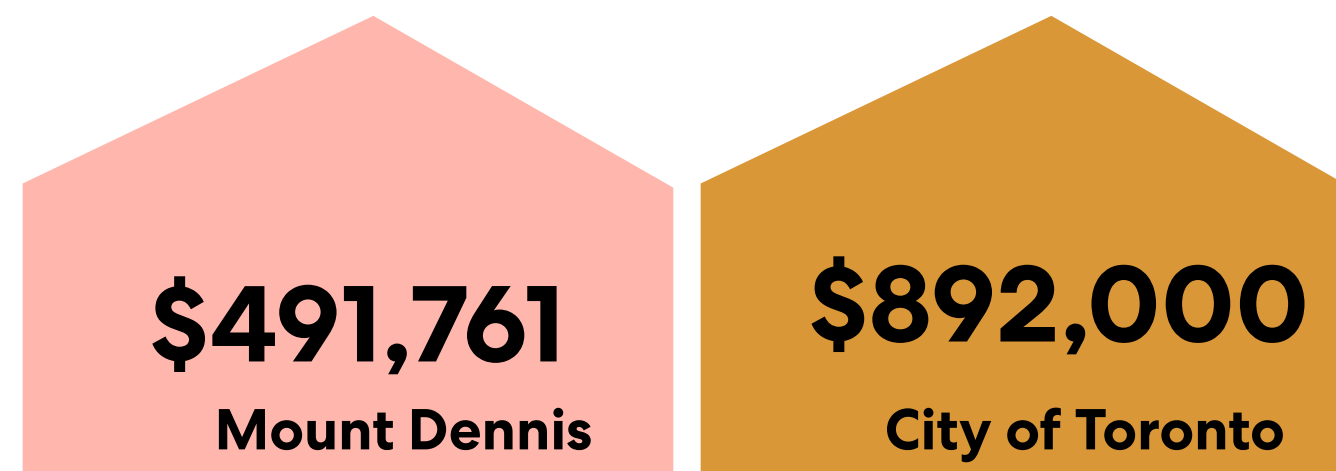
Housing

Ownership



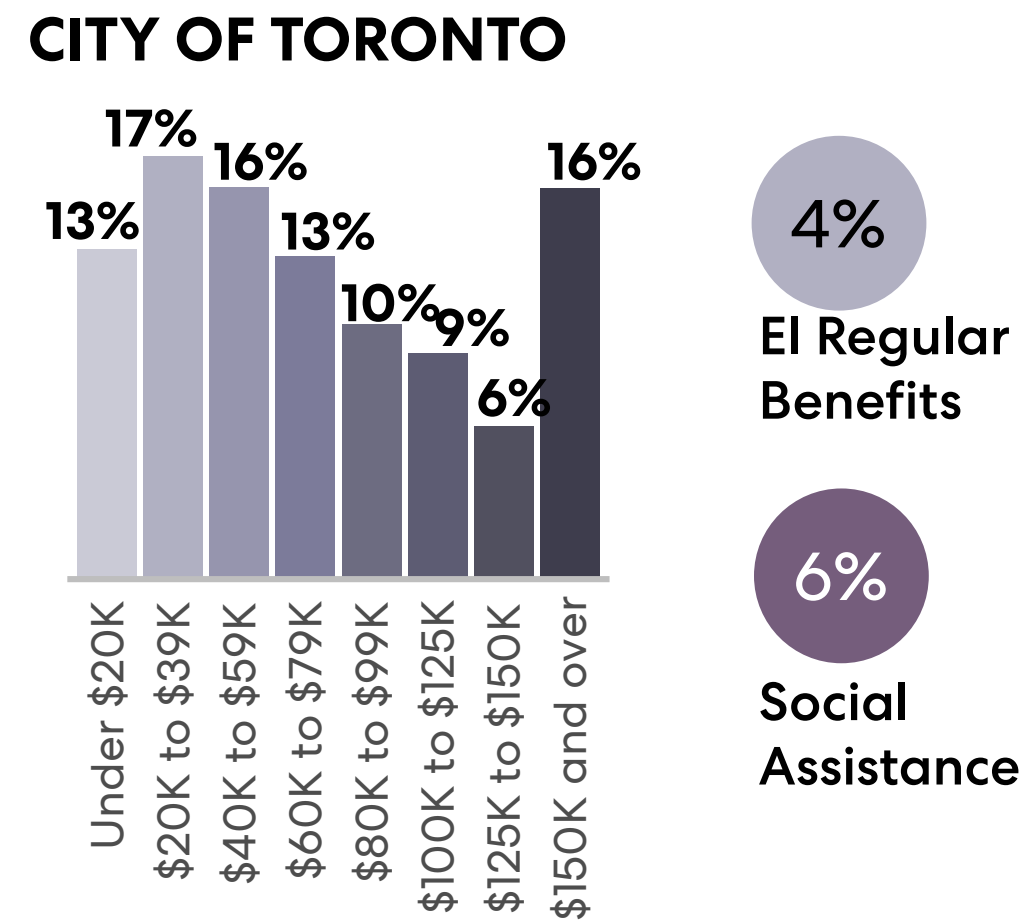
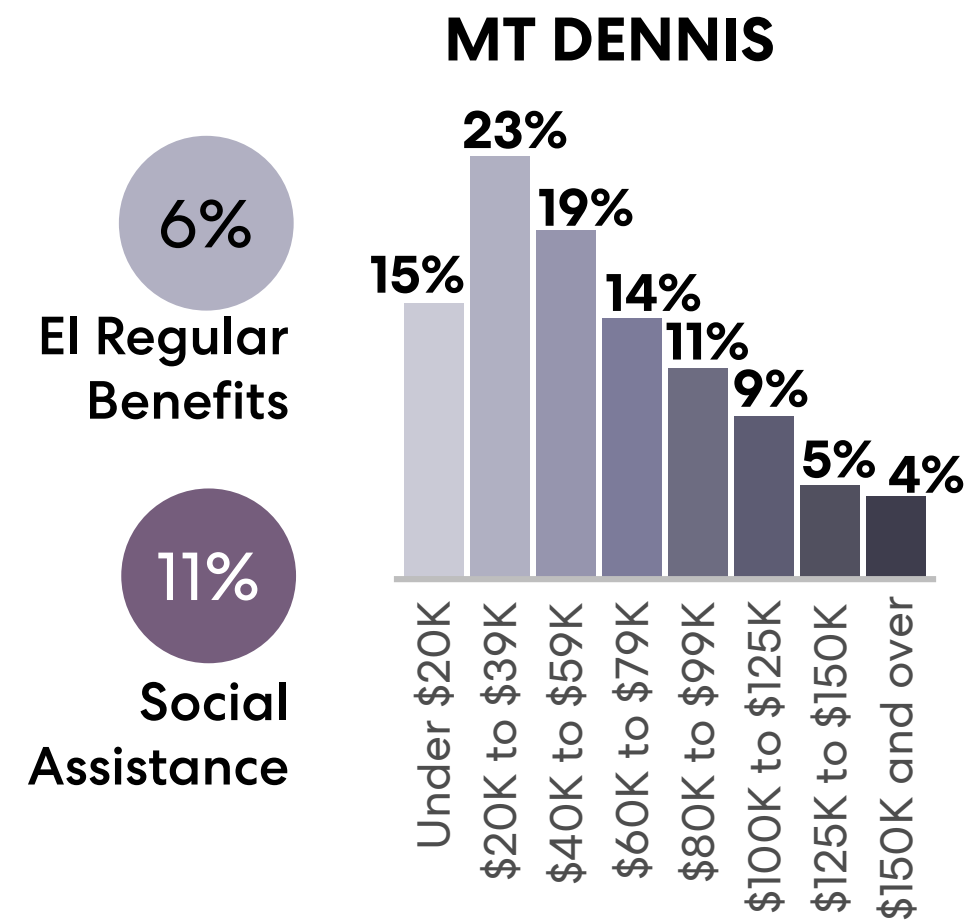
*statistics based on the Framework Study boundary

Average value of dwellings



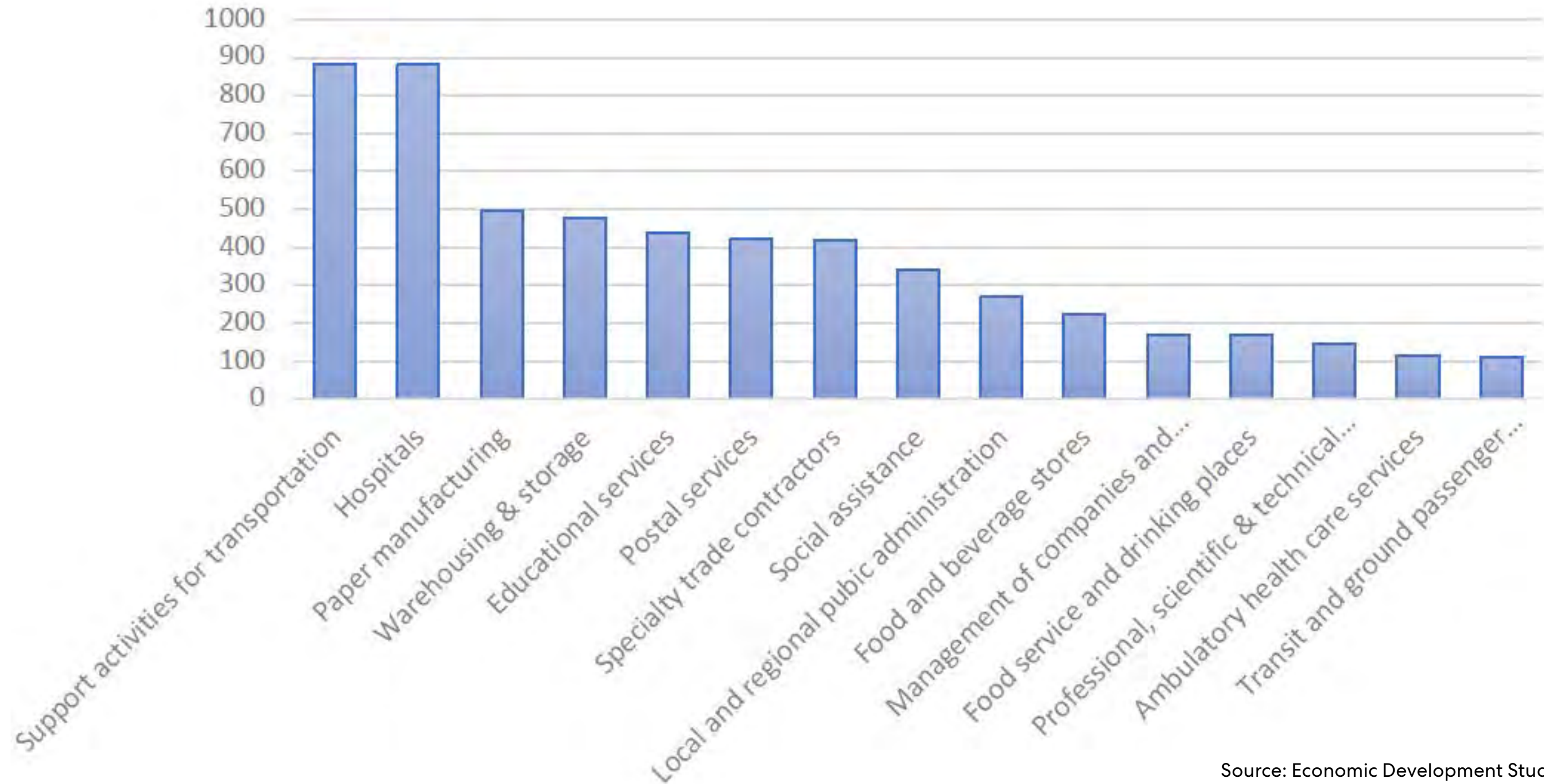
Income

Estimated Median Income



*statistics based on the Framework Study boundary

Major Employers



Source: Economic Development Study

Local Businesses

- » Just over half of all businesses described themselves as service or retail
- » There is a good mix in terms of how long businesses had been in the area - 29% have been in business for 25+ years!
- » Most are not members of the BIA
- » Most respondents have relatively few employees - 66% have 5 or fewer
- » Most employees of local businesses do not live in the area
- » A significant percentage of businesses report that they are 'diverse suppliers'

Based on 2019 Survey of businesses responded to by 20% of all businesses

Compared with the rest of the City, Mount Dennis is:

- » Home to a higher proportion of visible minorities and/or immigrants
- » Home to a higher proportion of families with children
- » Growing slower than the rest of the city
- » Lower income* (estimated median income of \$51,500 vs \$65,829.)

* Based on catchment area (CS&F boundary)

Compared with the rest of the City, Mount Dennis is:

- » More impacted due to lay-offs resulting from COVID-19 (all three of the top employing industries have seen lay-offs of more than 15% vs only 1 of the 3 of the top industries at the City level seeing the same).

Transit Investment



How can we
make sure new
investment
benefits
everyone?

Major Transit Stations



Legend

- GO: Kitchener Line
- GO: Barrie Line
- UP Express
- Eglinton Crosstown
- 32: Eglinton West
- 35: Jane
- 41: Keele
- 52: Lawrence West
- 59: Maple Leaf
- 71: Runnymede
- 73: Royal York
- 79: Scarlett Rd
- 89: Weston
- 161: Rogers Rd
- 171: Mount Dennis
- 405: Etobicoke Community Bus
- Bus Stop
- Waterbody
- Open Green Space
- Creek / River
- Trail
- Study Area

How easy is it/will it be for you to get to the new stations?

What modes (walking, cycling, driving) will you be using to access them?



Cycling & Pedestrian Connectivity



- Legend**
- Existing
- Bike Lanes
 - Multi-Use Trail
 - Signed Routes
 - Suggested On Street Routes
- Planned
- Trail
 - On-Street
 - Under Construction
- Waterbody
 - Open Green Space
 - Creek / River
 - Trail
 - Study Area

How walkable and cyclable is your neighbourhood?
What opportunities or barriers do you experience?



Official Plan Uses



Structure Plan Map



Land Use Map

Legend

Land Use Map

Neighbourhoods	Institutional Areas
Apartment Neighbourhoods	Regeneration Areas
Mixed Use Areas	Employment Areas
Natural Areas	Utility Corridors
Parks	Study Area
Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)	

Structural Plan Map

Avenues
Employment Areas
Green Space Systems
Study Area

Heritage and Archaeology



145 Clouston Ave
St. John's Cemetery on the Humber; designation by-law passed by York City Council on Aug. 24, 1987



1151 Weston Rd
Mount Dennis Bank of Nova Scotia (1949, addition 1981-2) now known as Scotiabank

St. John's Cemetery

2700 Eglinton Ave W
York Civic Centre, 1950. Shore and Moffat Architects, with additions 1960, 1962, 1974. Adopted by City Council May 17, 2005.

Site AkGu-90

Site AkGu-24



Site AkGu-6

York Civic Centre



Legend

Previous Archaeological Assessment

Existing Heritage Properties

Prior archaeological Assessment:

No Further Archaeological Concern

Stage Recommended

Stage 2 Recommendations:

Stage 2 Site Visit and/or Test Pit Survey Required

Areas of Low Archaeological Potential

Disturbed

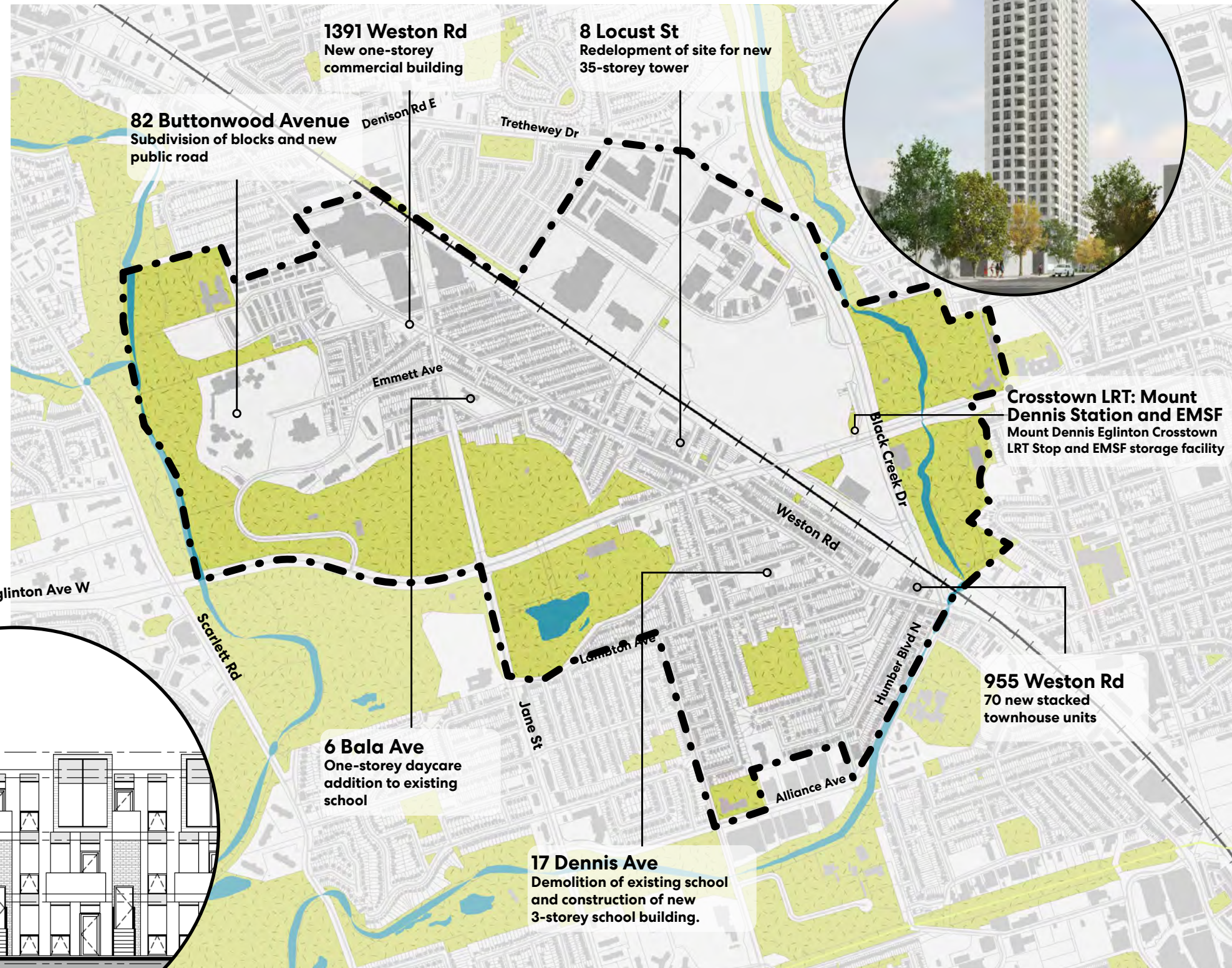
Low-Lying / Wet

Steeply Sloped

Existing Buildings



Future and Proposed Development



How do you think new development can fit within and contribute to Mount Dennis?

Parks and Open Space

What improvements could be made to local parks?

Total open green space
1,072,079 m²
(approx 29.2% coverage)

- Legend**
- Natural Heritage Boundary
 - Tree Inventory
 - Waterbody
 - Open Green Space
 - Creek / River
 - Trail
 - Study Area



Community Services & Facilities

CS&F are publically accessible, non-profit facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services. This includes child care centres, libraries, recreation facilities, schools and community space for human services.

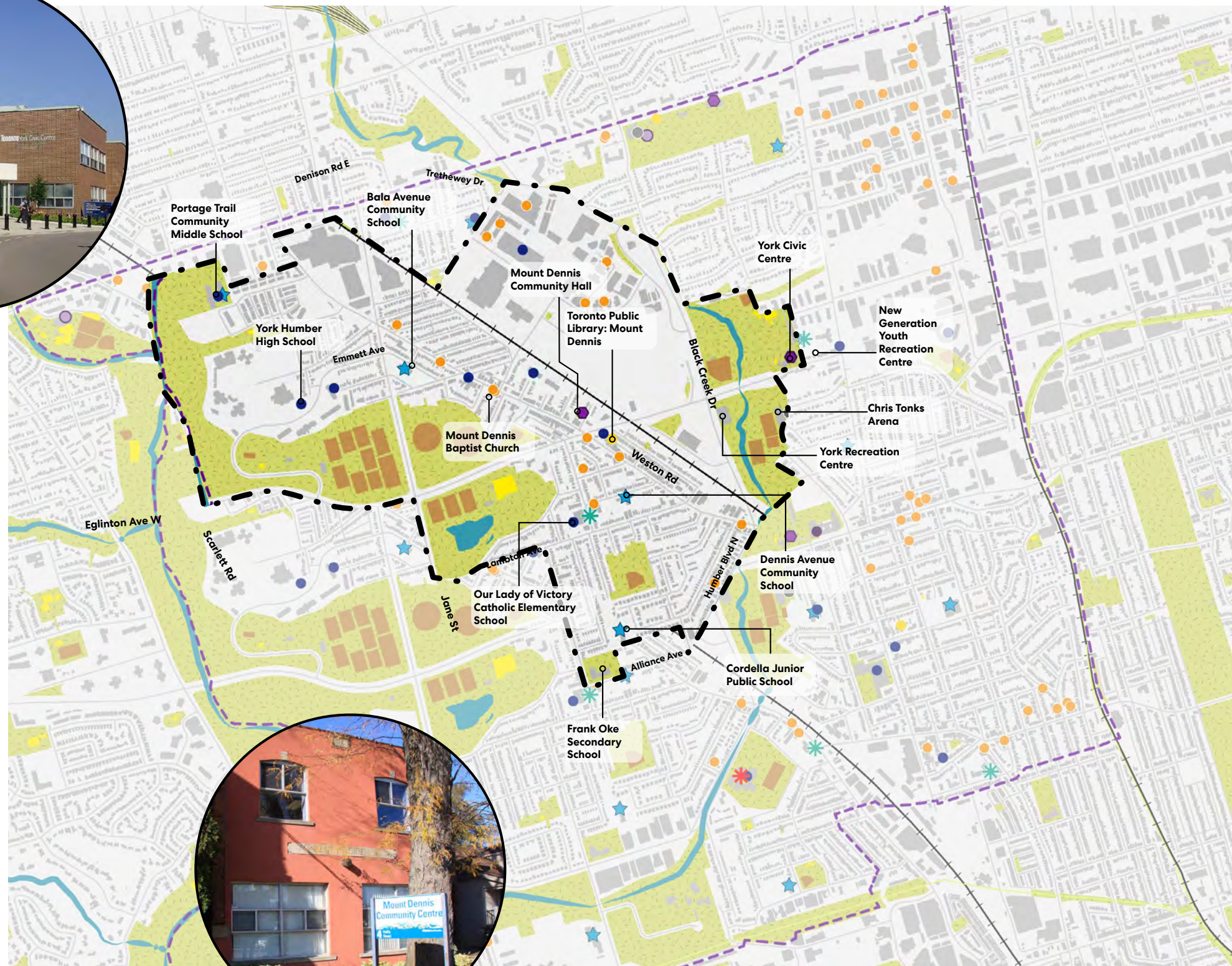
2012 Weston Mount Dennis Survey Results

Top ten services (in order) that people feel they are unable to access were:

1. Recreation Services - 40%
2. Arts/Culture - 38%
3. Community Activities/Clubs and Organizations - 37%
4. Emergency Care - 31%
5. Health Care – doctor/health clinic - 30%
6. Libraries - 28%
7. Childcare - 27%
8. Local Government Officials - 27%
9. Dentists/Eye Care/Other Specialists - 26%
10. Food/Groceries - 24%

Legend

	Sport Fields		Catholic Elementary School
	Community Rec Area		Catholic Secondary School
	Arena		Public Elementary and Secondary School
	Places of Worship		Indoor Pool
	Library		Waterbody
	Childcare		Open Green Space
	Creek / River		
	Trail		
	Study Area		



Streets



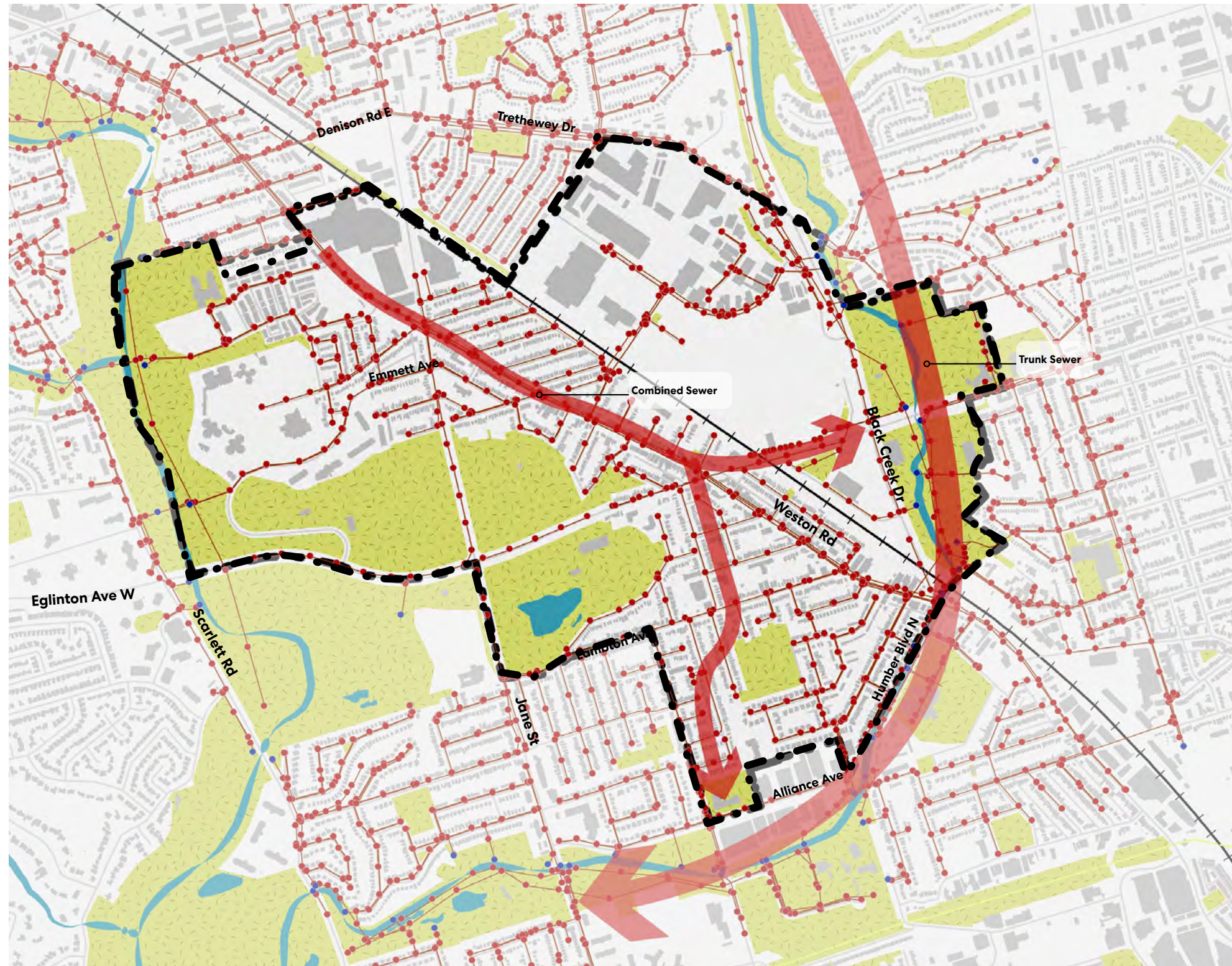
Complete Streets



Green Streets



Servicing



Question:

Do you have any questions of clarification about what has been presented?

What we have heard so far...

Transit investment


how will the new
LRT change the
neighbourhood?

make sure new
investment
benefits
everyone

risk of
displacement

local
businesses
affected during
construction

Services



need to leave
the area
to access
healthcare



need more
recreation /
arts/ culture



developing
shopping areas
would help the
local economy

Challenges

employment is
a key challenge

poverty and
housing too

lack of
connections -
both physical
and social

engagement
for children and
youth

Eco-neighbourhood

could be part of
a Sustainable
Neighbourhood Action
Plan

bee-friendly
neighbourhood

development of
a sustainable
transportation
sector

Question:

What are other issues and opportunities in your community?

Earlier ideas

bridge over
the rail
corridor

connections
to future
transit hub

streetscape
upgrades to
Weston

improve road
safety at Weston
& Eglinton

indigenous
place-making
initiative

Earlier ideas

innovation
hub

a new
institutional
hub

film
location

improve access
to commercial
space

farmers
market

sustainable
neighbourhood
/ industry

Question:

What are the priorities for the neighbourhood?

Engagement Strategy

Public Meetings

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - JANUARY 2021

#1
today

PHASE 2: TESTING

FEBRUARY 2021 - APRIL 2021

#2

PHASE 3: EMERGING FRAMEWORK

MAY 2021 - AUGUST 2021

#3

Stakeholder conversations

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - JANUARY 2021

Neighbourhood
Improvement
Area Network &
Planning Table
(NIA)

community
groups

resident
associations

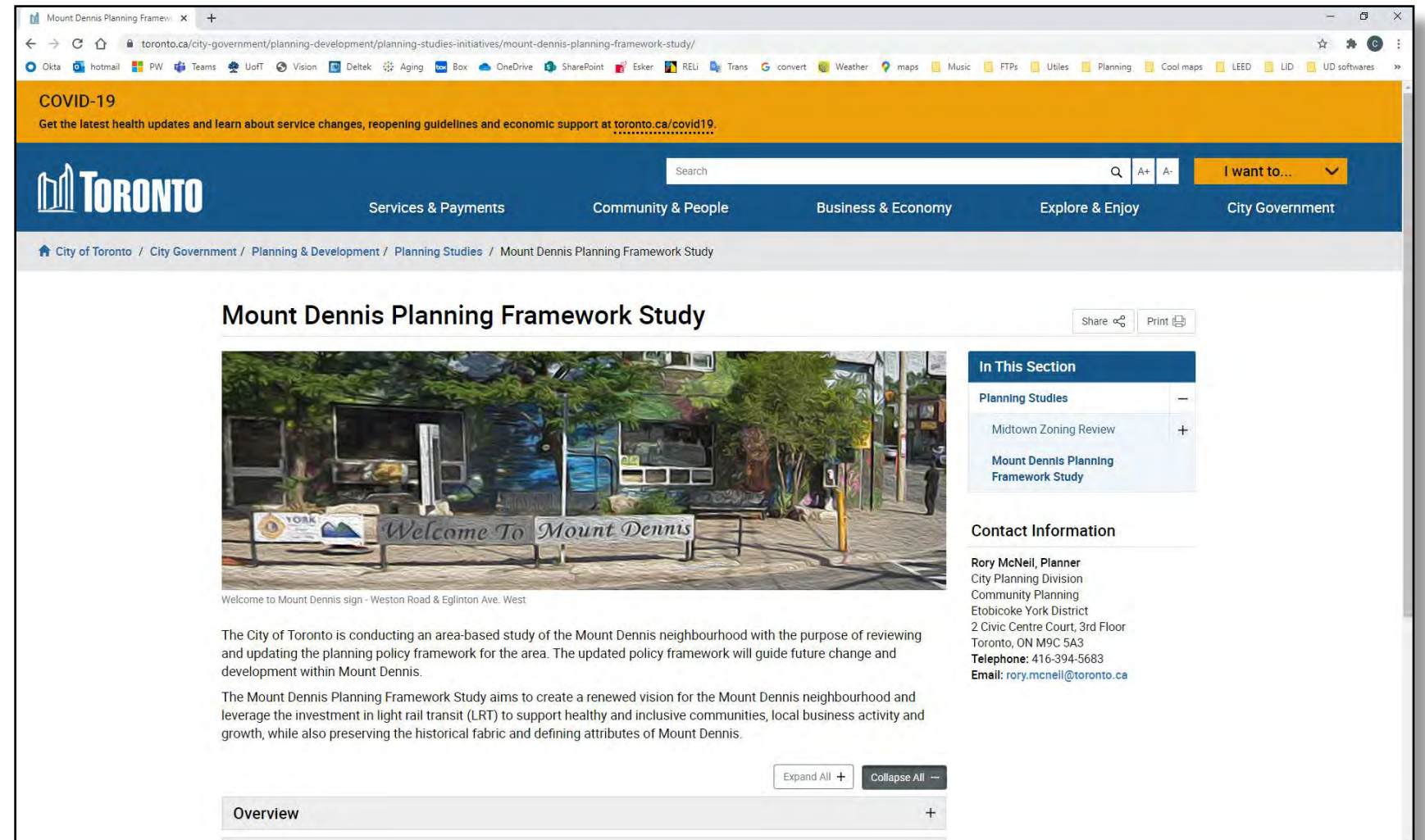
heritage
focus group

human
services
agency focus
group

Project website

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - JANUARY 2021



- » General updates
- » Social Pinpoint map and survey
- » Questionnaire

In-person station

PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - JANUARY 2021



» Opportunity to pick up and fill out a questionnaire

Stay in touch!

Rory McNeil
Planner, Community Planning

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Email: Rory.McNeil@toronto.ca