

# Picture Mount Dennis

July 13, 2021 | Indigenous Engagement Meeting #1



# 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  
Alliance Ave  
Weston Rd  
Humber Blvd N



# Context Area





# Schedule

## PHASE 1: BACKGROUND REVIEW

OCTOBER 2020 - FEBRUARY 2021

- » Understand the existing characteristics of the neighbourhood
- » Introduce the project to the community and establish engagement groups
- » Prepared Preliminary Background Report

- Community Meeting #1
- Social Pinpoint
- Library Survey
- Human Services Focus Group

WE ARE HERE



## PHASE 2: TESTING

MARCH 2021 - AUGUST 2021

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

- Community Meeting #2 & #3
- Heritage Focus Group #1 & #2
- Local Advisory Committee #1 & #2
- Indigenous Engagement #1
- NIA Planning Table #1 & #2

## PHASE 3: EMERGING FRAMEWORK

SEPTEMBER 2021 - NOVEMBER 2021

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

- Community Meeting #4
- Local Advisory Committee #3
- Indigenous Engagement #2



# Preliminary Background Report

4

Mount Dennis Framework Plan

## Executive Summary

This background report presents the results of early analysis of the Mount Dennis neighbourhood. It will be used as a foundation for community, rights holders and stakeholder engagement and the development of options and recommendations in later phases of the study.

### The Mount Dennis Planning 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 comprehensive vision and an implementation roadmap for the future. The Mount Dennis Planning Framework Study aims to create a renewed vision for the Mount Dennis neighbourhood and leverage the investment in light rail transit (LRT) to support healthy and inclusive communities, local business activity and growth, while also preserving the historic fabric and defining attributes of Mount Dennis.

### Study Themes and Lenses

The study is structured around four themes that will organize the analysis and recommendations: Land Use & Urban Design; Heritage; Mobility/Transportation; and Servicing/Water. Each of the themes will be analyzed through three lenses: Sustainability

and Resilience; Equity and Social Development; and Public Health. The framework of lenses and themes will ensure that cross-disciplinary input is integrated throughout the study process.

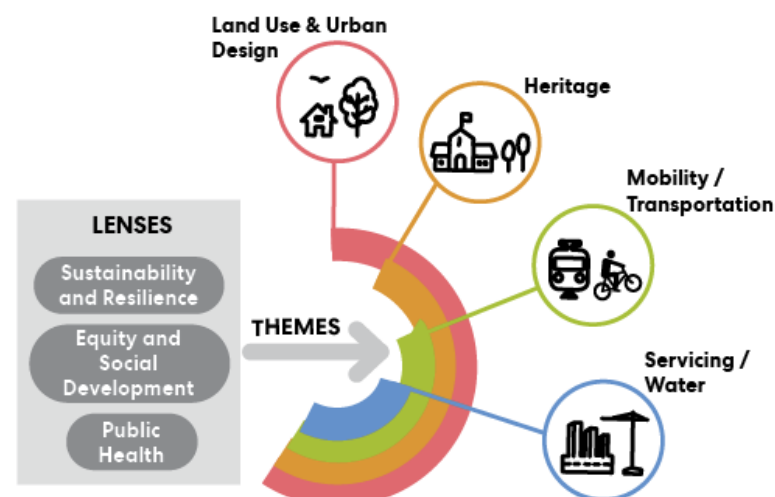
### A History of Mount Dennis

Located in proximity to the notable geographic and topographic feature of the Humber River Valley, the land on which Mount Dennis sits today has been a human settlement area and transportation route for thousands of years. The Mount Dennis neighbourhood, as part of the City of Toronto, is on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples.

The neighbourhood of Mount Dennis is named after one of the early settlers in the area, John Dennis, a Loyalist shipbuilder who hailed from Philadelphia and established a farm in York Township in the early 1800s.

Mount Dennis's growth has been shaped by transportation and industry, including: Weston Road, a portion of which was constructed on the historic Indigenous Toronto Carrying Place Trail; the Grand Trunk Railway; and the Kodak Factory, which became the largest employer in the area following its construction in 1916.

The cultural heritage component of the study will include a comprehensive survey of the study area to identify properties and landscapes with heritage potential, which will be recommended for inclusion on the City's Heritage Register.



Can be accessed at:  
[www.toronto.ca/mountdennis](http://www.toronto.ca/mountdennis)

tell us what you think



# Themes:



**Land Use & Urban Design**



**Servicing / Water**



**Cultural Heritage**



**Mobility /  
Transportation**

# Lenses:

**Sustainability and Resilience**

**Equity and Social Development**

**Public Health**

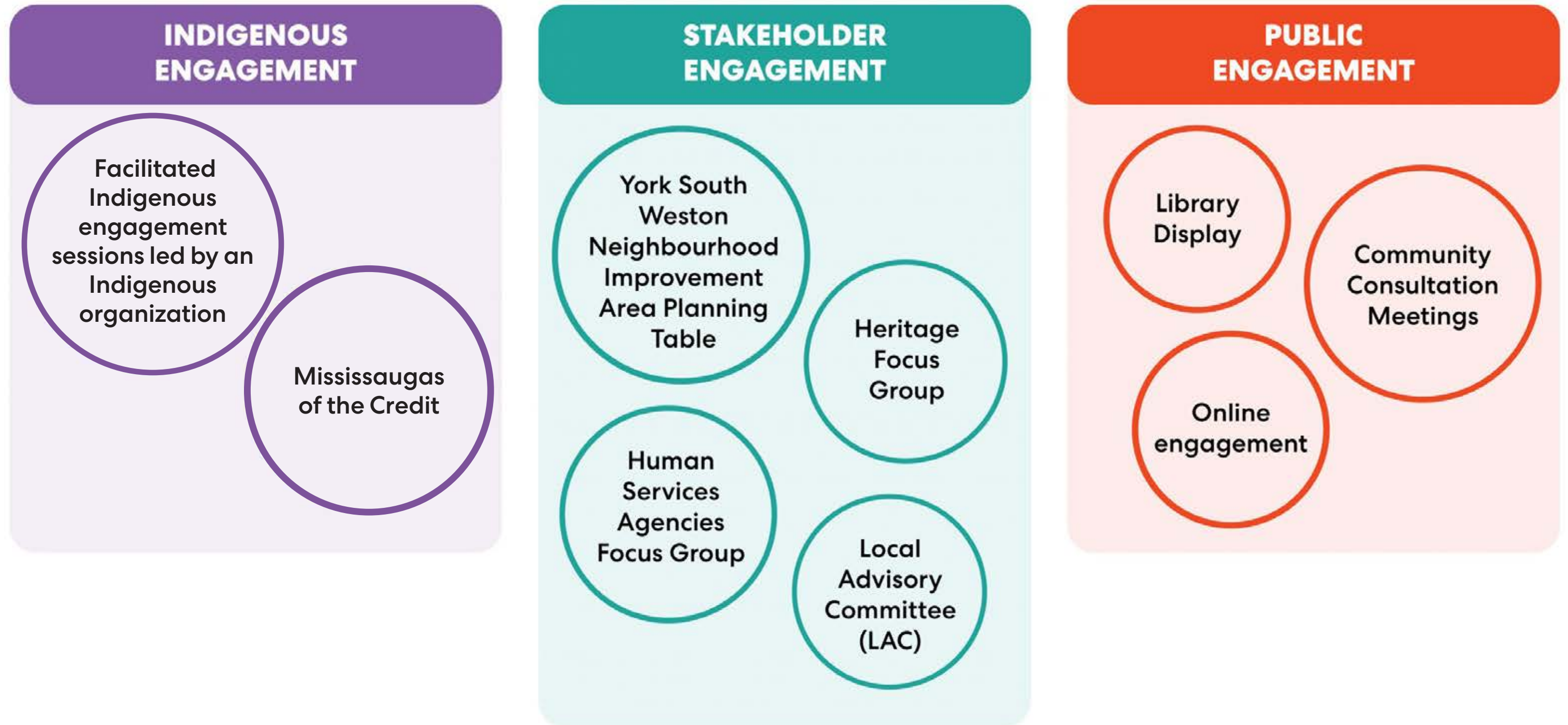


# What might come out of this study





# Engagement Streams





# What we heard...

Indigenous voices represent a living history and need to be consulted to address gaps in archaeological perspectives and conventional western narratives.

Ensuring ongoing housing and commercial space affordability is the number one priority

Maximize the transit investment to get healthy density and a diverse housing supply

Cycling in Mount Dennis is dangerous!

Greenspace needs to be more accessible



# Background Analysis



# Themes:



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility /  
Transportation

# Lenses:

**Sustainability and Resilience**

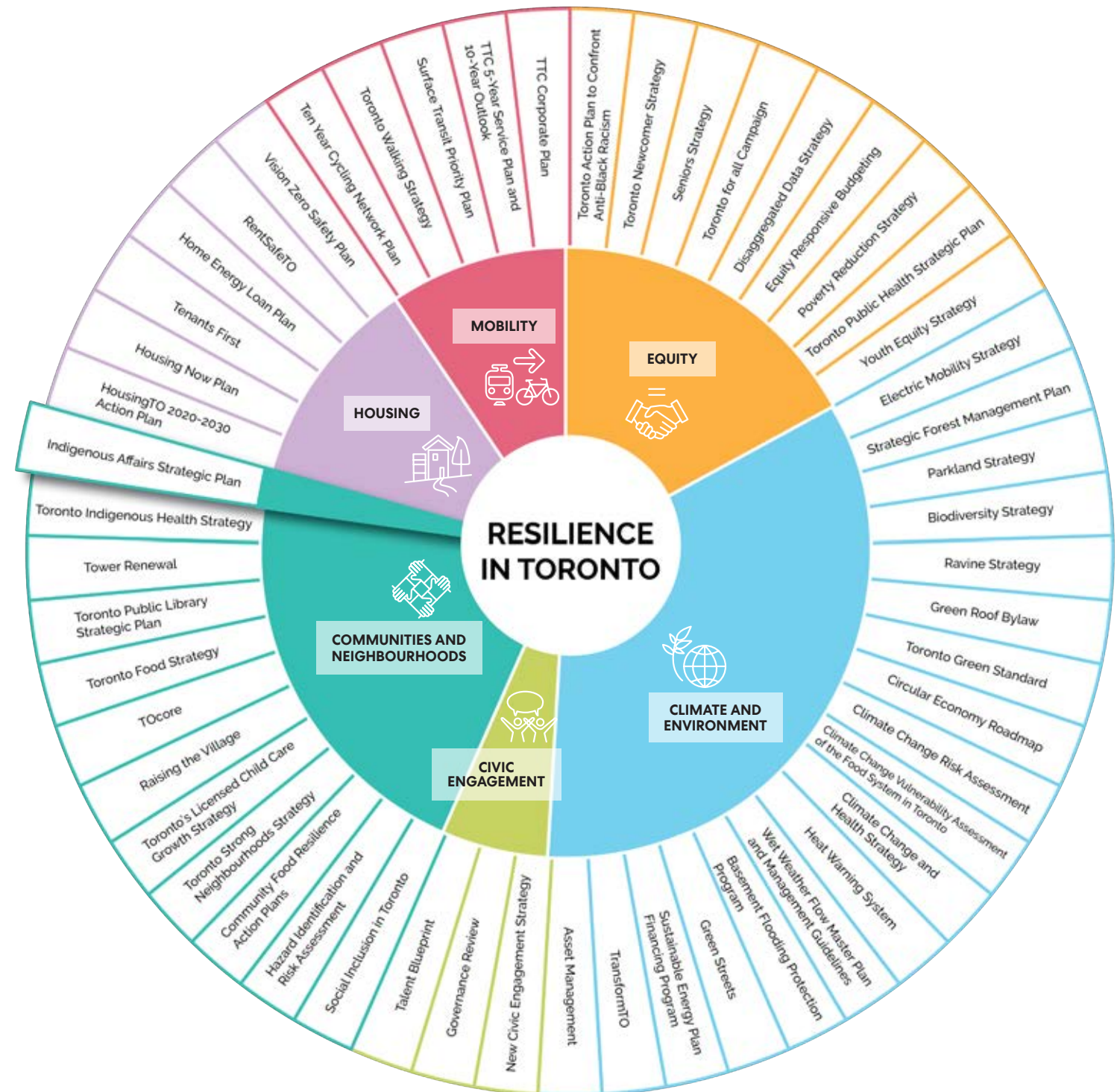
**Equity and Social Development**

**Public Health**



# Lens: Sustainability and Resilience

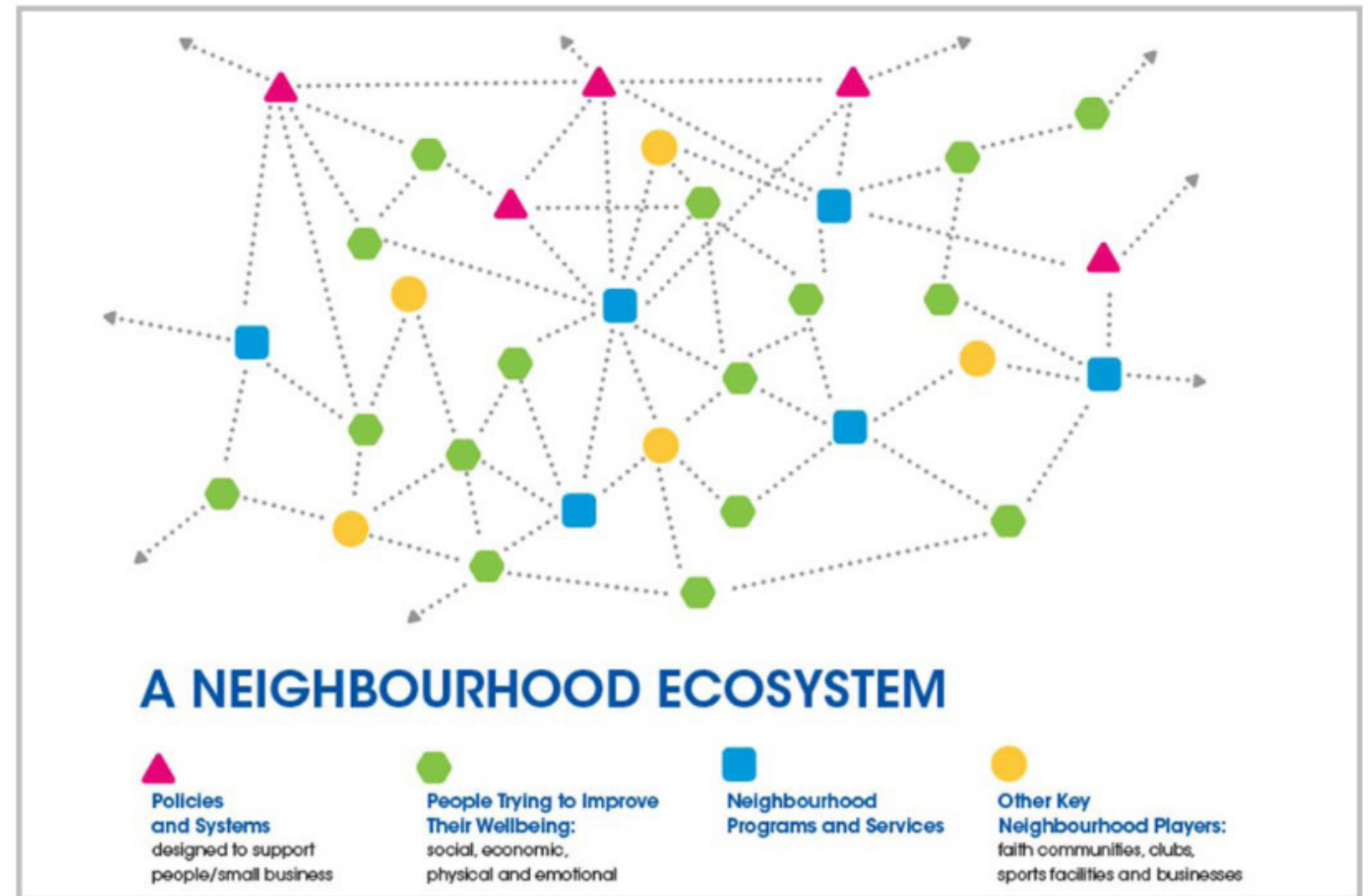
- » The Study will be using the City's Resilience Strategy and global RELi standard to evaluate resilience in Mount Dennis and make recommendations
- » e.g. how can Mount Dennis residents be better prepared for "shocks" like flooding, power outages, extreme heat or extreme cold?





# Lens: Equity and Social Development

» The Centre for Connected Communities has been engaging with local community agencies to identify the policies and systems that impact wellbeing and social development and ensure that community objectives are reflected in the planning and design work





# Lens: Equity and Social Development

## Emerging Priorities:



**1: Workforce  
Development and  
Poverty Reduction**



**2: Climate Action**



**3: Resilience**



**4: Protecting  
Affordability**



# Lens: Public Health

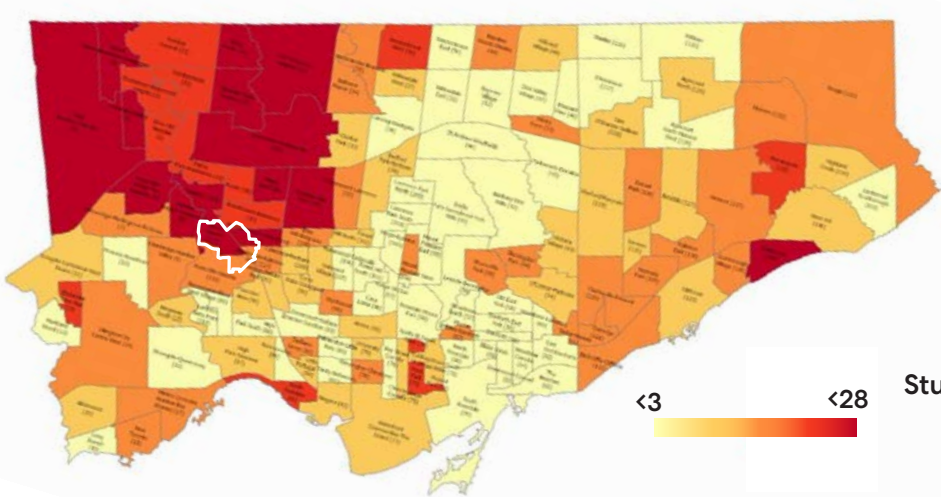
- » The City of Toronto has undertaken numerous studies documenting how housing and the built environment contribute to human health
- » “Core elements” of a healthy built environment:
  - » Density
  - » Service proximity
  - » Land use mix
  - » Street connectivity
  - » Streetscape characteristics
  - » Efficient parking



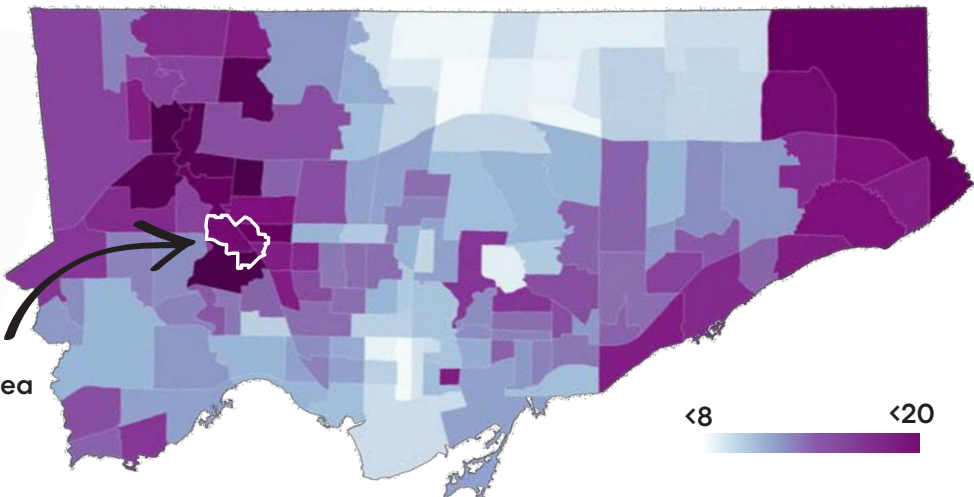


# Lens: Public Health

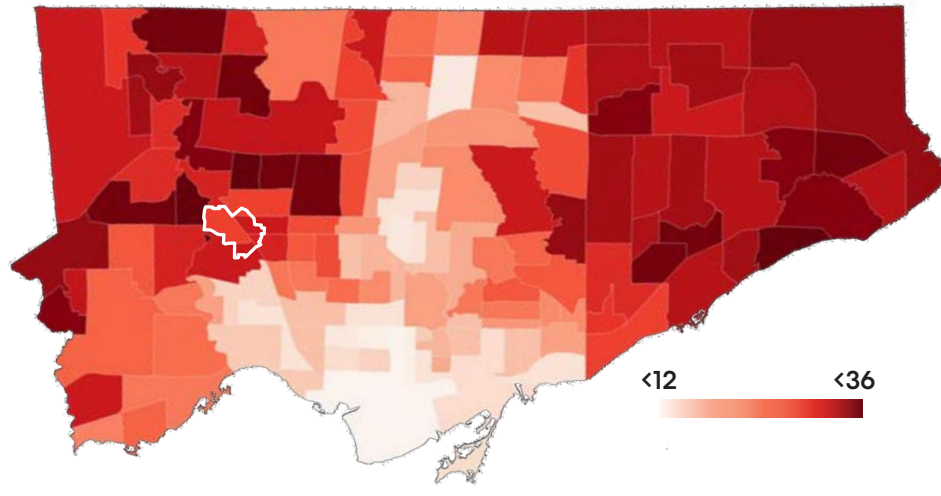
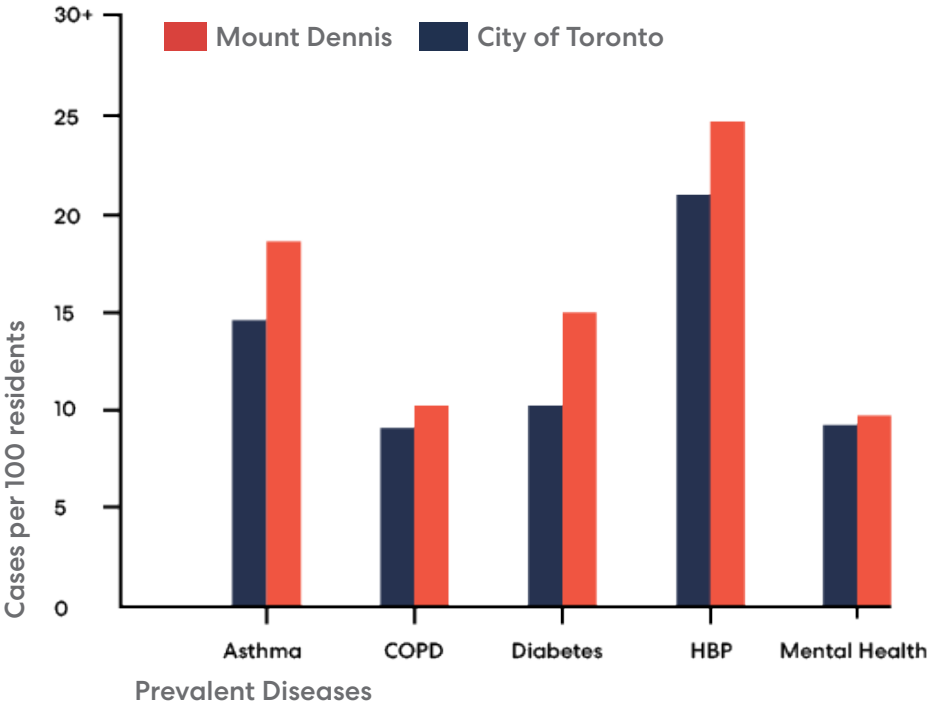
## Observations:



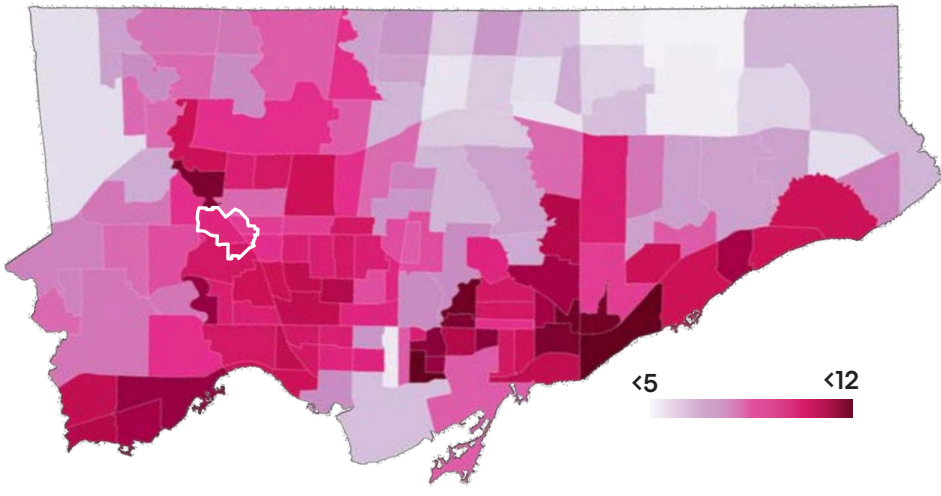
Prevalance of COVID per 1000 residents



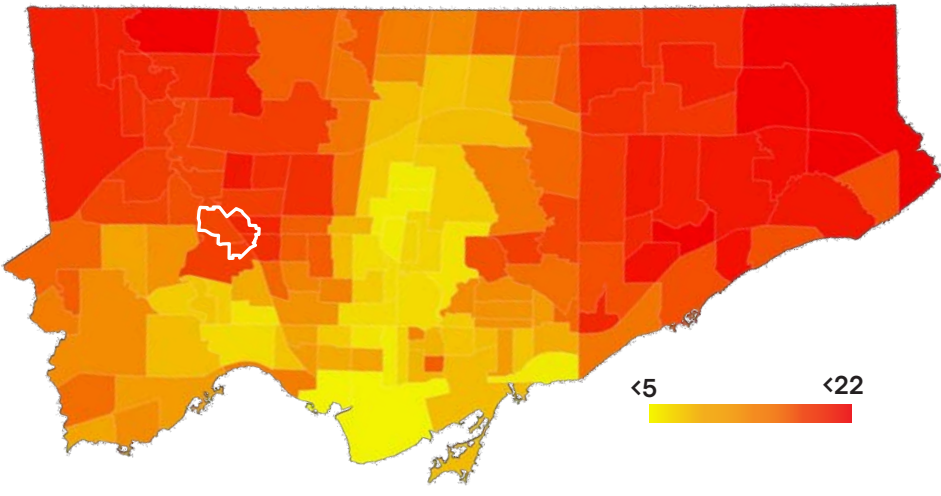
Prevalance of Asthma per 100 residents



Prevalance of High Blood Pressure per 100 residents



Prevalance of Mental Health and Addiction-Related Visits per 100 residents



Prevalance of Diabetes per 100 residents



# Themes:



**Land Use & Urban Design**



**Servicing / Water**



**Cultural Heritage**



**Mobility /  
Transportation**

# Lenses:

**Sustainability and Resilience**

**Equity and Social Development**

**Public Health**



# Land Use and Urban Design: Observations

**8** new development applications



**Gentrification**



**Local economic development**



**Affordability**

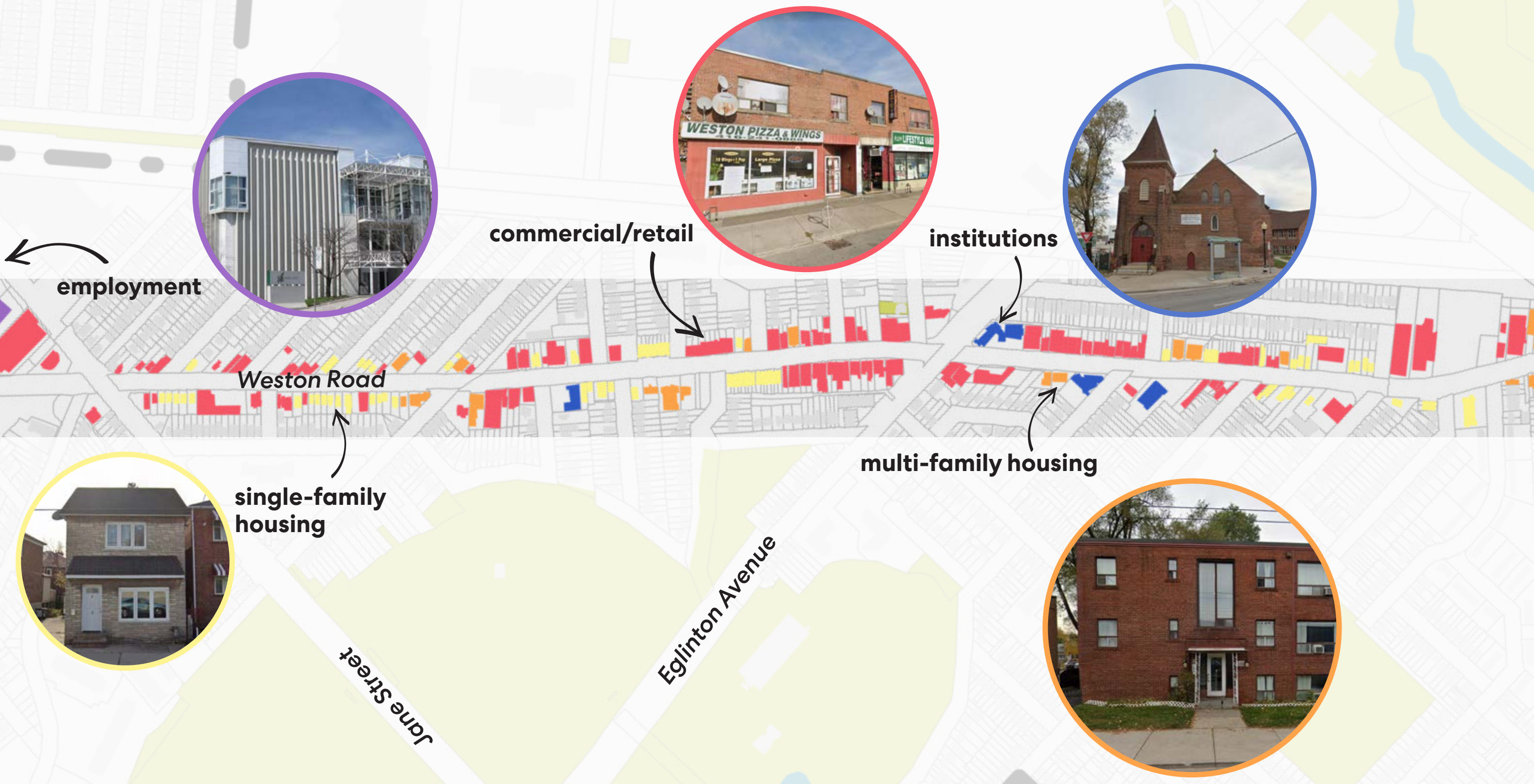


**Need to protect/increase multi-purpose community spaces**



# Land Use and Urban Design: Observations

## Existing Conditions

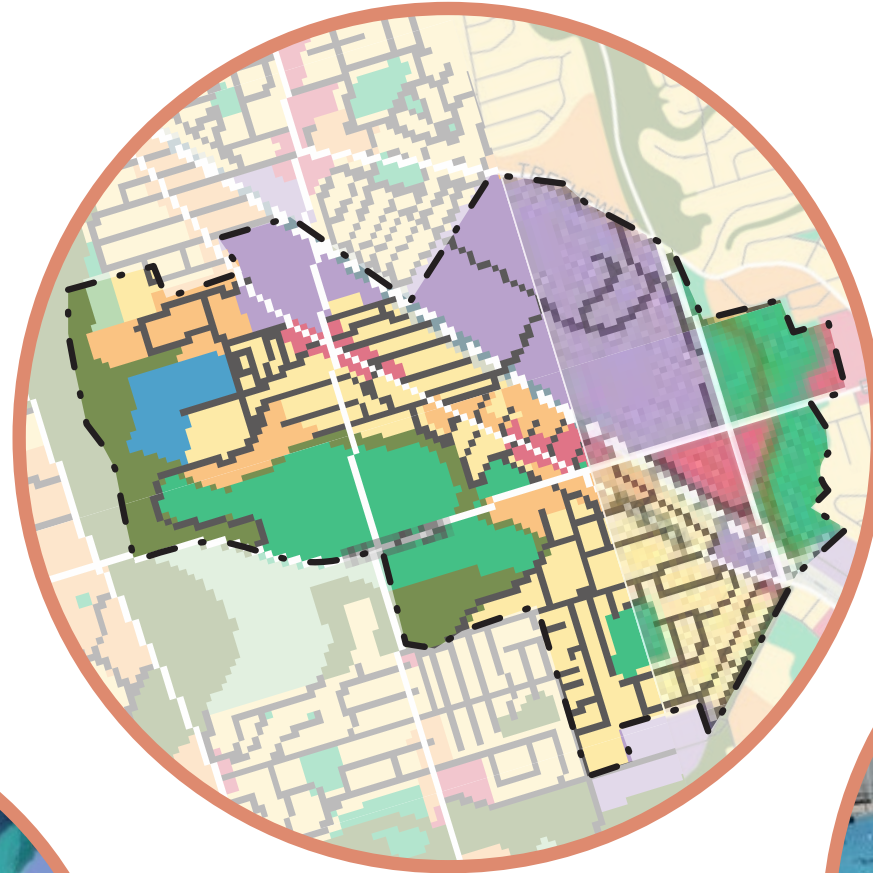




# Land Use and Urban Design: Opportunities



**Inclusionary zoning - mandate affordable housing in new development**



**Update Official Plan designations**



**Indigenous Placemaking Initiatives**



**Secure community benefits in public and private development**



# Servicing/Water: Observations



**Shaped by topography**



**Basement flooding**



**Flood plains**



# Servicing/Water: Opportunities



**Green streets**



**Local employment  
in green  
infrastructure  
maintenance**



**Bioswales**



**Rain Gardens**



# Servicing/Water: Opportunities

## Green Streets



“Traditional” streets direct stormwater into storm sewer systems that discharge directly into surface waters, rivers, and streams.

Green Streets capture rainwater at its source, providing water for plants and trees to grow. They also act as a natural filter to clean the water before it makes its way into local waterways.



# Servicing/Water: Opportunities

## GreenForceTO (2021 Pilot Program)



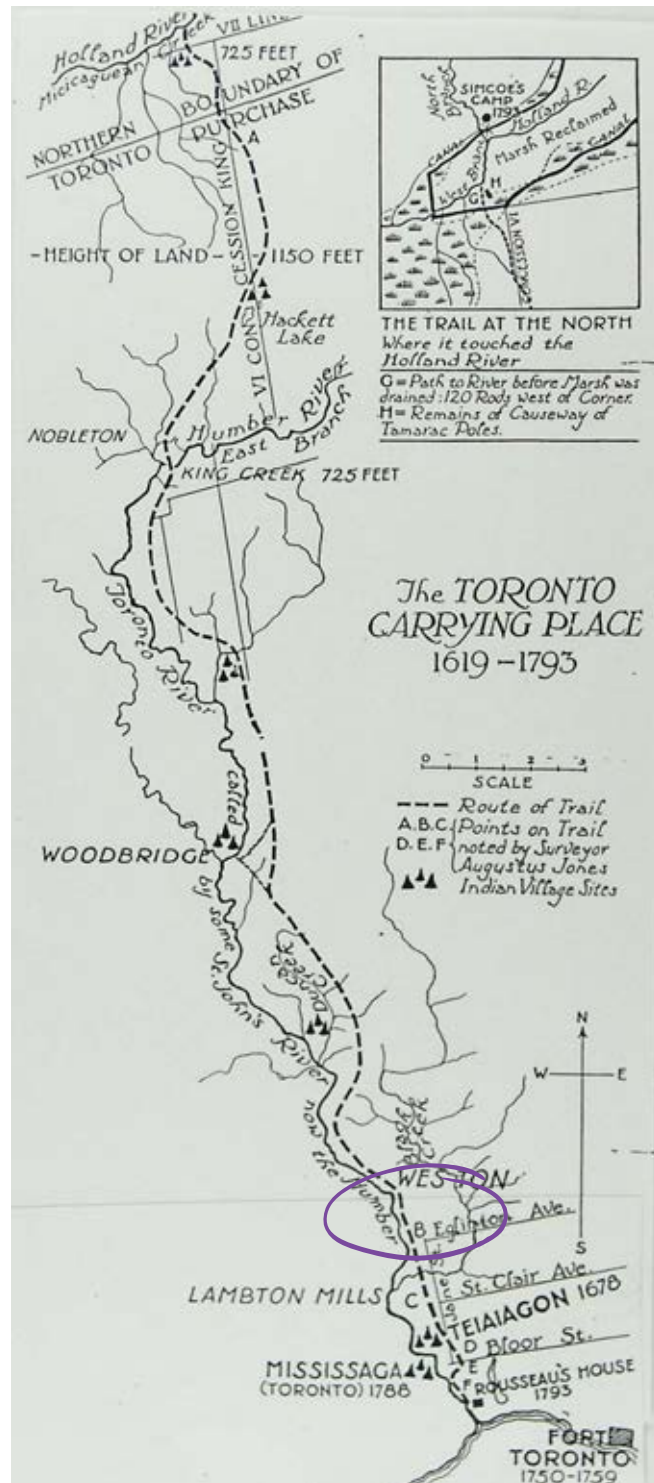
- In partnership with 2 local Employment Social Enterprise (RAINscapeTO and Building Up), GreenforceTO will train and hire individuals facing barriers to employment for the maintenance of Green Infrastructure and local green spaces.
- Over 2 dozen sites have been identified for this pilot, many in Mount Dennis.
- This project aims to bring a long-term, locally powered workforce to the City, and incorporate local resilience and sustainability.

<https://www.toronto.ca/services-payments/streets-parking-transportation/enhancing-our-streets-and-public-realms/green-streets/>



# Cultural Heritage: CHRA

As part of the planning study, a Cultural Heritage Resource Assessment (CHRA) is being undertaken to document the area's development history and to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved.





# Cultural Heritage: Observations



**3** properties on the City's Heritage Register

Further archaeological assessment recommended in green areas on the map



# Cultural Heritage: Observations

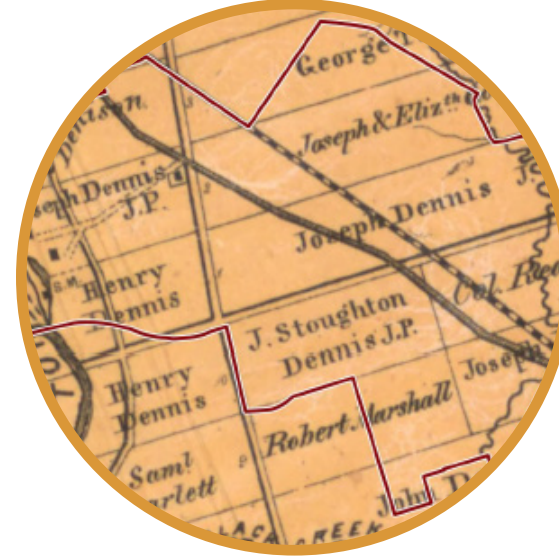
Emerging themes from the Cultural Heritage Resource Assessment



**Natural Environment**



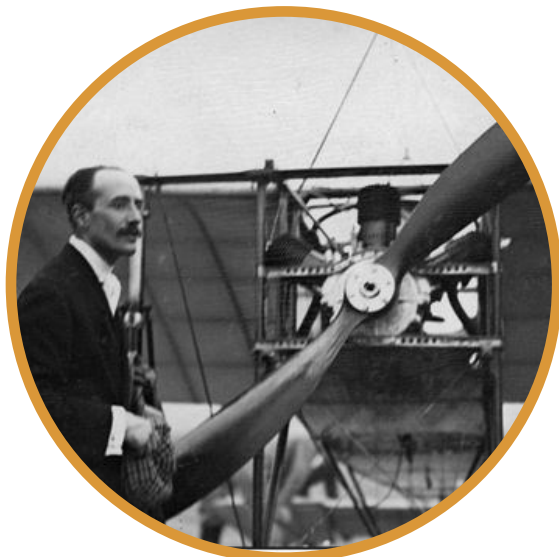
**Indigenous Peoples and Practices**



**Urban Environment**



**Transportation and Infrastructure**



**Economic Activity**



**Governance and Civic Administration**



**Civic Institutions**



**Cultural Communities**



# Cultural Heritage: Opportunities



**Add properties to the City's Heritage Register**

**Document the heritage of Mount Dennis as a resource for the community**

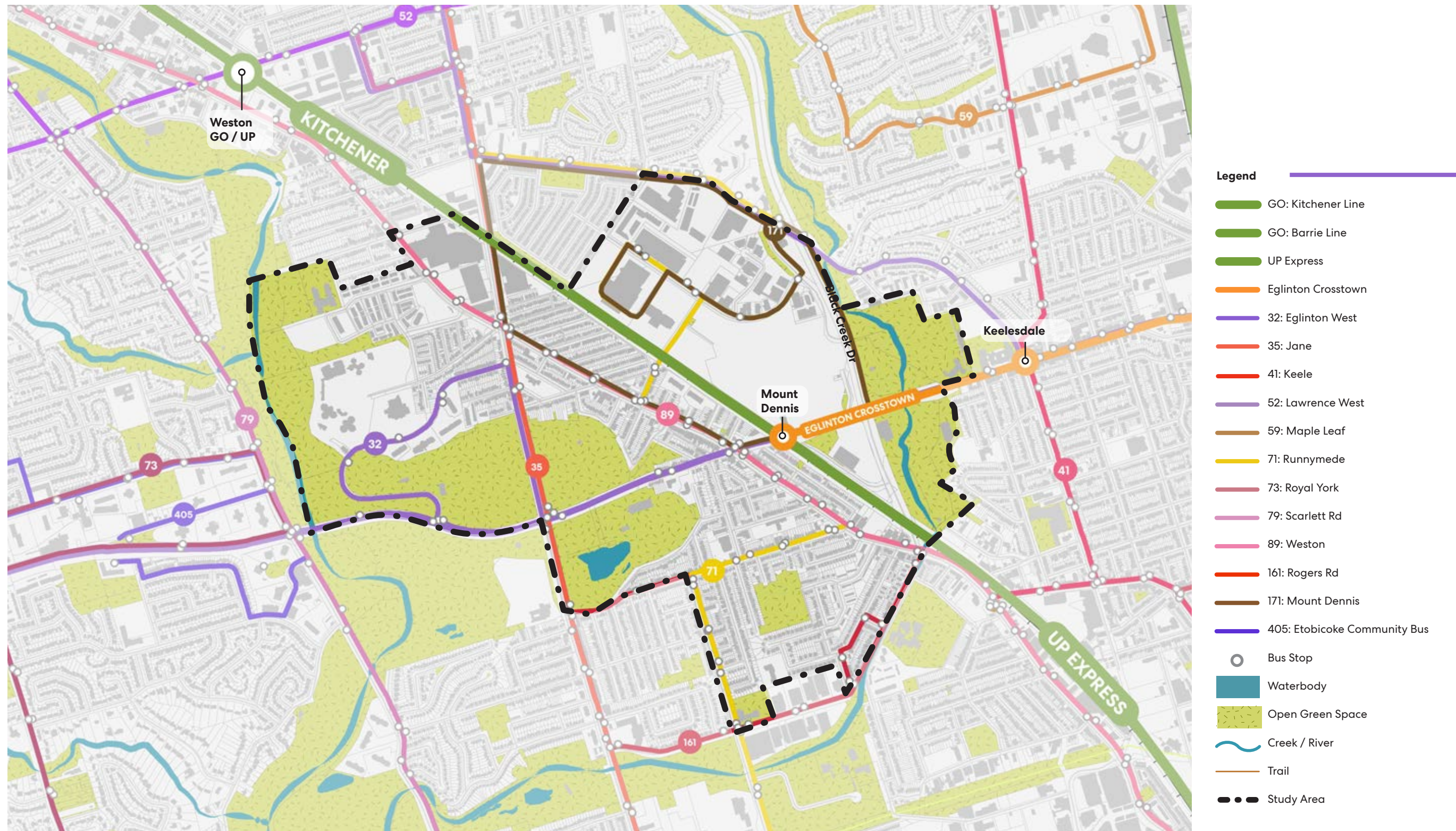
**Document the “intangible” history of Mount Dennis**

**Identify sites and landscapes with value to today's community in Mount Dennis**

**The CHRA results will inform the SASP/UDG**



# Mobility & Transportation: Observations





# Mobility & Transportation: Observations



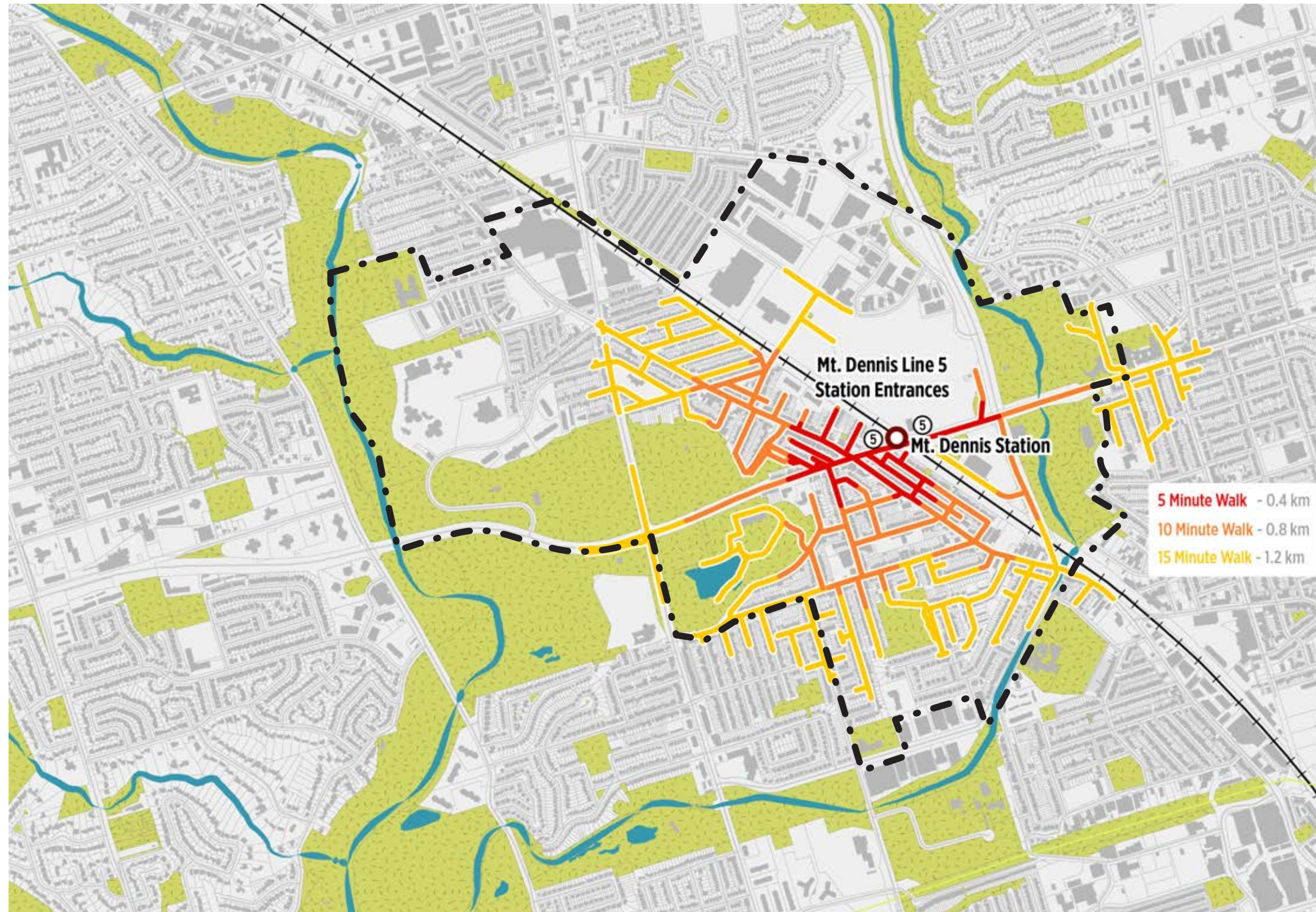
## Issues:

- Key destinations are not easily accessible on foot. Poor pedestrian infrastructure
- The Flats and the rail tracks are a barrier for certain desire lines
- The intersection of Weston Rd with Eglinton Ave is challenging for those walking to Weston Rd or to the future transit hub
- Existing street infrastructure is not safe for cyclists.



# Mobility & Transportation: Observations

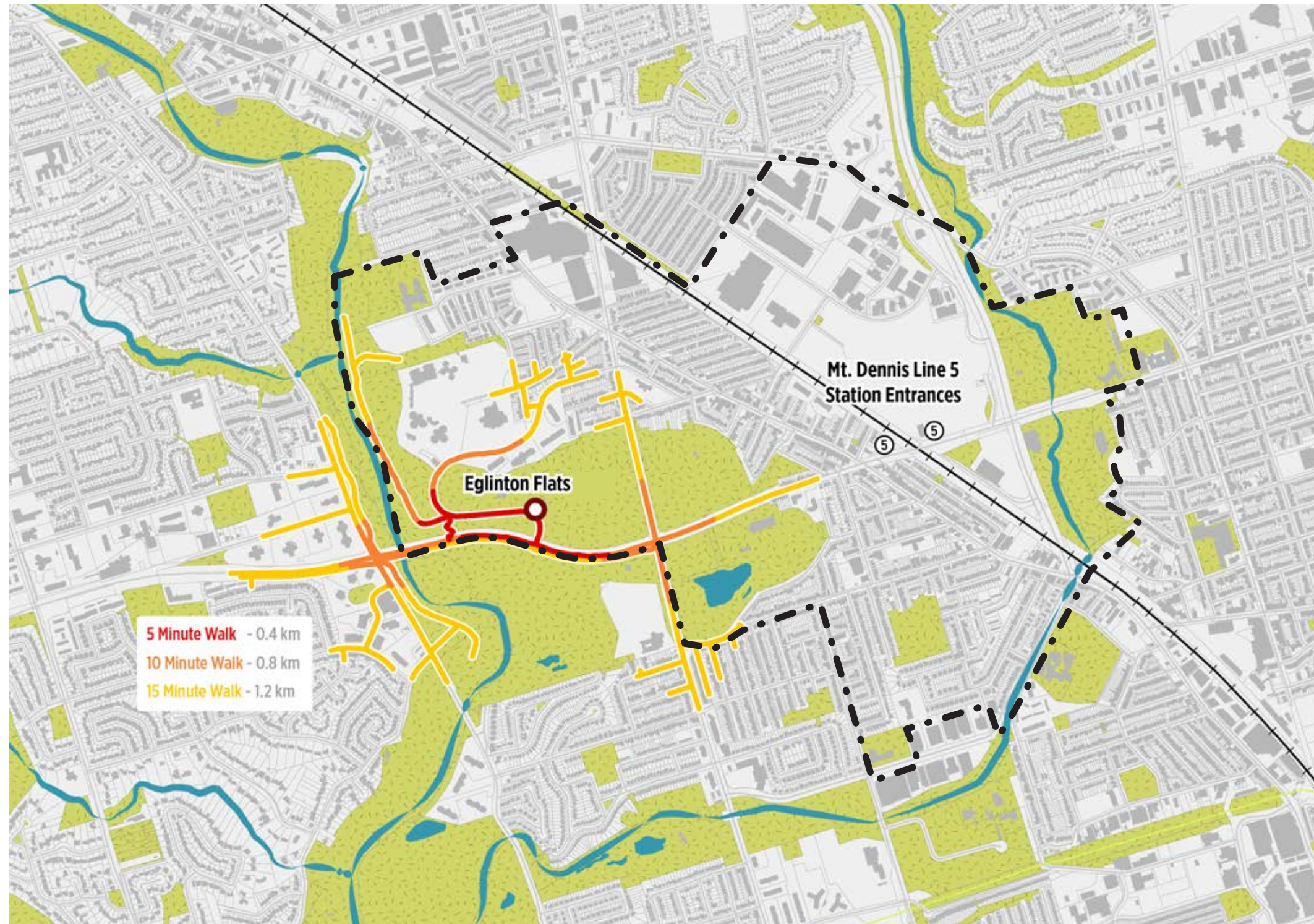
## Walkability: Mount Dennis Station (Walkshed)





# Mobility & Transportation: Observations

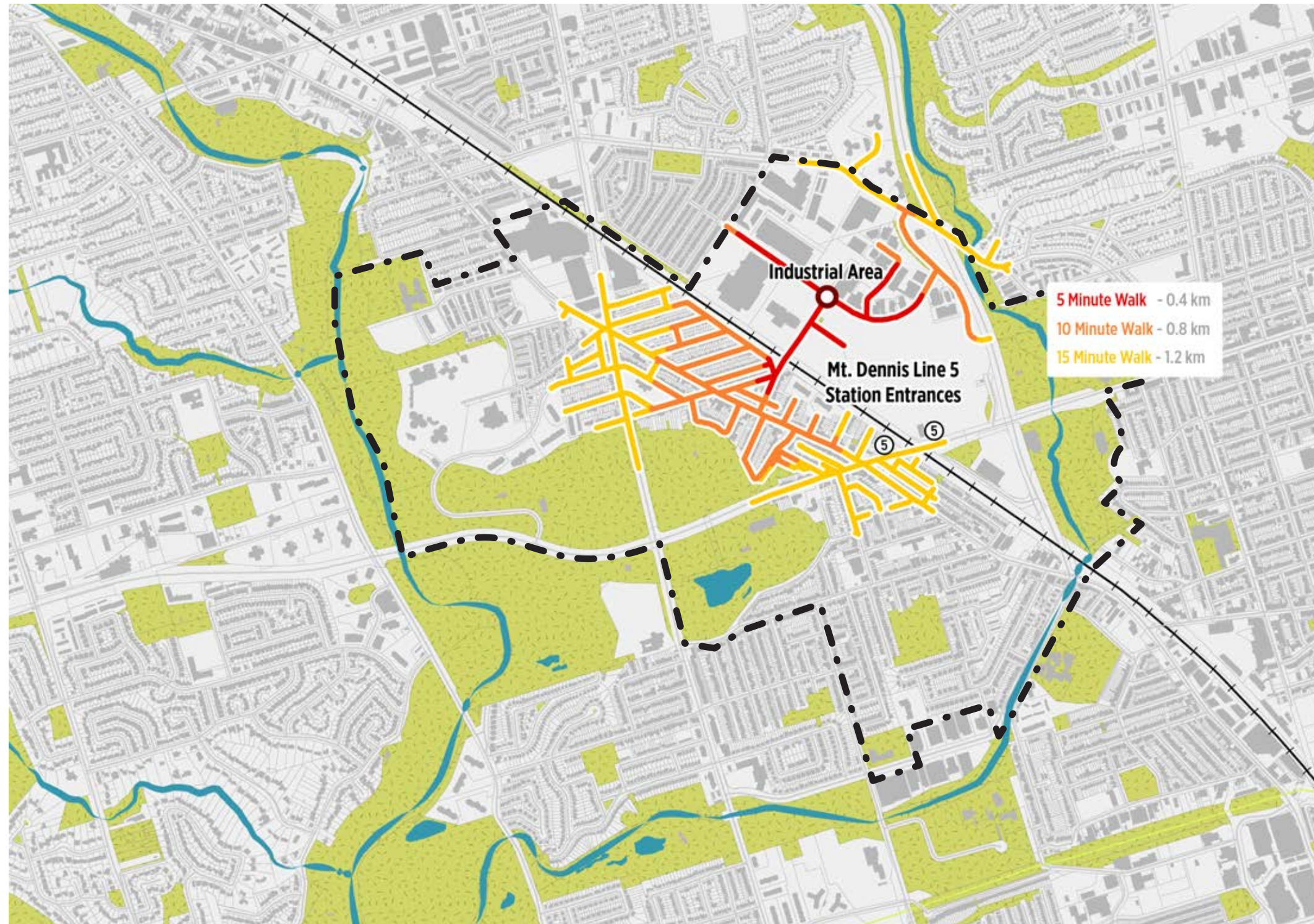
## Walkability: Eglinton Flats (Walkshed)





# Mobility & Transportation: Observations

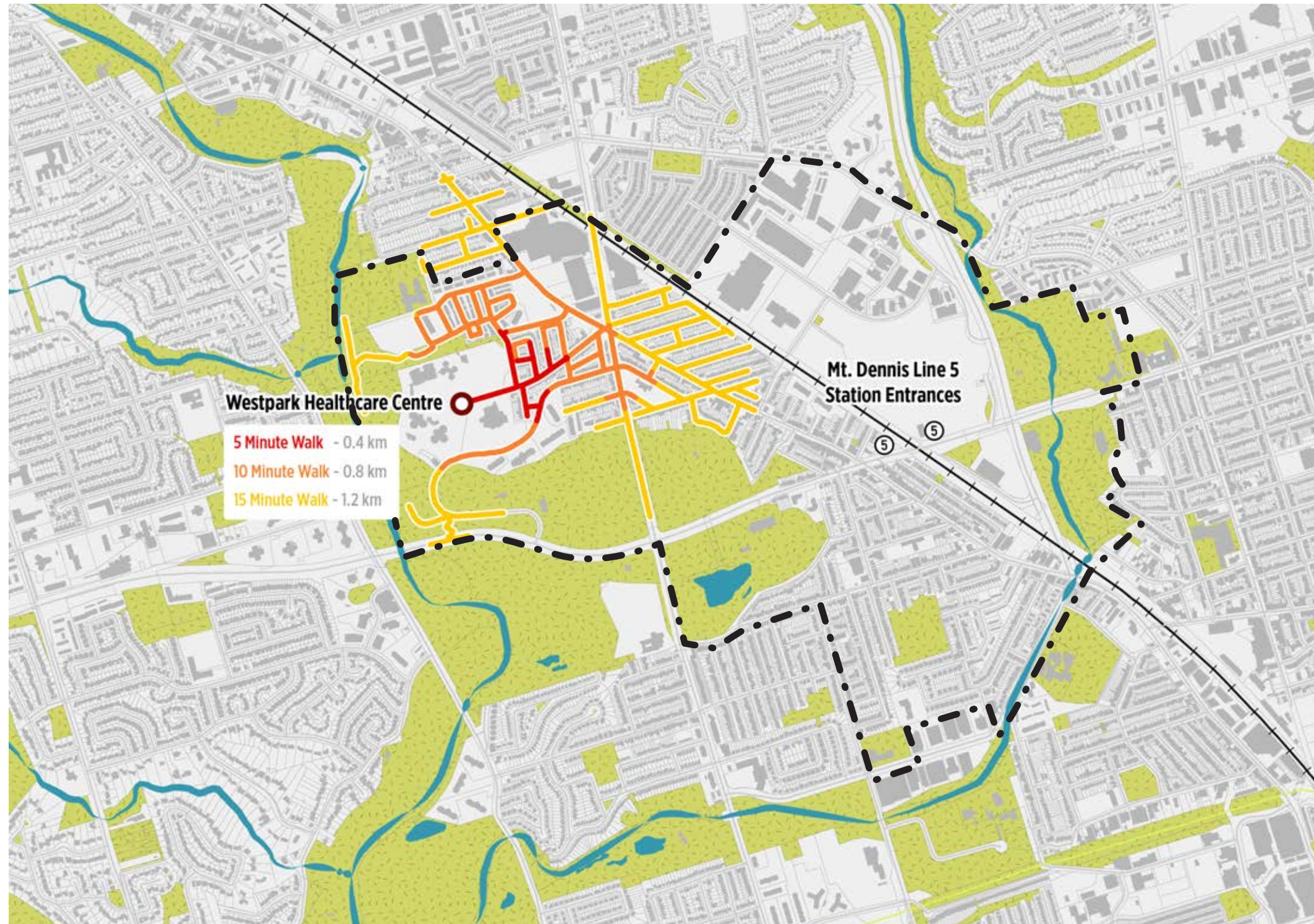
## Walkability: Industrial Area (Walkshed)





# Mobility & Transportation: Observations

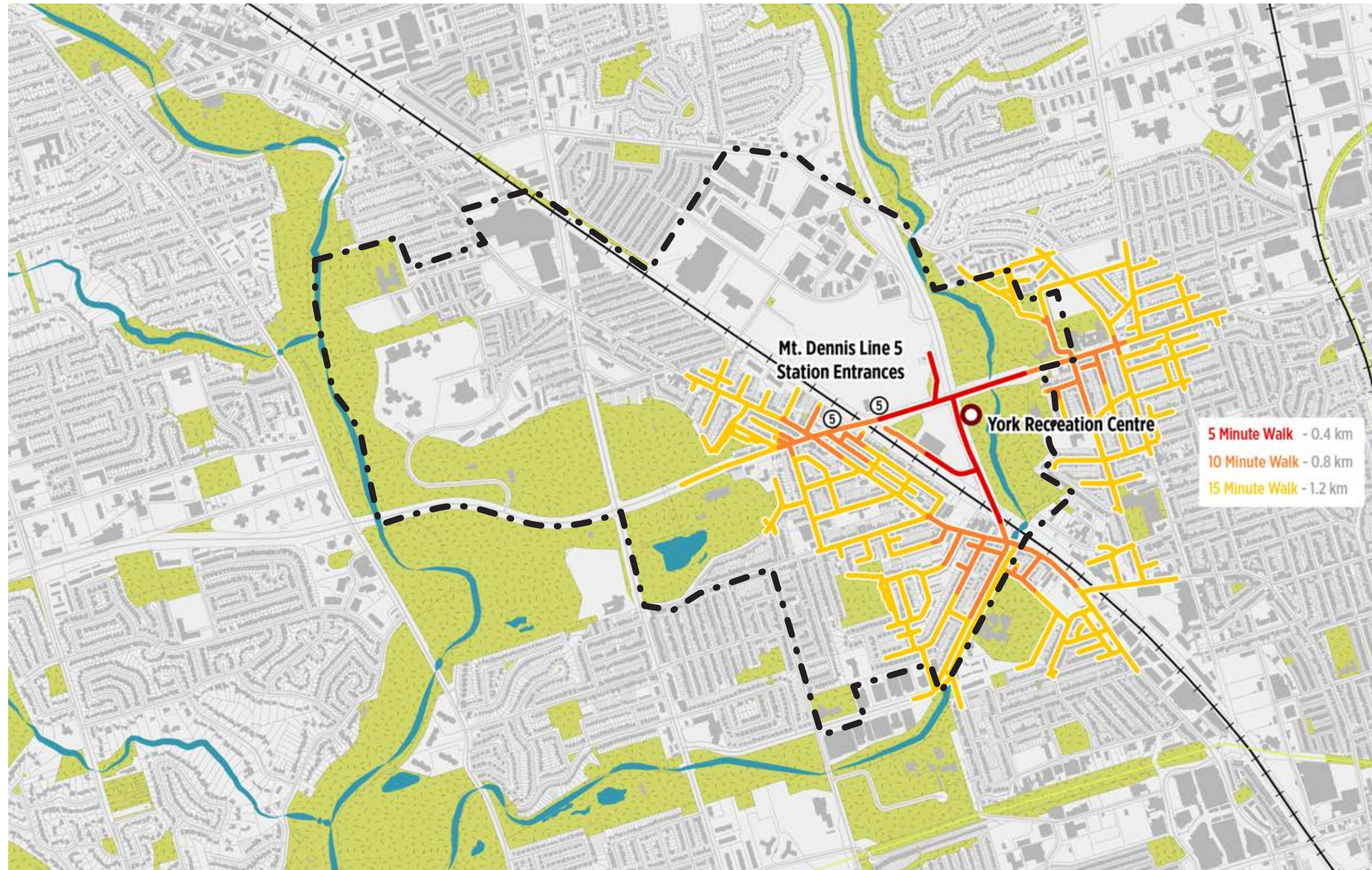
## Walkability: West Park Healthcare Centre (Walkshed)





# Mobility & Transportation: Observations

## Walkability: York Recreation Centre (Walkshed)





# Mobility & Transportation: Opportunities



**Wider sidewalks and more parkettes along Weston Road**



**Bike lanes along Weston Road**



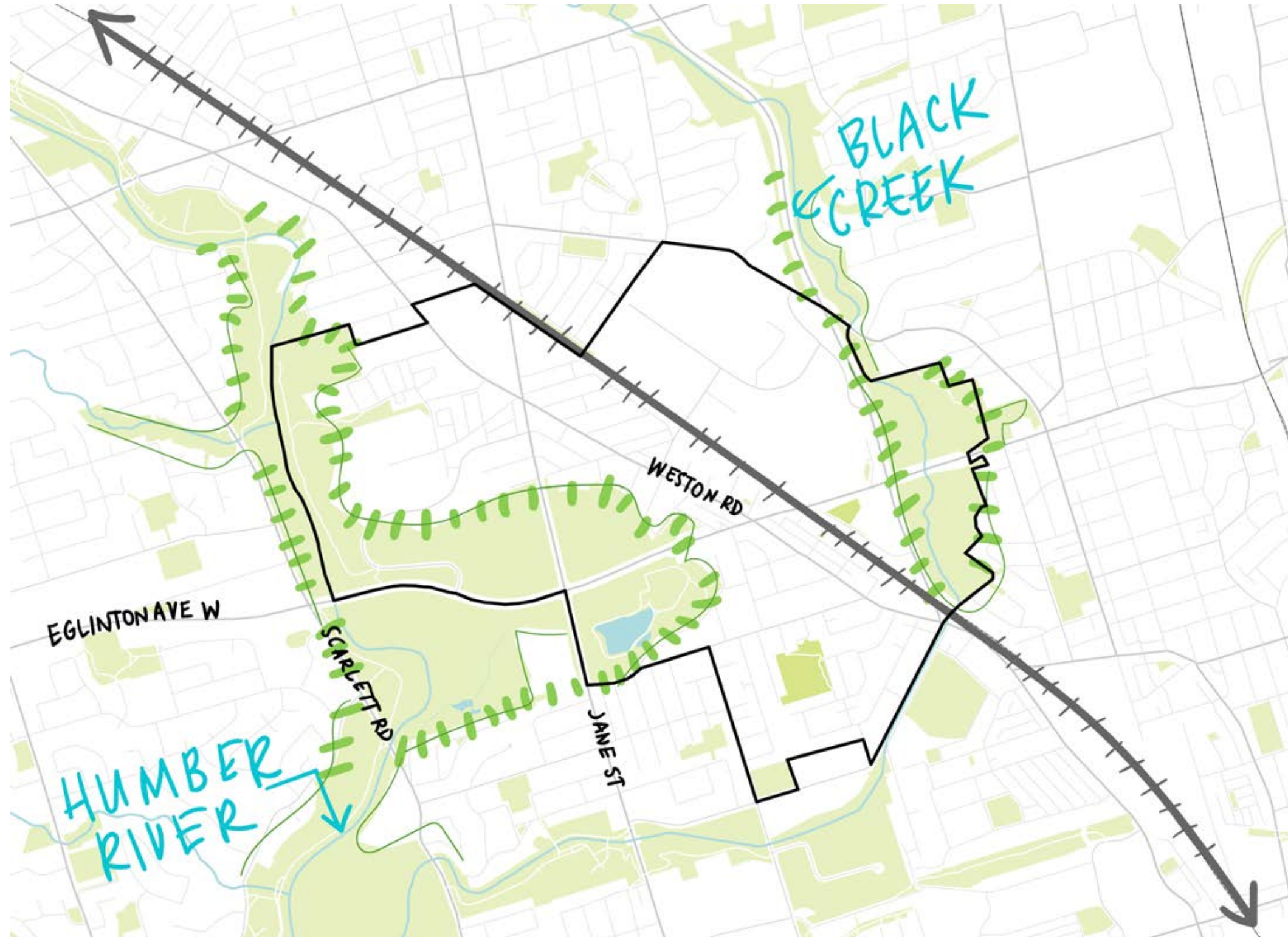
**Micromobility options**



**Improved connections into parks**



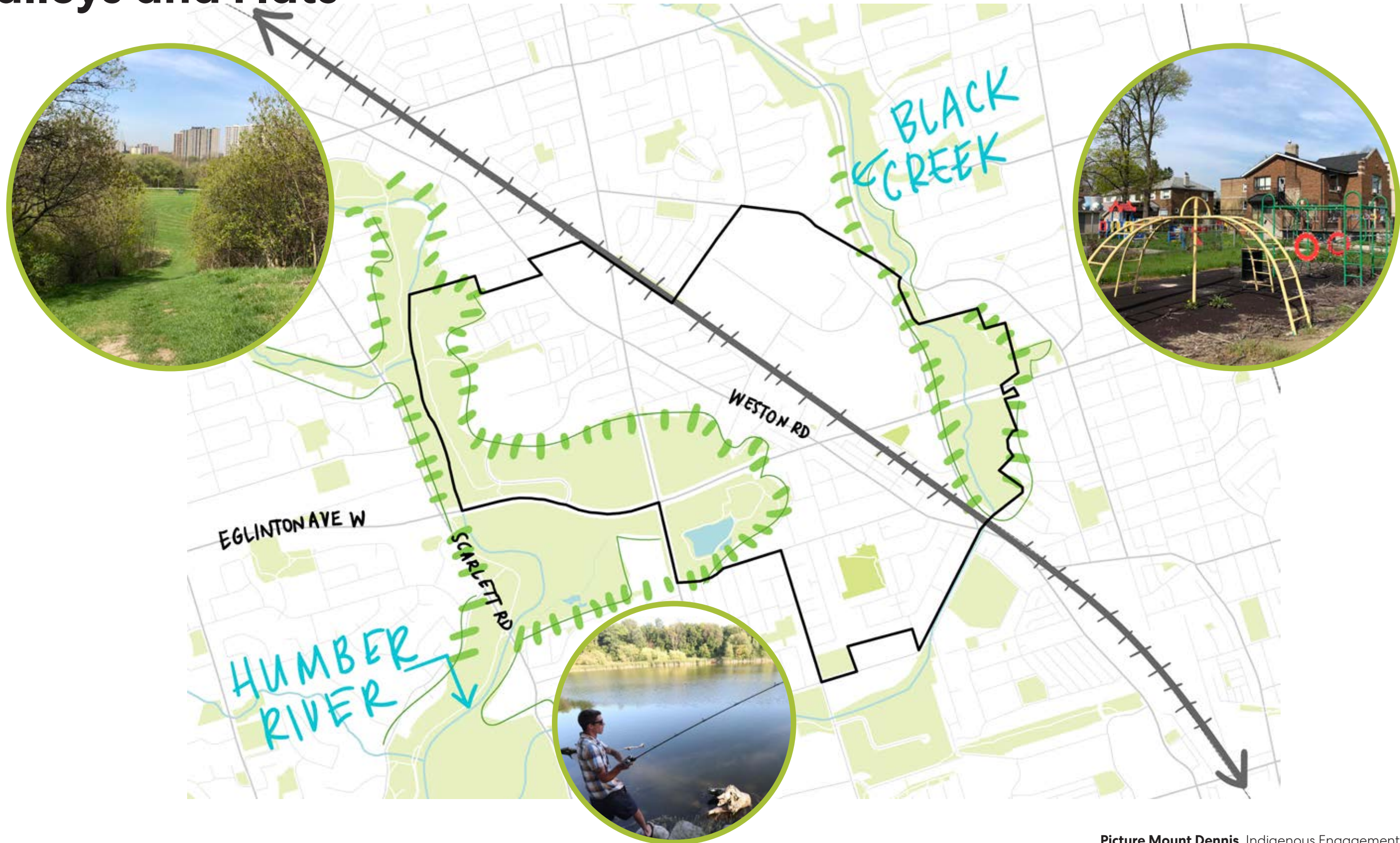
# Emerging Character Areas





# Emerging Character Areas

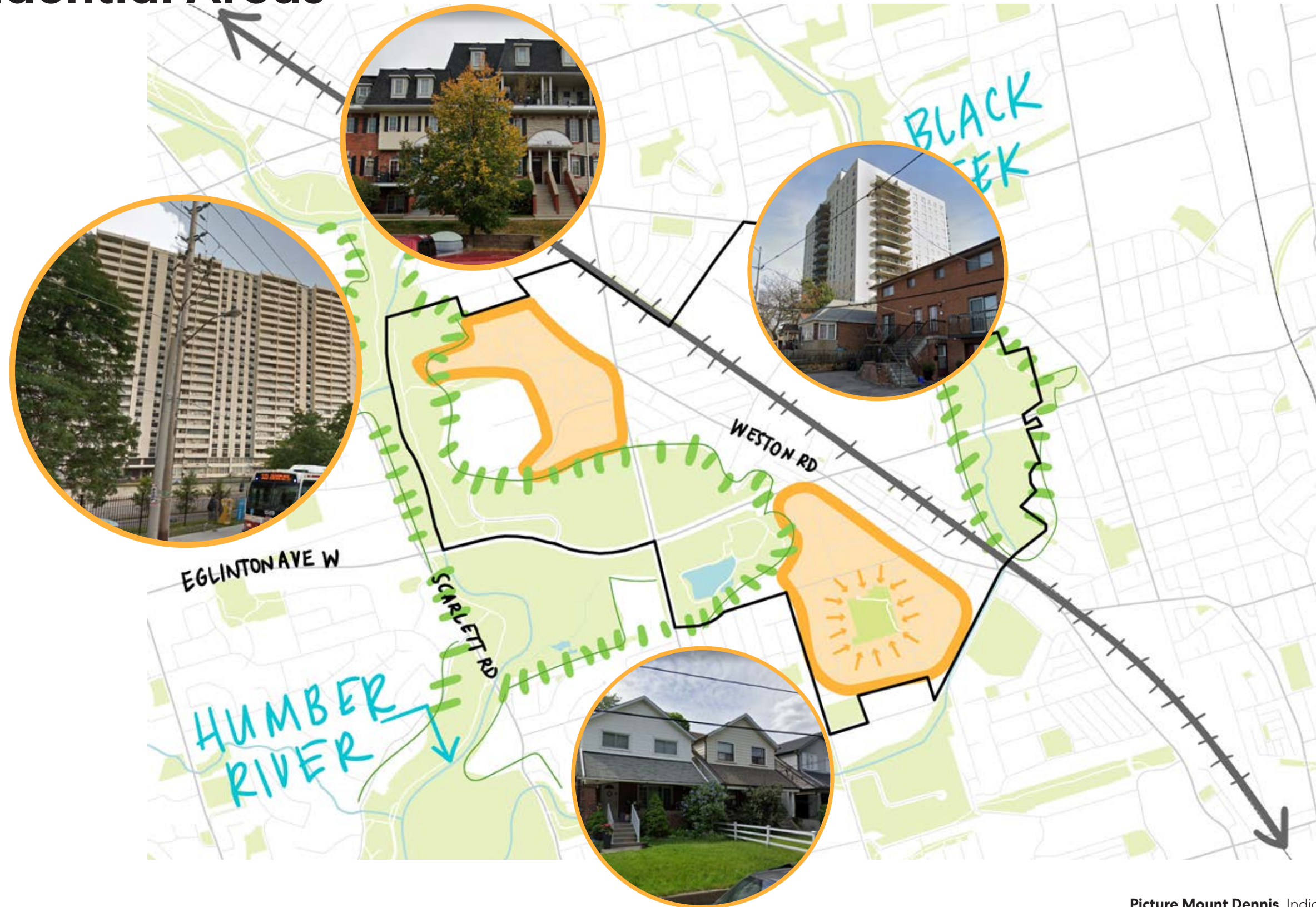
## Valleys and Flats





# Emerging Character Areas

## Residential Areas





# Emerging Character Areas

## Institutional and Employment Areas





# Emerging Character Areas

## Mixed-Use Main Street and Mixed-Use Node

