

Picture Mount Dennis

August 17, 2021 | Indigenous Engagement Meeting #2

Study Area Boundary

Mount Dennis
Planning
Framework Study
Boundary

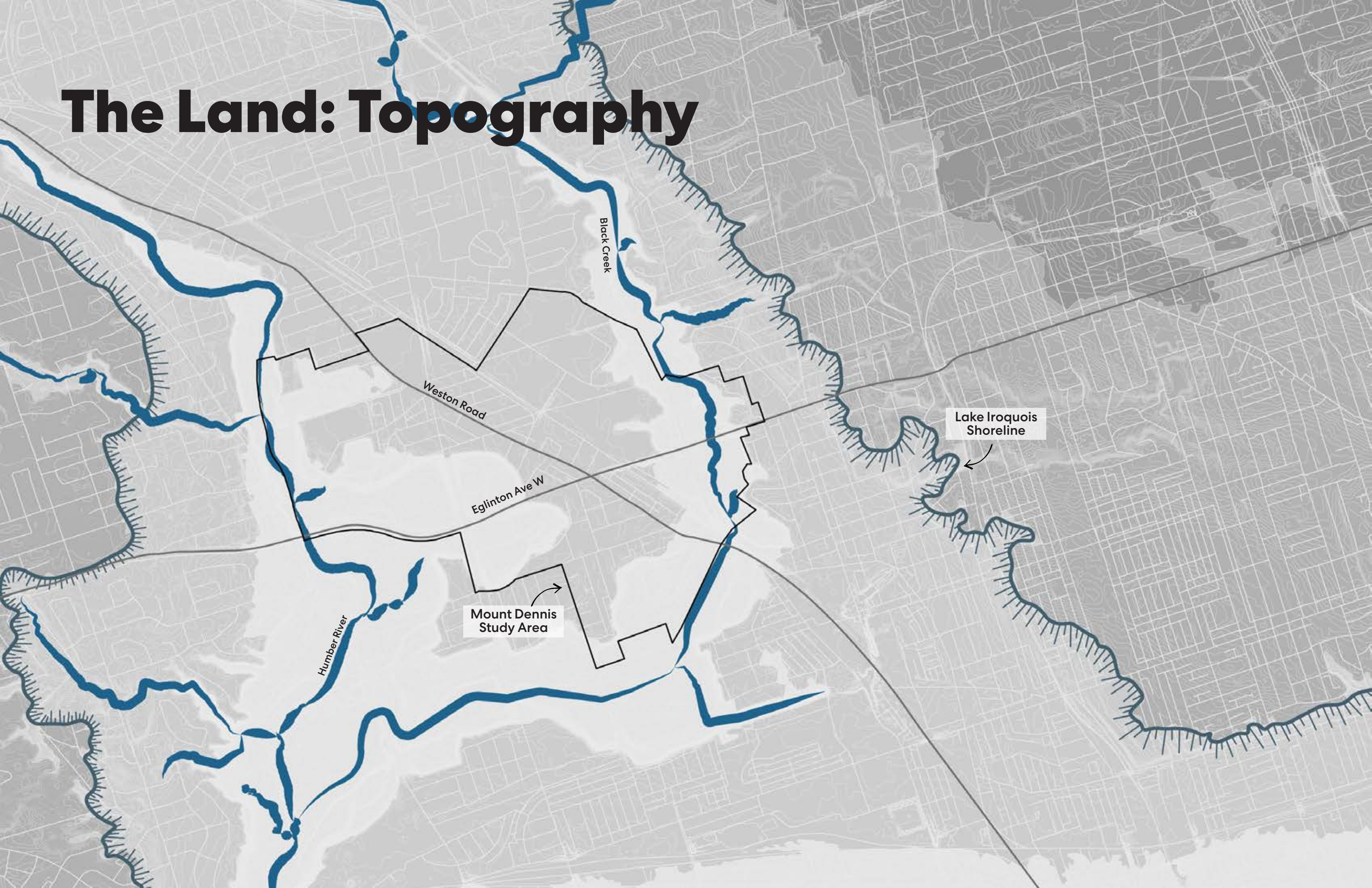
Community
Services &
Facilities
Boundary

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

Context Area



The Land: Topography



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

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

WE ARE HERE



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

Themes:



Land Use & Urban Design



Servicing / Water



Cultural Heritage



**Mobility /
Transportation**

Lenses:

Sustainability and Resilience

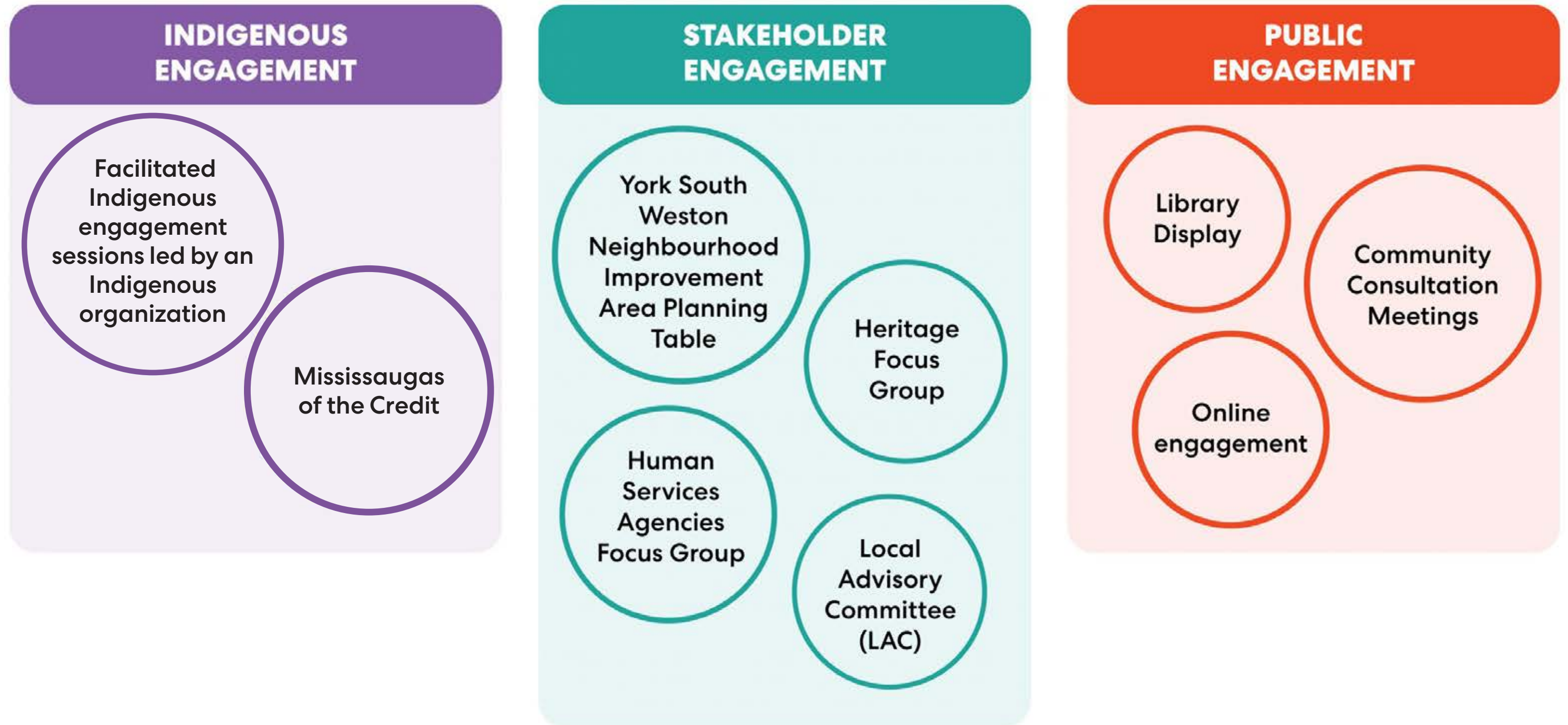
Equity and Social Development

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

Frameworks and Strategies

Picture Mount Dennis Planning Framework

VISION

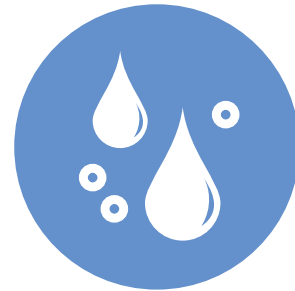
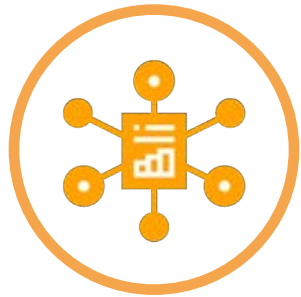


As a future transit hub, Mount Dennis will grow to accommodate and connect new residents, businesses and institutions through sustainable new development and public space improvements while maintaining the diversity, affordability and cultural heritage that define its character today.

GUIDING PRINCIPLES

- Transit Oriented Growth
- Affordability
- Weston Road main street
- Indigenous presence
- Local character
- Complete and green streets
- Public health and safety
- Eco-district
- Local job growth

FRAMEWORKS



Open Space and Infrastructure



Mobility

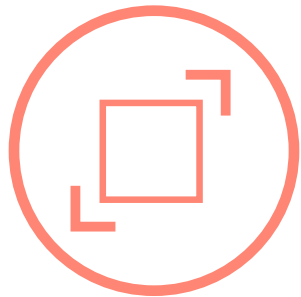


Land Use



Cultural Heritage

STRATEGIES



- Plan for affordable and family housing
- Strengthen community services and amenities
- Implement complete streets
- Plan for micromobility
- Improve accessibility into the ravine system
- Support local businesses
- and more...

BIG MOVES

- Plan for a post-secondary campus
- Reconfigure Weston Road
- Develop a community garden / food security project
- Create a community focal point at Mount Dennis Station
- and more...

Frameworks and Strategies

Framework



**Open Space and
Infrastructure**



Mobility



Land Use

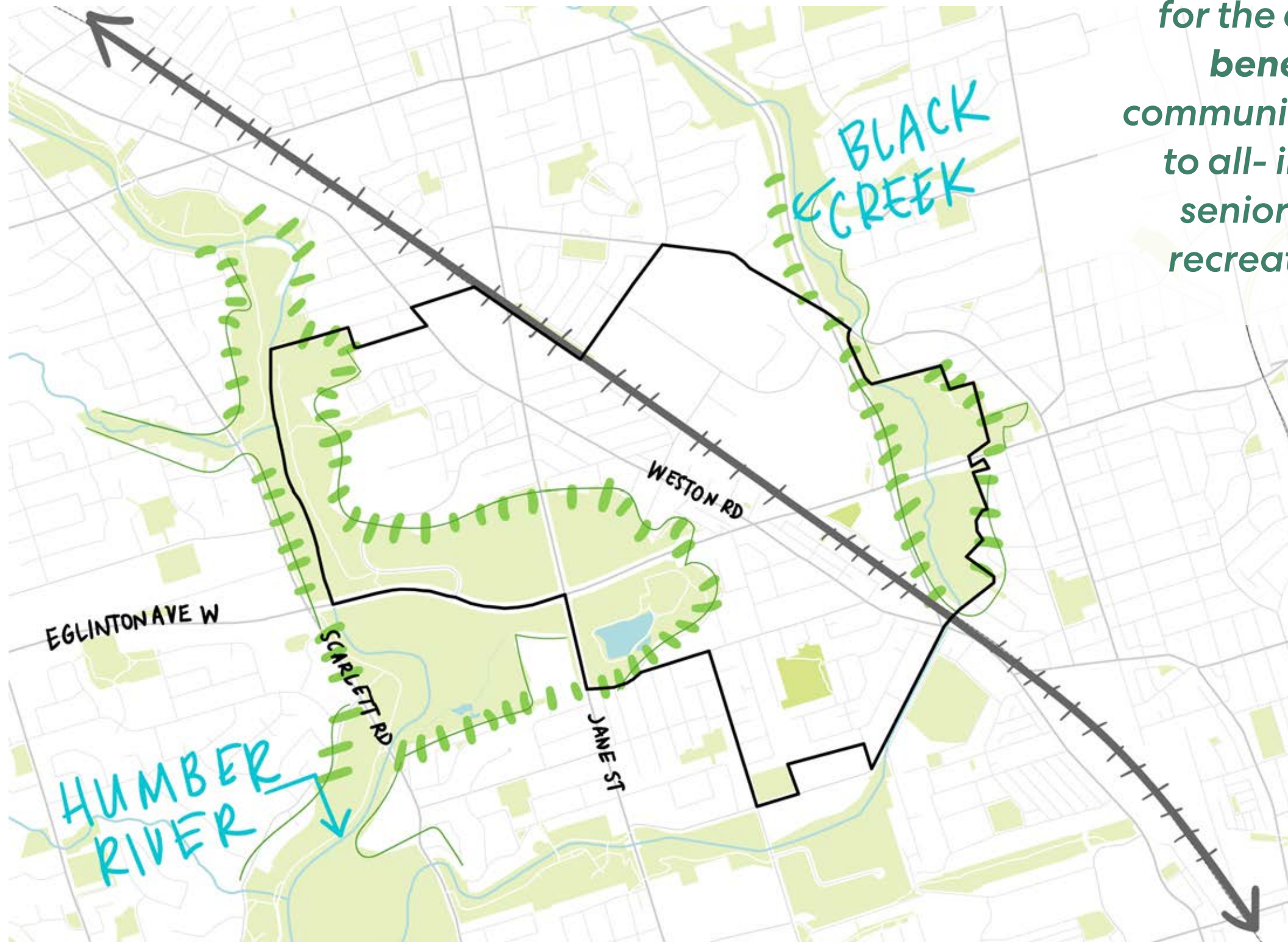


**Cultural
Heritage**

Character Areas



Valleys and Flats



The valleys and flats will be recognized for the ecological and public health benefits that they bring to the community and will be made accessible to all- including families, youth and seniors – as spaces for ceremony, recreation and passive enjoyment.



Spaces for families



Leisure Spaces

Draft Open Space Framework Plan



Legend

Existing

- Natural Heritage Boundary
- ▮▮▮ Topography
- Parks
- School Yards
- Open Spaces and Ravines
- Urban Trees
- ↔○↔ Spaces for ceremonies
- Study Area

Proposed

- Planned Parkettes (BIA)
- Green Roofs
- ➔ New/Improved Park Entrances

Note: Green Streets and Rain Gardens are proposed throughout the study area

Draft Open Space - Weston Road



Draft Mobility Framework Plan



Legend

Existing

- Existing Cycling Trail/Lane
- ➔ Existing Arterial Road
- - - Study Area

Proposed

- ⋯ Weston Road Transformation
- Intersection Improvements
- - - Proposed Bike Lane
- ➔ Proposed GO Station Access
- ↔ Proposed Rail Corridor Crossing / GO Station Access
- ↔ Improved Rail Corridor Crossing
- Proposed new/improved Pedestrian Crossing
- ➔ New/Improved Park Entrances
- ⋯ Proposed Multi-Use Pathway

Transit

- Future LRT Station
- == Future GO Station

Weston Road Transformation

 TORONTO

TORONTO COMPLETE STREETS GUIDELINES

MAKING STREETS FOR PEOPLE, PLACEMAKING AND PROSPERITY.



Weston Road Transformation

Existing Conditions



Weston Road Transformation



**GREEN
STREETS**

PATIO SPACE

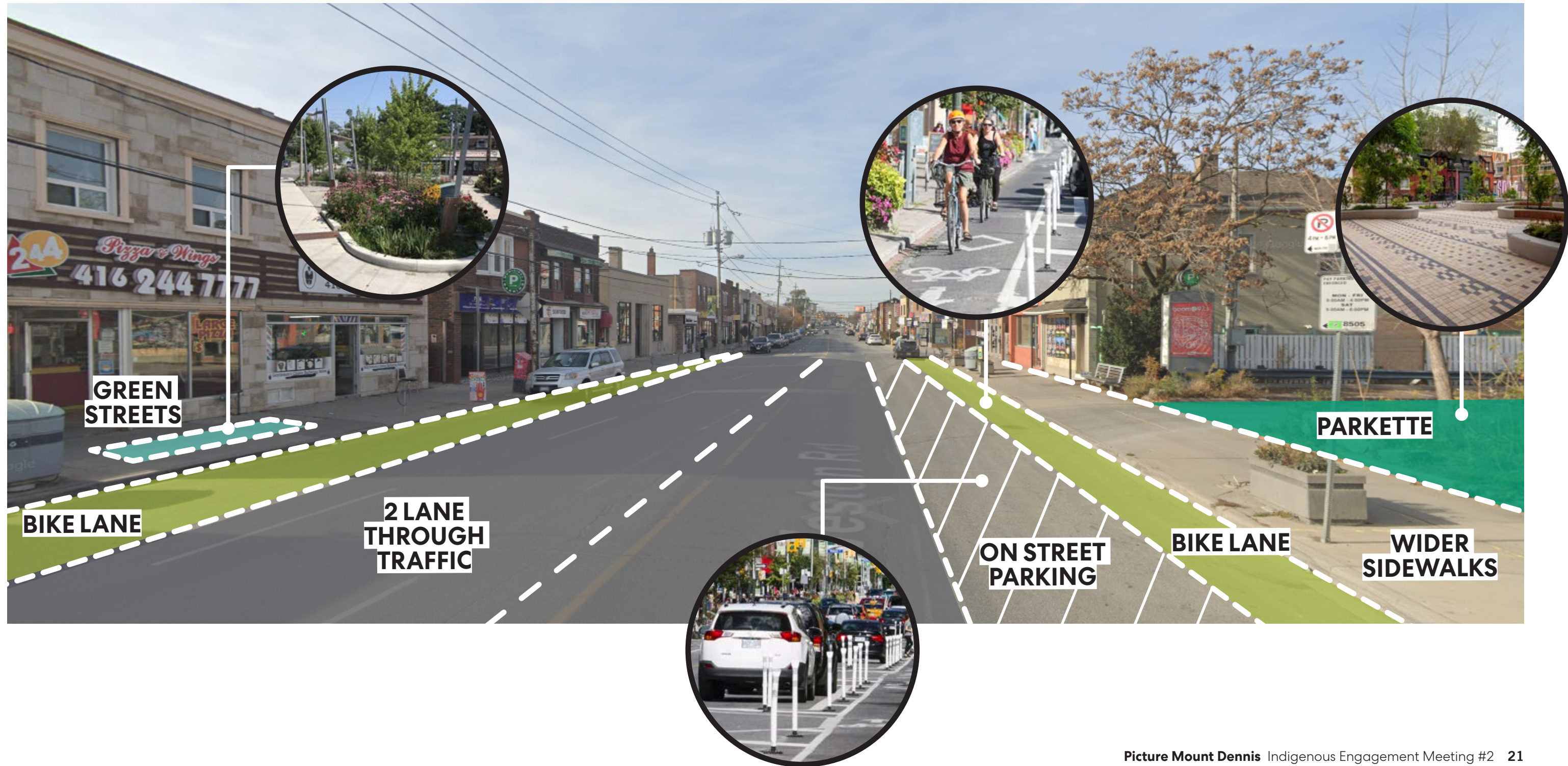
**PRIORITY BUS LANE/
SIGNAL PRIORITIZATION**

**ON STREET
PARKING**

BIKE LANE

PARKETTE

Weston Road Transformation



Weston Road Transformation



Weston Road Transformation



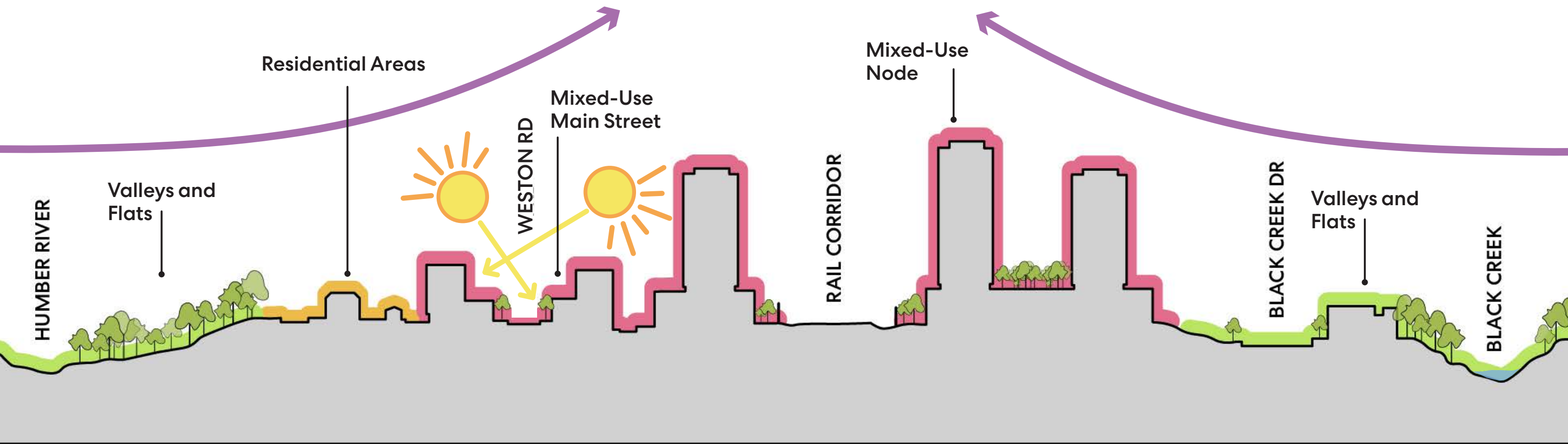
Land Use and Urban Design Framework

Character Areas

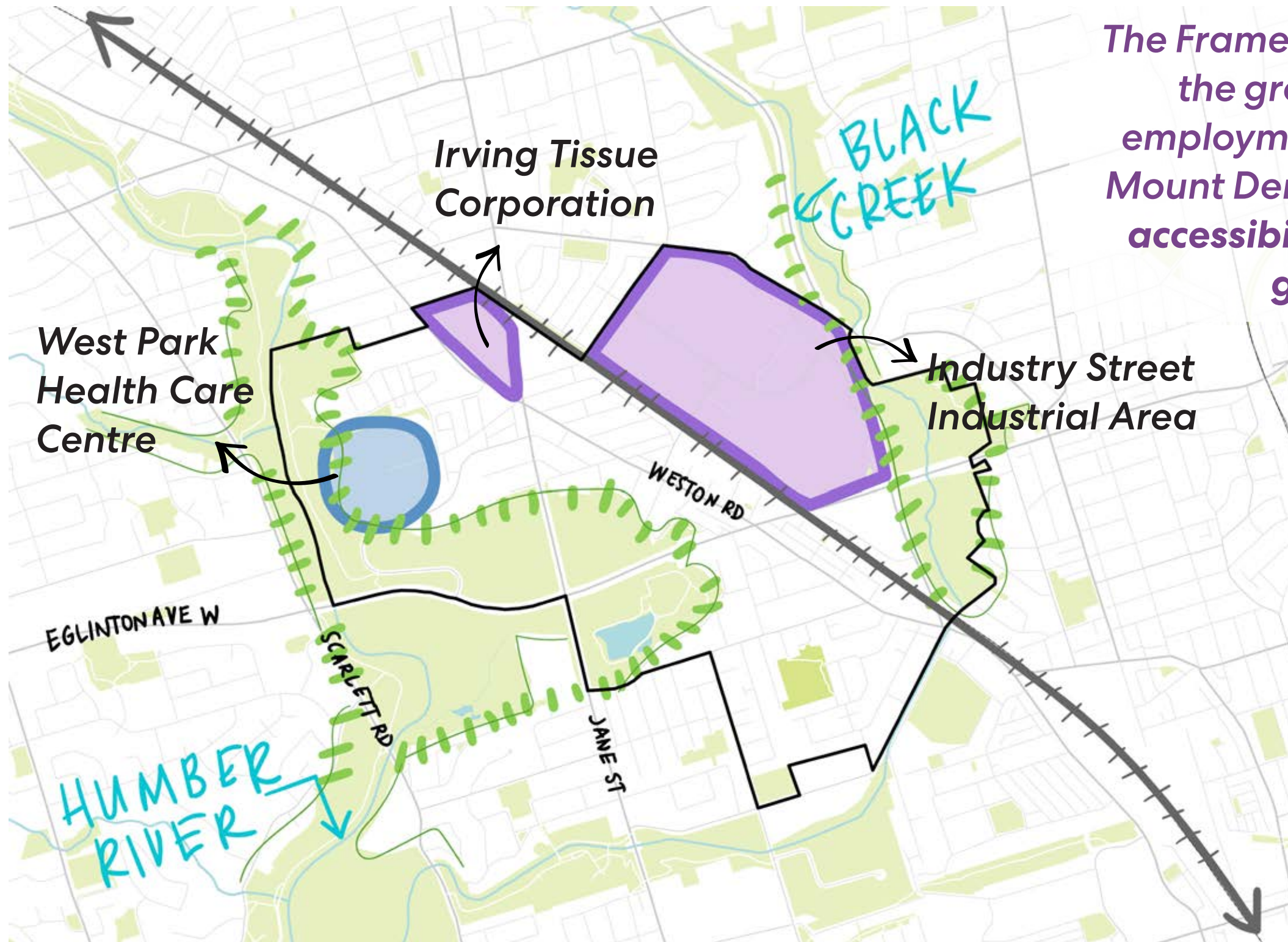


Frameworks and Strategies

Vision



Employment and Institutional Areas



The Framework will protect and support the growth and development of employment and institutional areas in Mount Dennis through improvements to accessibility, streetscape design and green infrastructure.



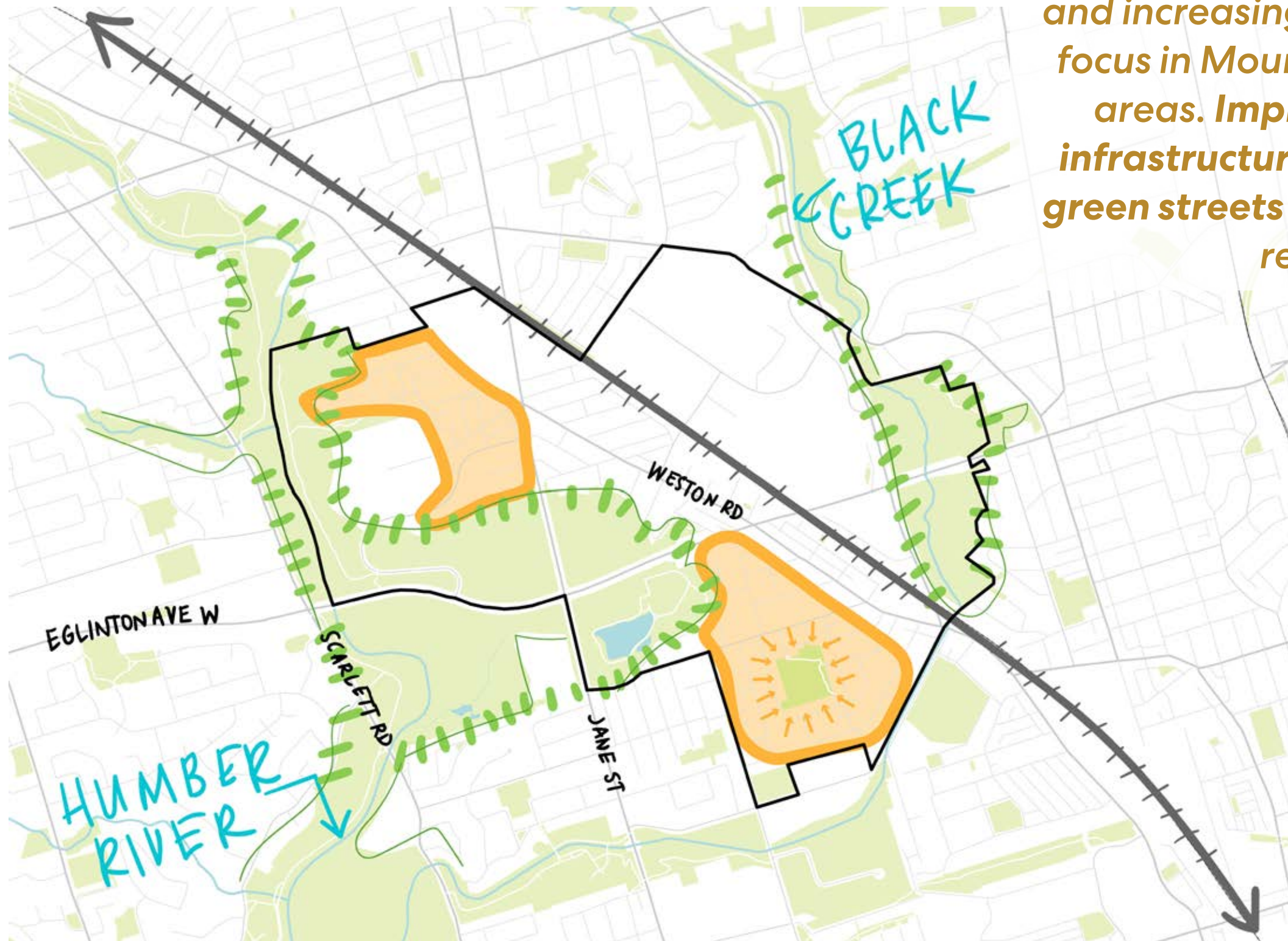
Supporting Employment Growth



Better accessibility from Mount Dennis Station

Residential Areas

Maintaining and improving affordability and increasing housing options will be the focus in Mount Dennis' stable residential areas. Improvements to community infrastructure including local parks and green streets will support the resilience of residential areas.

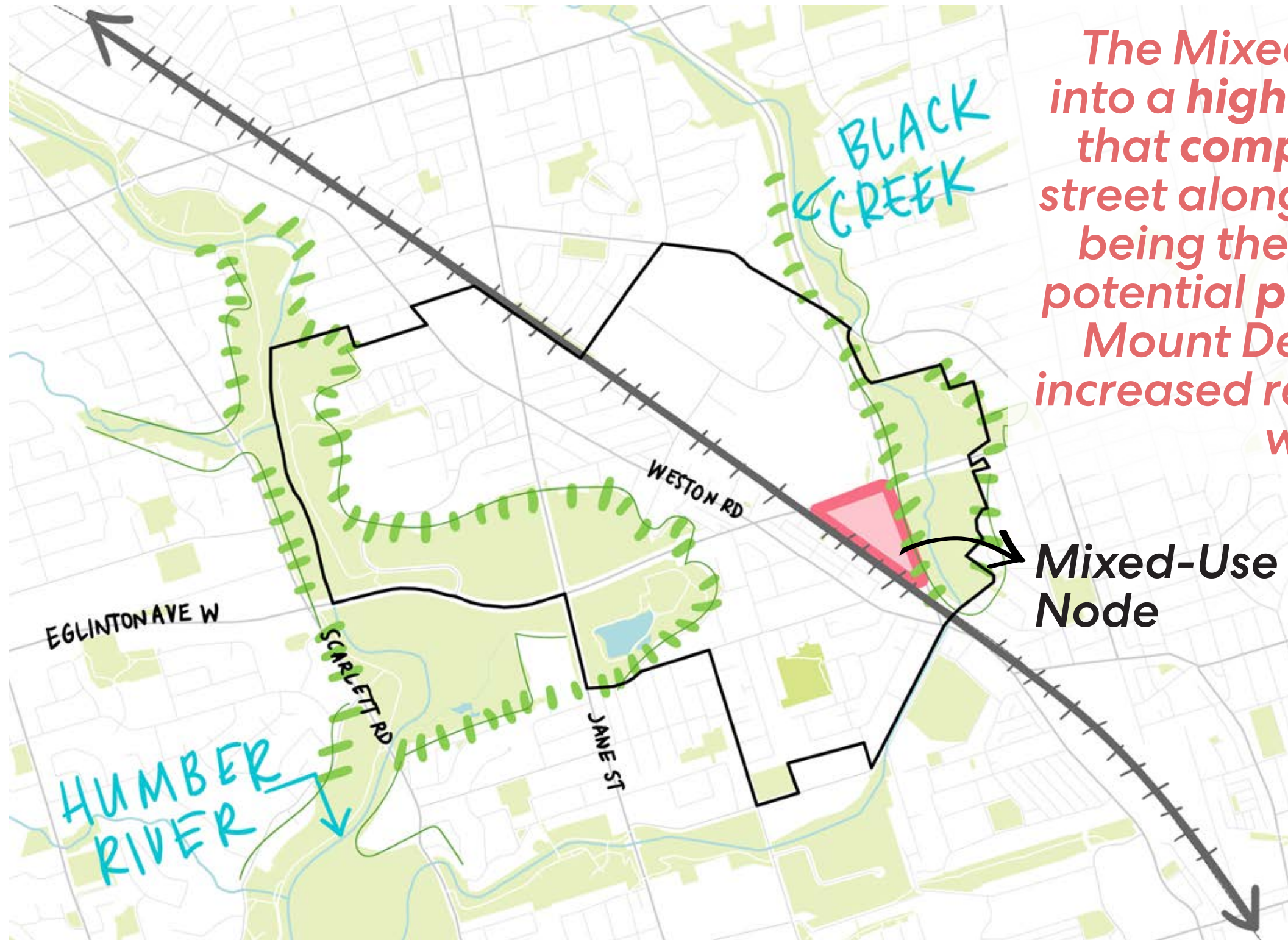


Laneway Suites



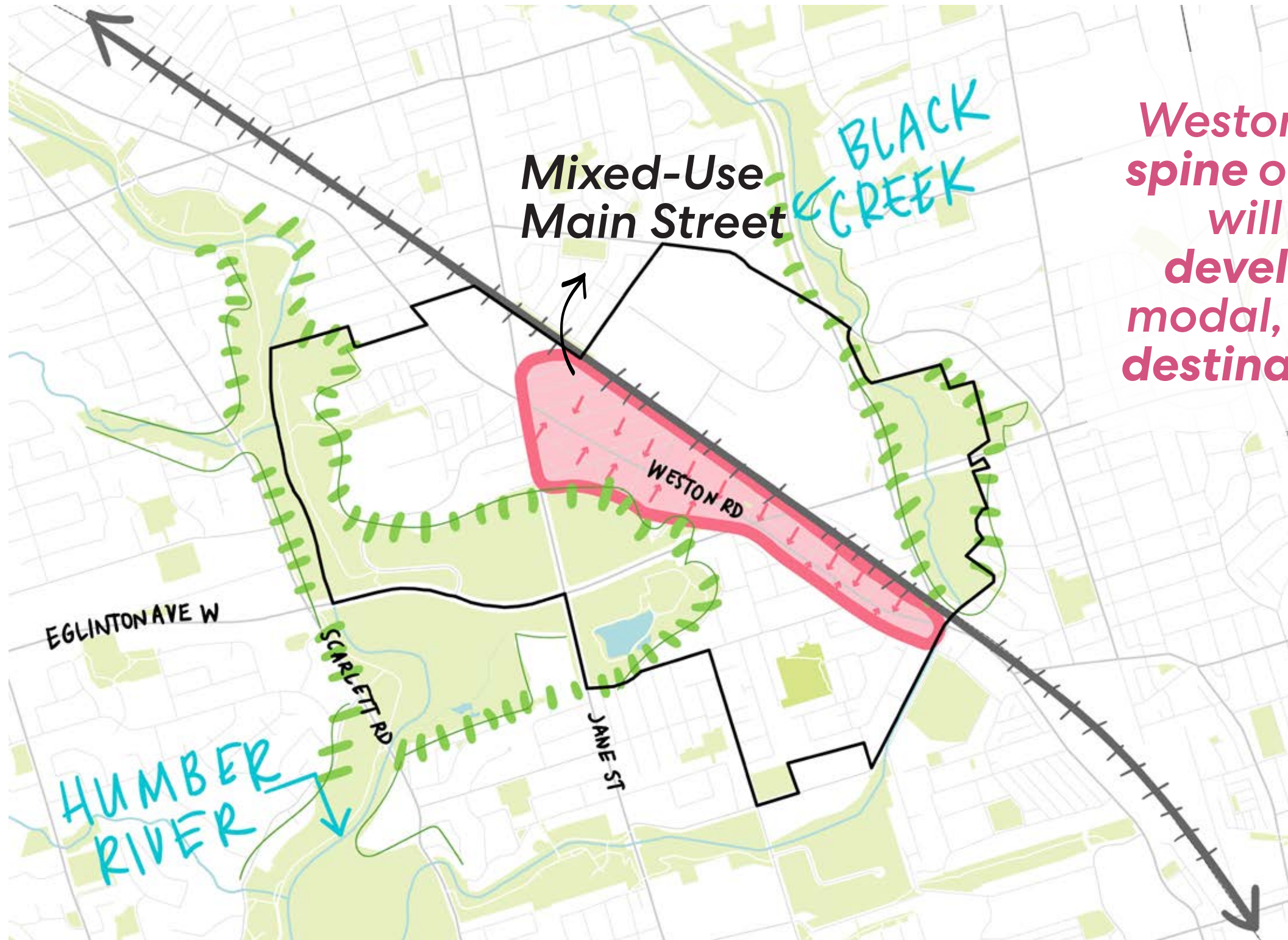
Garden Suites

Mixed-Use Node



The Mixed-Use node will develop into a high-density mixed-use area that complements the retail main street along Weston Road, as well as being the preferred location for a potential post-secondary campus in Mount Dennis. Affordability and increased residential housing options will be a priority.

Mixed-Use Main Street



Weston Road is the heart and spine of the Mount Dennis and will be maintained and developed as a safe, multi-modal, and vibrant mixed-use destination for the community.

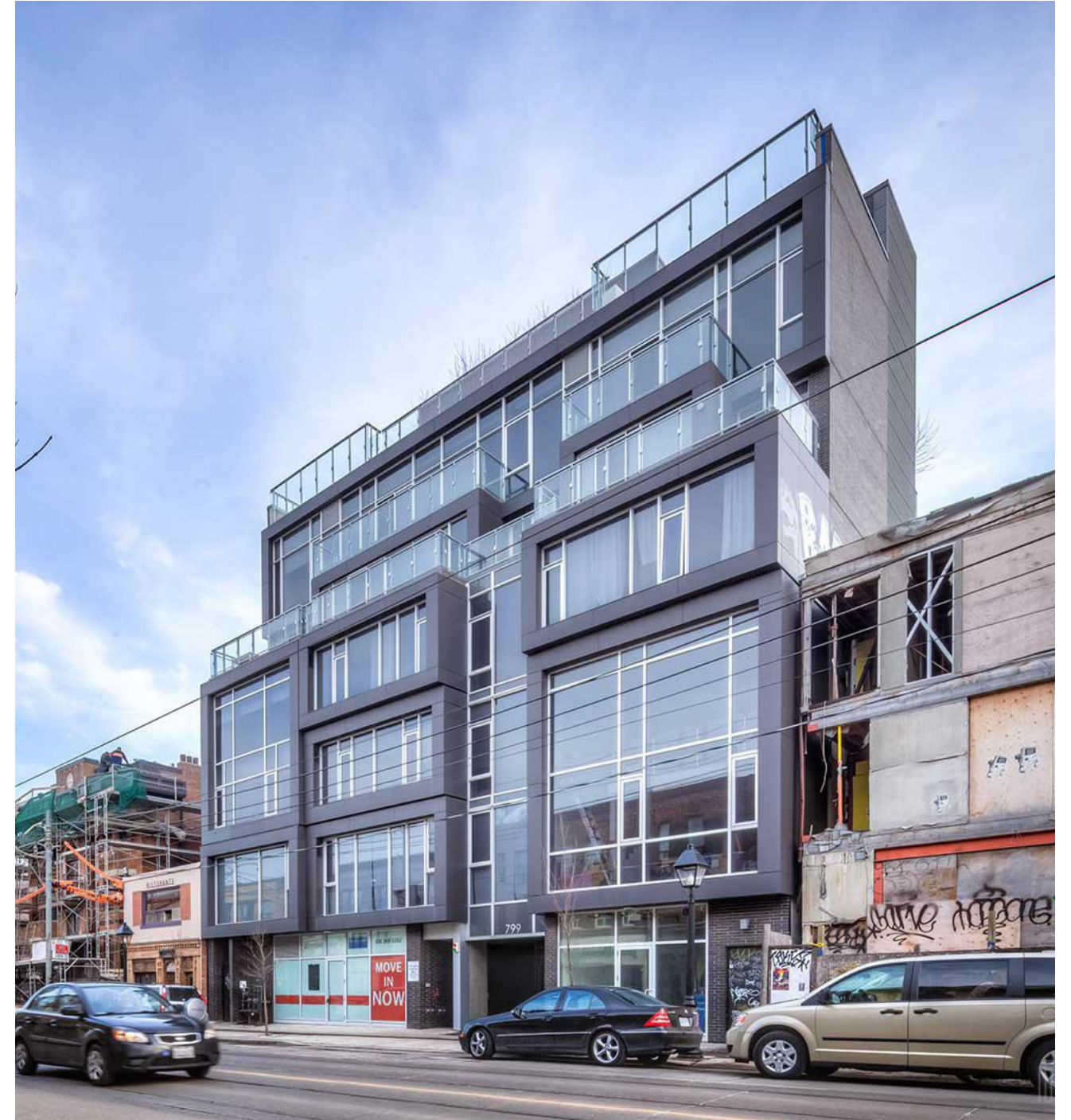
Emerging Character Areas

Built Form- Existing Conditions



Mixed-Use Main Street

Mixed Use Main Street - Potential for change



Mixed-Use Main Street

Mixed Use Main Street - Potential for change

Commercial Overbuild

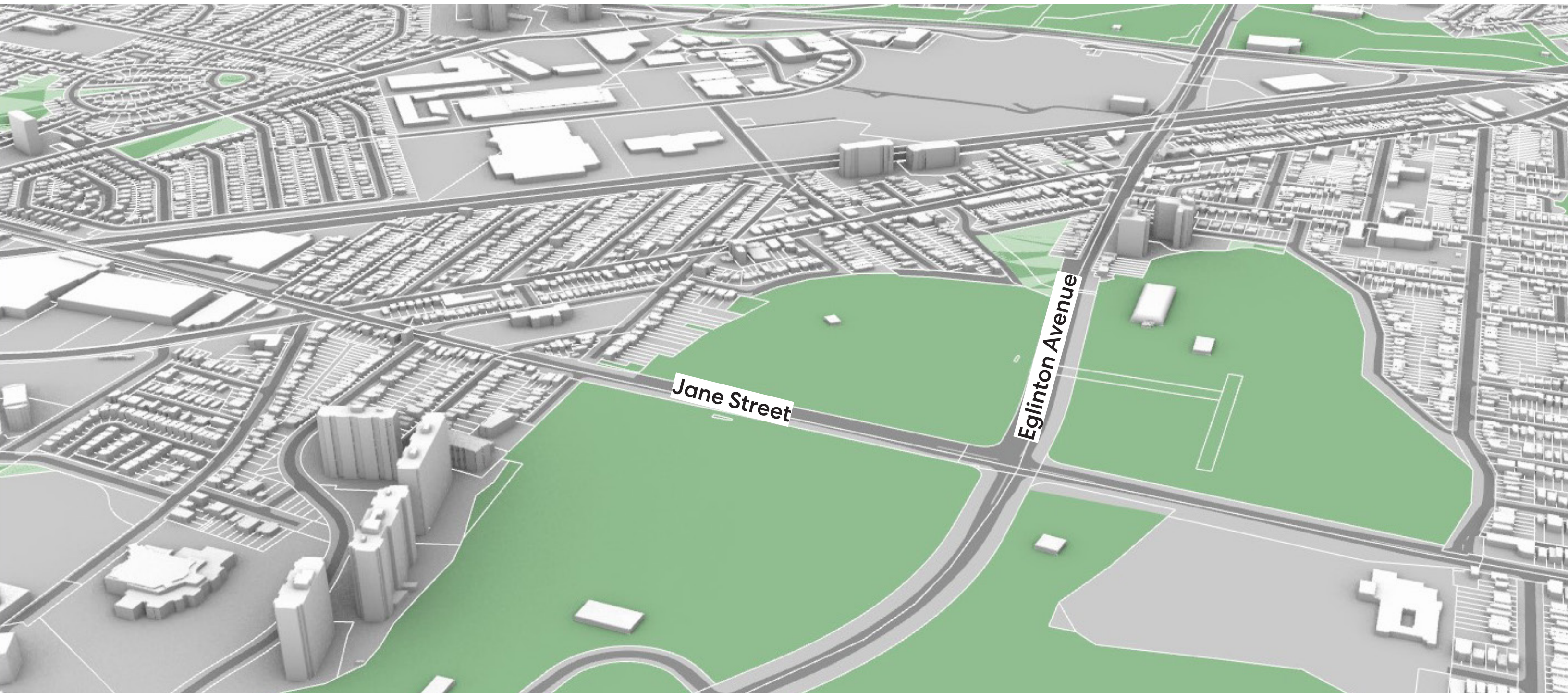


Tapestry, Toronto



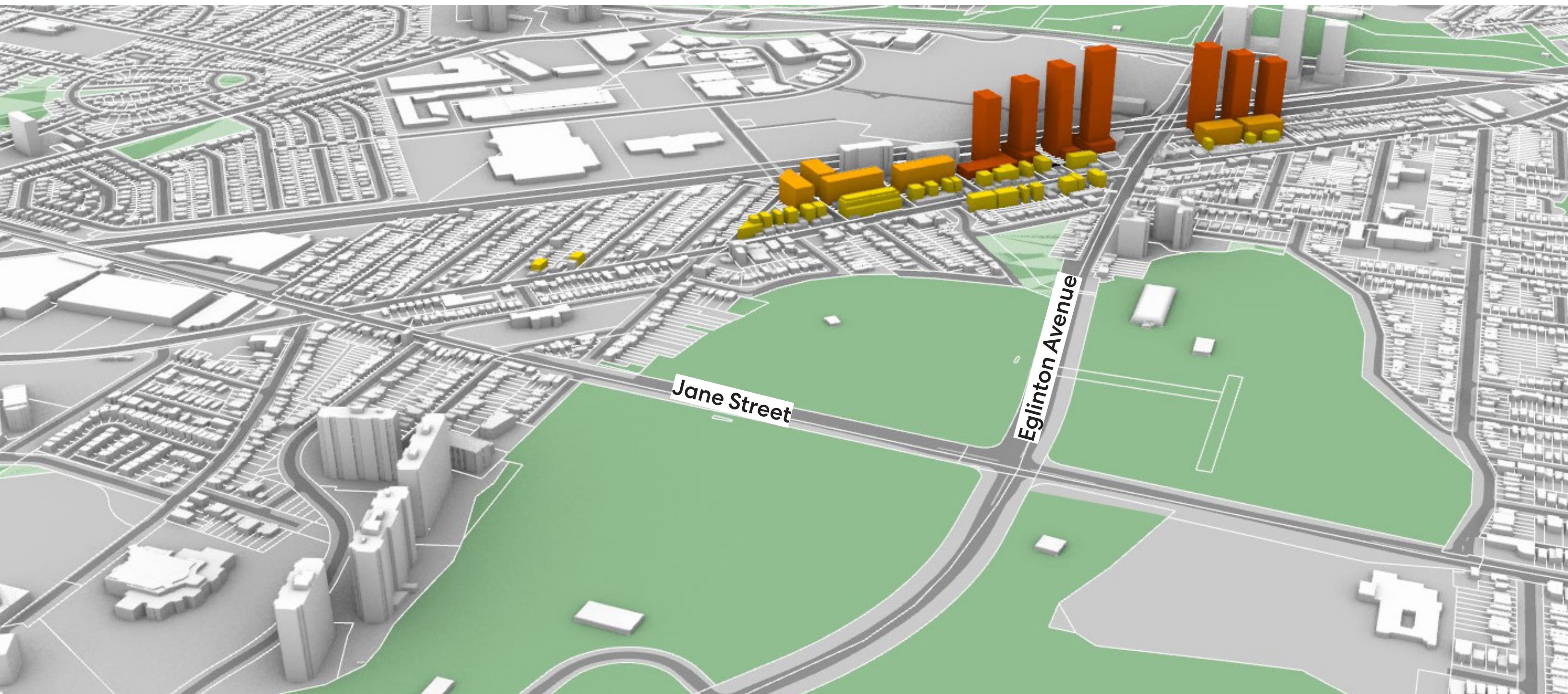
Mixed-Use Main Street

Built Form - Existing Conditions



Mixed-Use Main Street

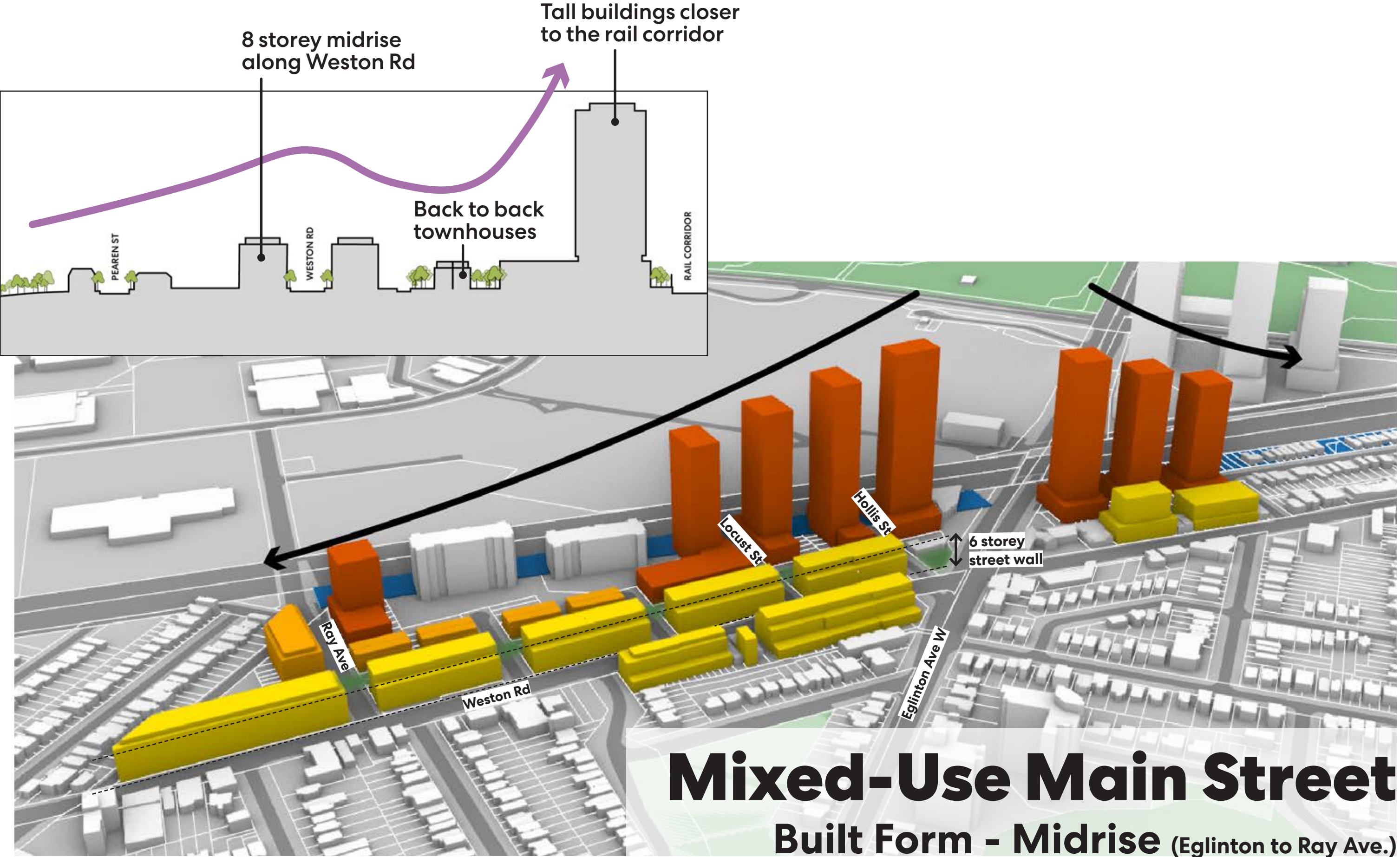
Built Form - Potential for change

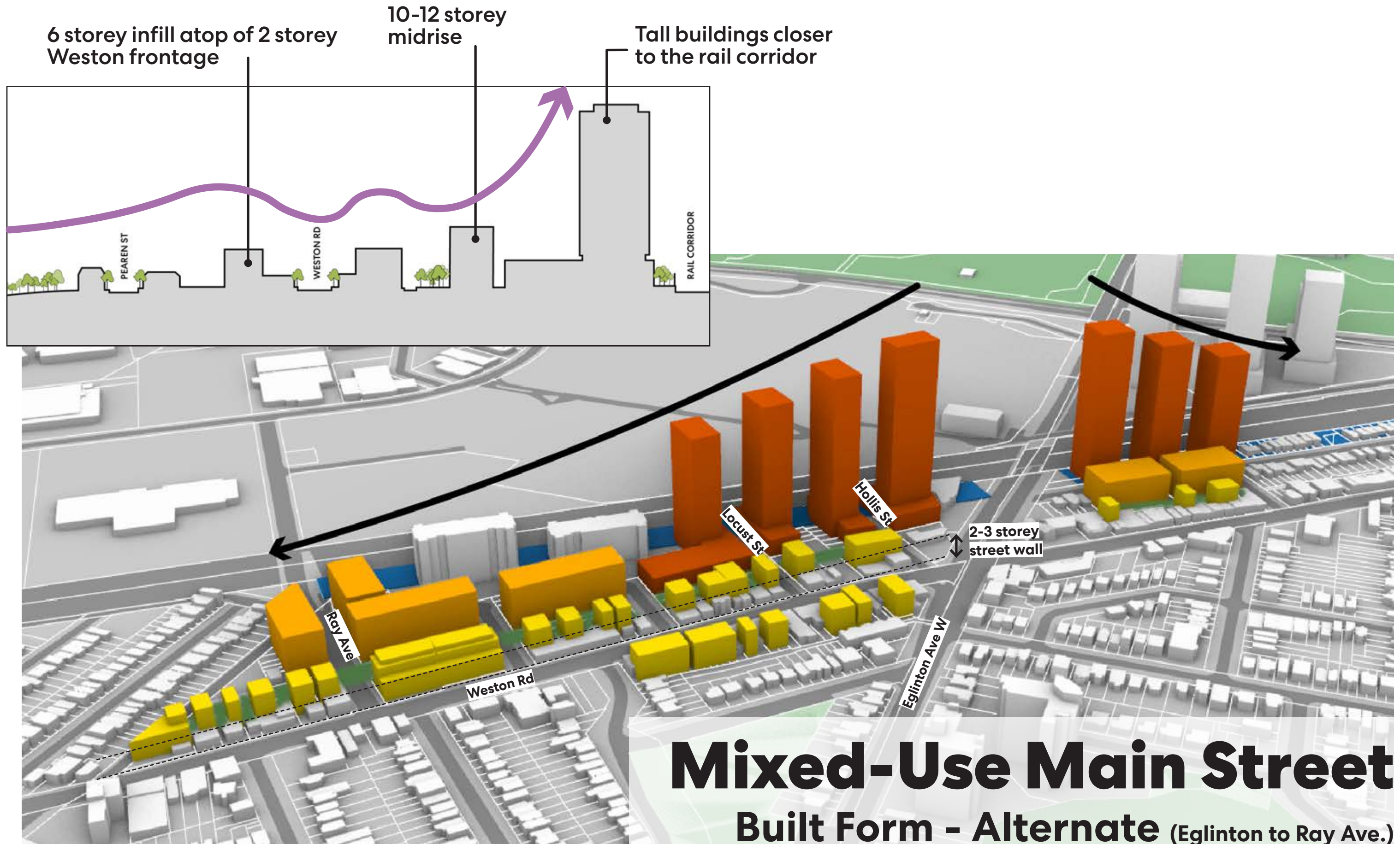


Mixed-Use Main Street

Built Form - Eglinton to Ray Ave.

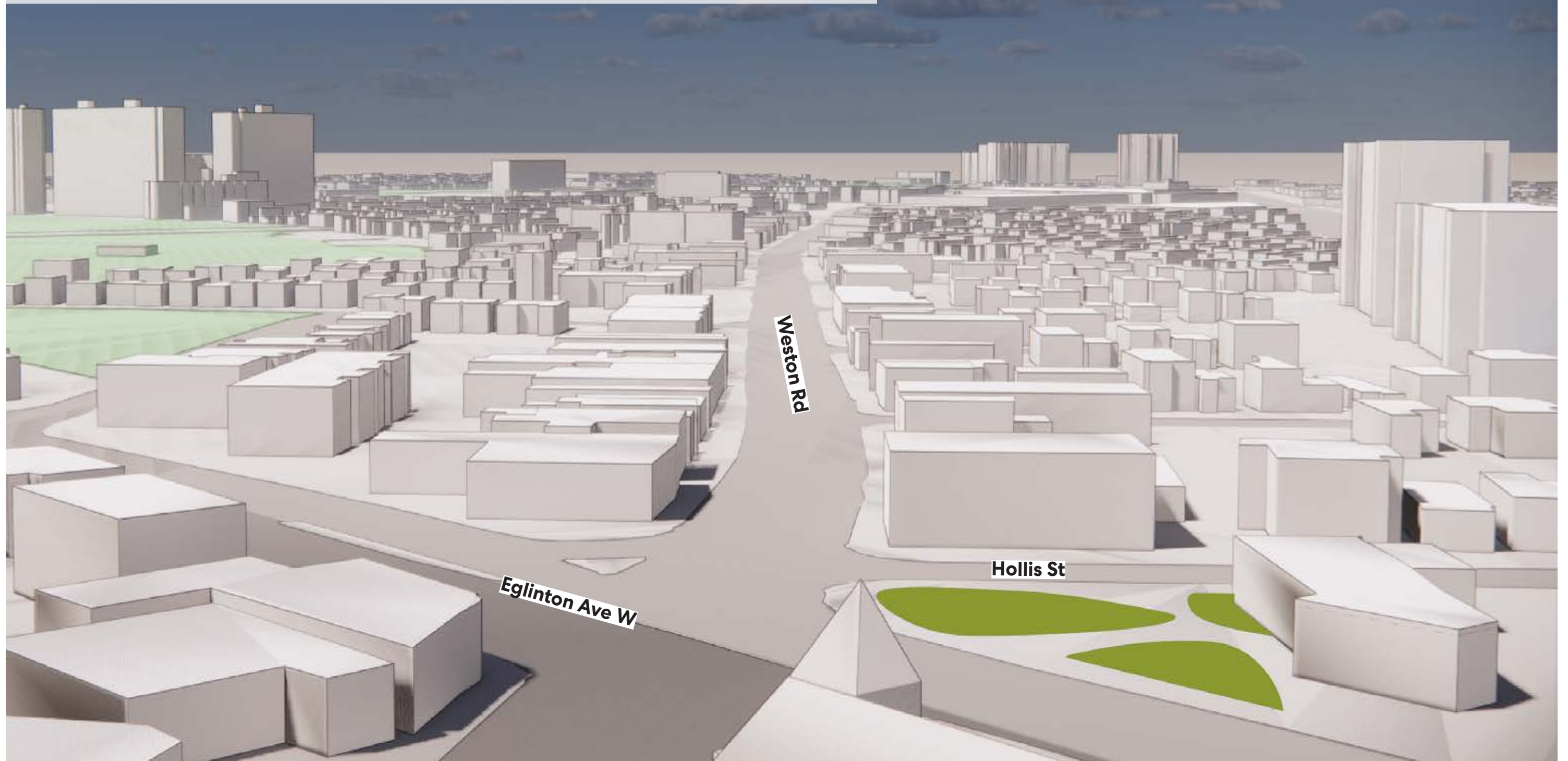






Mixed-Use Main Street

Built Form - Existing (Eglinton to Ray Ave.)



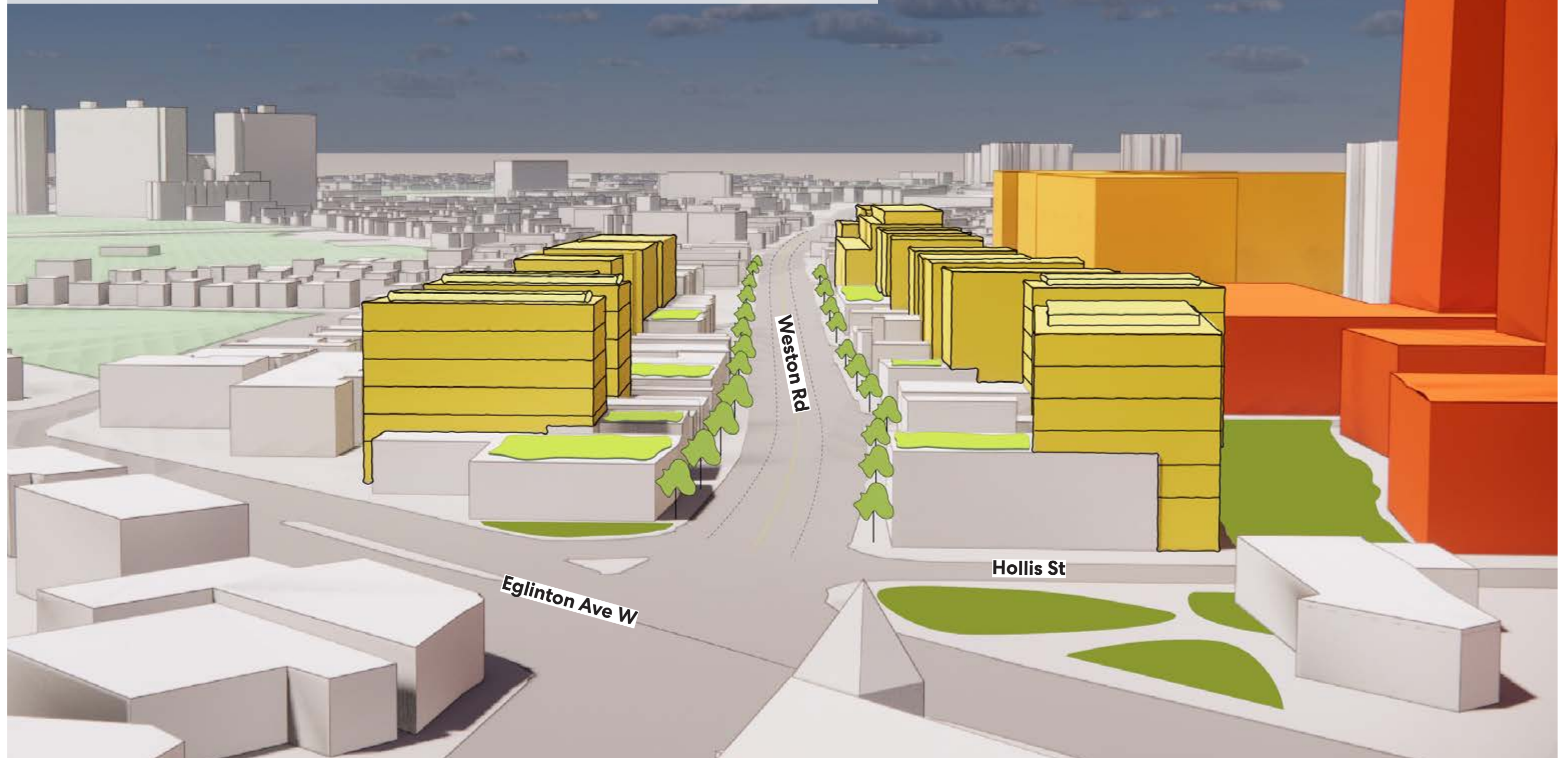
Mixed-Use Main Street

Built Form - Midrise (Eglinton to Ray Ave.)



Mixed-Use Main Street

Built Form - Alternate (Eglinton to Ray Ave.)



Next Steps

Next Steps Indigenous Engagement

- **Youth engagement session (August 18)**
- **Summary of input from Indigenous engagement**
- **Incorporate input into Picture Mount Dennis Planning Framework**

Next Steps: Picture Mount Dennis Planning Framework

- **Develop draft Picture Mount Dennis Planning Framework (August / September)**
- **Community Consultation Meeting #4 (October)**
- **Final Picture Mount Dennis Planning Framework (November)**

Stay in touch!

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