

Picture Mount Dennis

June 10, 2021 | NIA Planning Table #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

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 - JUNE 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

JULY 2021 - SEPTEMBER 2021

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

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

Guiding Principles

Guiding Principles



Direct density to appropriate locations

- Use good planning principles to determine areas of growth, scale, transitions

Protect and promote affordability

- Affordability of existing housing, affordable housing as part of new development, more rental



Encourage Weston Road's development as Mount Dennis' main street

- Permissions for commercial uses, affordable commercial space, slowing traffic, better sidewalks and bike lanes



Honour the historical and contemporary Indigenous presence in the area

- Carrying Place Trail, ceremonies on the Humber

Celebrate the local Mount Dennis character

- Businesses like Golden Crisp Fish & Chips which have been here for decades, communities of faith, landing place for newcomers, thriving Afro-Caribbean businesses

Guiding Principles



Develop complete and green streets

- Wider sidewalks, more bike lanes, low-impact development as part of the streetscape

Promote public health and safety

- Community resilience, community safety for all residents, accessibility of public space, diversity of park spaces to serve different populations



Advance Mount Dennis as an eco-district

- Mount Dennis ecoNeighbourhood Initiative, energy retrofits, bee-friendly neighbourhood

Facilitate local job growth

- Creative industries, eco-campus, local entrepreneurship, opportunities for youth

Area Concept Plan and Key Community Investments

Draft Area Concept Plan:



Legend

Existing

- Existing Bike 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
- New Pedestrian Crossing
- Proposed Park Entrances
- Proposed Multi-Use Pathway

Transit

- Future LRT Station
- Future GO Station

Draft Area Concept Plan: Weston Road Transformation



Draft Area Concept Plan:

GO Station/Rail Corridor Connections

Mount Dennis Station



Draft Key Community Investments

- 1.) Reconfigure Weston Road**
- 2.) Plan for a potential eco-campus**
- 3.) Create a complete community on the No Frills site**
- 4.) Create a community hub at Mount Dennis station**
- 5.) Improve connections across the rail corridor and to Mount Dennis Station**
- 6.) Support West Park Healthcare Centre as a local asset**
- 7.) Identify opportunities for major public art projects or event spaces**
- 8.) Secure affordable housing development**
- 9.) Support food security with a local food project**

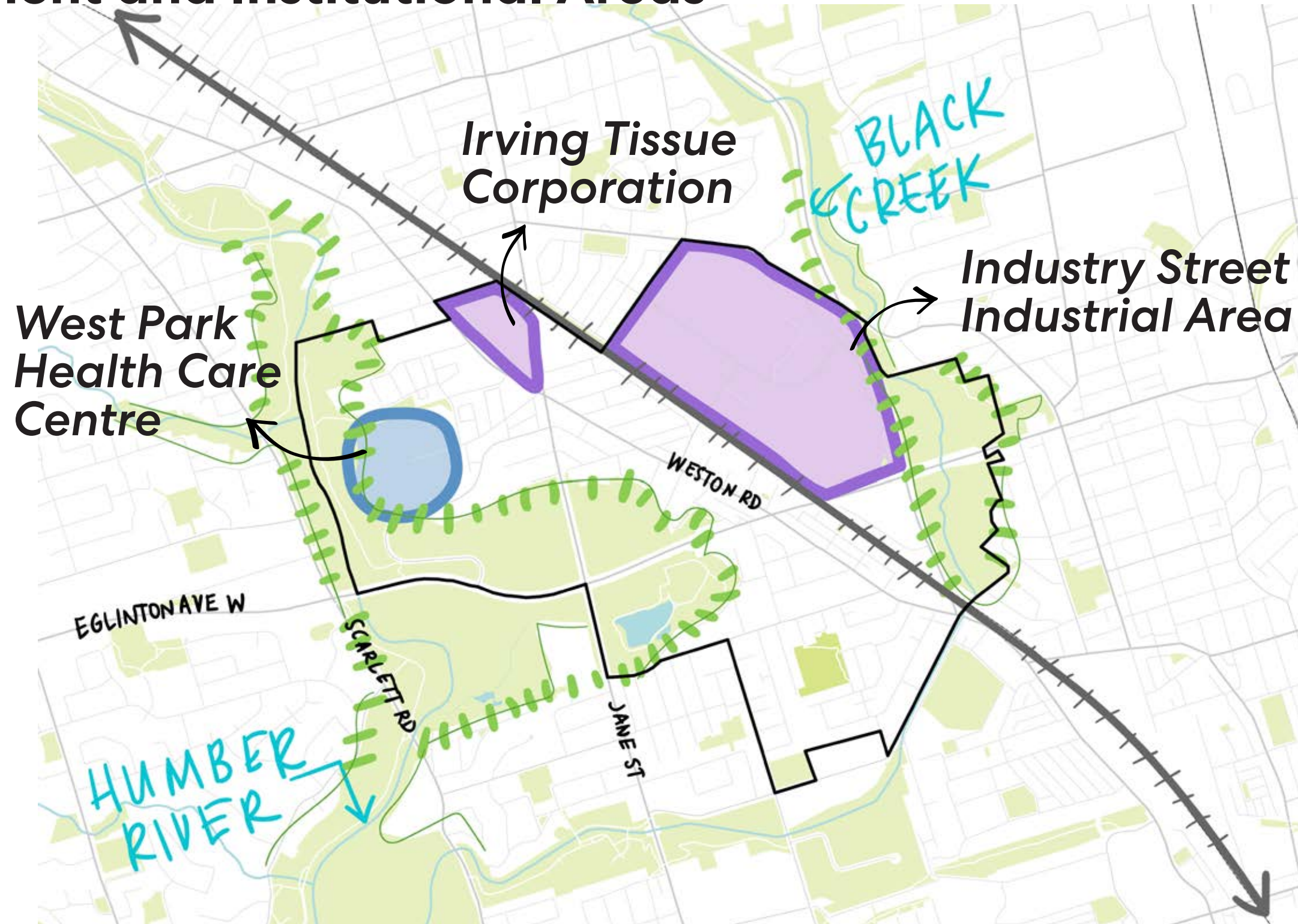
Character Areas

Character Areas



Character Areas

Employment and Institutional Areas



Employment and Institutional Areas



**West Park Health
Care Centre**



Irving Tissue



**Industry Street Industrial
Area**

Employment and Institutional Areas



**Supporting
employment growth**



**Better accessibility
from Mount Dennis
Station**



**Improving
streetscapes**

Character Areas

Open Spaces



Open Spaces



**Better access to
open spaces**



Leisure spaces



Spaces for families

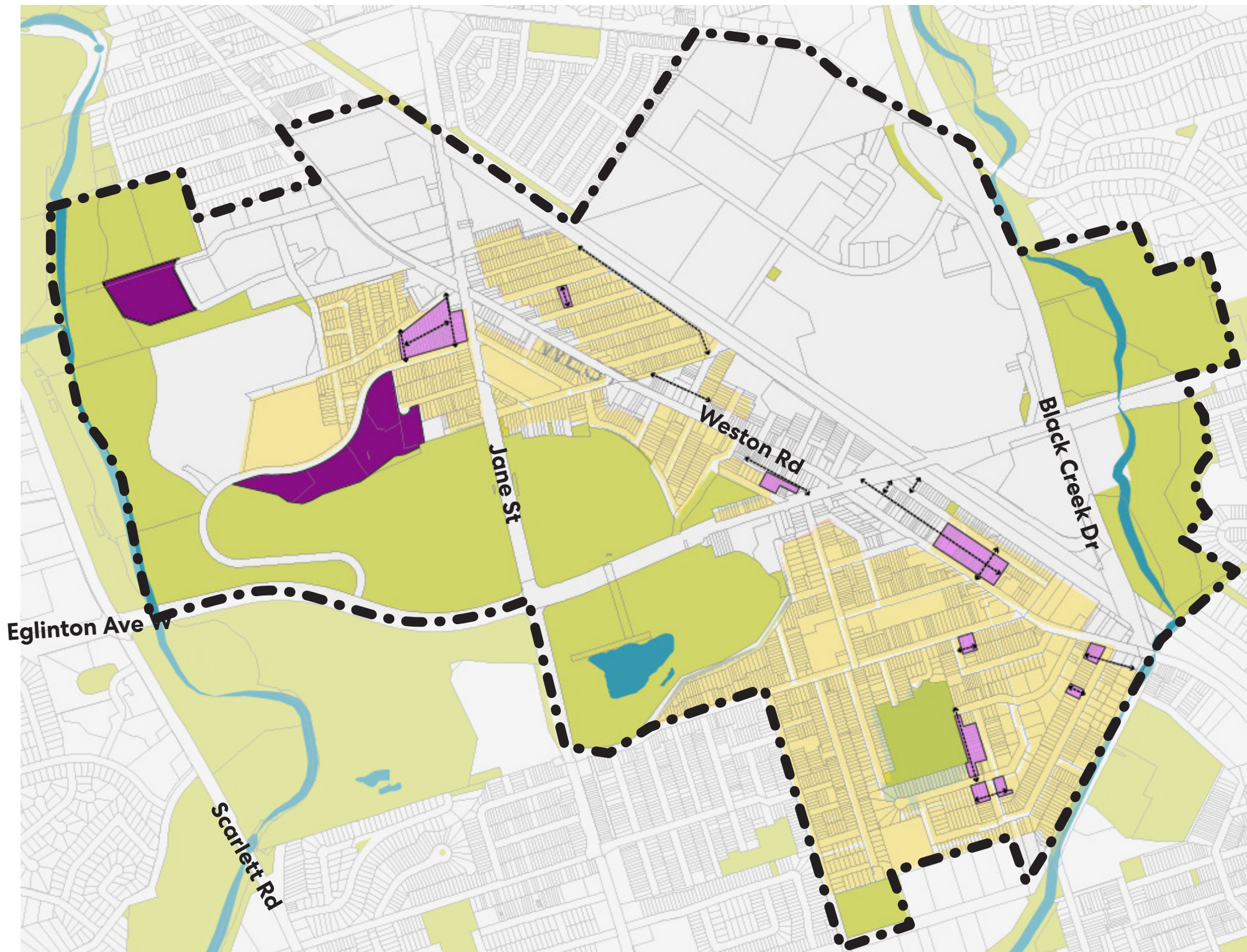
Character Areas

Residential Areas



Residential Areas

Laneway + Garden Suites and Infill Housing



Criteria for analysis:

Laneway Suites

- In a Neighbourhood designation in the Official Plan Map
- 30m buffer from rail corridor
- Fronting a laneway, in the R, RD, RS, RT and RM zones

Garden Suites

- In a Neighbourhood designation on the Official Plan map
- TBD pending Garden Suites policy

Infill Housing

- Tower in a park sites with room for additional density
- Vacant sites

Residential Areas

Neighbourhoods



Laneway suites



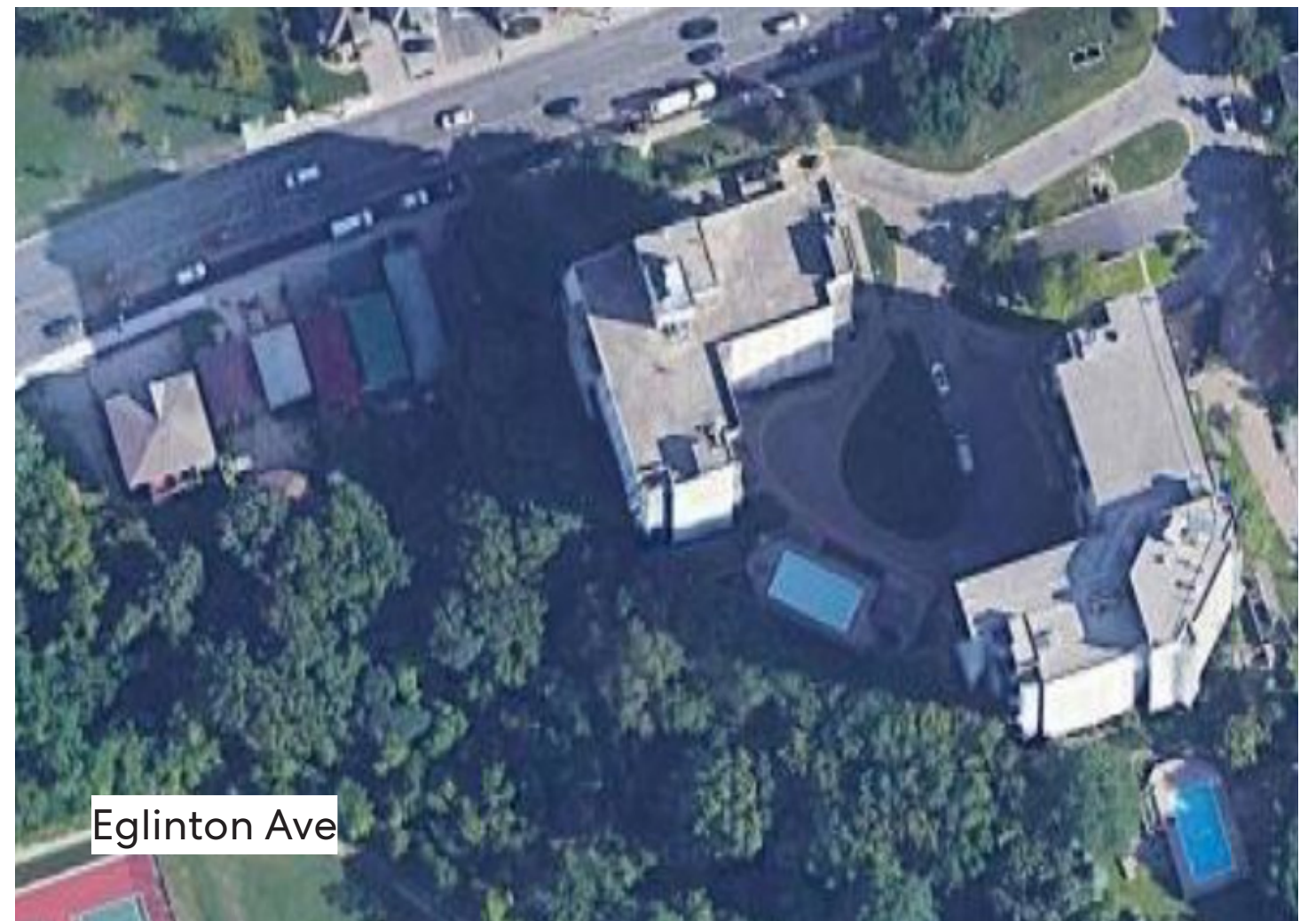
Garden suites

Residential Areas

Apartment Neighbourhoods

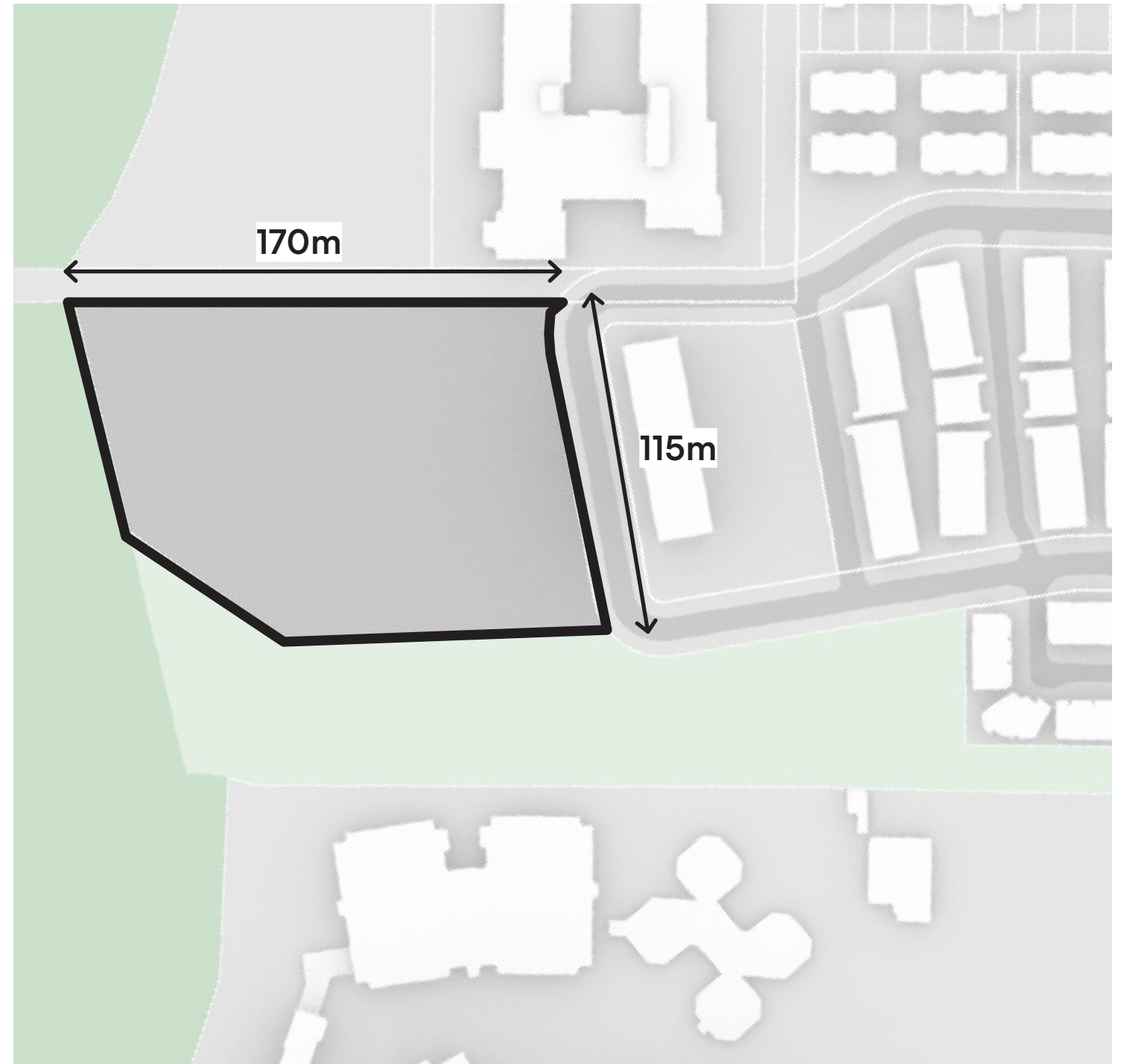
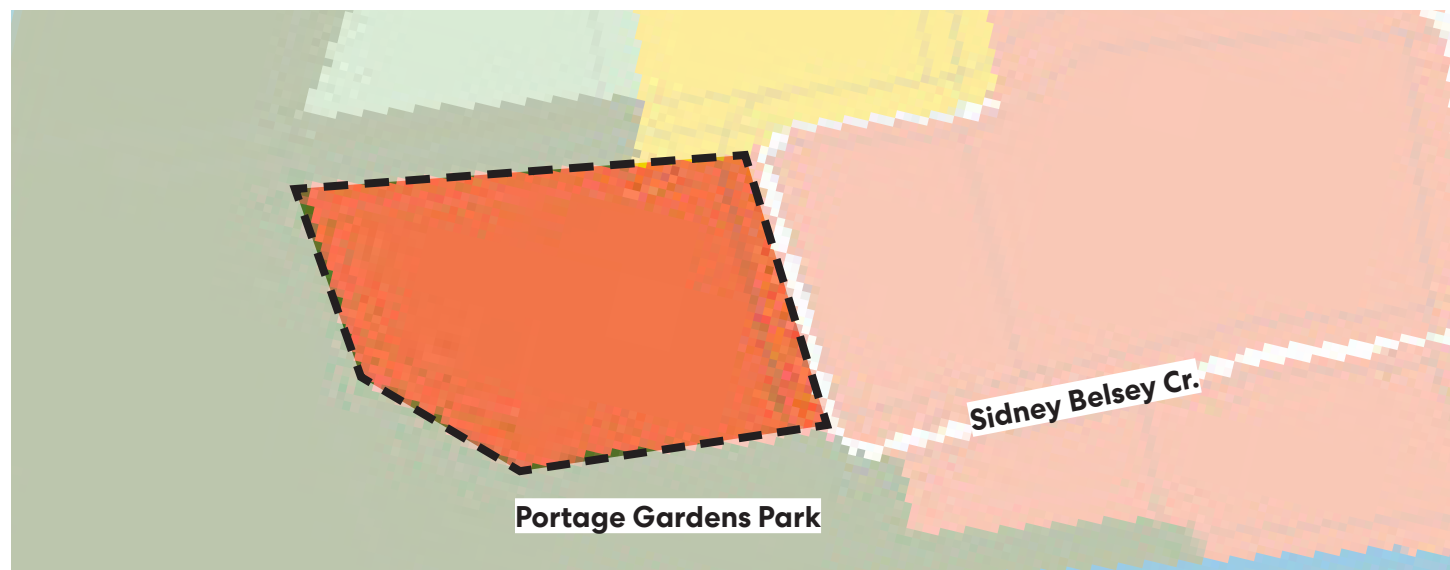


Infill on “tower in the park” sites



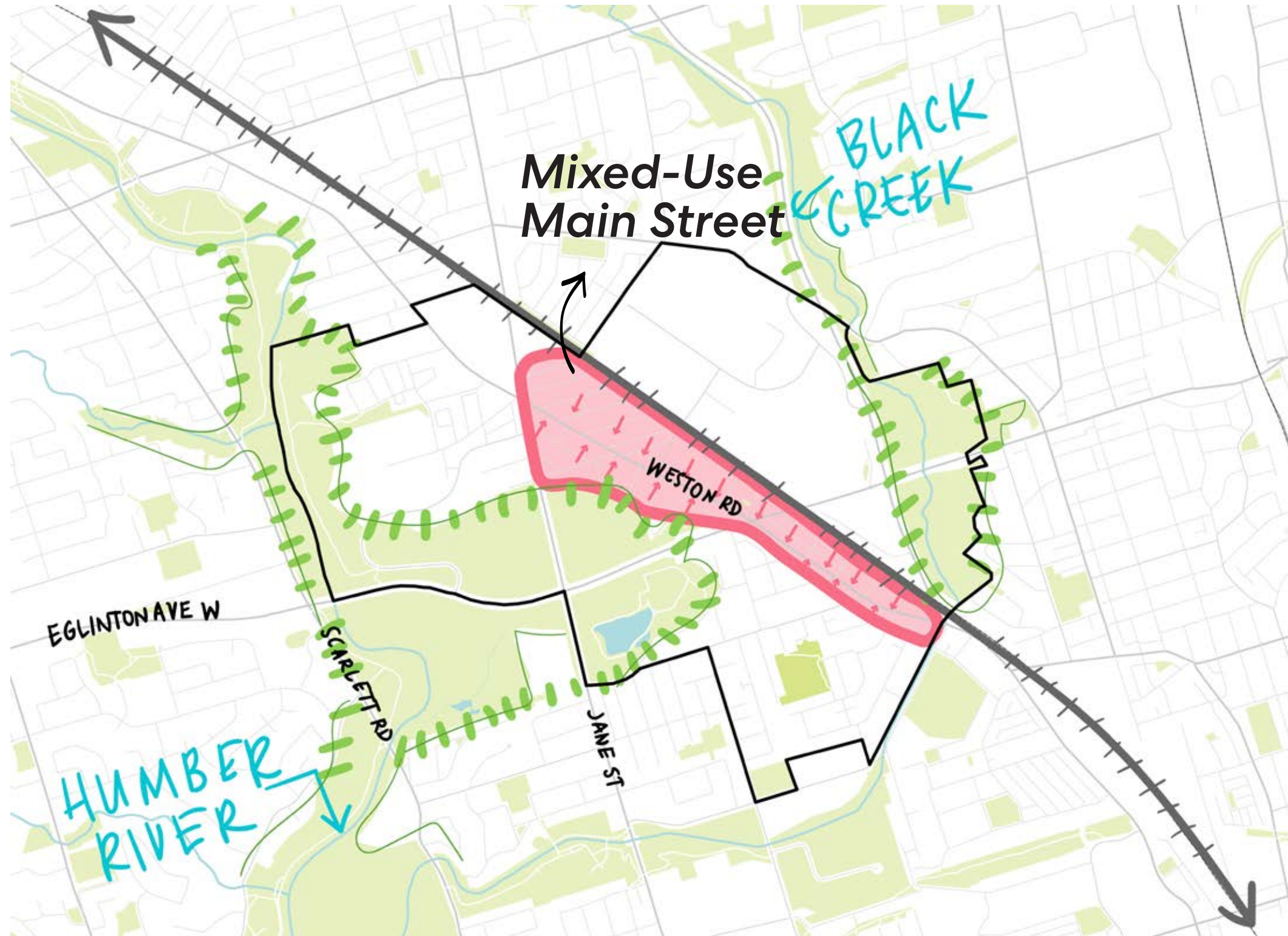
Residential Areas

Vacant site: Sidney Belsey Cr.



Character Areas

Mixed-Use Main Street



Mixed-Use Main Street

Land Use - Existing Official Plan Map



Legend

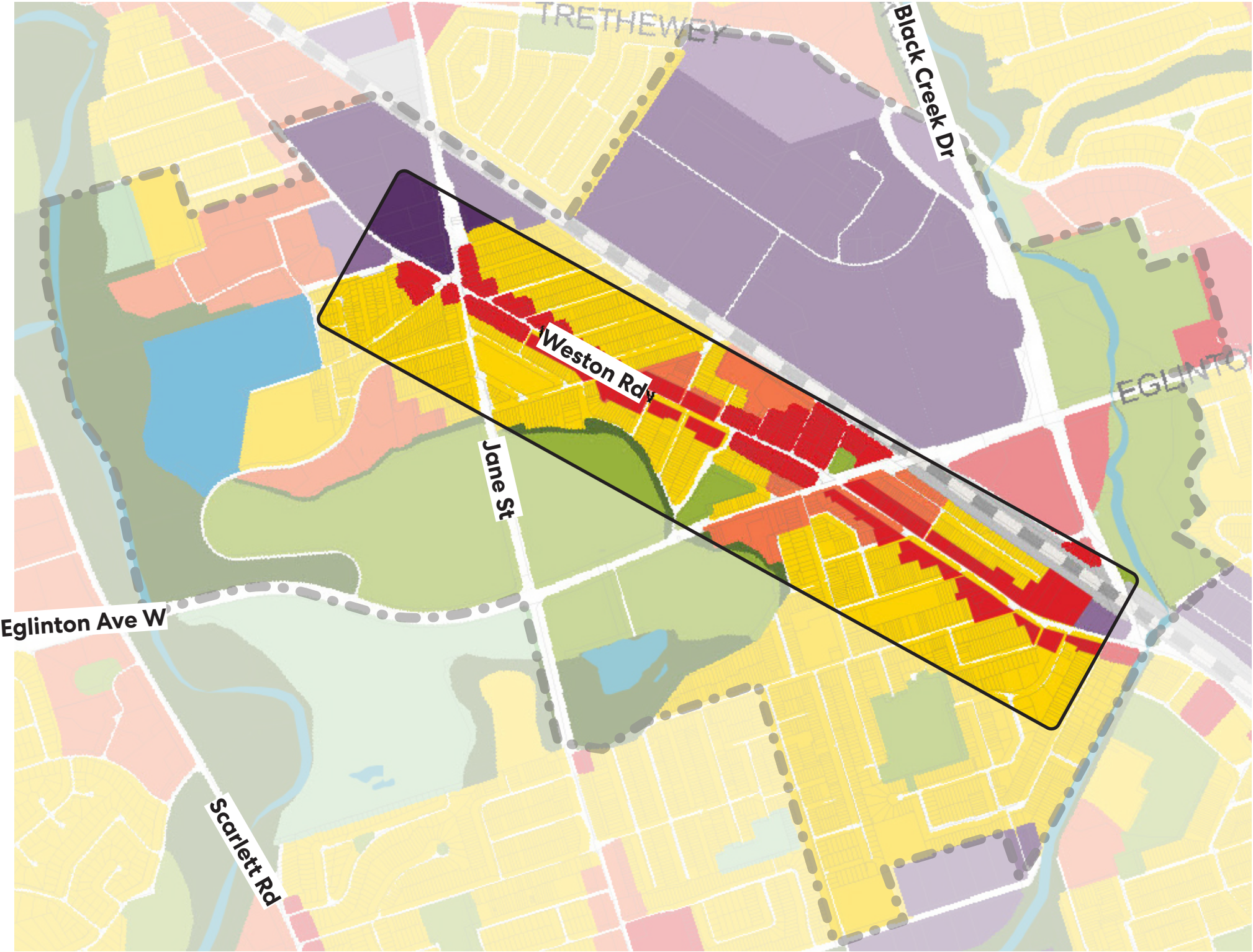
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

Parks and Open Space Areas:

- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Employment Areas
- Utility Corridors
- Study Area

Mixed-Use Main Street

Land Use - Proposed changes (option 1)



Legend

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

Parks and Open Space Areas:

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Mixed-Use Main Street

Land Use - Proposed changes



Existing Conditions at Weston and Victoria Blvd.



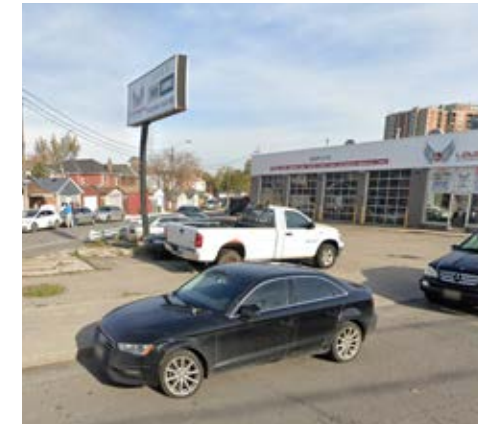
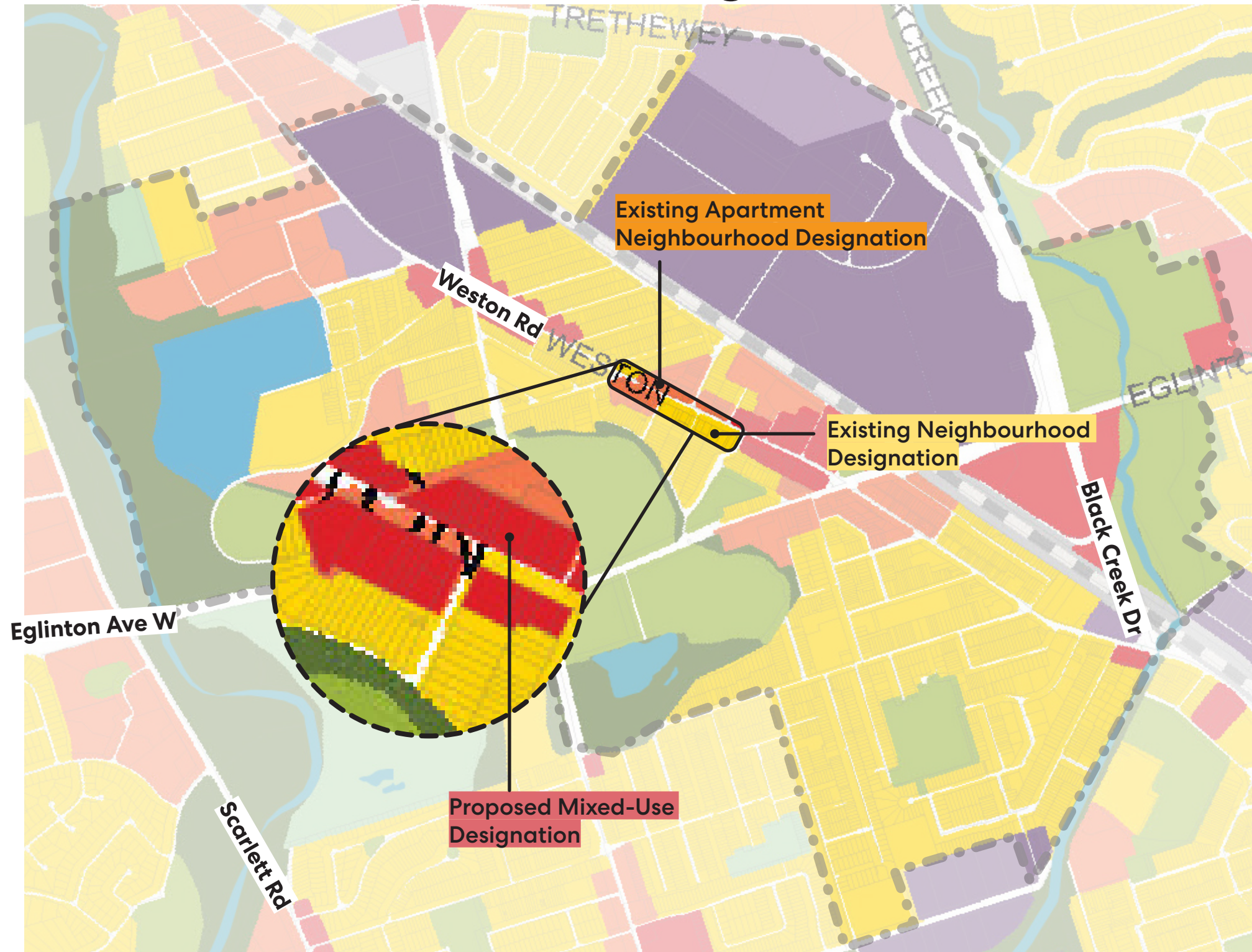
Existing Conditions at Weston opp Victoria Blvd.



Existing Conditions at Weston and Bartonville Ave.

Mixed-Use Main Street

Land Use - Proposed changes



Existing Conditions at Weston and Ray Ave.



Existing Conditions at Weston opp Ray Ave.

Mixed-Use Main Street

Land Use - Proposed changes



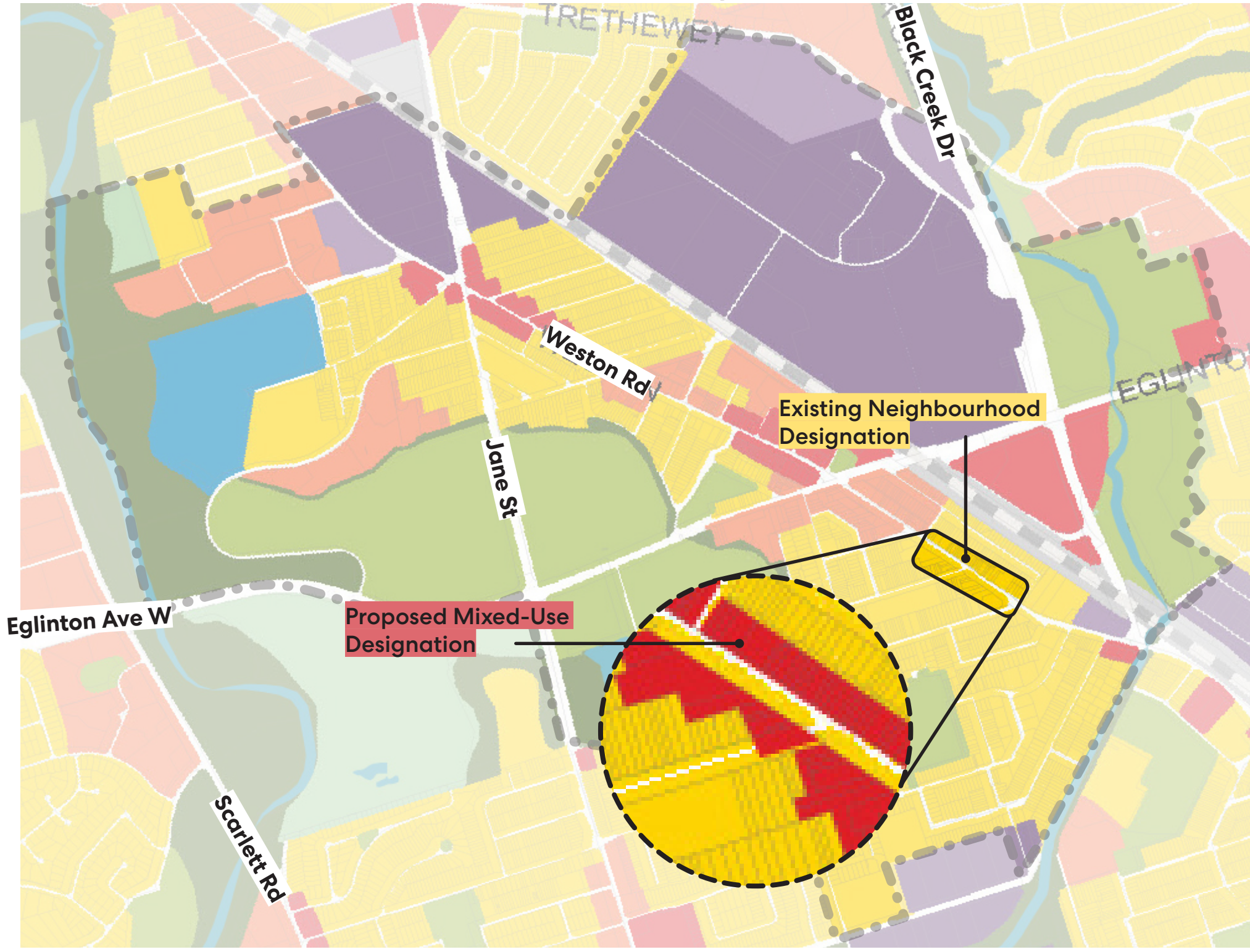
Existing Conditions at Weston and Barr Ave.



Existing Conditions at Weston and York Ave.

Mixed-Use Main Street

Land Use - Proposed changes



Existing Conditions north of Weston and Lambton Ave.



Existing Conditions at Weston and Dennis Ave.

Mixed-Use Main Street

Land Use - Proposed changes



Existing Conditions at Weston and Lambton Ave.



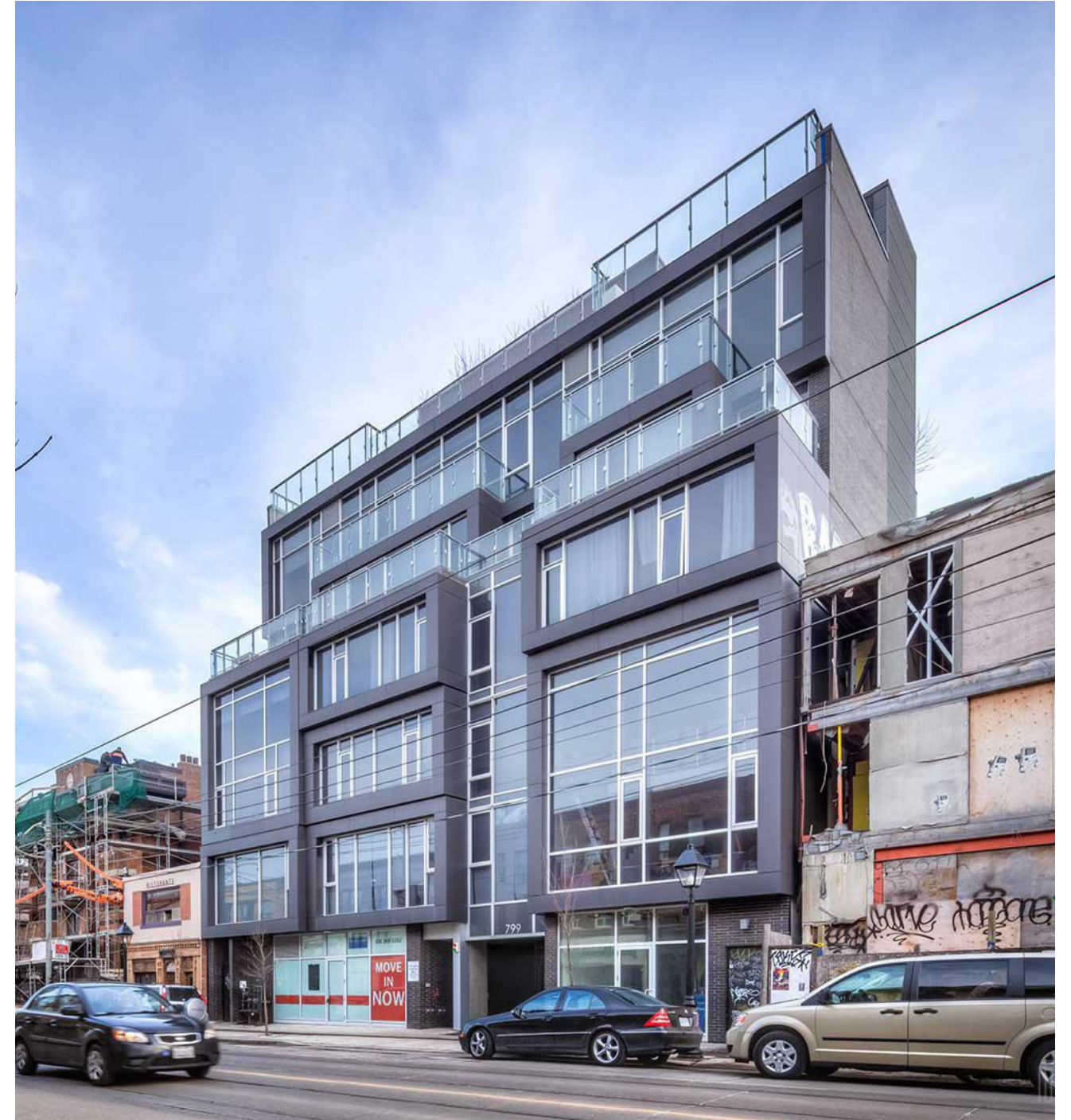
Existing Conditions at Weston and Bushey Ave.



Existing Conditions at Weston and Cordella Ave.

Mixed-Use Main Street

Built Form - Potential for change



Mixed-Use Main Street

Built Form - Potential for change

Commercial Overbuild

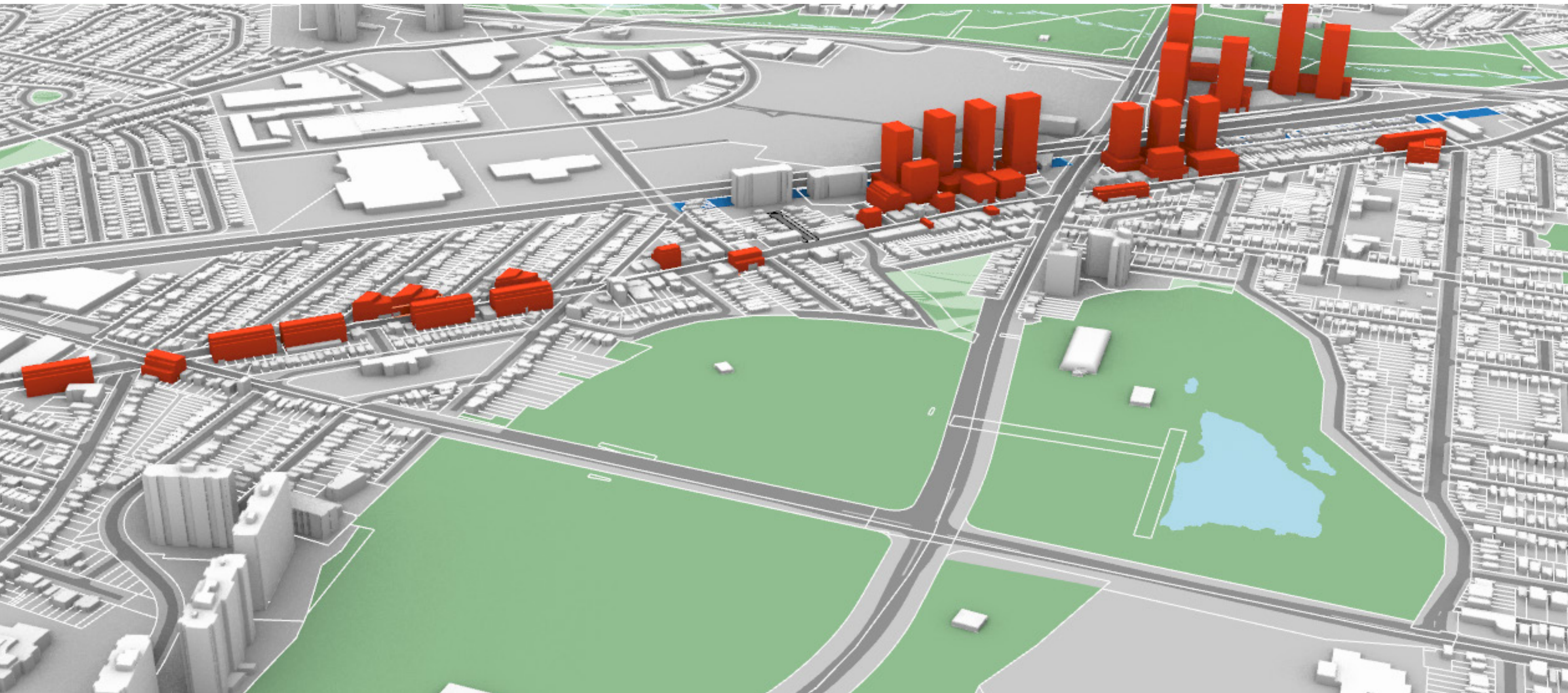


High Park, Toronto



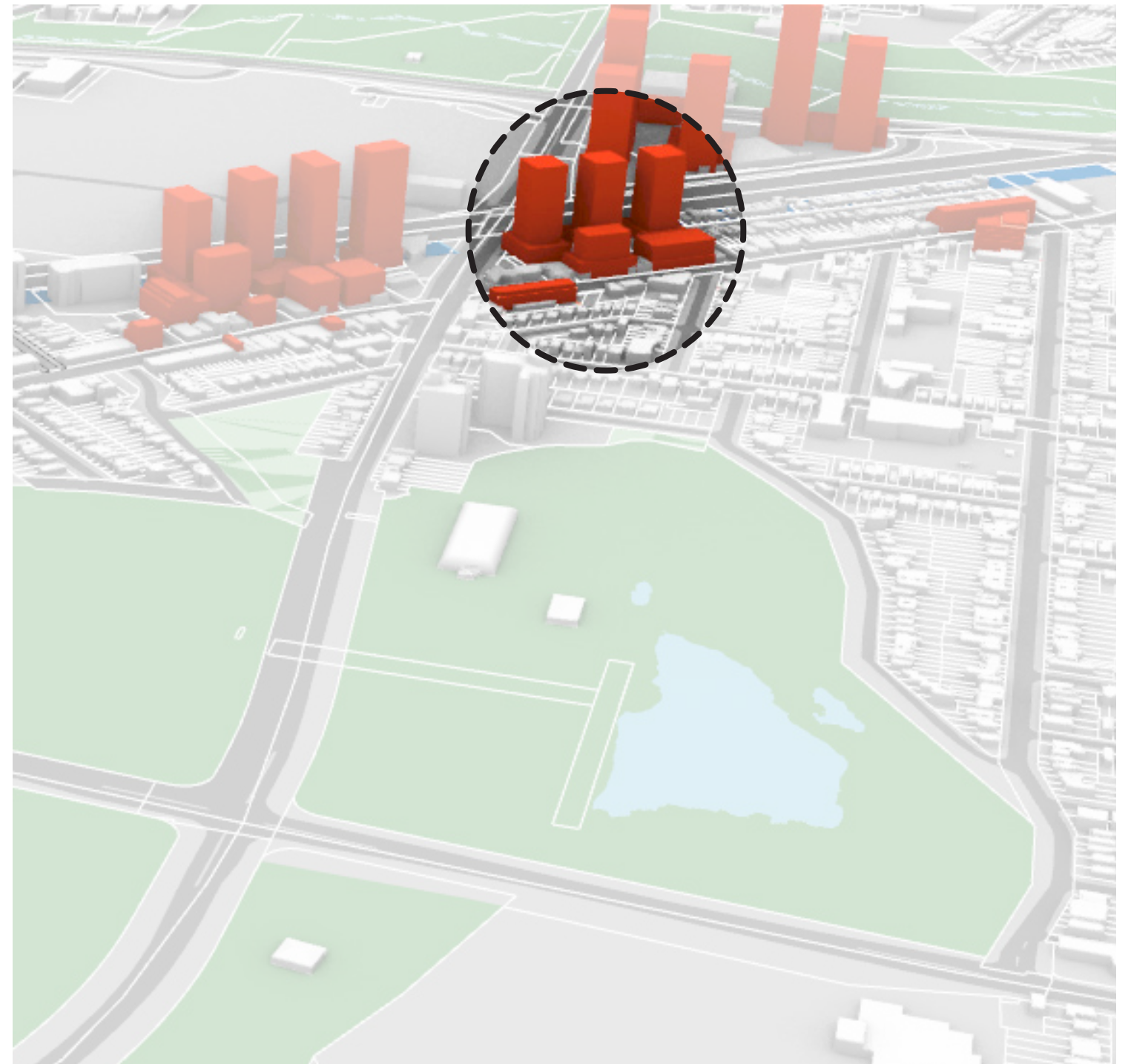
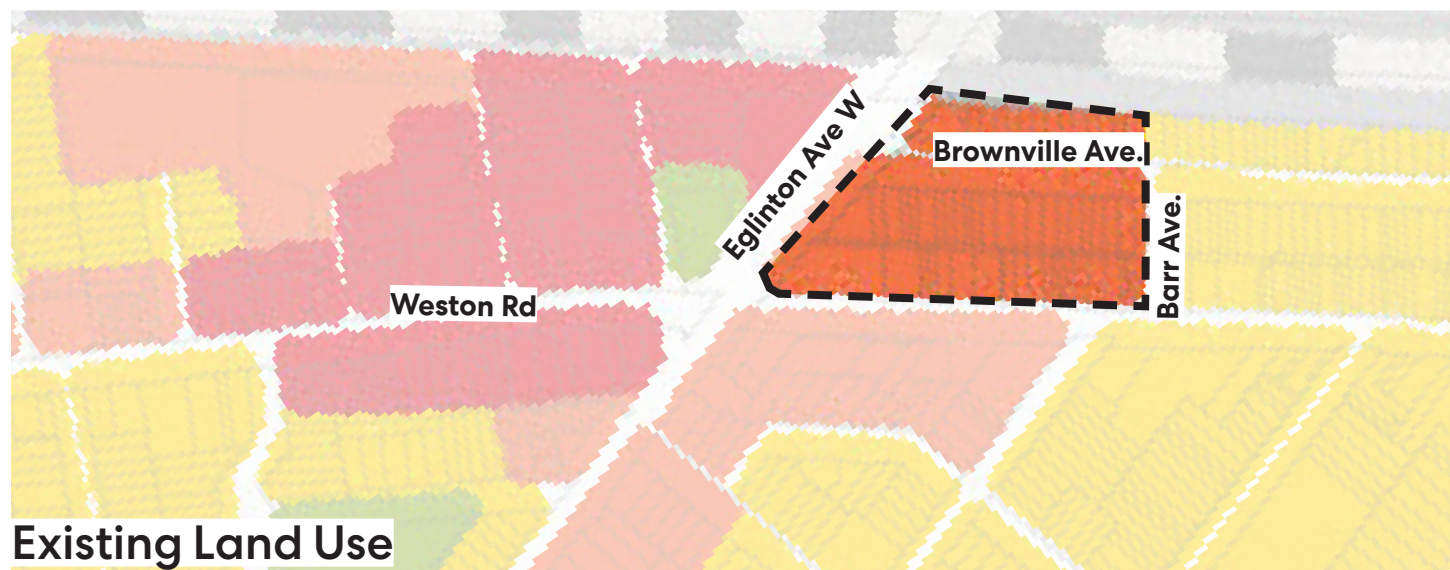
Mixed-Use Main Street

Built Form Analysis



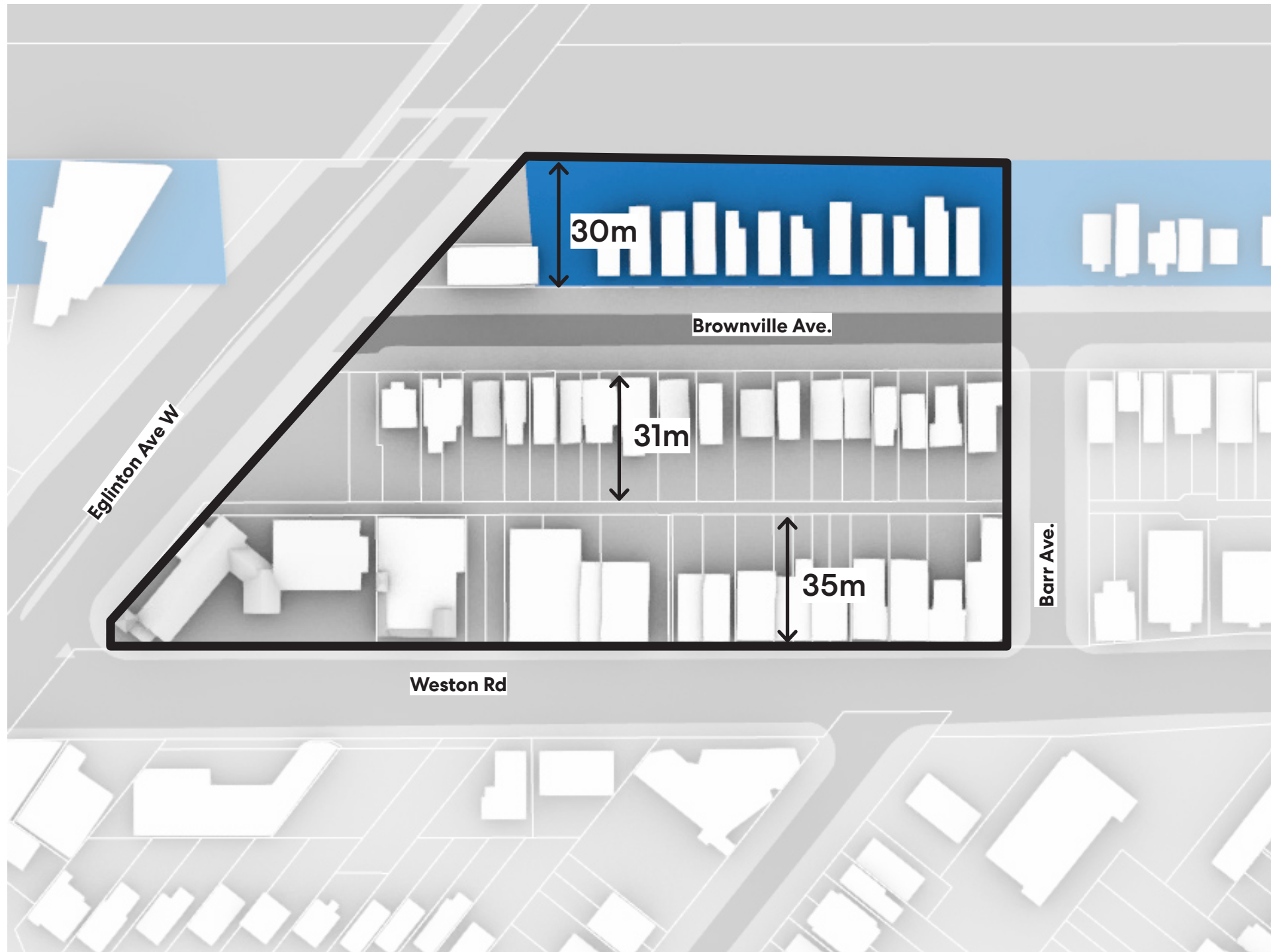
Mixed-Use Main Street

Built Form Analysis - Brownville Ave.



Mixed-Use Main Street

Built Form Analysis - Brownville Ave.



Challenges:

- 30m buffer from rail corridor or appropriate safety wall
- Circulation
- Depth of parcels
- Assembly of properties

Mixed-Use Main Street

Built Form Analysis - Brownville Ave.

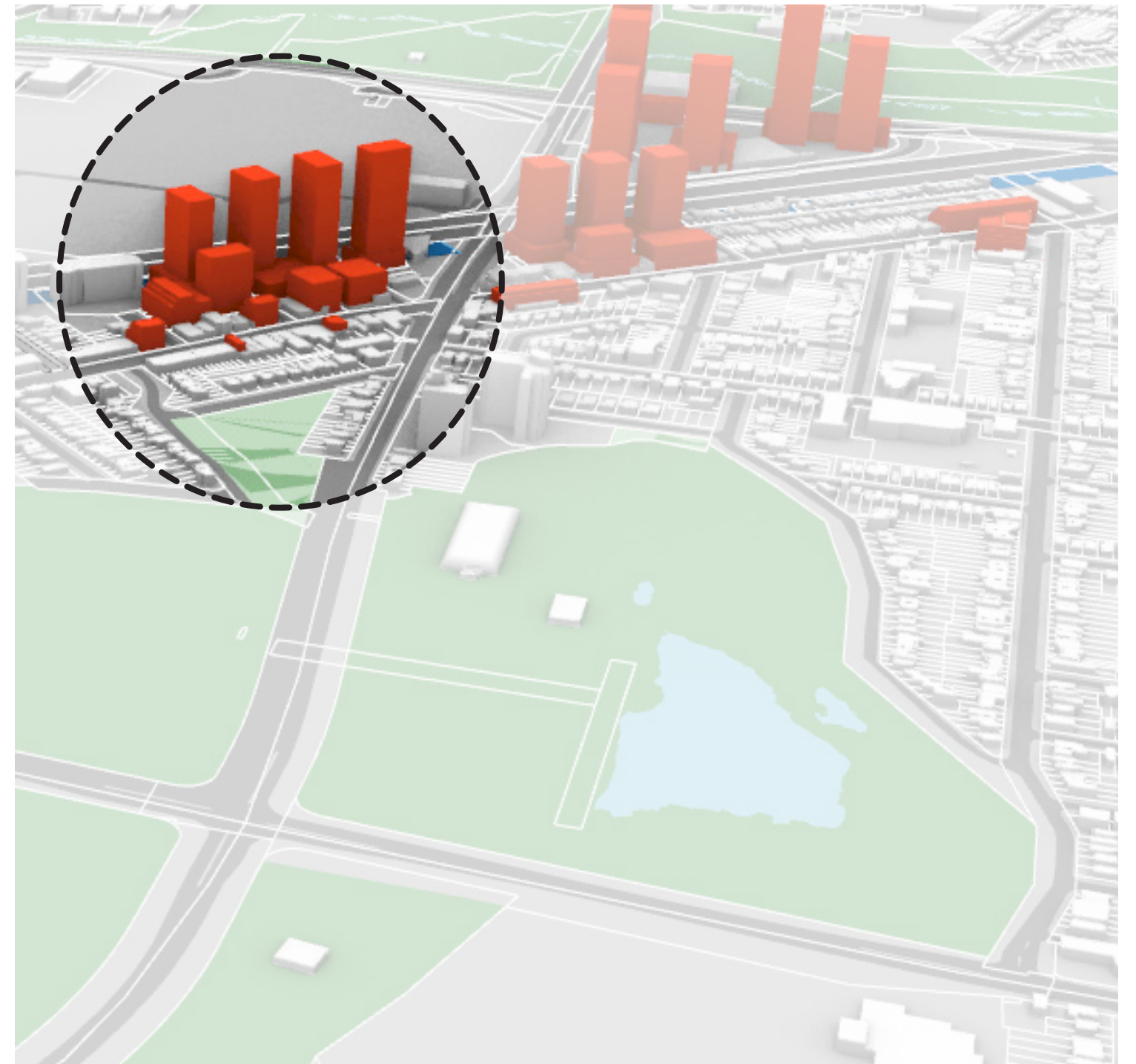


Considerations:

- Access - need to close Brownville Ave. and develop alternative circulation solution
- Preservation of main street retail character
- Relationship to Weston Road
- Tower spacing

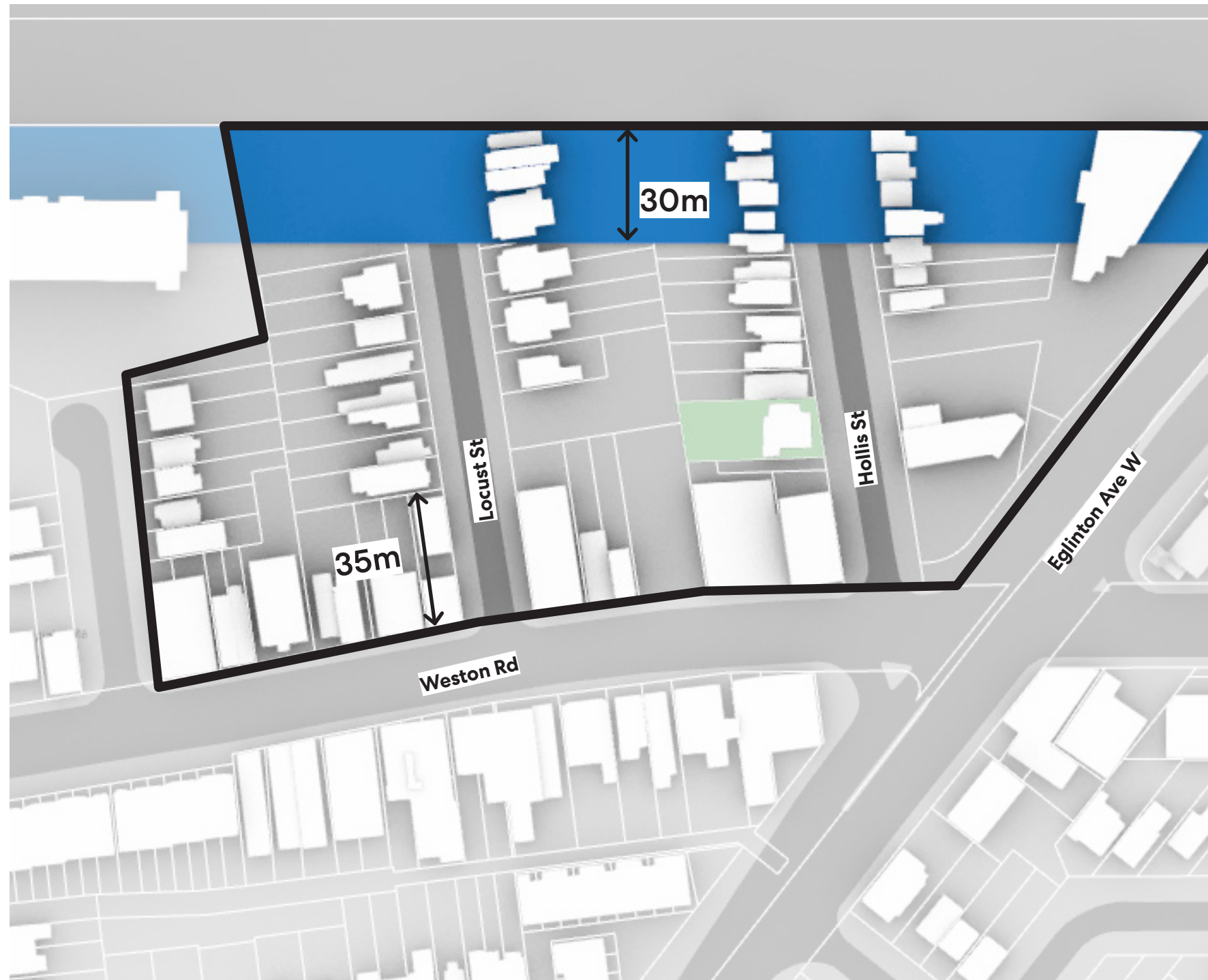
Mixed-Use Main Street

Built Form Analysis - Locust + Hollis St.



Mixed-Use Main Street

Built Form Analysis - Locust + Hollis St.



Challenges:

- 30m buffer from rail corridor or appropriate safety wall

Mixed-Use Main Street

Built Form Analysis - Locust + Hollis St.



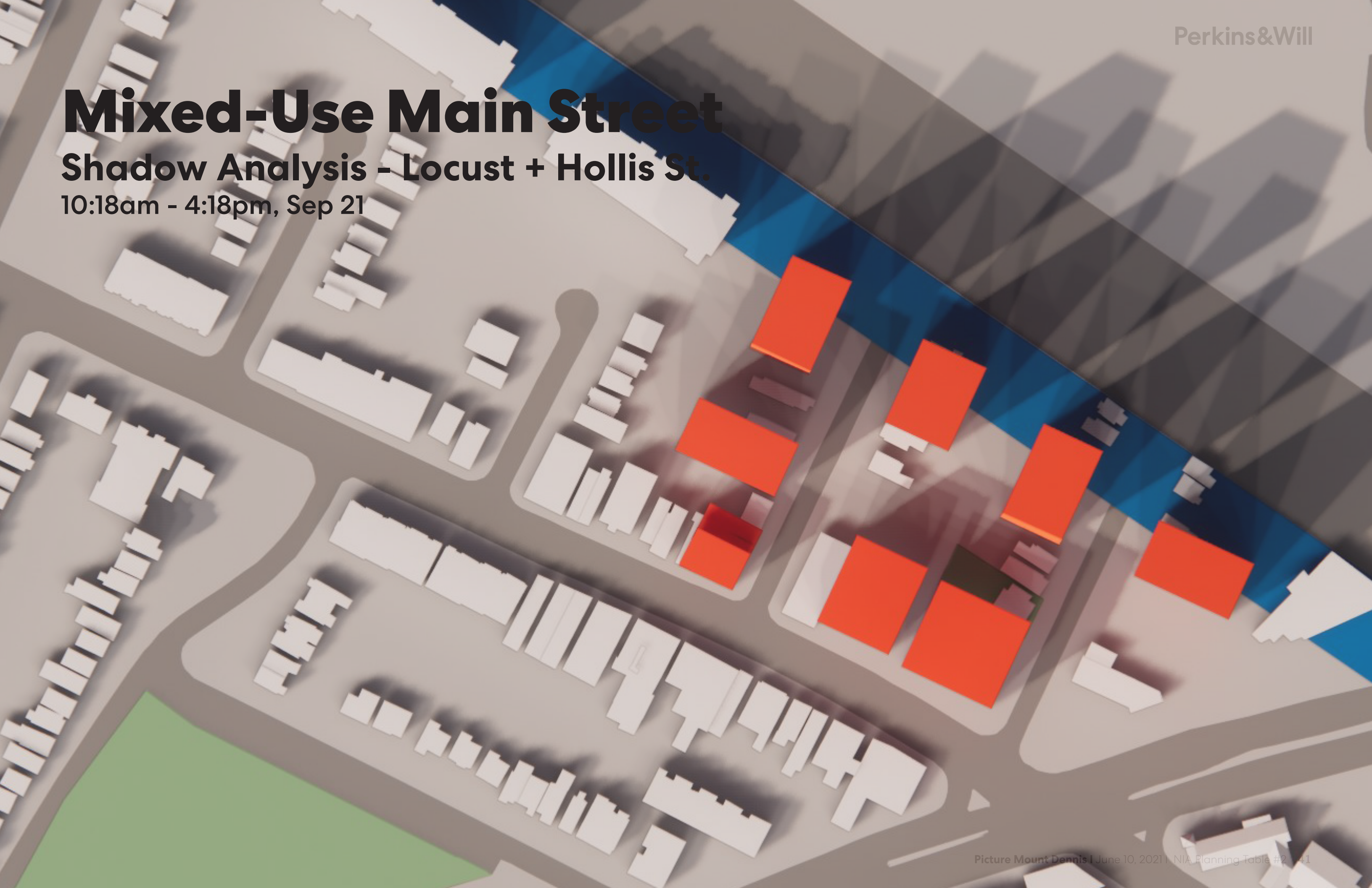
Considerations:

- Relationship to Weston Road
- Tower spacing
- Preservation of main street retail character
- Height step down towards the north and towards Weston Road

Mixed-Use Main Street

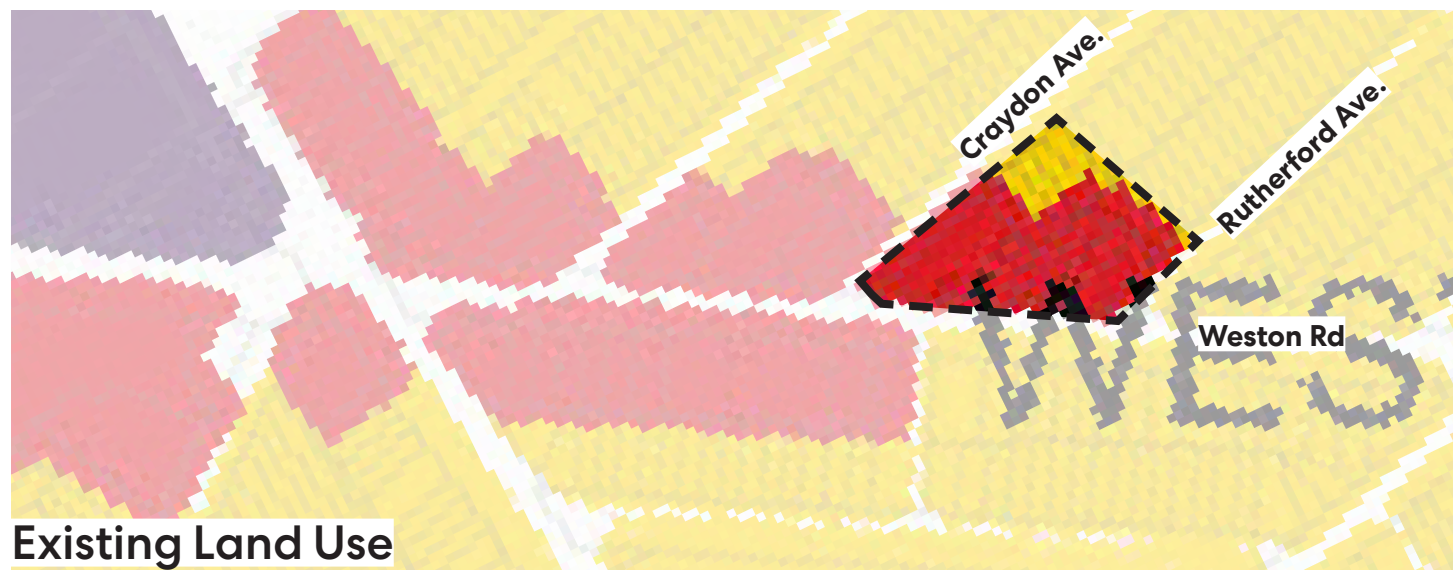
Shadow Analysis - Locust + Hollis St.

10:18am - 4:18pm, Sep 21



Mixed-Use Main Street

Built Form Analysis - Shallow & “Sawtooth” lots



Mixed-Use Main Street

Built Form Analysis - Shallow & “Sawtooth” lots

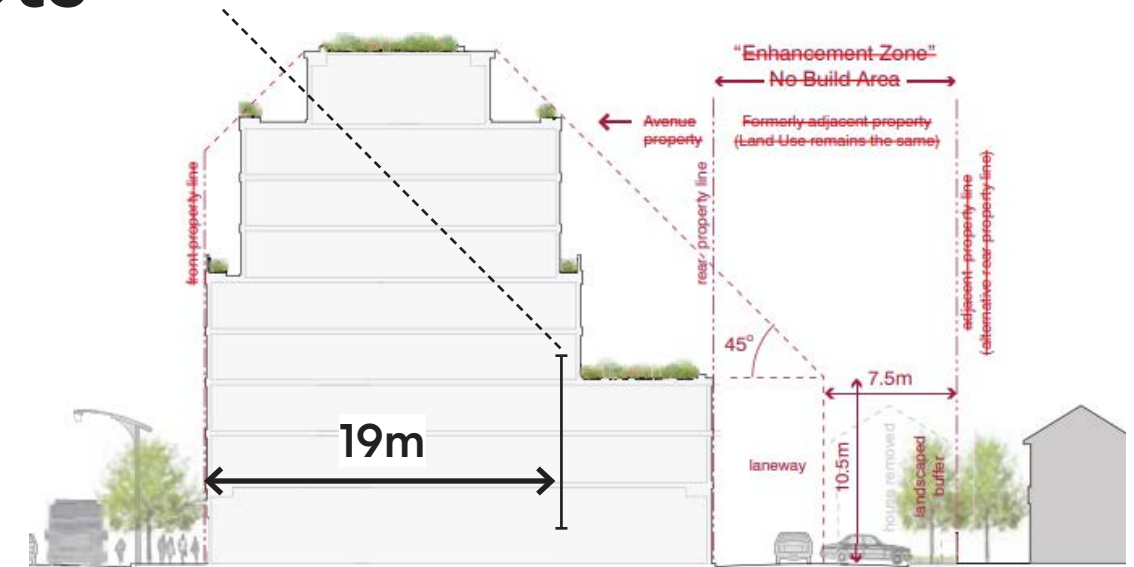


Challenges:

- Perpendicular lot depths from Weston Road are challenging for redevelopment

Mixed-Use Main Street

Built Form Analysis - Shallow & “Sawtooth” lots



Illustrating the St. Clair Avenue “Enhancement Zone” transition for properties abutting Neighbourhoods or Parks and Open Space Areas (Centre R.O.W.)

Mid-rise Guidelines

Considerations:

- Potential for inclusion of lots behind Weston Road frontage
 - Include lots behind Weston in Mixed-Use designation
 - “Enhancement zones” - allow for use of lots behind Weston only to create transition
- Requirement for increased lot depth dependent on scale of development
- Transitions to low-rise built form
- Relationship to Weston Road

Character Areas

Mixed-Use Node



Mixed-Use Node

No Frills site + City-owned land



Considerations:

- Will be within Mount Dennis Major Transit Station Area (MTSA)
- No shadow impacts on Neighbourhoods
- Site for significant new residential density
- Mix of uses
- Connectivity to surroundings
- Built form
- Relationship to Eglinton
- Leveraging City-owned land
- Priority community benefits including affordable housing, daycare
- Retail type

Next Steps

Next Steps

- **Local Advisory Committee Meeting #2 and Heritage Focus Group Meeting #2**
- **Community Consultation Meeting #3 (June 23)**
- **Engagement with the urban Indigenous community**
- **Develop draft Picture Mount Dennis Planning Framework**

Stay in touch!

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