

# Picture Mount Dennis

April 22, 2021 | NIA Planning Table #1

# 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.

# Code of Conduct

- Participants wishing to make comments will do so through the facilitator, and wait their turn until they have the floor.
- Be courteous, listen to others, and respect the opinions of others.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Please participate fully in discussion but do not dominate the discussion or allow others to do so.

# Agenda

## » 6:00 Hello!

Introductions of the City project team

Introductions of NIA Planning Table members

## » 6:15 Presentation and Discussion

About the study

Analysis and opportunities

Directions for Guiding Principles (Discussion)

Character Areas (Discussion)

Future Engagement (Discussion)

## » 7:55 Next steps

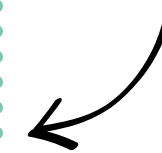
## » 8:00 Adjourn

# Objectives for Today

- » Introduce the study
- » Present a summary of our work so far
- » Discuss early directions for guiding principles for the study and areas of stability and change
- » Discuss opportunities to improve our engagement outreach

# Who's on the call today

Perkins&Will



**Paul Kulig**  
Perkins&Will



**Anna Iannucci**  
Perkins&Will  
Urban Planning



**Ashita Parekh**  
Perkins&Will  
Urban Design

City of Toronto



**Sarah Henstock**  
City of Toronto  
Community  
Planning



**Rory McNeil**  
City of Toronto  
Community  
Planning



**Vanessa  
Covello**  
City of Toronto  
Community  
Planning



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



**Pourya Nazemi**  
City of Toronto  
Heritage



**Samuel  
Baptiste**  
City of Toronto  
Transportation



**Catherine Cieply**  
City of Toronto  
Economic  
Development and  
Culture

# Picture Mount Dennis

# 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 - JUNE 2021

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

- Community Meeting #2
- Heritage Focus Group
- Local Advisory Committee
- Indigenous Engagement
- 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 #3
- Local Advisory Committee

# 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 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.

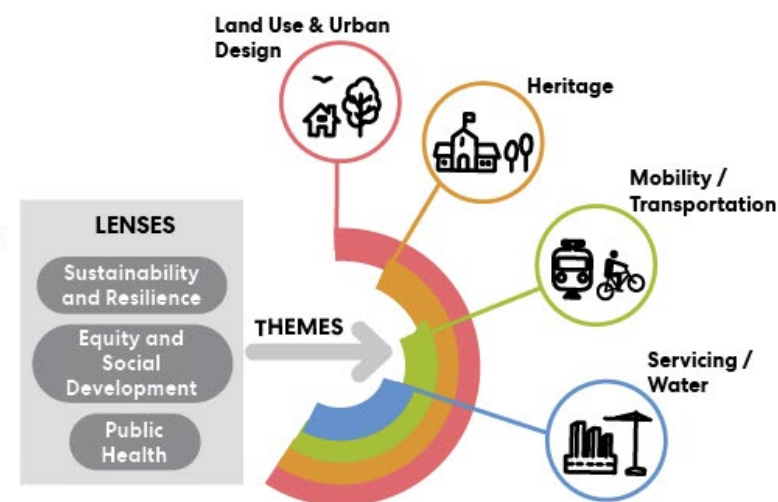
### A History of Mount Dennis

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.



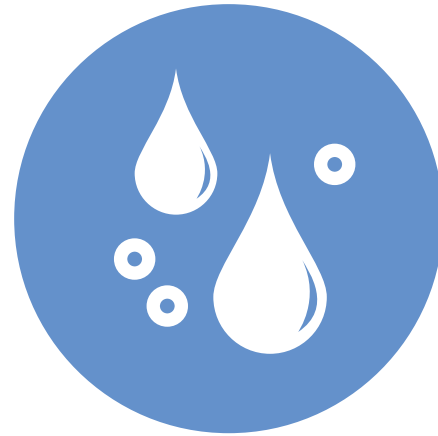
Can be accessed at:  
[www.toronto.ca/mountdennis](http://www.toronto.ca/mountdennis)

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

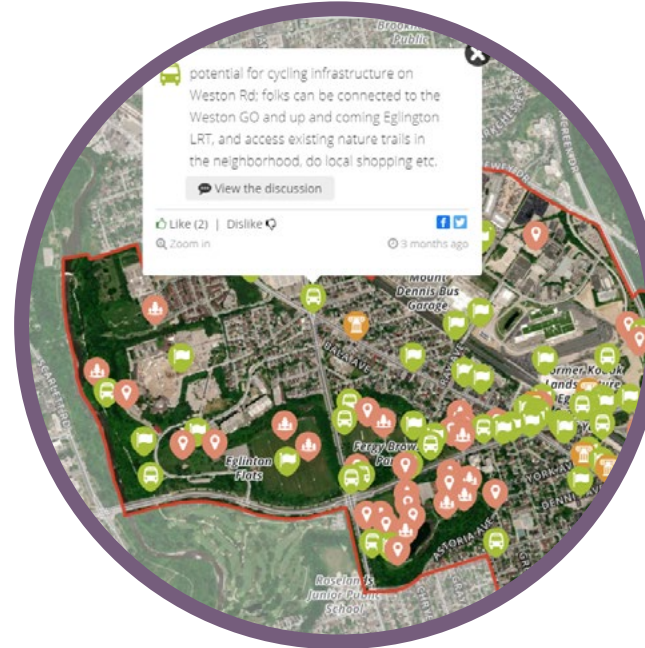


# Our engagement program



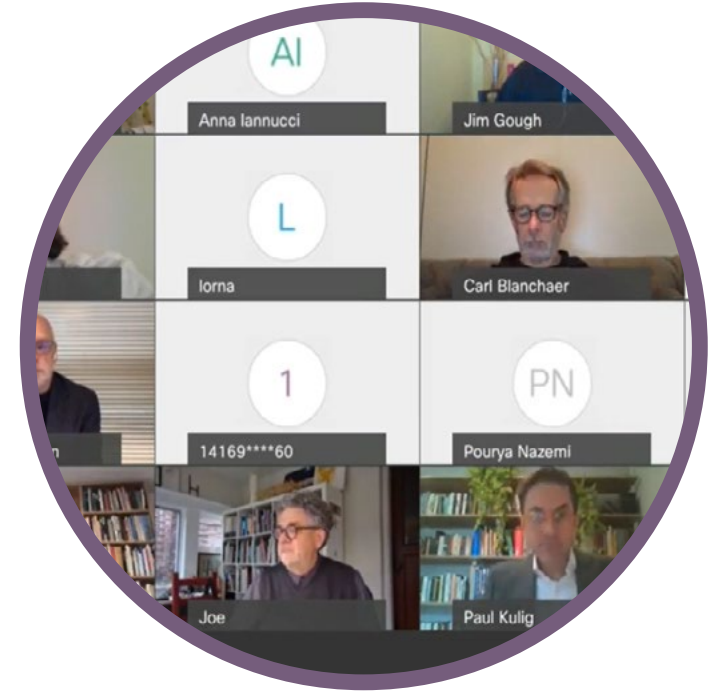
**In person station at the Mount Dennis Library**

**Human Services Agency Focus Group**



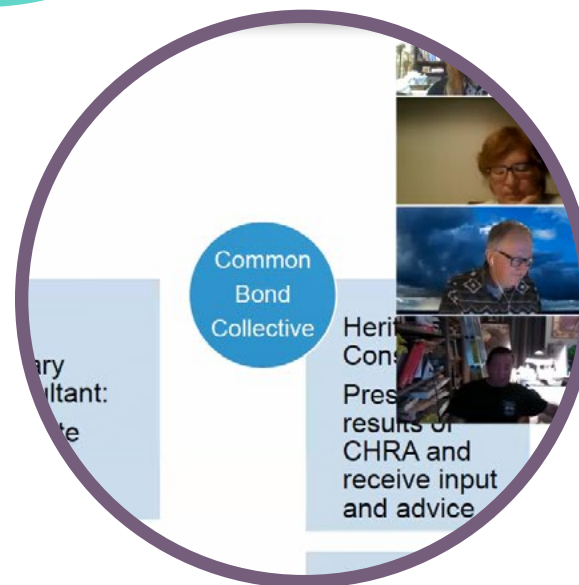
**Social pinpoint map on the City of Toronto website**

**Local Advisory Committee**



**Design Review Panel**

**York South Weston Neighbourhood Improvement Area Planning Table**



**Heritage Focus Group**

**Indigenous Engagement**



**Community Consultation Meetings**

# What we heard...

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

This area needs more access to groceries and food

mandate affordable housing to ensure affordability despite upcoming transit intensification

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

cycling in Mount Dennis is dangerous!

Retaining affordable retail and ensuring these commercial units are affordable and can be operated by existing residents

# Directions for Guiding Principles:

- **Direct density to appropriate locations**
- **Protect and promote affordability**
- **Improve comfort and safety of active transportation**
- **Honour the historical and contemporary Indigenous presence in the area**
- **Address accessibility and functionality of parks**
- **Advance Mount Dennis as an eco-district**
- **Facilitate local job growth**
- **Celebrate the local Mount Dennis character**
- **Encourage Weston Road's development as Mount Dennis' main street**

# Analysis and Opportunities

# Themes:



Land Use & Urban Design



Servicing / Water



Cultural Heritage



Mobility /  
Transportation

# Lenses:

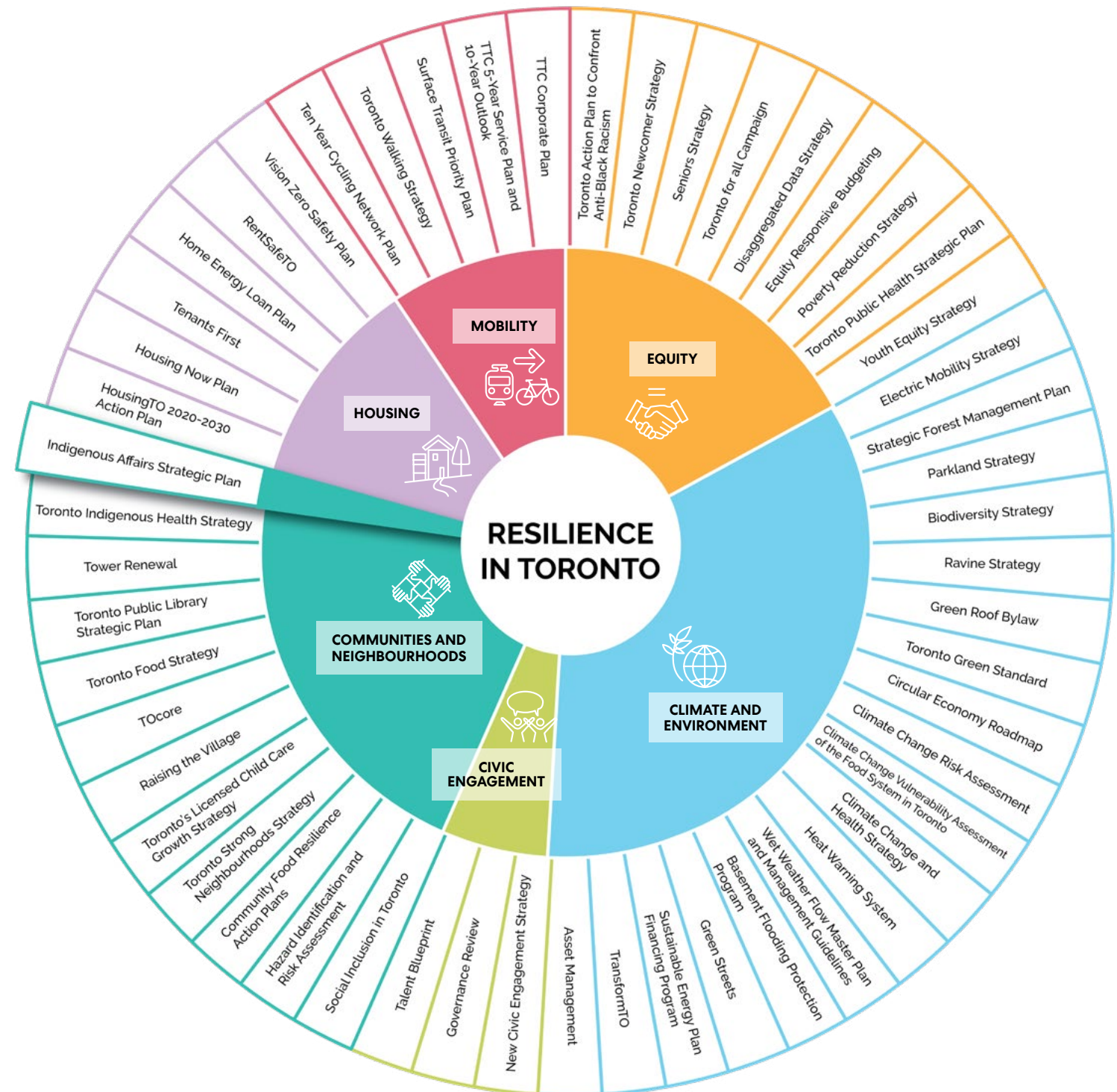
**Sustainability and Resilience**

**Equity and Social Development**

**Public Health**

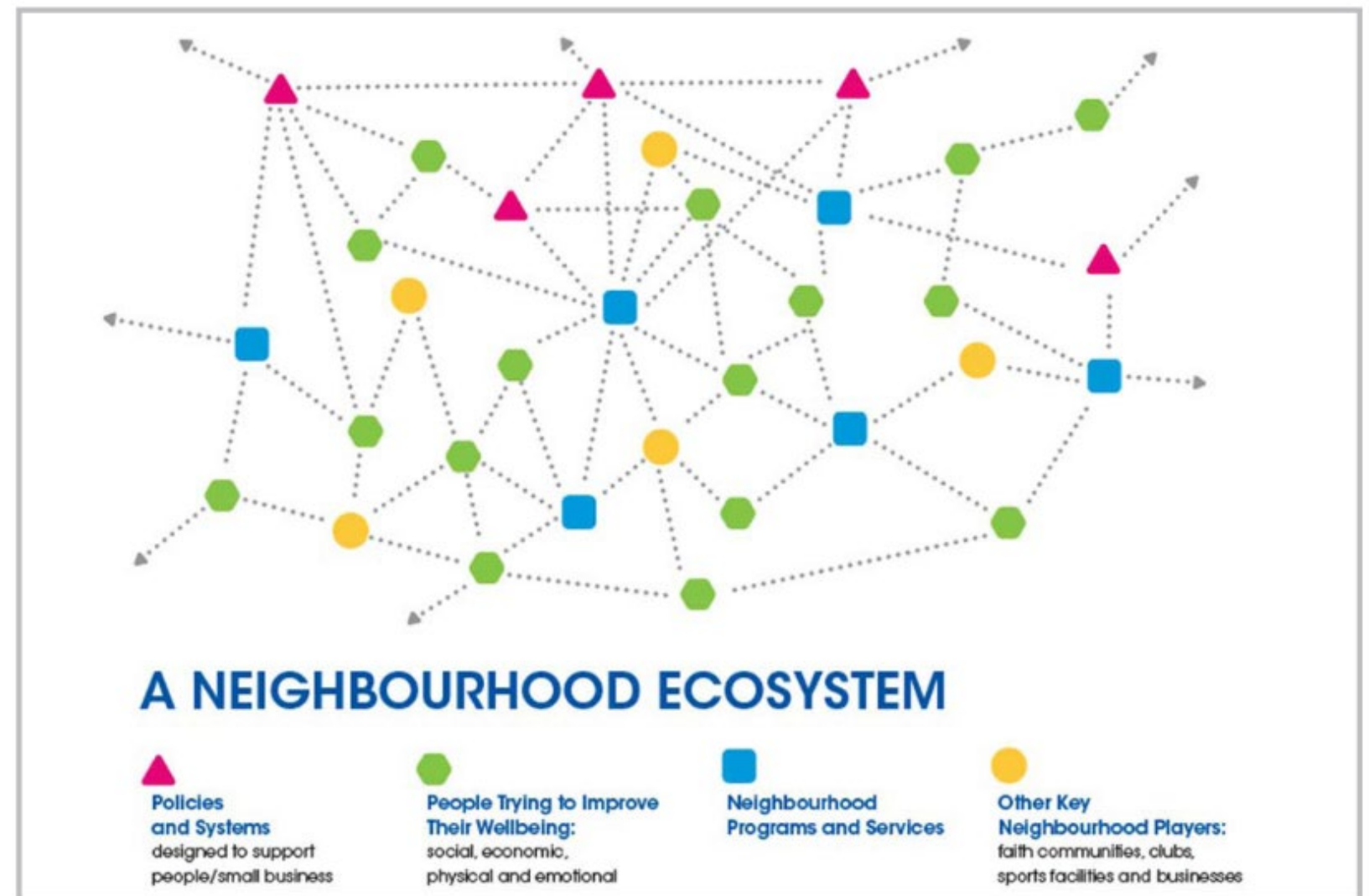
# Lens: Sustainability and Resilience

- » 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: Public Health

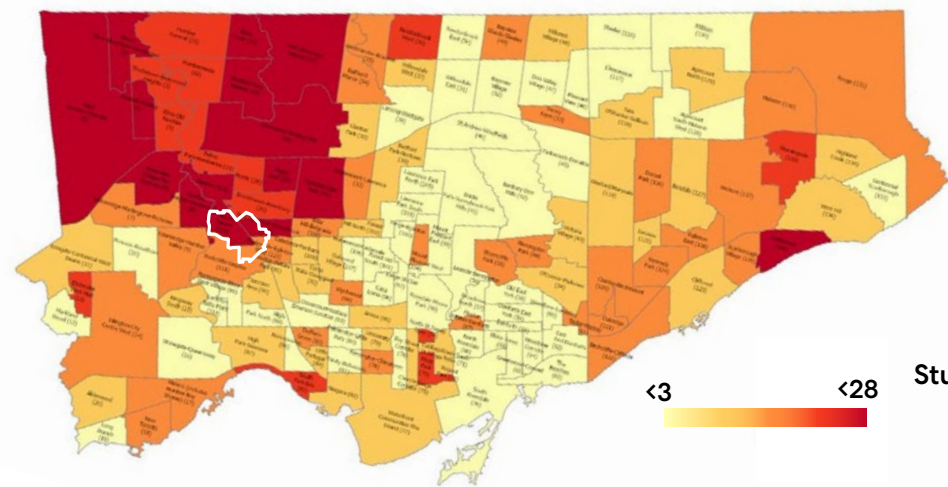
- » The City of Toronto has undertaken numerous studies documenting how housing and the built environment contribute to human health
- » “Core elements” of a healthy built environment:
  - » Density
  - » Service proximity
  - » Land use mix
  - » Street connectivity
  - » Streetscape characteristics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

*Source: Peel Region's Healthy Development Assessment User Guide*

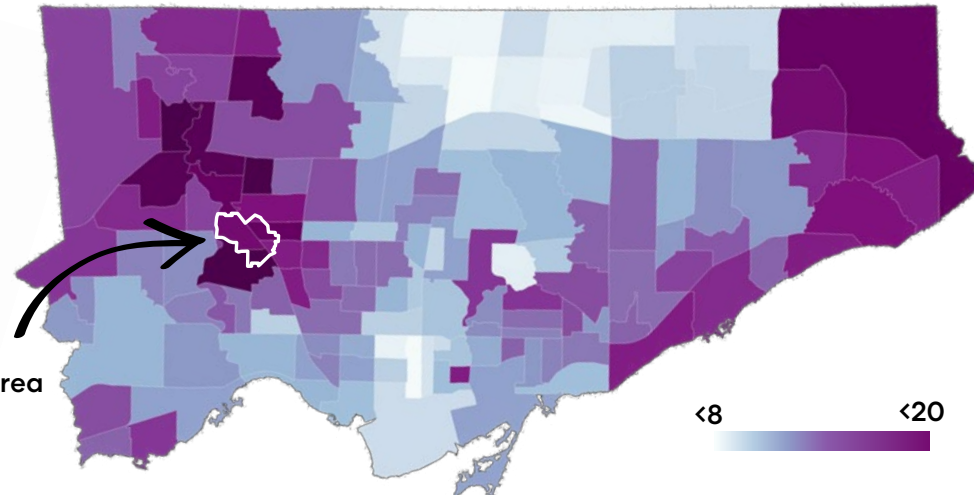


# Lens: Public Health

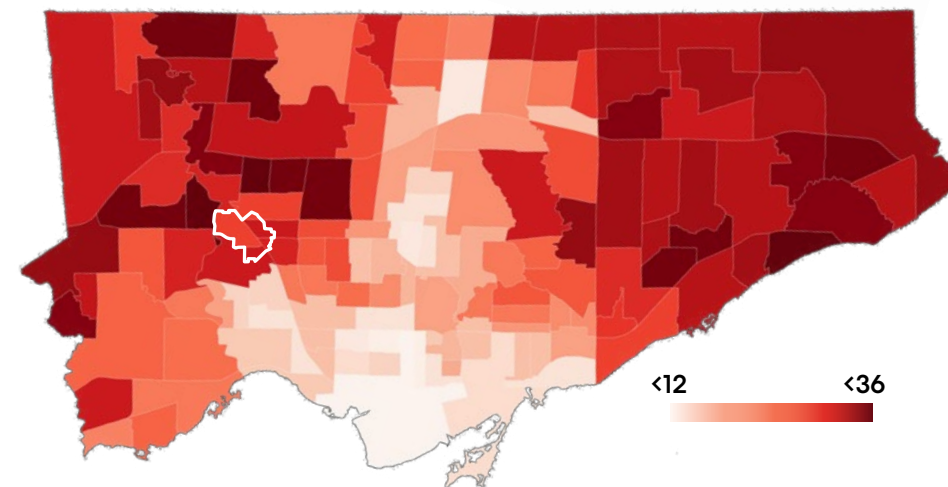
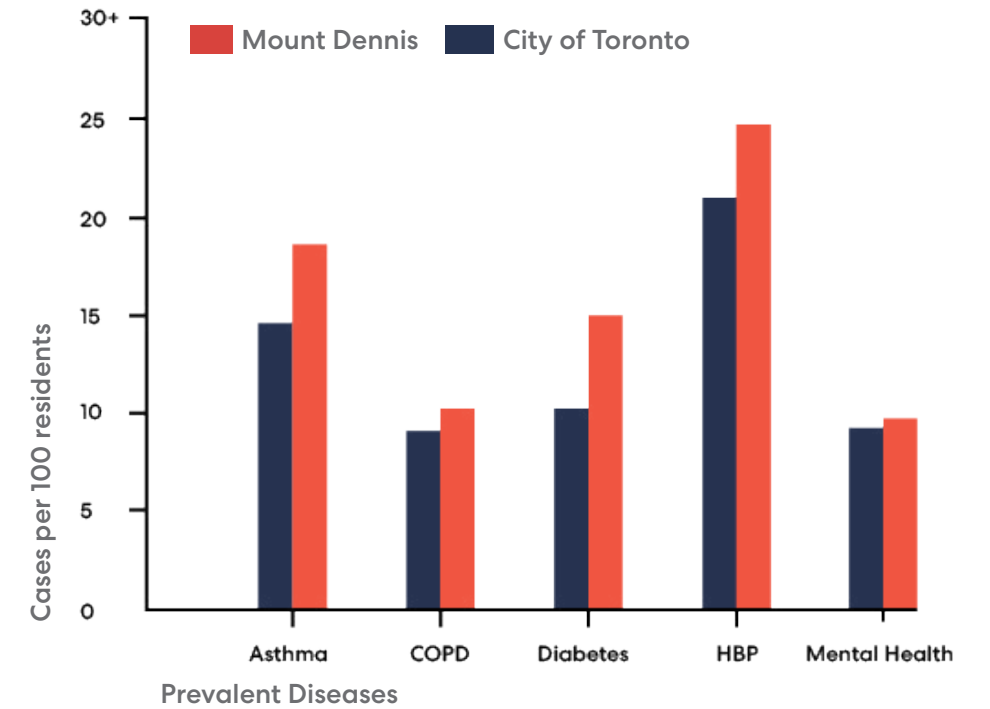
## Observations:



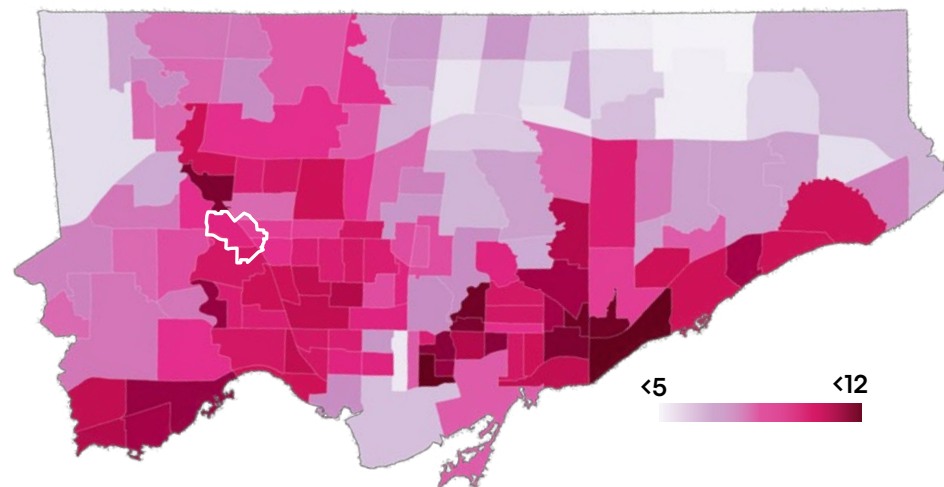
Prevalence of COVID per 1000 residents



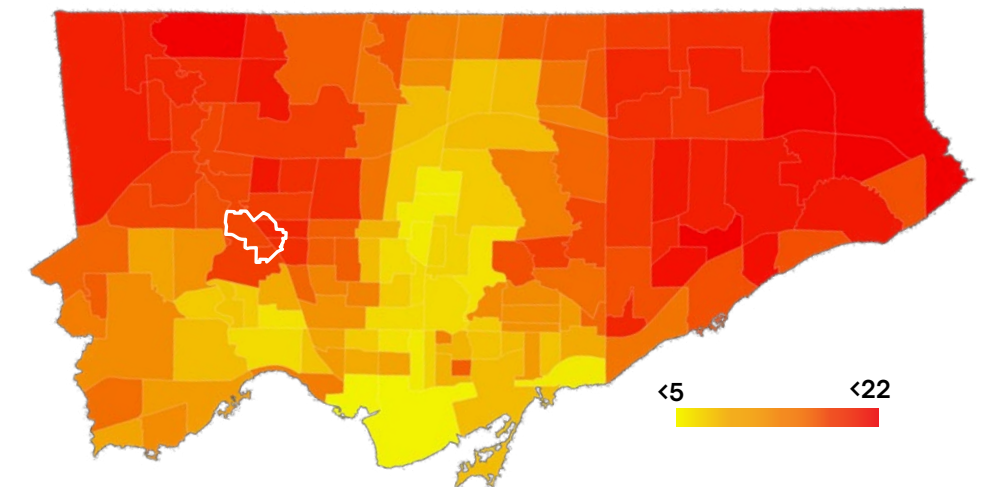
Prevalence of Asthma per 100 residents



Prevalence of High Blood Pressure per 100 residents



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



Prevalence 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

## Existing Conditions



employment

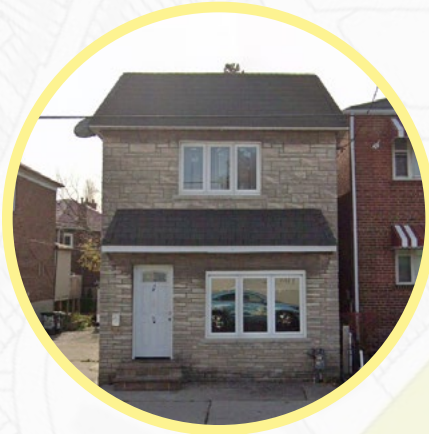


commercial/retail



institutions

Weston Road



single-family housing



multi-family housing

Eglinton Avenue

Jane Street

# Land Use and Urban Design

**Observations:** 8 new development applications



**Gentrification**



**Local economic development**



**Affordability**



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

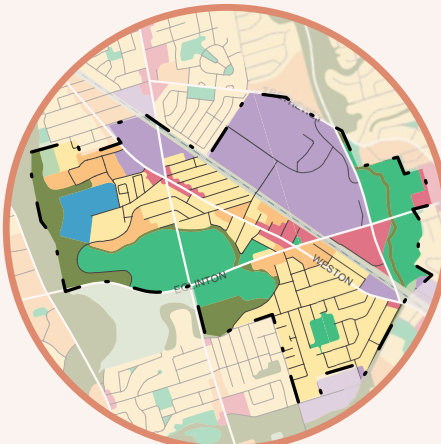
**Opportunities**



**Inclusionary zoning**



**Indigenous  
Placemaking Initiatives**



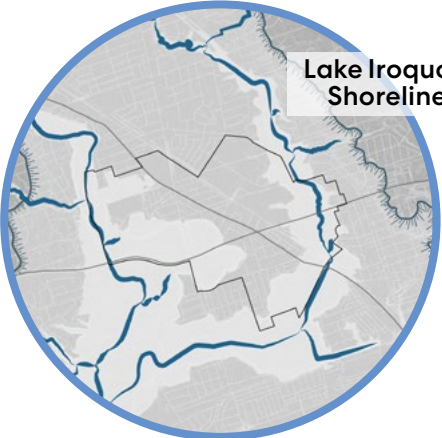
**Update Official  
Plan designations**



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

# Servicing / Water

## Observations:



**Shaped by topography**



**Basement flooding**



**Flood plains**

## Opportunities



**Green Streets  
GreenForceTO Pilot**



**Bioswales**



**Rain Gardens**



**Local employment in  
green infrastructure  
maintenance**

# Cultural Heritage



## Opportunities

- Add properties to the City's Heritage Register
- Document the heritage of Mount Dennis as a resource for the community
- Identify sites and landscapes with value to today's community in Mount Dennis

# 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.

### Legend

- Signalized Crossings
- Existing connections to trail
- Existing crossings over rail corridor
- Existing/Upcoming MTSAs
- Planned MTSAs
- 400m walking radius
- Waterbody
- Open Green Space
- Creek / River
- Trail
- Study Area

# Mobility & Transportation: Opportunities



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



**Bike lanes along  
Weston Road**



**Micromobility  
options**



**Improved connections  
into parks**

# Directions for Guiding Principles:



## Direct density to appropriate locations

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

## Protect and promote 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, unusual angled lots on Weston Road, communities of faith, landing place for newcomers

# Directions for Guiding Principles:



## **Improve comfort and safety of active transportation**

- Wider sidewalks, more bike lanes, better crossings of major streets, connections to the industrial area, connections to the city-wide bike network

## **Address accessibility and functionality of parks**

- Accessibility into parks, diversity of park spaces to serve different populations (children, seniors), importance to public health



## **Advance Mount Dennis as an eco-district**

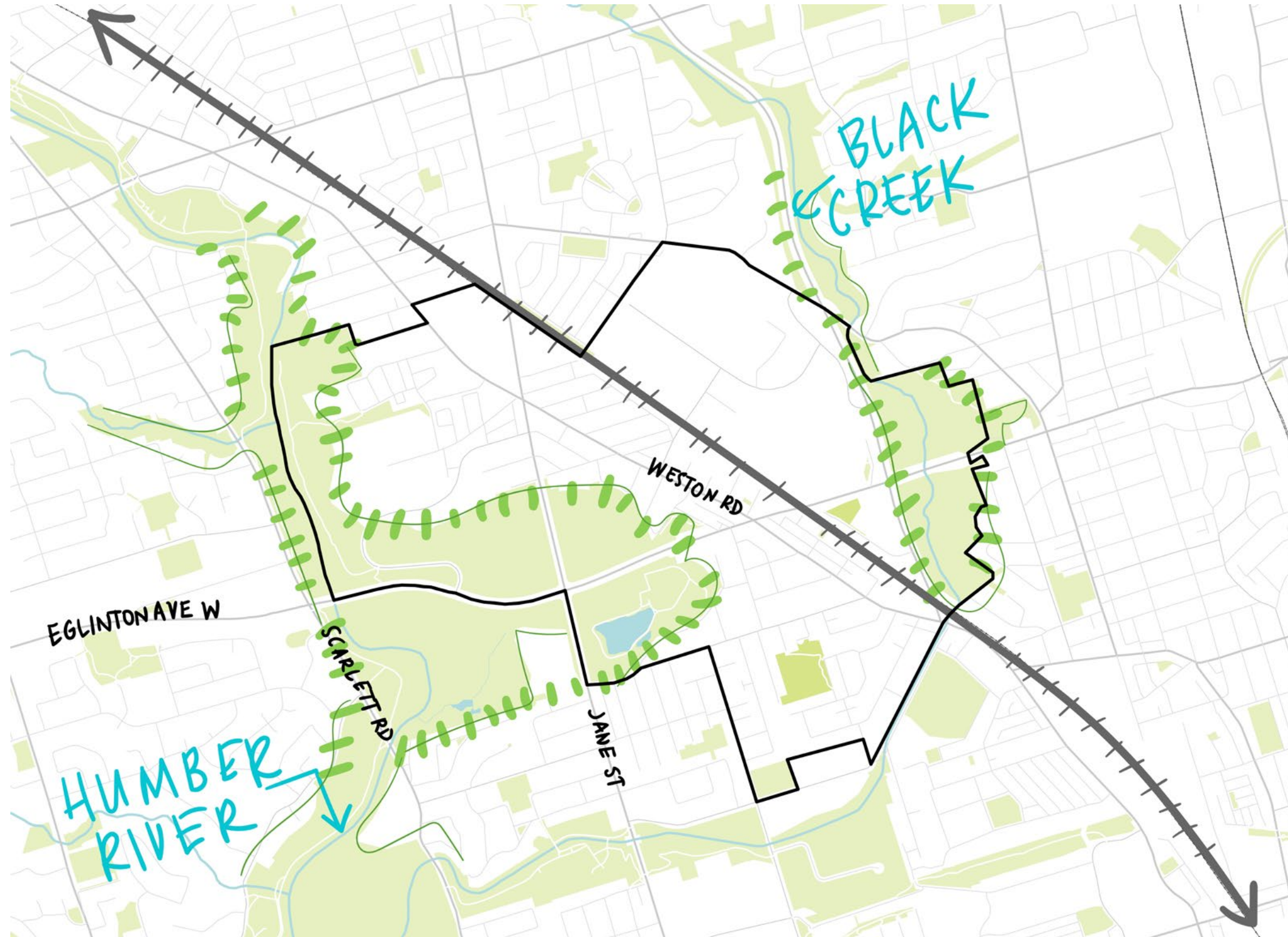
- Mount Dennis ecoNeighbourhood Initiative, energy retrofits, bee-friendly neighbourhood

## **Facilitate local job growth**

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

# Character Areas:

# Emerging Character Areas



# Emerging Character Areas

## Open Spaces



# Emerging Character Areas

## Residential Areas



# Emerging Character Areas

## Employment Areas



# Emerging Character Areas

## Weston Road



# Next Steps

# Next Steps

- **Engagement with the Local Advisory Committee, Heritage Focus Group #2, and the urban Indigenous community**
- **Develop population projections and alternative design options**
- **Develop concrete recommendations**
- **Next NIA Planning Table: June/July 2021**

# Stay in touch!

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