

# Picture Mount Dennis

June 23, 2021 | Community Consultation Meeting #3



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

for updates visit:  
[www.toronto.ca/mountdennis](http://www.toronto.ca/mountdennis)

## 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



# Picture Mount Dennis Planning Framework

## VISION

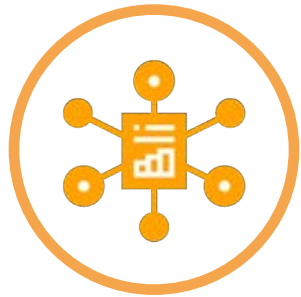


Mount Dennis will grow to accommodate new residents, businesses, institutions and services through sustainable new development and public space improvements while maintaining the diversity, affordability and mixing of cultures that define its character today.

## GUIDING PRINCIPLES

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

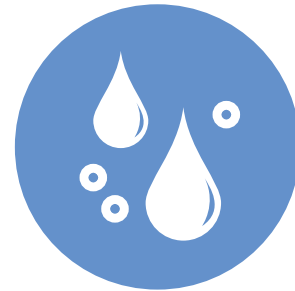
## FRAMEWORKS



**Mobility /  
Transportation**



**Land Use &  
Urban Design**

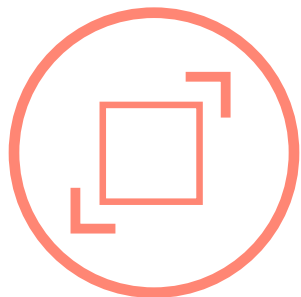


**Servicing /  
Water**



**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
- etc.

## 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
- etc.



# Our engagement so far



# Community Consultation Meeting #2

## March 18, 2021

**Servicing/Water: Opportunities Green Streets**

“Traditional” stormwater infrastructure that discharges into waters, rivers, and oceans.

Green Streets provide its source, provide shade, and trees to give a natural filter before it makes its way into waterways.

Paul Kulig

Clara Perkins&Will

Olivia - Ashita Perkins

Frances Handala

Anna Perkins&Will

Enrica Perkins&Will

Sarah - City Planning

Rory - City - Planning

Vanessa - City - Planning

Pooja - City - Planning

Kristina - City - Planning

Mika Mattos

Ruth Hayes

Rick Coughlin

Alex Atkinson

Scotty Graham

### Breakout Session #1

**Discussion Questions:**

- What are your priorities to maintain and improve Mount Dennis as development takes place? (e.g. affordable housing, local jobs, more day care spaces, improved trails)
- What sites, landscapes, people or organizations represent the culture and community of Mount Dennis to you?
- What improvements would you like to see to make it easier to move around Mount Dennis?
- What is important to you for the green future of Mount Dennis?

### Breakout Session #2

**Discussion Questions:**

- Where should the tallest buildings go? What should buildings look like?
- Where should there be businesses on the ground floor and where should Weston remain residential?
- Where would you like to see improvements to streets and parks?
- What streets in Toronto or elsewhere are good examples of what you would like to see on Weston Road?



# What we heard...

More density is good as it will support local businesses - look at different ways to increase density including new rental and affordable housing

Greenspace needs to be more accessible

Maintaining affordable rents is key on Weston Road to ensure businesses aren't pushed out

Tall buildings should be located along the rail corridor

The restaurants and communities of faith in the area represent the diversity of Mount Dennis

People already walk on Black Creek to access the York Recreation Centre - make it safe



# Recent and Upcoming Engagement

**Local Advisory  
Committee  
Meetings #1 &  
#2**

**York South Weston  
Neighbourhood  
Improvement Area  
Planning Table  
Meetings #1 & #2**

**Indigenous  
Engagement**

**Human  
Services  
Agency Focus  
Group #2**

**Heritage  
Focus  
Group #2**



# Vision and Guiding Principles



# Vision

*“As it becomes one of the most connected communities in the city, Mount Dennis will grow to accommodate new residents, businesses, institutions and services through sustainable new development and public space improvements while maintaining the diversity, affordability and mixing of cultures that define its character today.”*



# 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



# Frameworks and Strategies



# Frameworks and Strategies

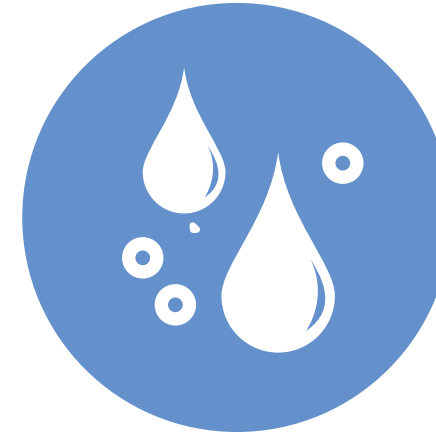
## Frameworks:



**Mobility /  
Transportation**



**Land Use & Urban Design**



**Servicing / Water**



**Cultural Heritage**

## Strategies:

- Implement complete green streets
- Plan for micromobility
- Improve accessibility into the ravine system
- etc.

- Plan for affordable and family housing
- Strengthen community services and amenities
- Support local businesses
- etc.

- Plan for the renaturalization of creek systems
- Implement green streets infrastructure
- etc.

- Maintain a fine-grained retail character on Weston Road
- Celebrate local heritage with public art
- etc.



# Frameworks and Strategies

## Frameworks:



**Mobility /  
Transportation**



**Land Use & Urban Design**



**Servicing / Water**



**Cultural Heritage**

## Strategies:

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- Celebrate local heritage with public art
- etc.



# 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



# 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





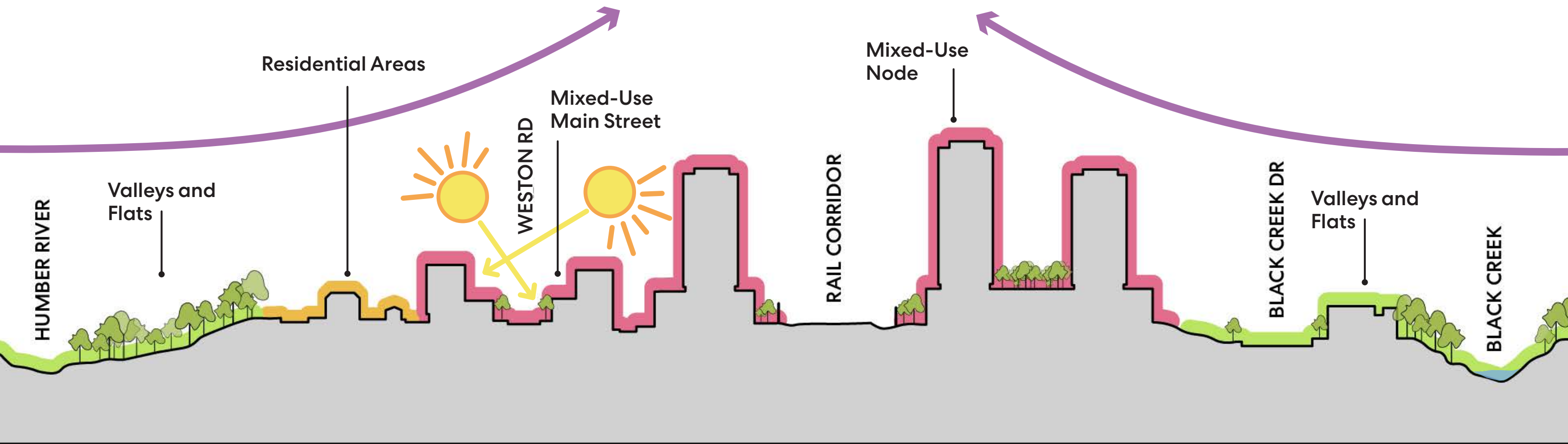
# Weston Road Transformation





# Land Use & Urban Design Framework

## Built Form





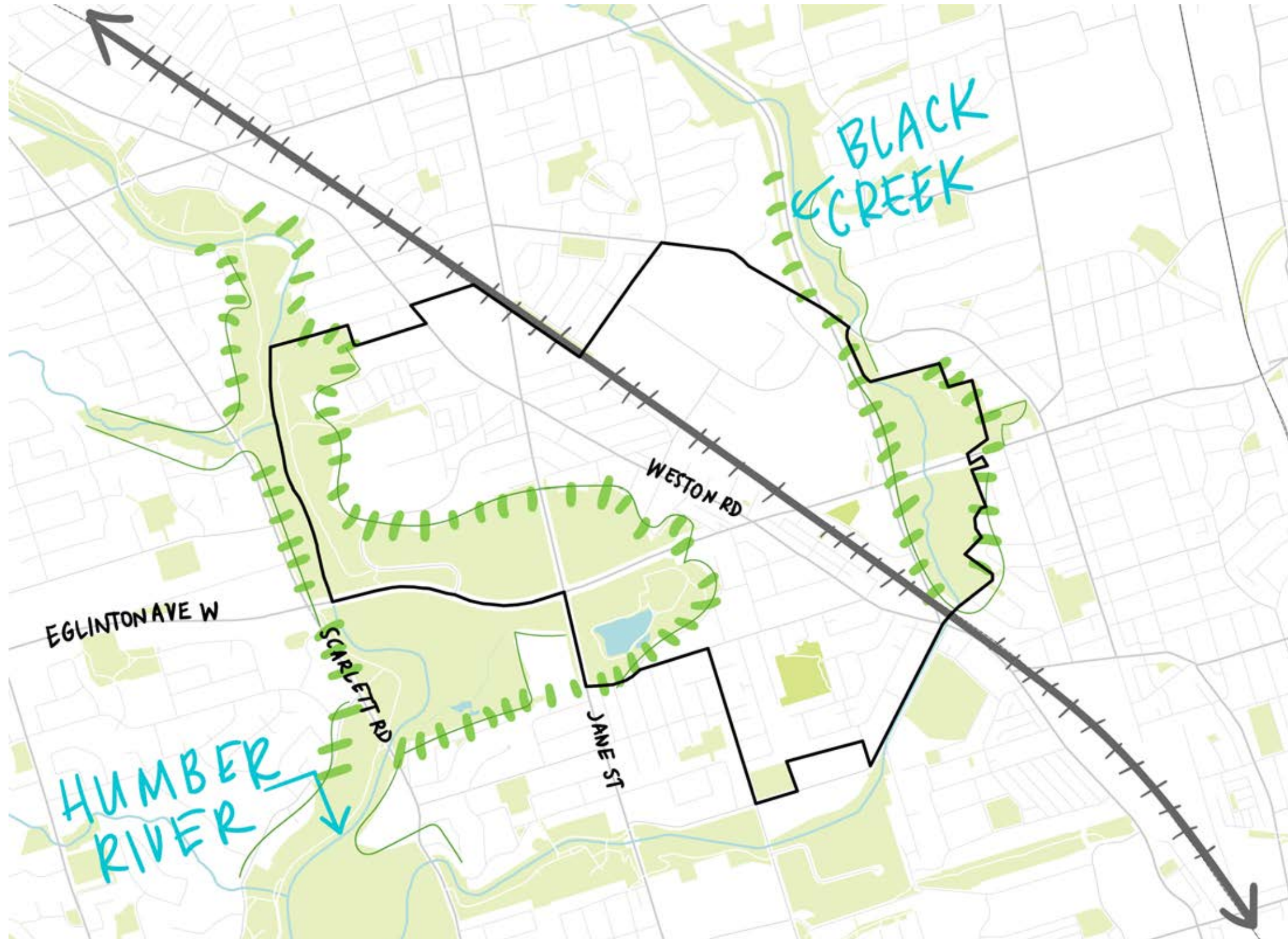
# Land Use & Urban Design Framework

## Character Areas





# Valleys and Flats





# Vision: Valleys and Flats

*“The open space network in Mount Dennis is **characterized by the topography** of the Humber and Black Creek Valleys and the Eglinton Flats and has shaped the community's development since Indigenous peoples travelled and settled the area around **the Carrying Place Trail**. 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**.”*



# Valleys and Flats



**Better access to  
open spaces**



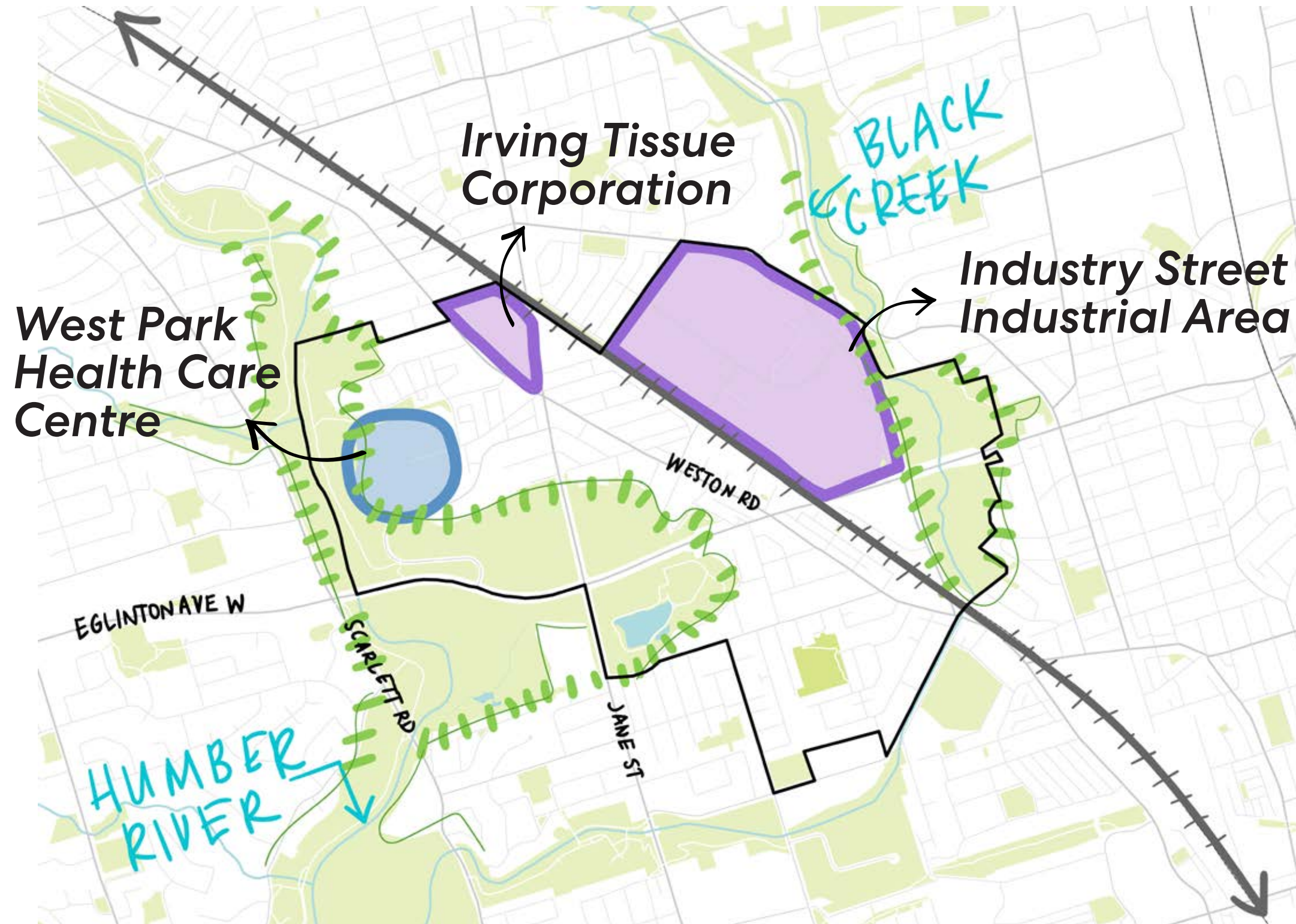
**Leisure spaces**



**Spaces for families**



# Employment and Institutional Areas





# Vision: Employment and Institutional Areas

*“Mount Dennis’ employment and institutional areas include light industrial areas as well as the West Park Health Care Centre and will continue to be **protected as important sources of local employment**. Their growth and development will be supported by improving **accessibility**, improving **streetscapes and green infrastructure**, and encouraging **employment intensification**.”*



# Employment and Institutional Areas



**Supporting  
employment growth**



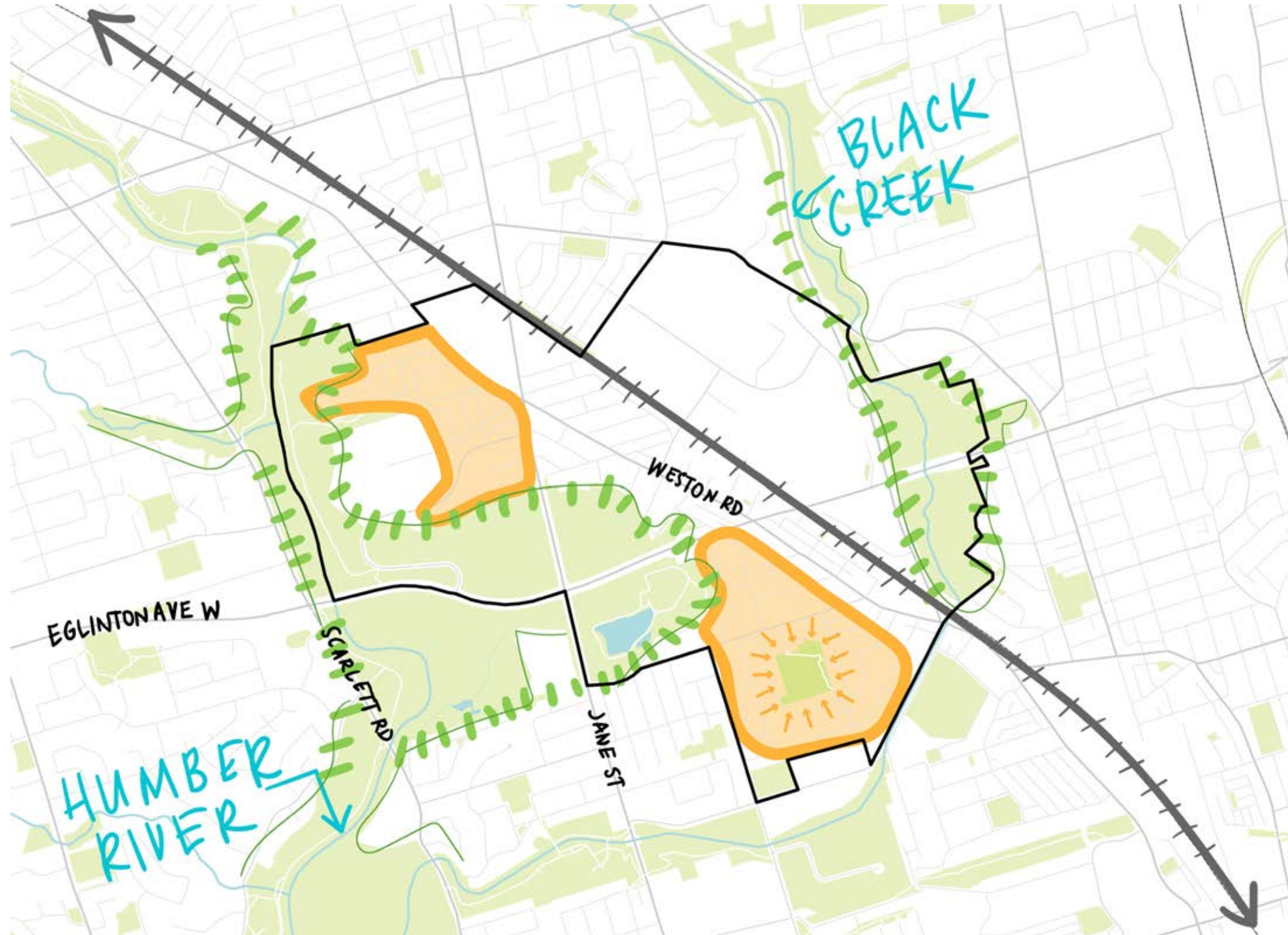
**Better accessibility  
from Mount Dennis  
Station**



**Improving  
streetscapes**



# Residential Areas





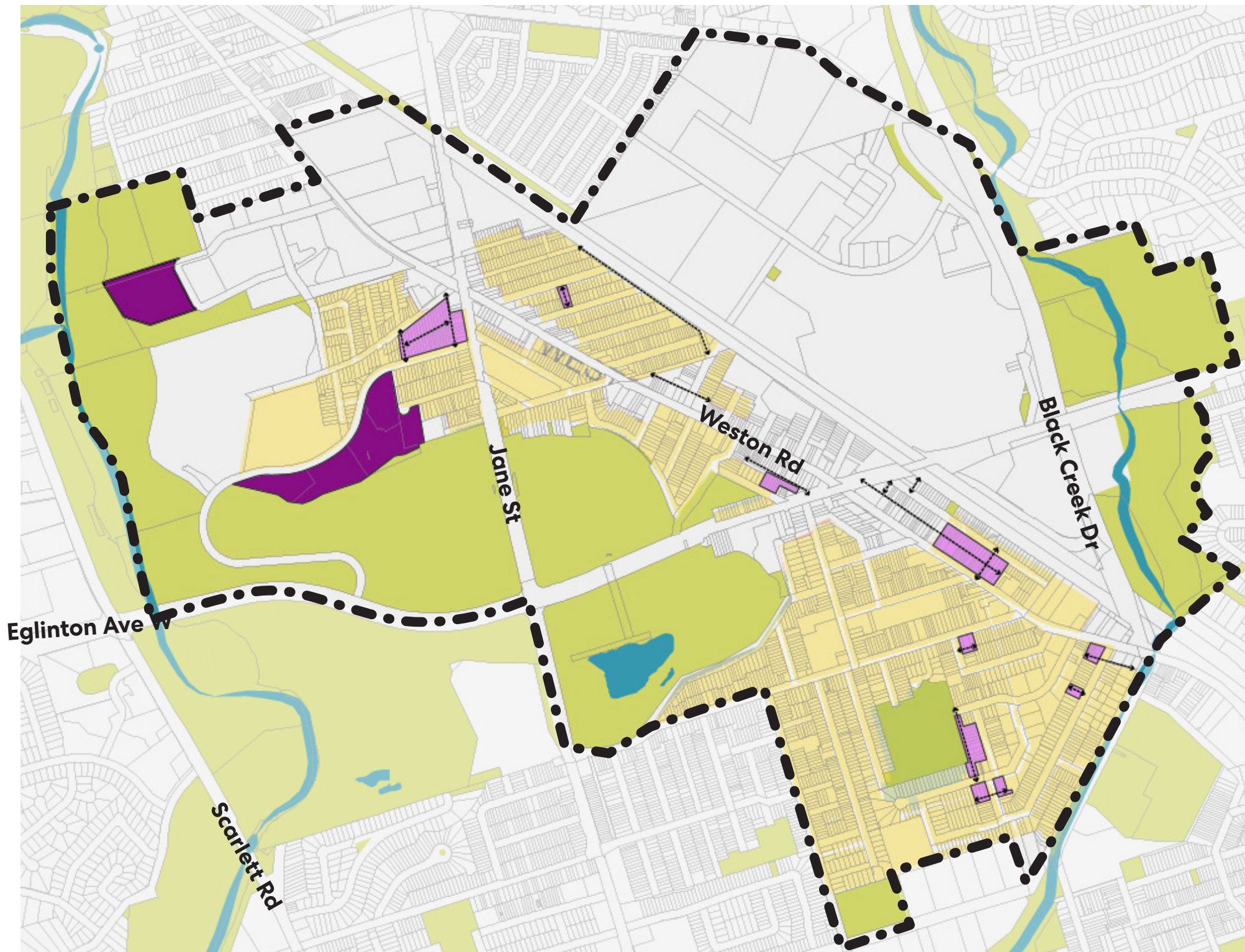
# Vision: Residential Areas

*“Mount Dennis' residential areas, both high rise and low rise, will continue to be **stable residential neighbourhoods**. Maintaining and improving **affordability** and increasing **housing options** will be the focus in residential areas. Improvements to **community infrastructure** including local parks and green streets will support the **resilience of residential areas**.”*



# Residential Areas

## Opportunities for gentle intensification



### Secondary Suites

- As of right

### Laneway Suites

- Adjacent to a laneway
- In a Neighbourhood designation in the Official Plan Map and zoning
- 30m buffer from rail corridor

### 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

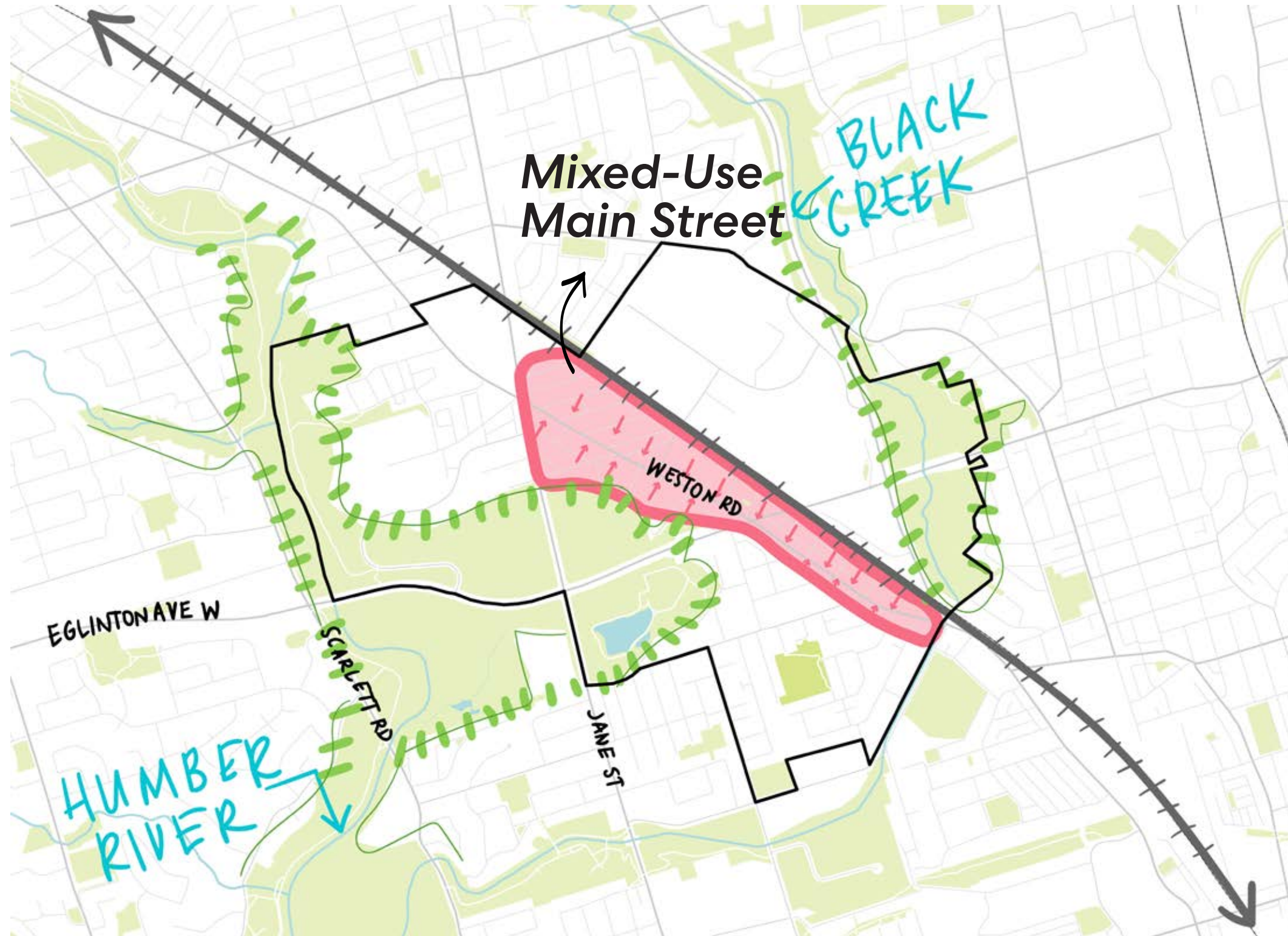


**Infill on “tower in the park” sites**





# Mixed-Use Main Street





# Vision: Mixed-Use Main Street

*“Weston Road is the heart and spine of Mount Dennis and will develop as a thriving mixed-use main street for the community. The existing character of **diverse, small-scale, affordable retail spaces** will be conserved and replicated with new development where possible. Tall buildings will be located between Weston Road and the rail corridor, with **Weston Road maintaining a mid-rise scale**. The design of the street will support the vibrancy of local retail and the **comfort and safety of pedestrians and cyclists**.”*



# Mixed-Use Main Street

## Land Use - Existing Official Plan Map



**Legend**

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

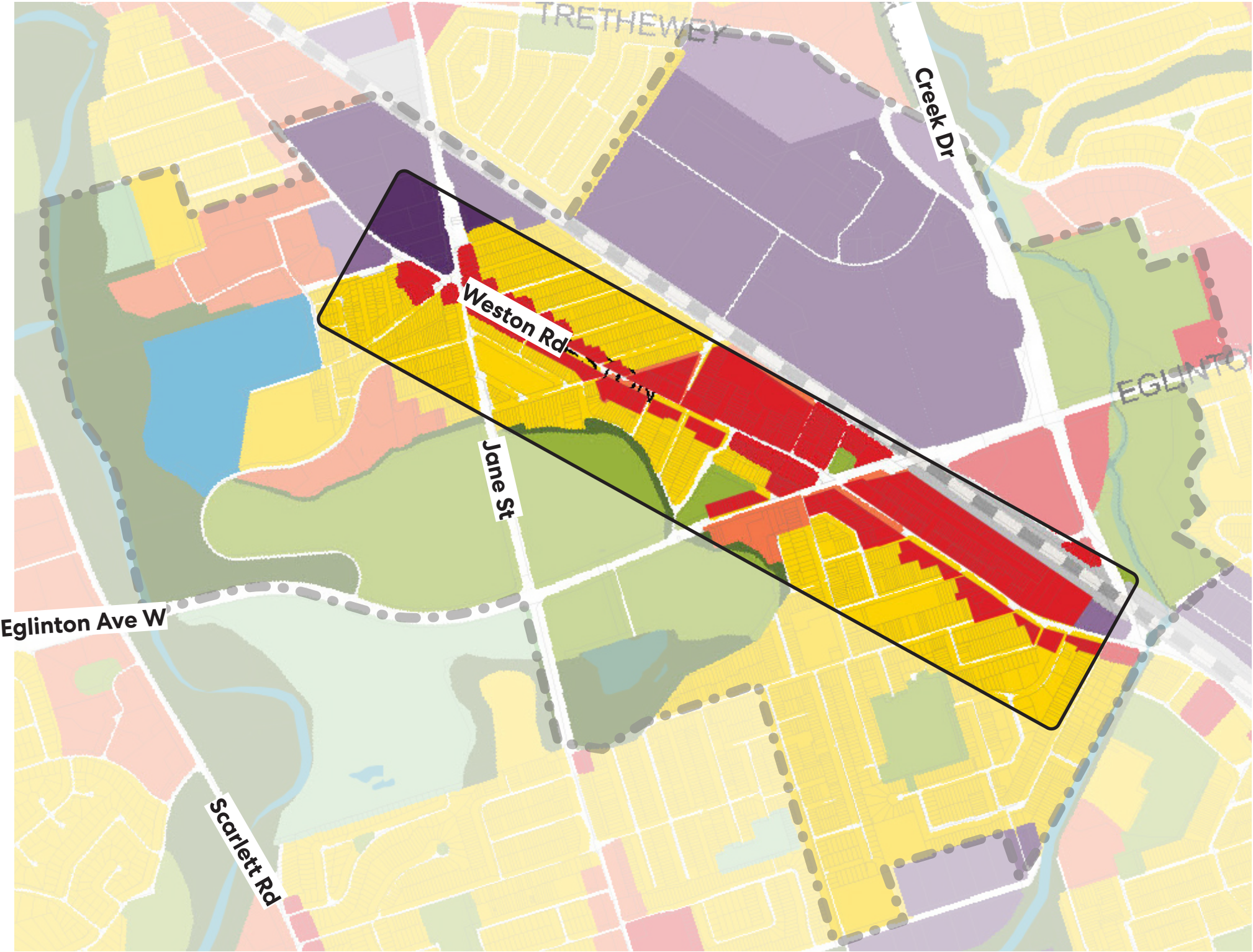
**Parks and Open Space Areas:**

- 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



**Legend**

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

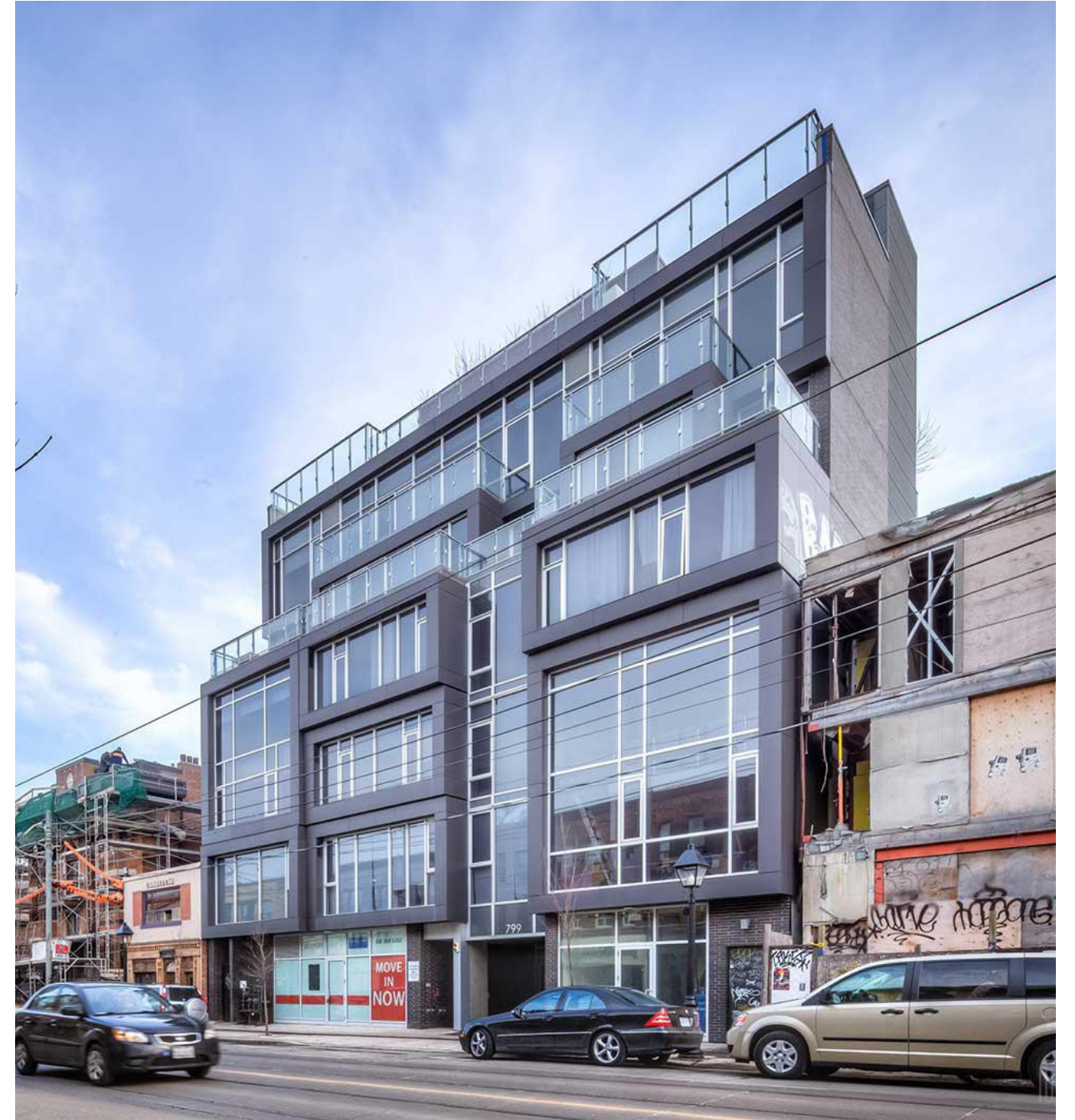
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# Mixed-Use Main Street

## Built Form - Potential for change





# Mixed-Use Main Street

## Built Form - Potential for change

Commercial Overbuild



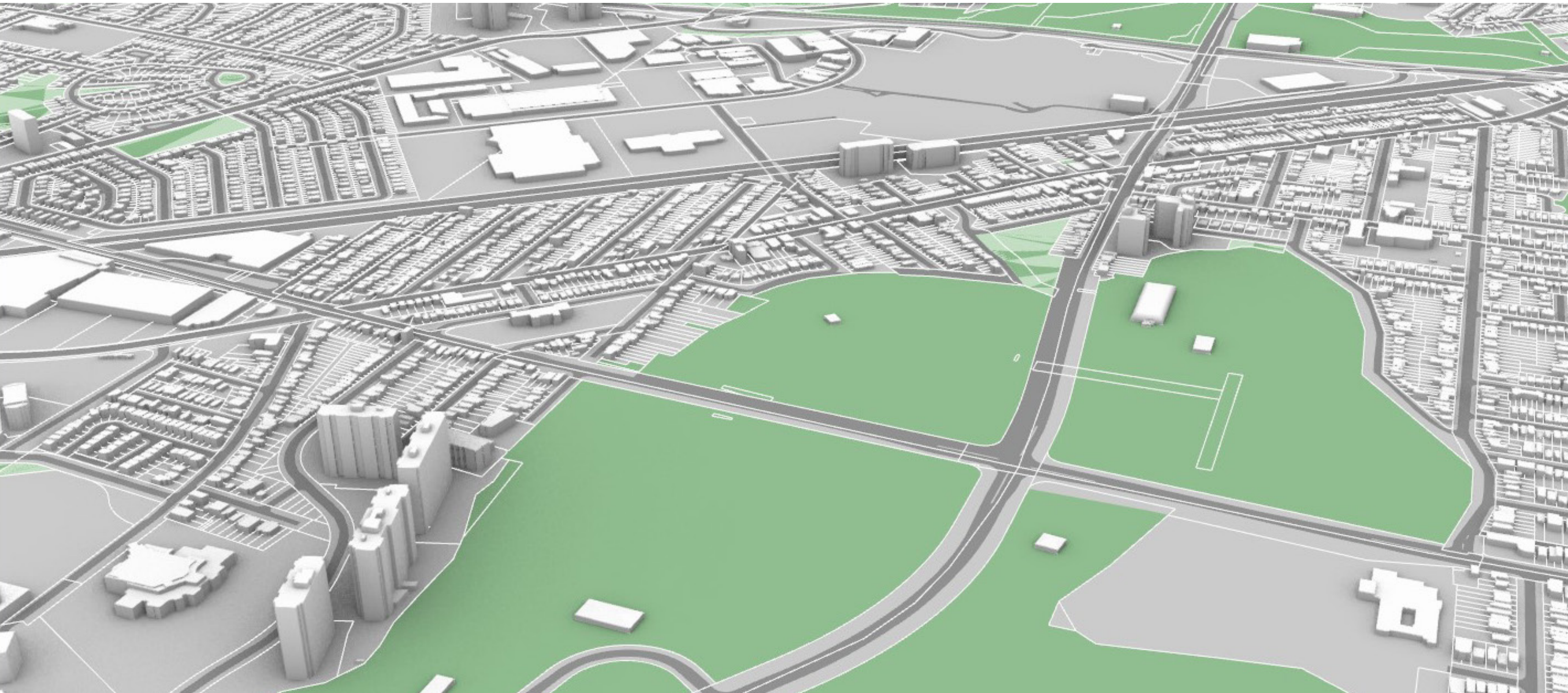
Tapestry, Toronto





# Mixed-Use Main Street

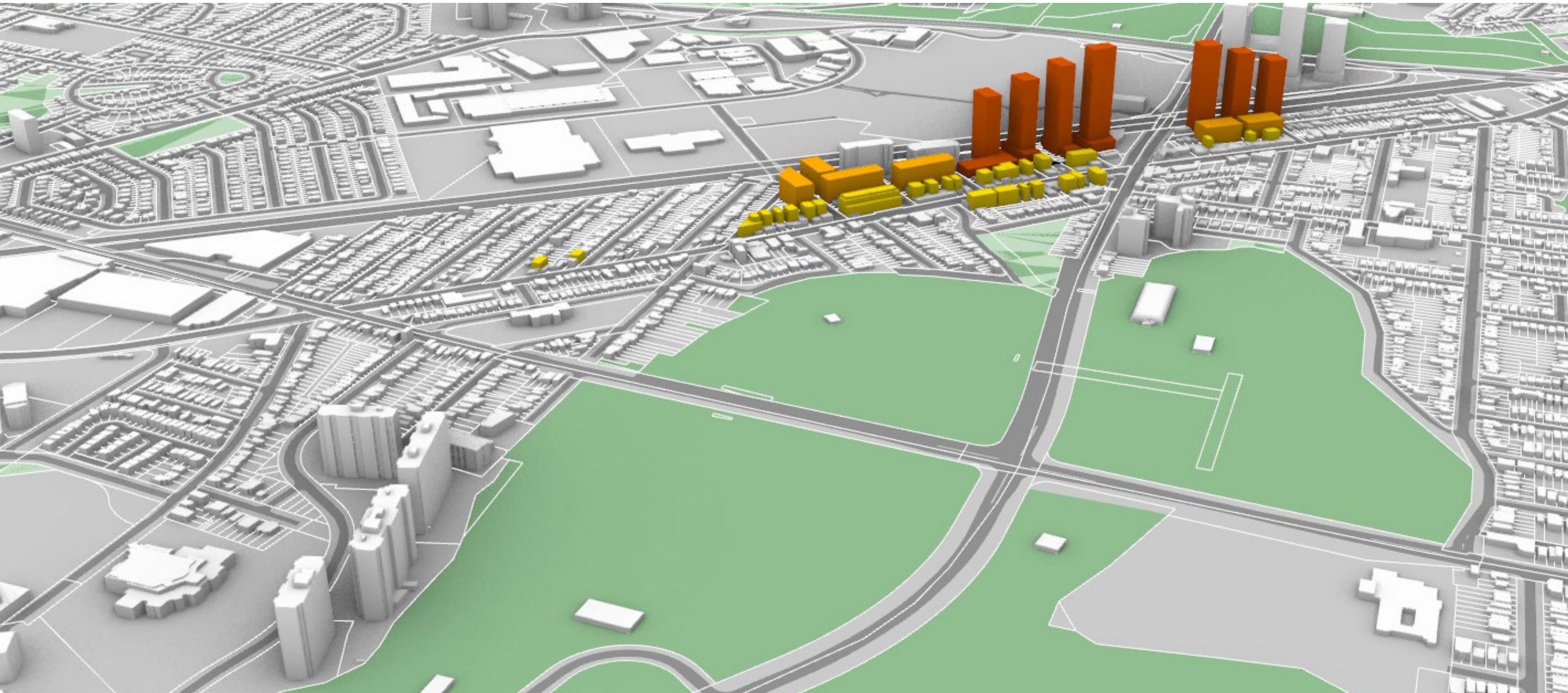
## Built Form - Existing Conditions





# Mixed-Use Main Street

## Built Form - Potential for change





# Mixed-Use Main Street

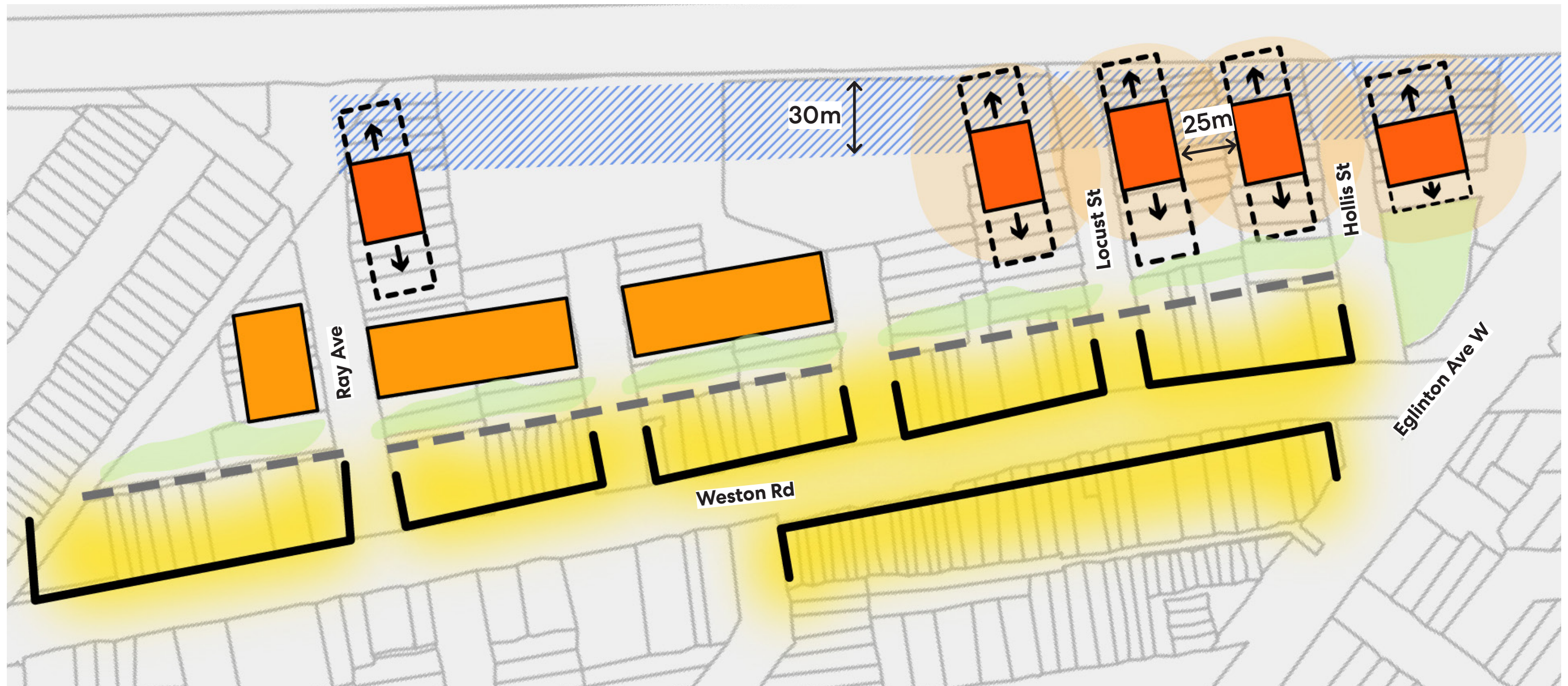
## Built Form - Eglinton to Ray Ave.



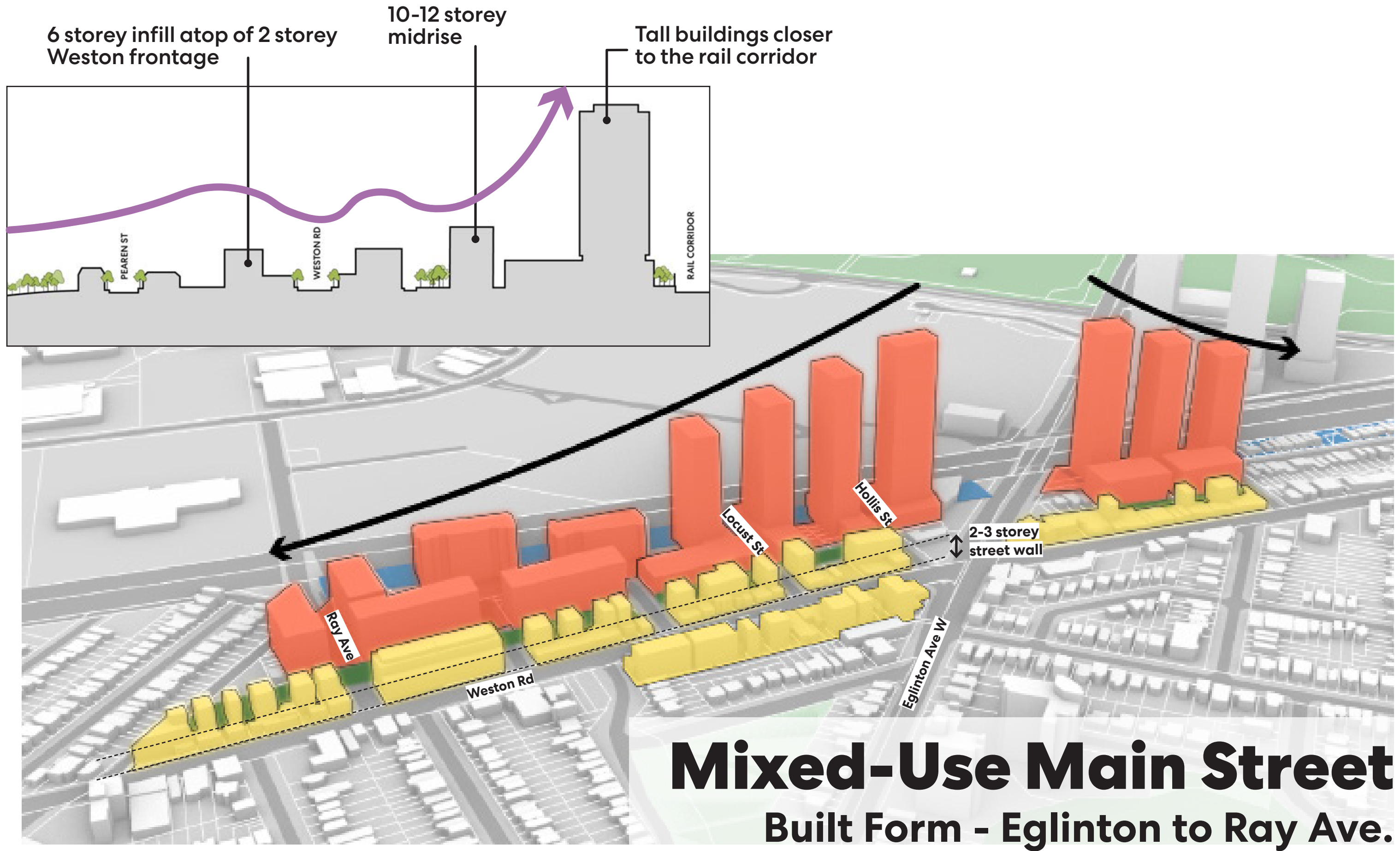


# Mixed-Use Main Street

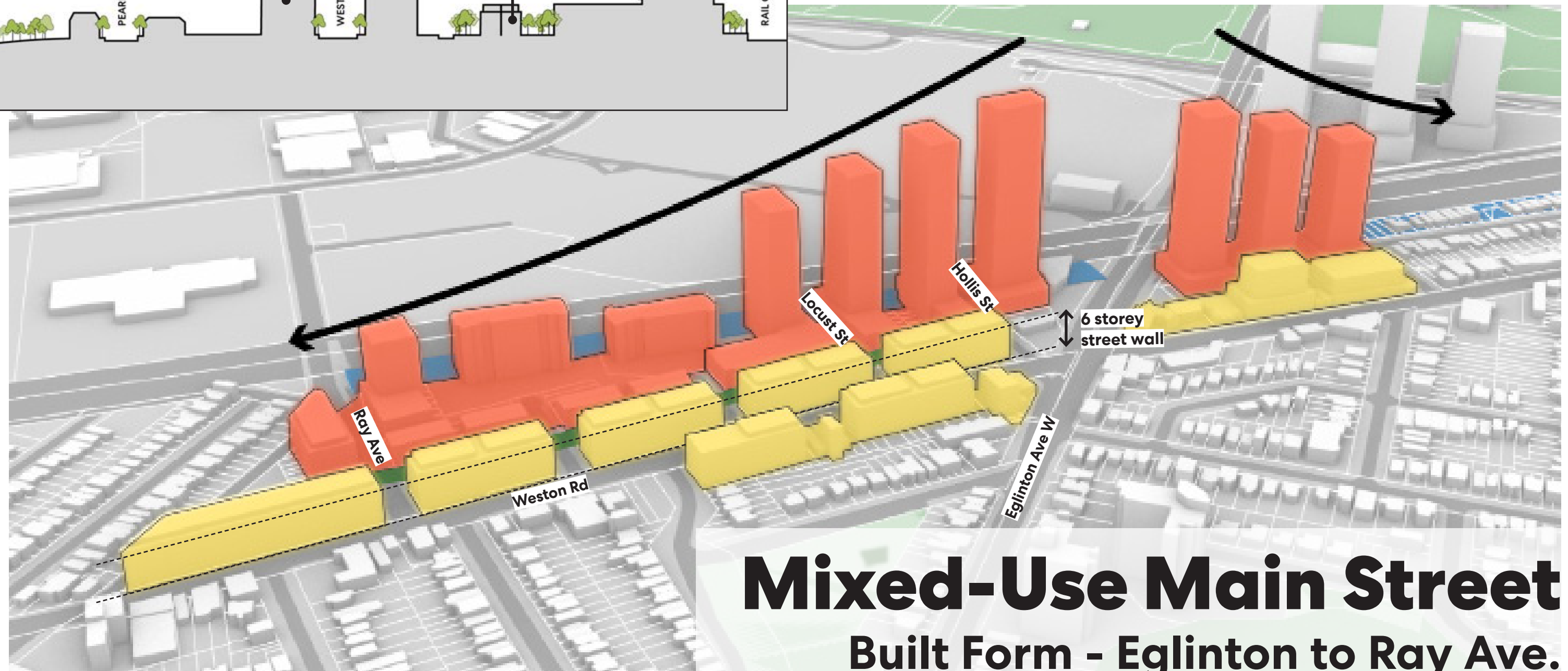
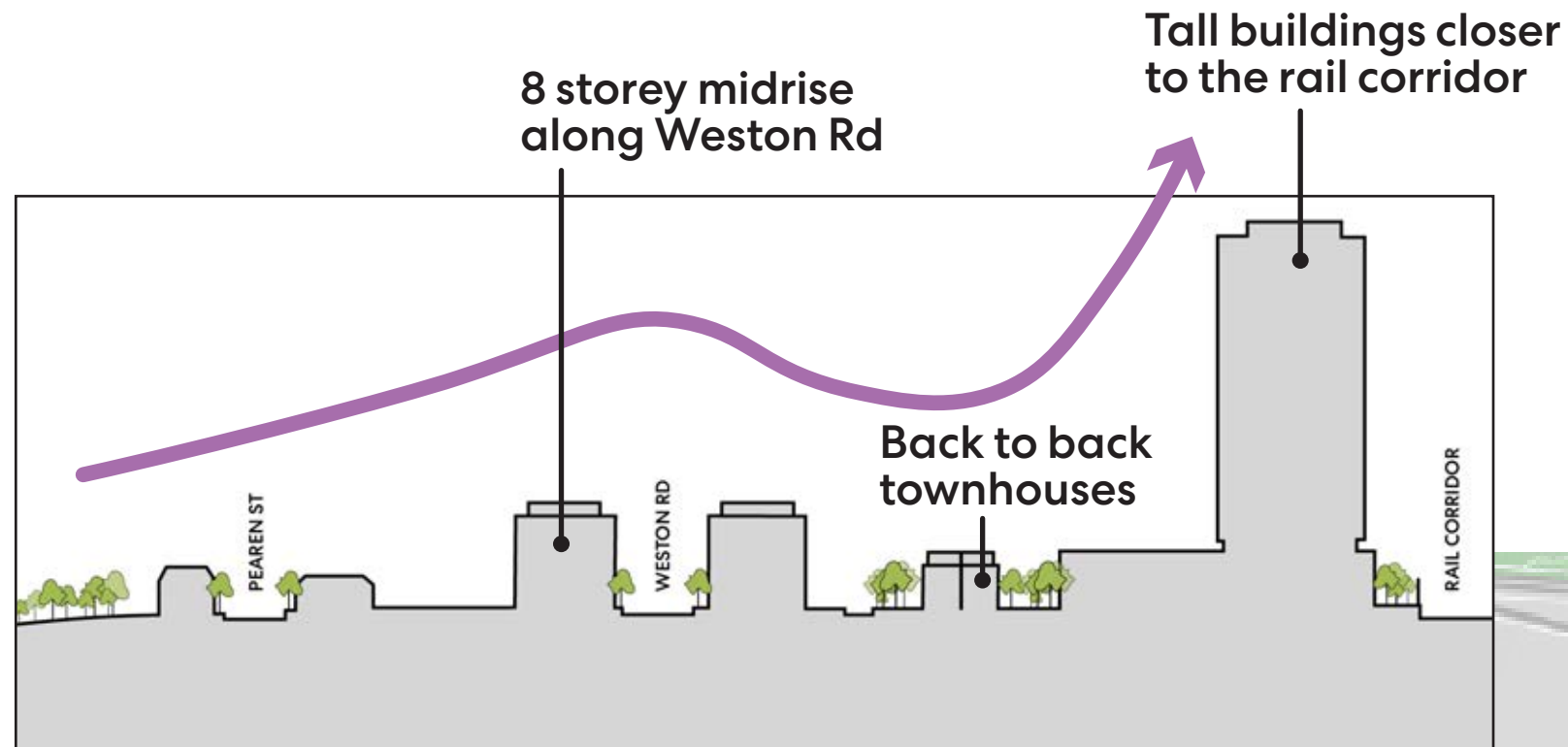
## Built Form - Eglinton to Ray Ave.











# Mixed-Use Main Street

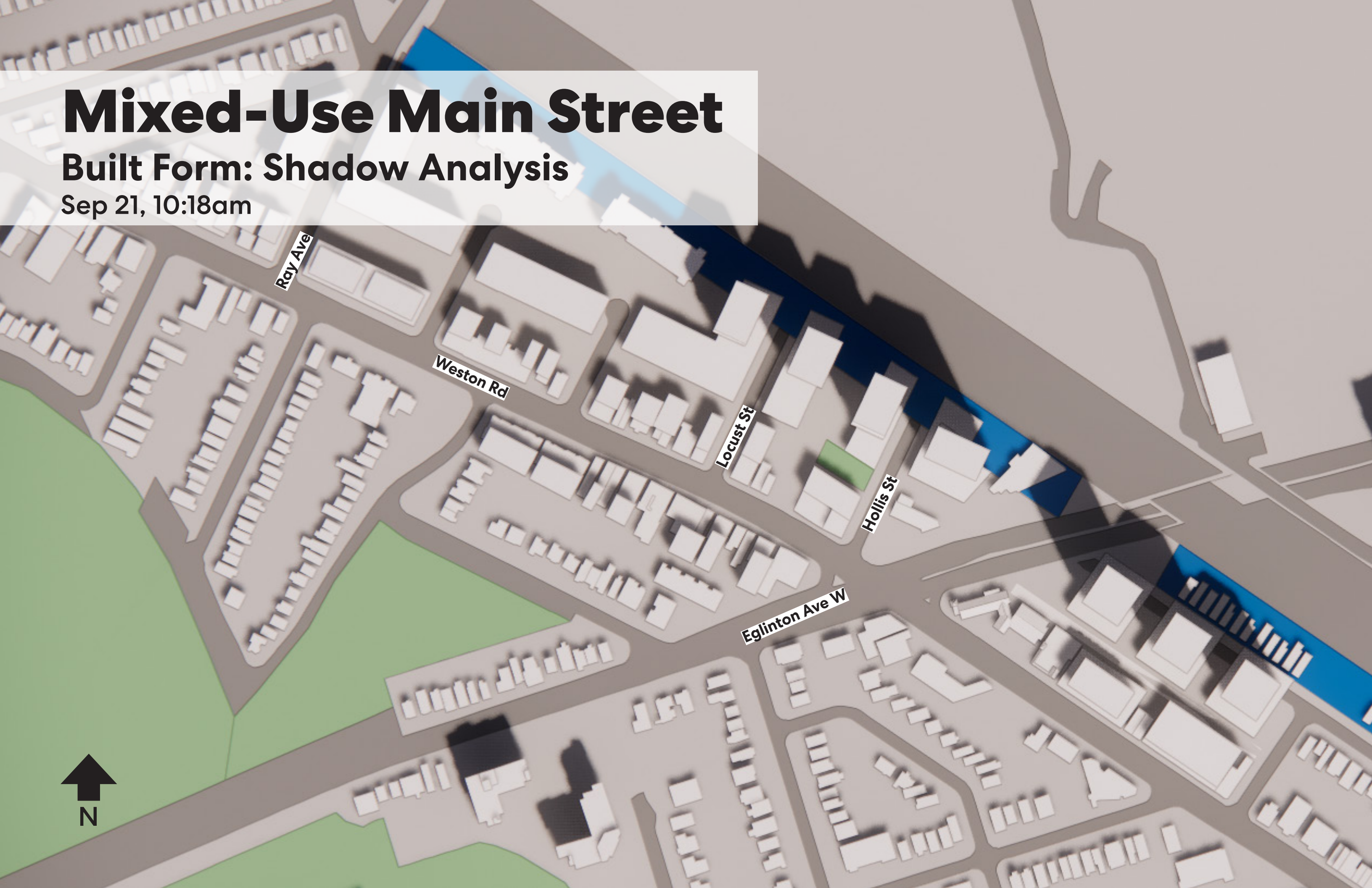
## Built Form - Eglinton to Ray Ave.



# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 10:18am

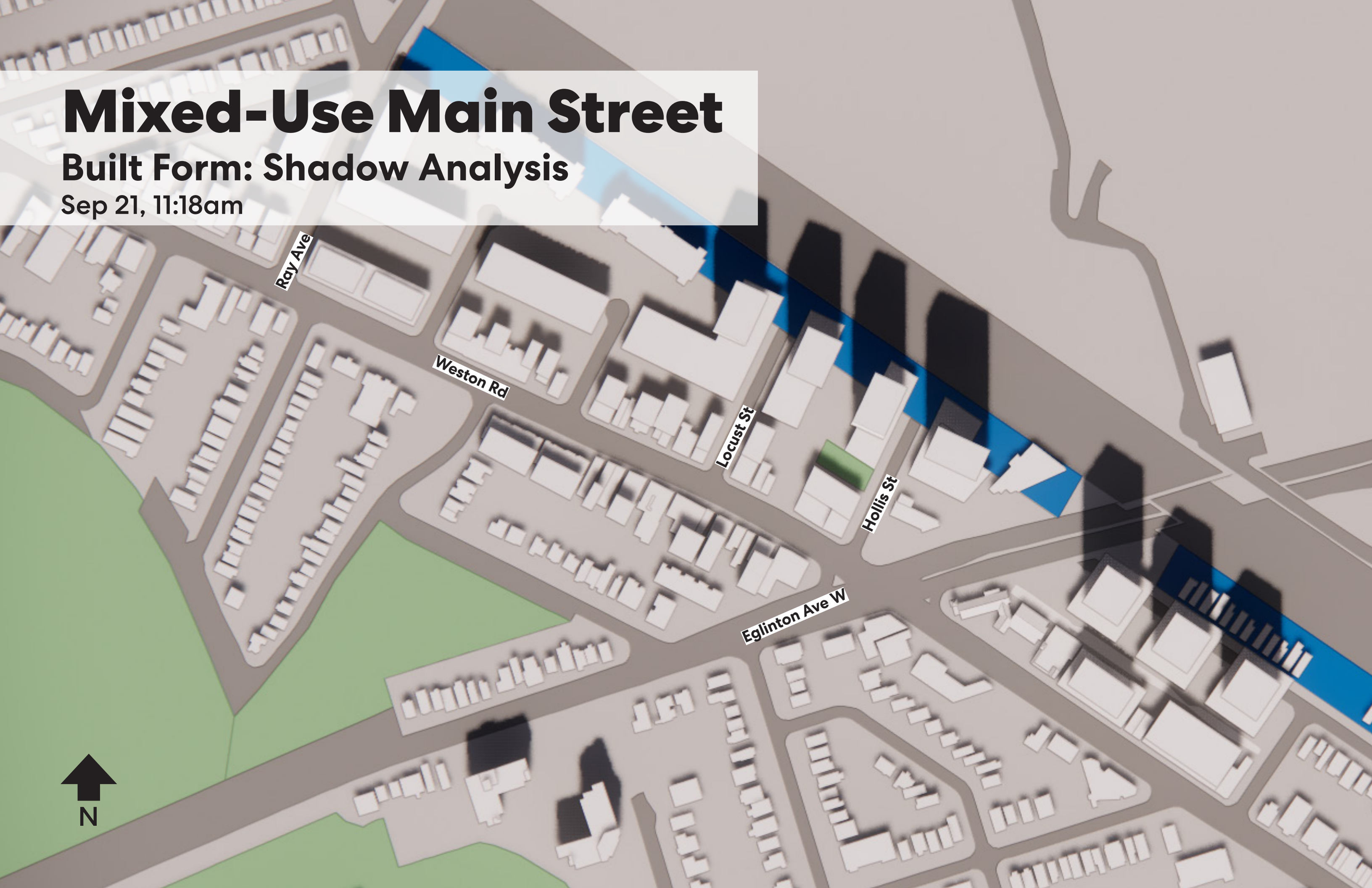




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 11:18am

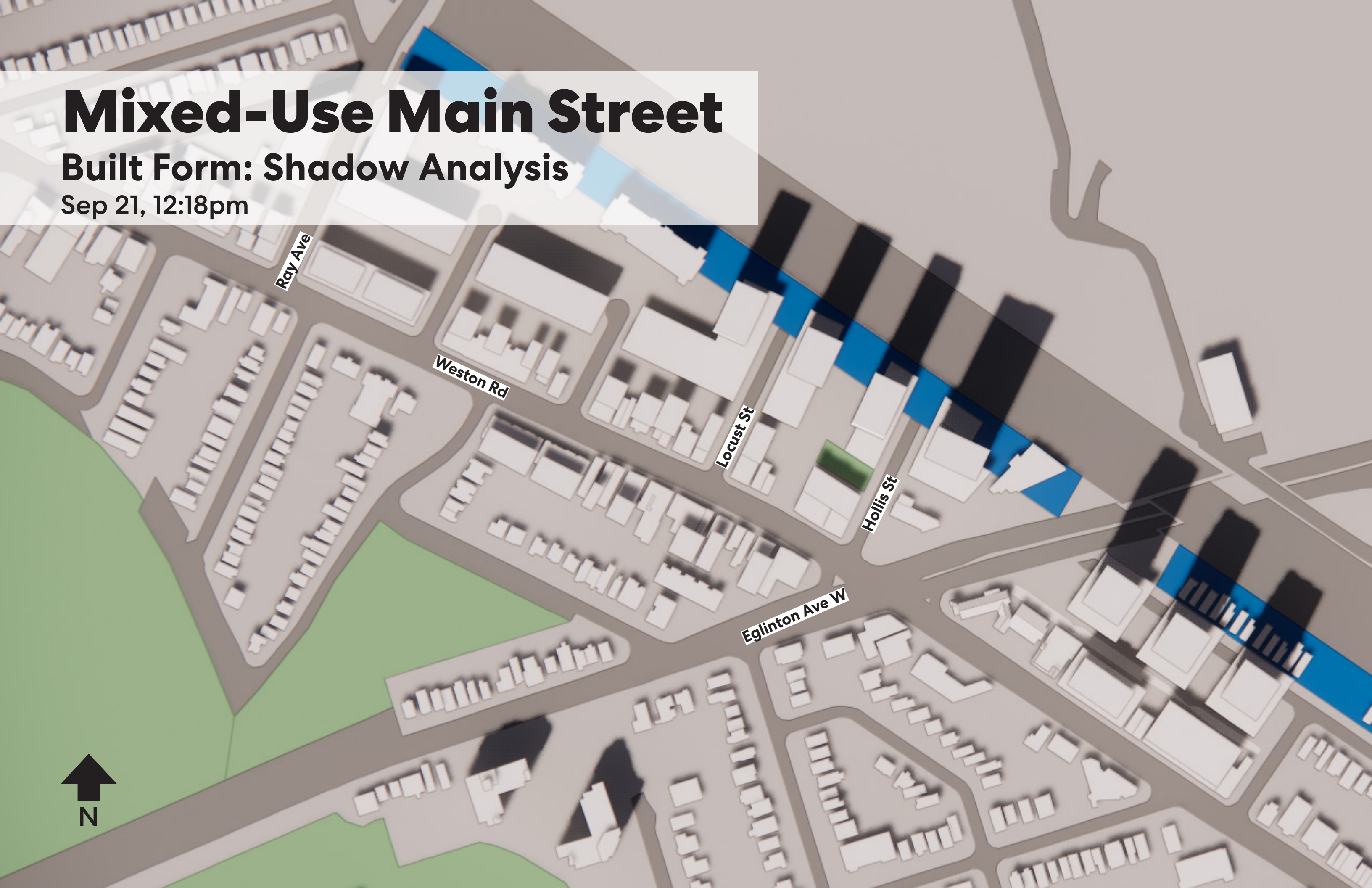




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 12:18pm

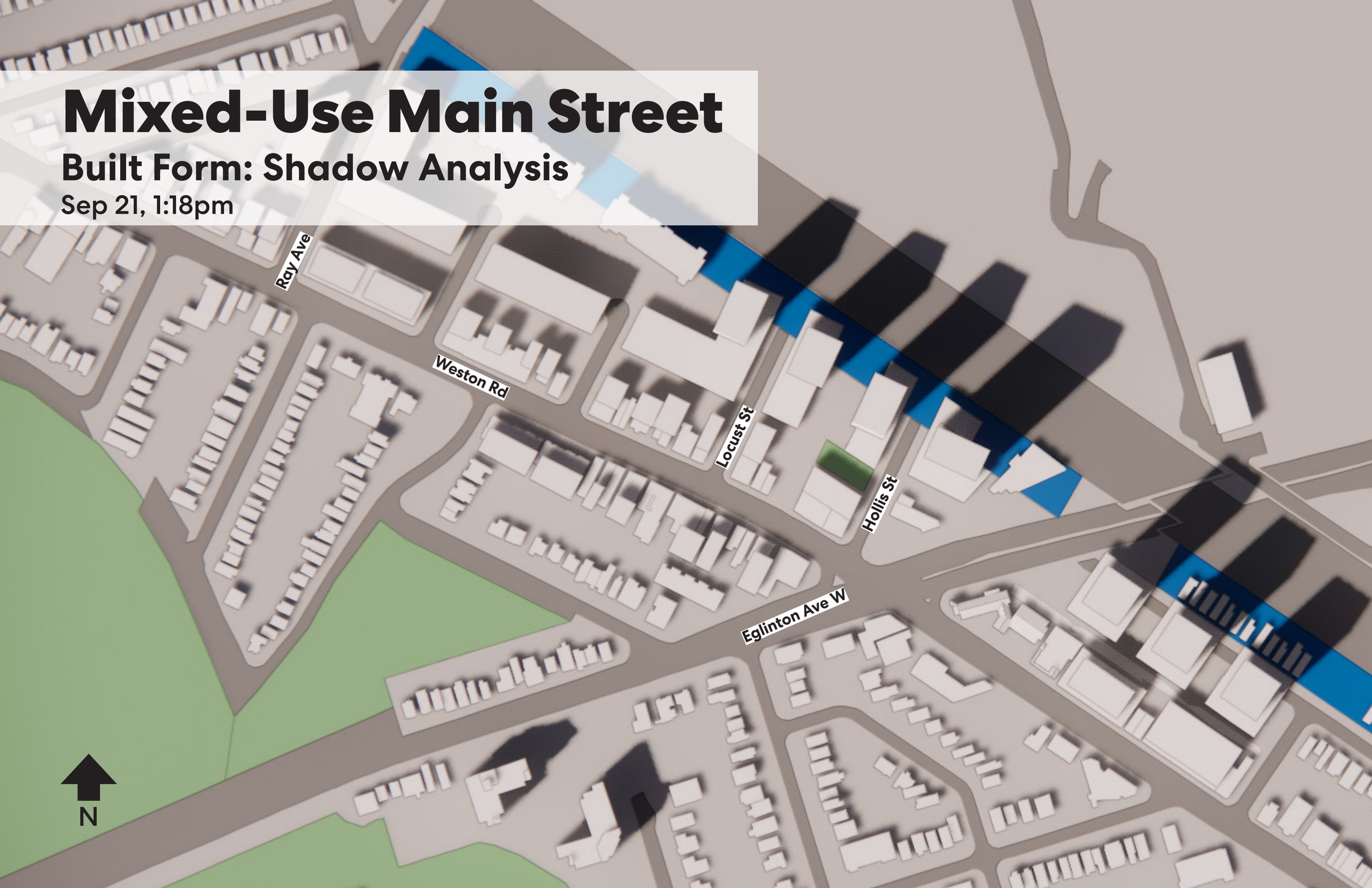




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 1:18pm

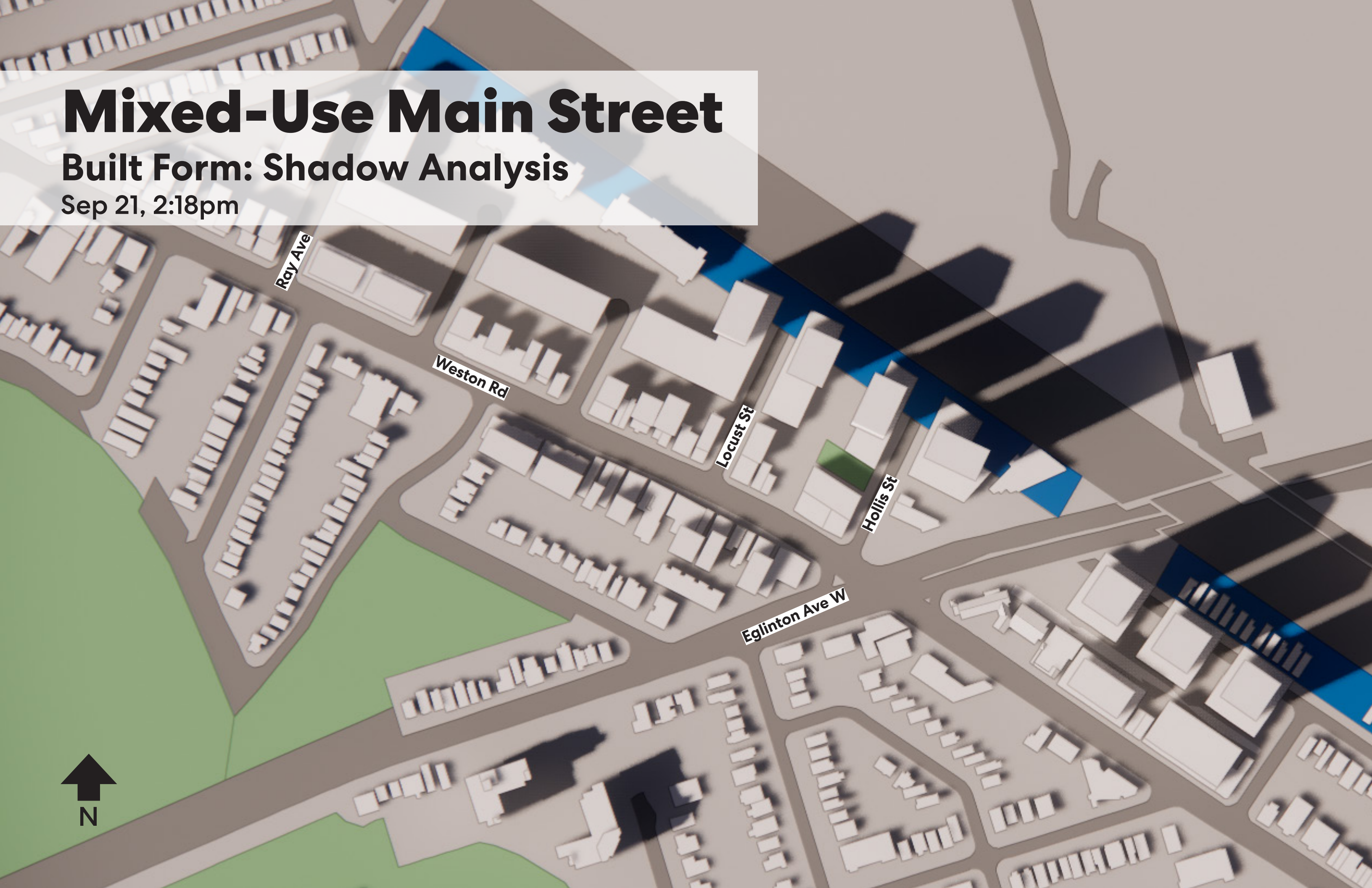




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 2:18pm

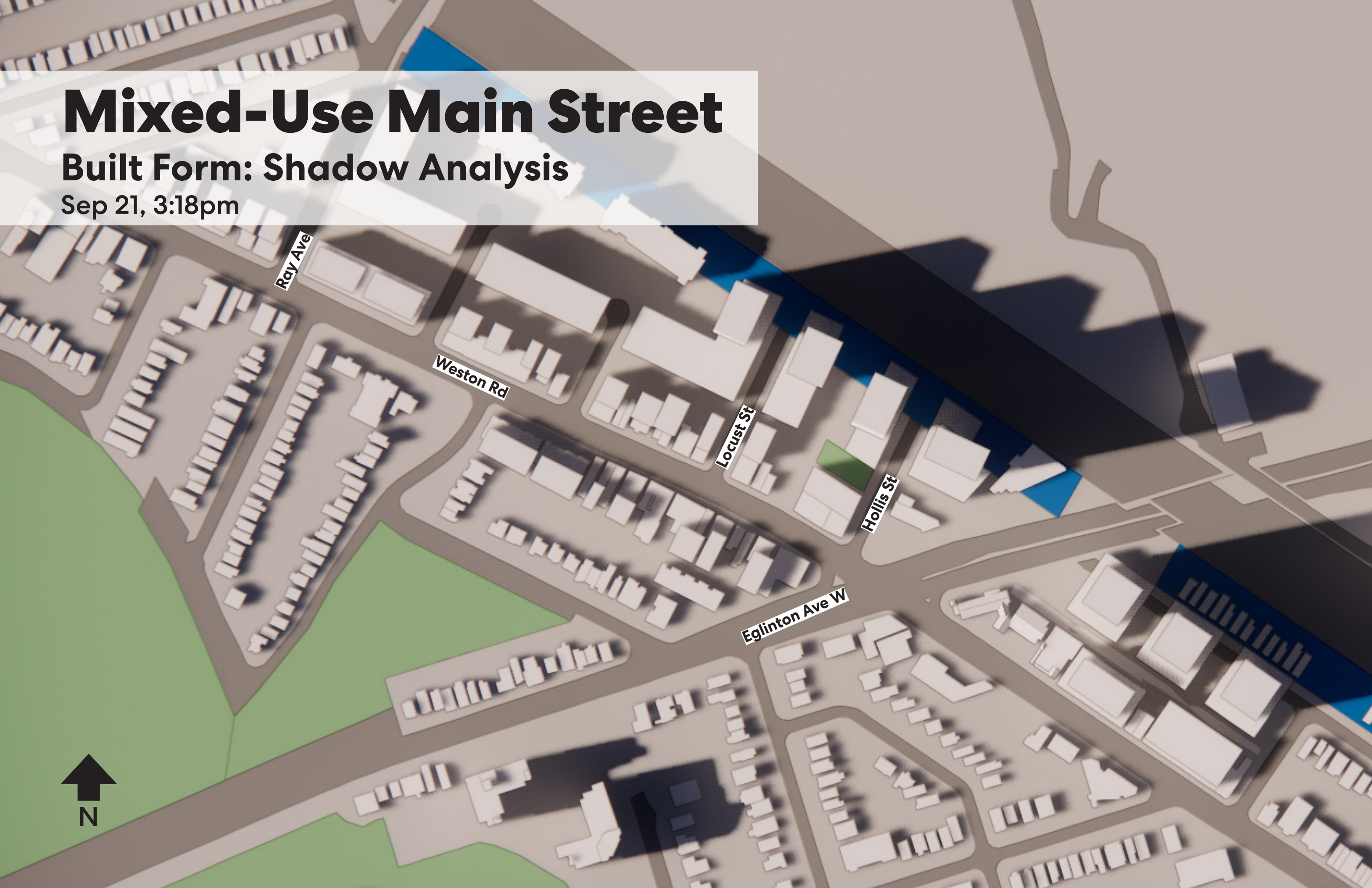




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 3:18pm

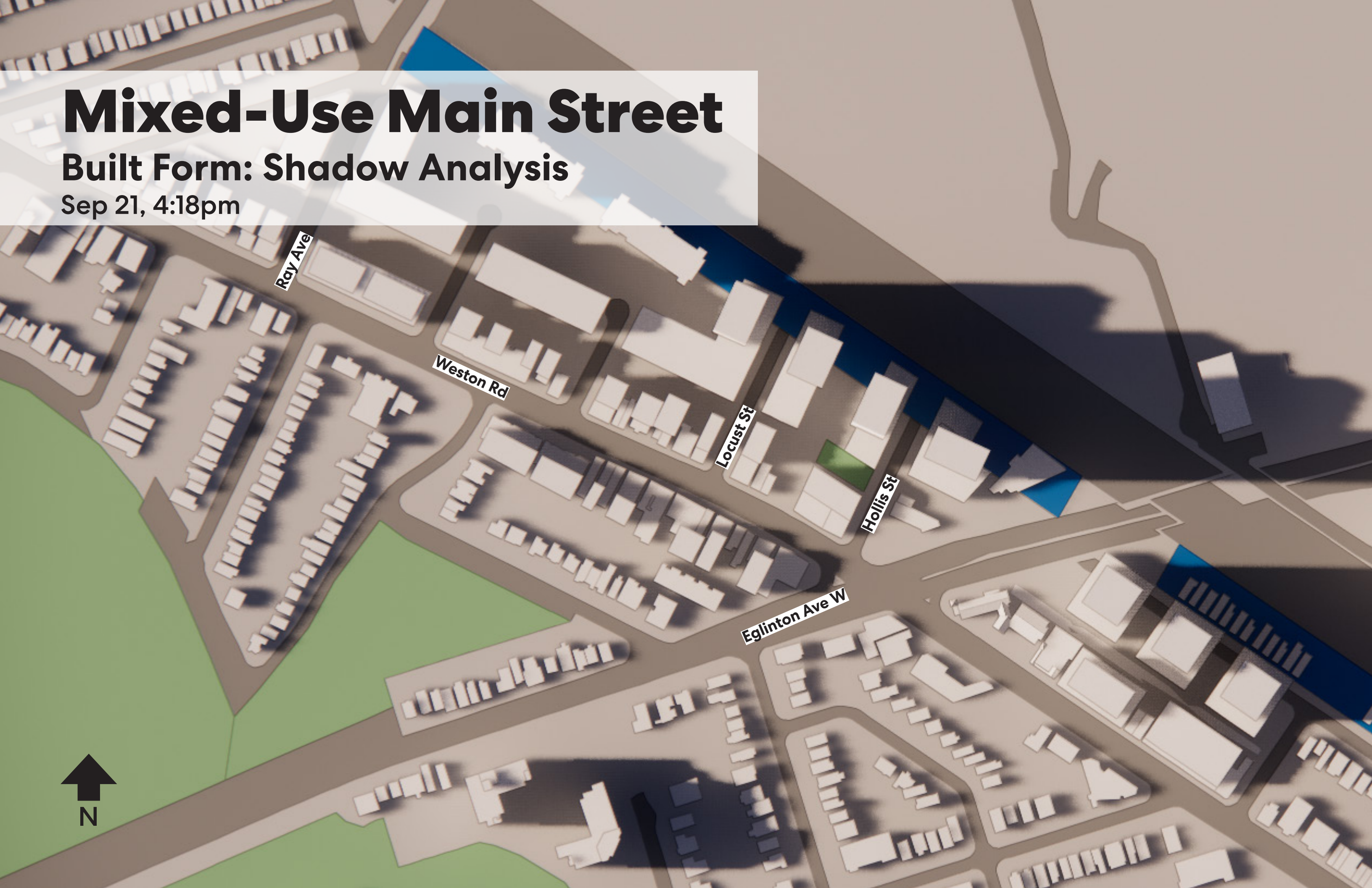




# Mixed-Use Main Street

## Built Form: Shadow Analysis

Sep 21, 4:18pm

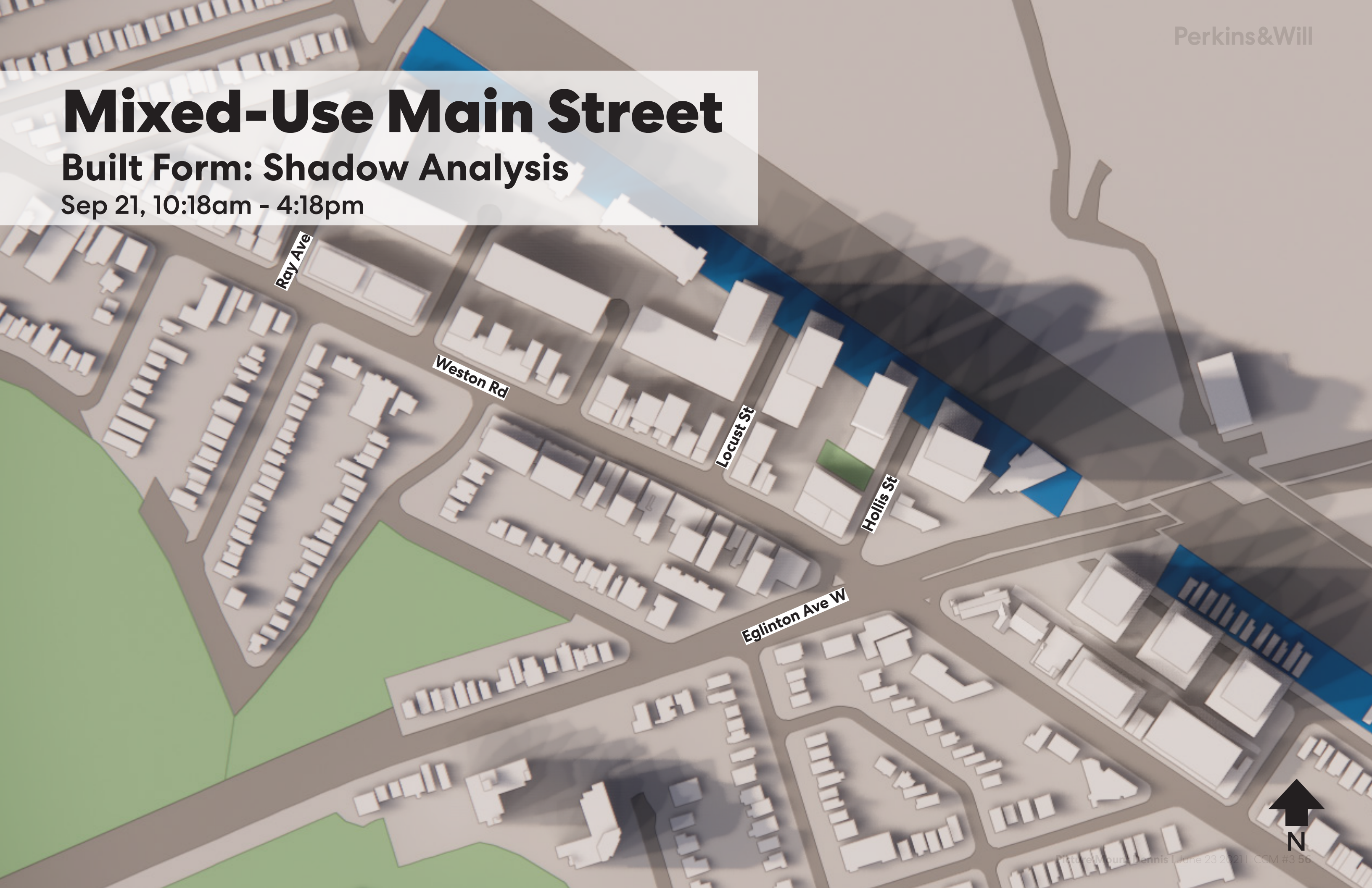




# Mixed-Use Main Street

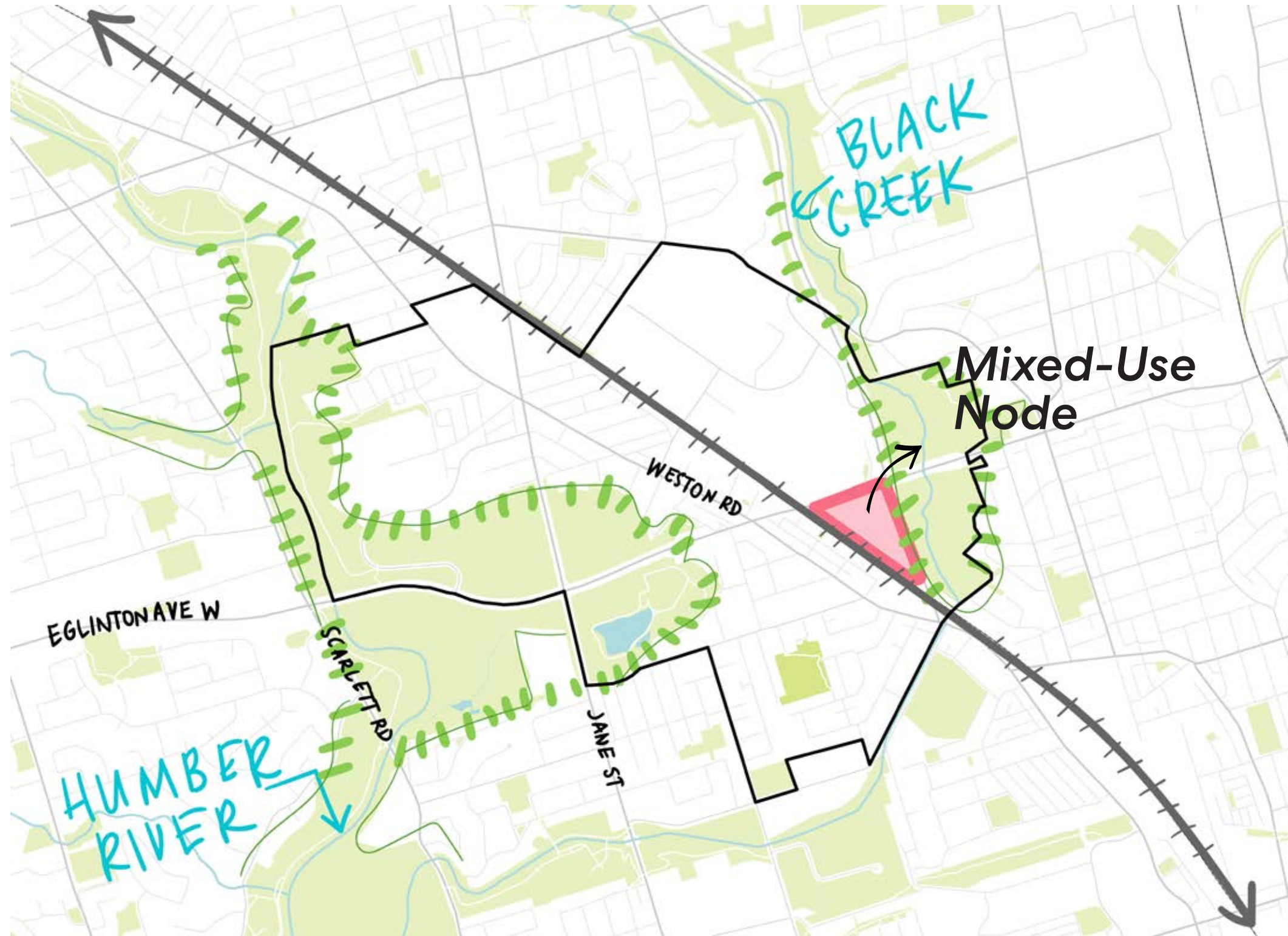
## Built Form: Shadow Analysis

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





# Mixed-Use Node





# Vision: Mixed-Use Node

*“The Mixed-use Node will develop into a new high-density, mixed-use centre across from Mount Dennis Station. It will include **significant new residential development** as well as a variety of other uses including **retail, institutional, office, and community facilities** that complement the offering on Weston Road, and is the **preferred location for a potential campus** development in Mount Dennis. Housing on the Mixed-Use Node will accommodate **a diverse range of income levels and family types.**”*



# Mixed-Use Node

## No Frills site + City-owned land



## Land Use Considerations:

- Will be within Mount Dennis Major Transit Station Area (MTSA)
- Site for significant new residential density
- Appropriate mix of uses
- Complementing Weston Road with retail offering
- Opportunity to leverage City-owned land to secure community benefits
  - Affordable housing
  - Public space
  - Community services?



# Mixed-Use Node

## No Frills site + City-owned land



## Built Form Considerations:

- Relationship to Eglinton Avenue
- Shadow impacts and height strategy



# Mixed-Use Node

## No Frills site + City-owned land



### Connectivity Considerations:

- Potential connections:
  - To Mount Dennis Station
  - Across the rail corridor
  - Across Black Creek Drive to the York Recreation Centre and Keelesdale Park



# Next Steps



# Next Steps

- **Engagement with the urban Indigenous community**
- **Develop draft Picture Mount Dennis Planning Framework**
- **Community Consultation Meeting #4 (September)**



# Stay in touch!

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