

# Don Mills Regeneration Area Study

## Existing and Planned Land Use/Area Context

The area is primarily characterized by employment and commercial uses, with low-, mid-, and high-density residential uses toward the north and south.

The Don Mills Crossing Secondary Plan applies to lands adjacent to the study areas and will guide a new complete community with varied levels of mixed-use intensification.

### Employment

Employment uses are the predominant land use in the area, with a mix of laboratories, specialized service providers, self-storage facilities, and low-rise offices in large-format buildings.

### Commercial

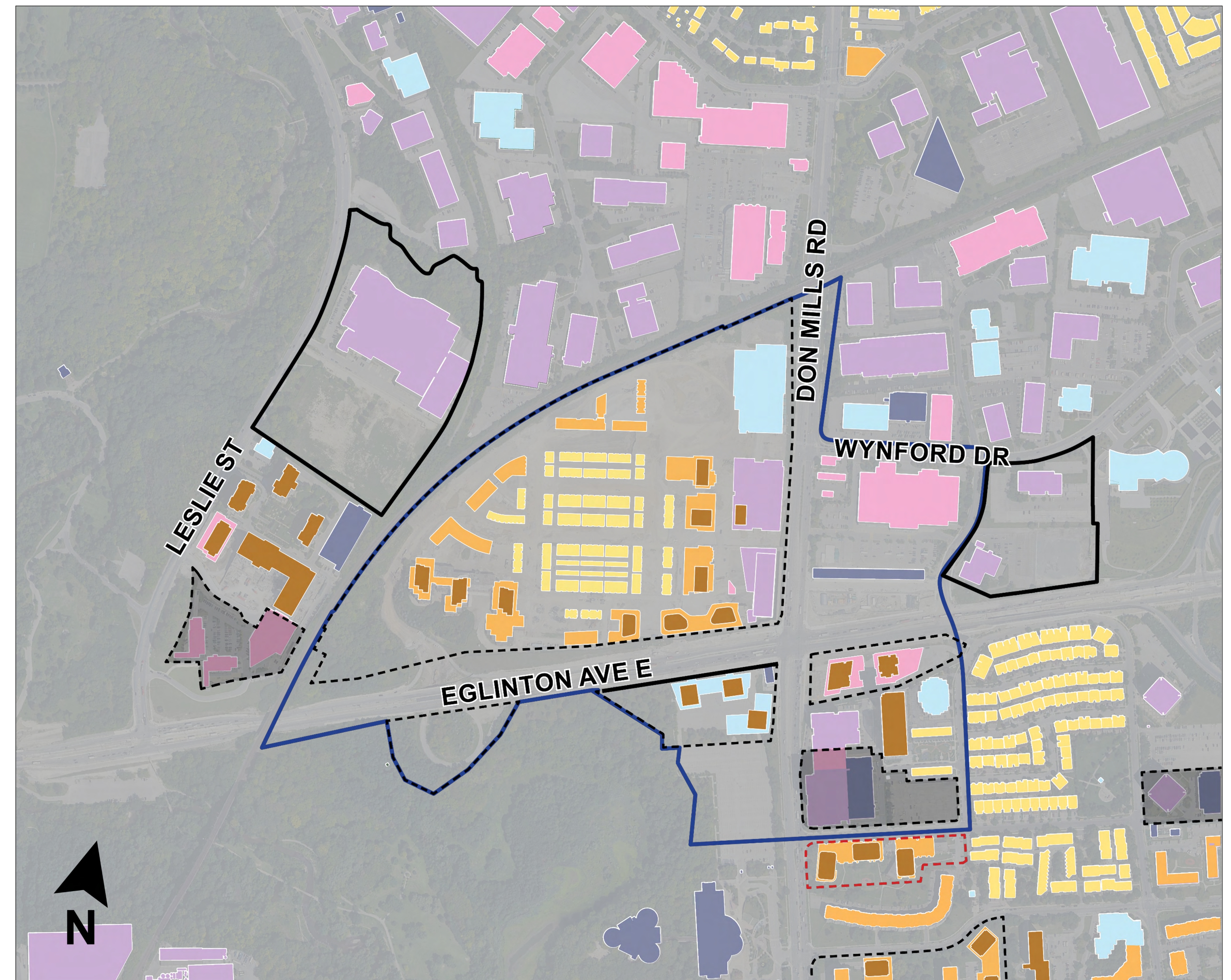
Commercial uses in the area, where the public can purchase goods or services, include large big-box stores as well as small convenience shops and restaurants concentrated along Don Mills Road.

### Health and Community

Health and community uses in the area include cultural and recreational facilities such as cultural centres, museums, and places of worship, as well as health and care services like pharmacies and child care centres.

### Residential

Residential uses are located at the edges of the area, with low-rise houses to the north and mid- to high-rise buildings to the south. The Don Mills Crossing Secondary Plan, together with approved and proposed developments along Eglinton Avenue East and Don Mills Road, will introduce denser buildings than the existing context.



### Legend

Study Areas	Pending OLT approval	High-Density Residential
Don Mills Secondary Plan	Health and Community Uses	Commercial
Approved Development	Low-Density Residential	Employment
Development Proposed	Mid-Density Residential	Other



# Don Mills Regeneration Area Study

## Existing and Planned Mobility in the Area

The Study will apply the City's Complete Streets approach. Complete Streets are designed to be safe for all users: pedestrians, cyclists, transit users and motorists. The study will aim to contribute to a safe, comfortable and connected mobility network.

A range of multi-modal transportation network improvements are underway in the surrounding area.

### Eglinton Crosstown LRT

The future Eglinton Crosstown LRT will connect the area with the TTC Line 1, three GO stations, and a network of buses.









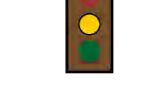


### Transit Hub

The new Don Valley Station will connect the Ontario Line, Eglinton Crosstown LRT, and local and express bus service.

### Connection Over the Canadian Pacific Kansas City Railway (CPKCR)

In 2021, City Council endorsed a new pedestrian and cyclist bridge crossing the CPKCR corridor. The bridge will connect people walking and cycling between the Don Mills Trails north of the rail corridor and the 844 Don Mills Road development.

### Legend

- |   |   |
|---|---|
|  Study Areas             |  Multi-Use Trail                 |
|  Ontario Line            |  Park Road                       |
|  Eglinton Crosstown LRT  |  Cycle Track                     |
|  TTC Routes              |  Bike Lane                       |
|  Future Traffic Signal   |  Don Mills Crossing Trail Bridge |
|  Existing Traffic Signal |   |





# Don Mills Regeneration Area Study

## Existing Parks & Public Realm in the Area

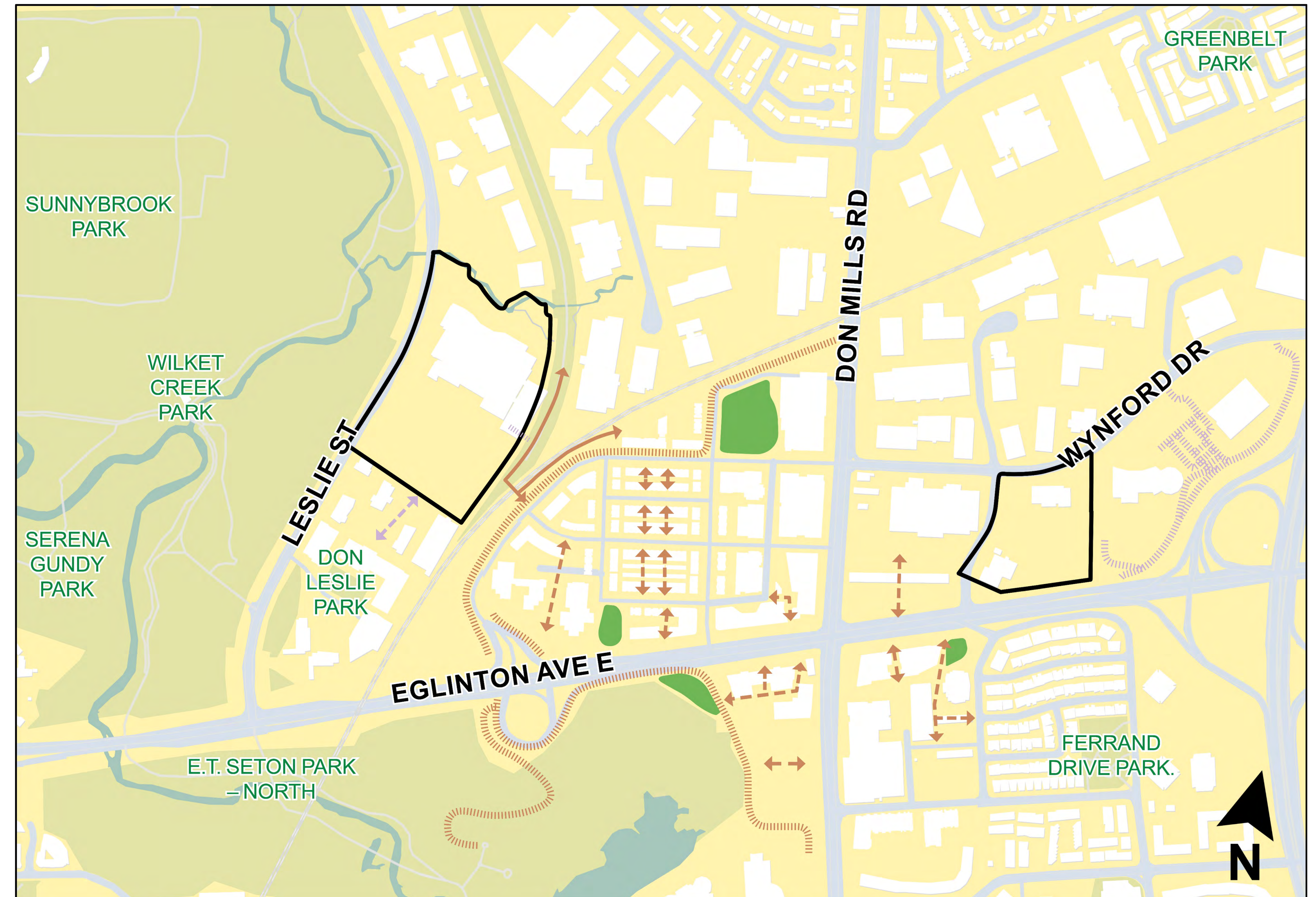
The public realm is the network of all public and private spaces to which the public has access to. It includes:

- Streets, trails and mid-block connections,
- Parks and open spaces,
- Privately-Owned Publicly Accessible Spaces (POPS), like pedestrian plazas or squares.

### Future Conditions

Four new parks are proposed in the surrounding area:

- A 5-acre community park as part of the 844 Don Mills Road development. The future Don Mills Community Recreation Centre will be adjacent to this park.
- A local park north of Eglinton Avenue East as part of the 844 Don Mills Road development.
- Two public parks as part of the Housing Now developments along Don Mills and Eglinton.



### Legend

- |                               |                               |
|-------------------------------|-------------------------------|
| Study Areas                   | Planned Parks and Open Spaces |
| Existing Parks and Open Space | Planned Mid-Block Connection  |
| Existing Multi-Use Path       | Planned Multi-Use Path        |
| Existing Mid-Block Connection | Planned Active Connection     |



# Don Mills Regeneration Area Study

## Existing Opportunities and Constraints: Leslie

The curve and slope of Leslie Street at the north edge of the Study Area make it difficult to locate a new safe pedestrian crossing in this area.

The Wilket Creek Trail and Park are nearby.

The office section of 1123 Leslie Street is designated as a heritage building. There is an opportunity to highlight the cultural heritage value and character of the original office building at 1123 Leslie Street, while its retention will influence how the site can be configured.

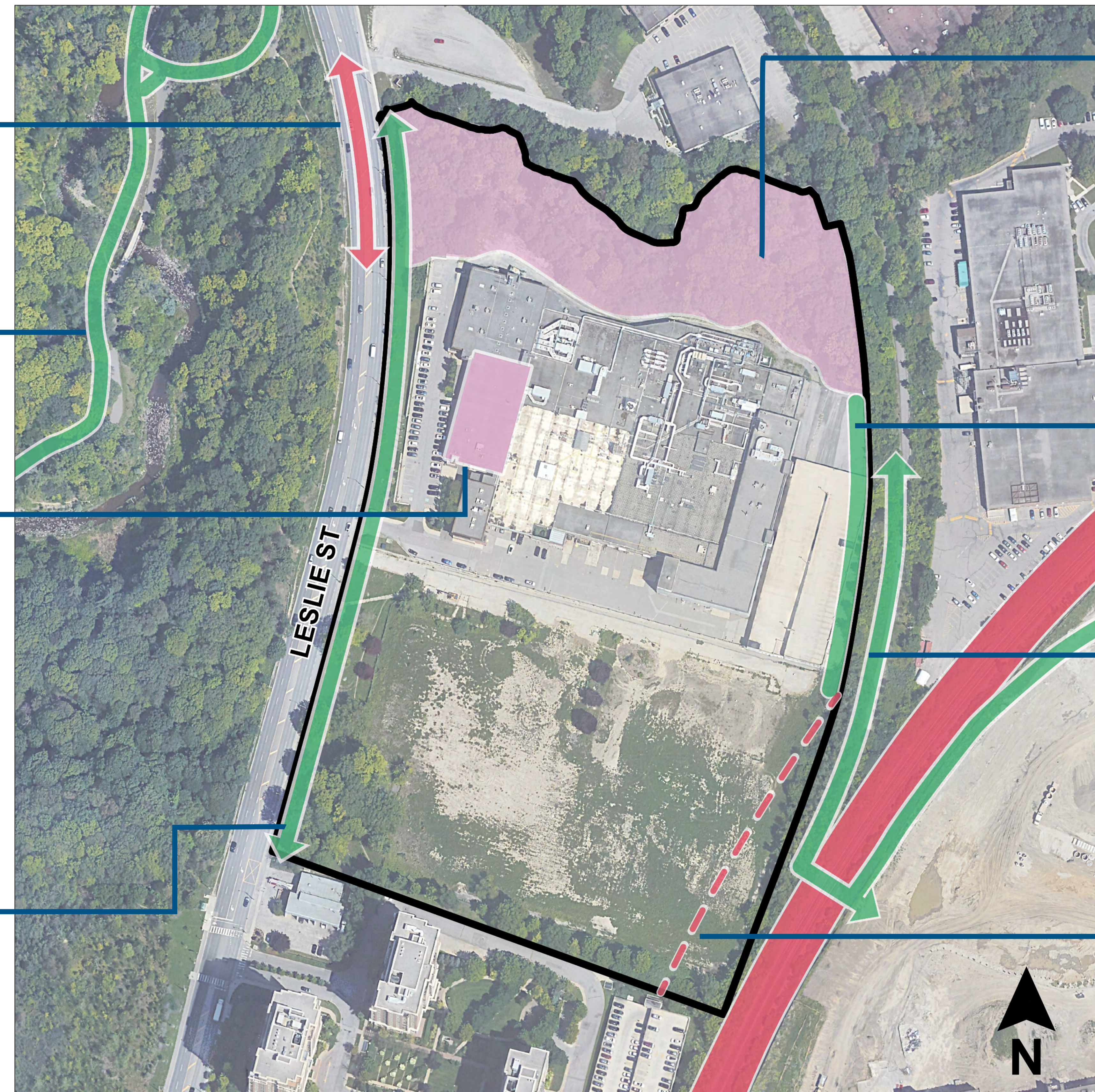
There is an opportunity to improve and create a more welcoming public realm along Leslie Street.

A slope and watercourse are located at the north of the site. There is an opportunity to integrate stormwater management and enhance biodiversity. At the same time, development must be set back for safety and stability.

There is an opportunity to enhance pedestrian and cyclist connectivity throughout the site and to the Don Mills Trail.

The future Don Mills Crossing Trail Bridge will provide walking and cycling linkages to the future Community Centre and the Ontario Line.

Any potential sensitive uses located near the rail corridor will require noise and safety mitigation measures.



### Legend

Study Areas

Property Lines

Opportunity

Constraint

Opportunity and Constraint



# Don Mills Regeneration Area Study

## Existing Opportunities and Constraints: Wynford and Gervais

There are opportunities to improve the streetscape and public realm along Eglinton Avenue East and Wynford Drive.

There is a 2-metre difference in grade in the middle of the site and a 10-metre difference from north to south. Site redevelopment will need to provide accessible slopes and circulation throughout the site.

There is strong transit access for this study area. The entrance to the future Ontario Line Don Valley Station and bus terminal is within close walking distance.

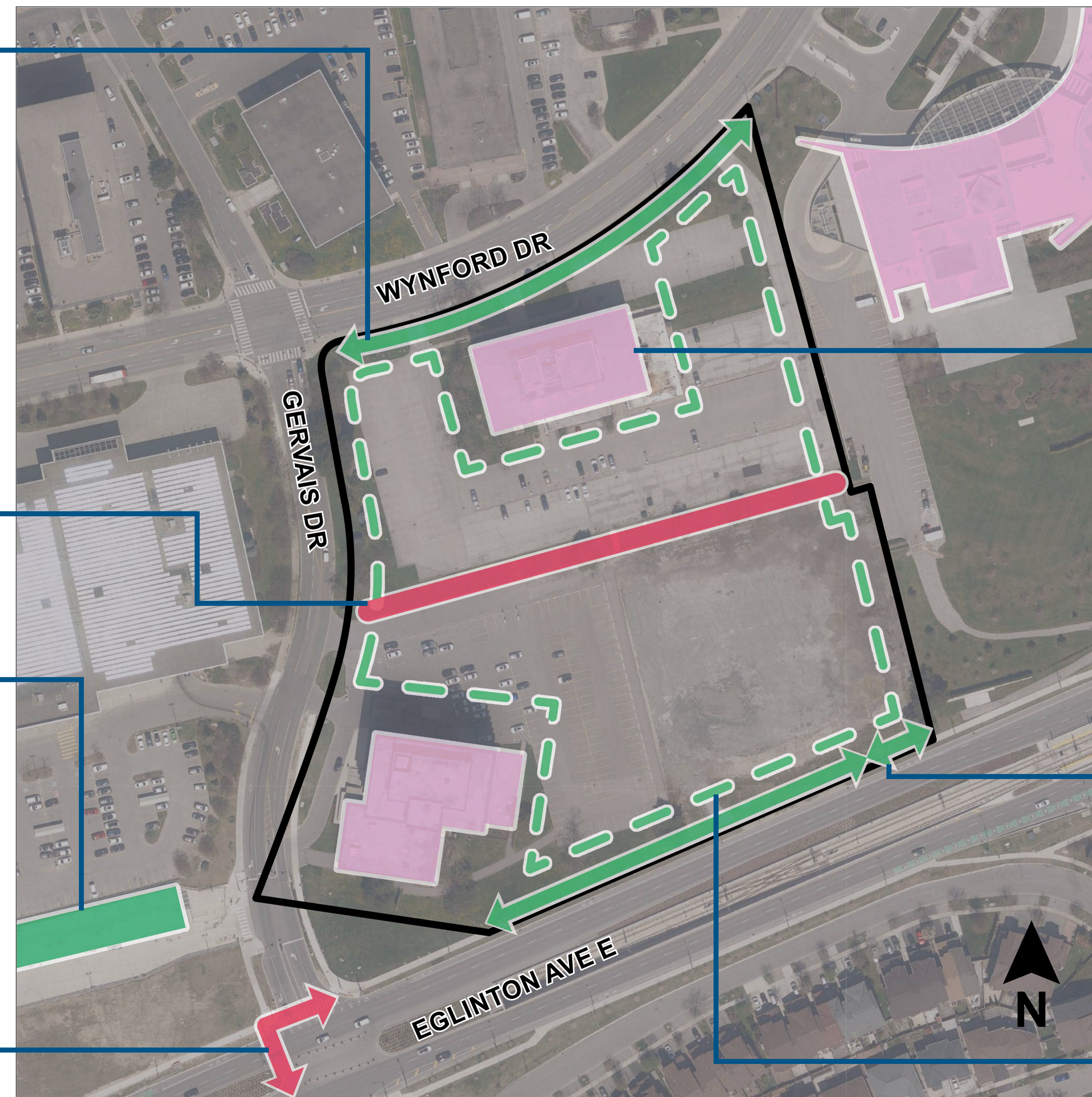
Pedestrians must cross both Gervais Drive and Eglinton Avenue East, with a crosswalk only on the west side of Gervais. The 805 Don Mills Housing Now project will improve this through the realignment of Ferrand Drive to form a regular intersection.

The built form should have consideration for landmarks in the area, such as the Aga Khan Museum.

The existing buildings were identified as potential heritage resources in the 2019 Don Mills Crossing Cultural Heritage Resource Assessment. There is an opportunity to highlight the cultural heritage value and character of the original buildings, influencing site organization.

There is an opportunity to explore a potential connection to the Aga Khan Trail, improving connectivity for pedestrians and cyclists.

There are opportunities to include soft landscaping on the site through redevelopment.



### Legend

Study Areas

Property Lines

Opportunity

Constraint

Opportunity and Constraint