

Don Mills Regeneration Area Study

Welcome!



These information boards will help you to:

- ✓ Learn about this study
- ✓ Understand the existing conditions of the area
- ✓ Review the work completed so far
- ✓ Tell us what you think

- The Don Mills Regeneration Area Study will set out a new vision for lands in this area as they evolve from employment uses to mixed-use communities.
- The lands shown here in orange were recently converted from the *General Employment Areas* land use designation in the City's Official Plan to Regeneration Areas. This designation applies to areas with significant vacant lands and/or buildings in need of revitalization to foster jobs and population growth along with physical change.
- Regeneration Areas are studied to determine what types of new uses are appropriate. They present a major opportunity to attract investment and bring vibrancy to streets and public spaces. A tailor-made Secondary Plan or Site and Area-Specific Policy (SASP) is needed to unlock this potential and guide the revitalization of the area through policies that address unique local needs.



2021

Municipal Comprehensive Review: Land Conversion Requests

Property owners submitted requests to convert their lands from *Employment Areas* to allow for new uses.

2023

Council adopts Official Plan Amendments

City Council adopted Official Plan Amendment (OPA) 653* redesignating the lands to *Regeneration Areas*, subject to further study.

**1200 Eglinton Ave E redesignated through a separate process*

2025

Province approves Official Plan Amendments

Approvals by the Minister of Municipal Affairs and the Ontario Land Tribunal set the stage for the Don Mills Regeneration Area Study.

Don Mills Regeneration Area Study

Project Process



Phase 1 (Summer 2025)

- Project start up
- Background review
- Gather information
- Landowner meetings

Phase 2 (Fall 2025)

- **Community engagement**
- Complete background studies
- Prepare draft concepts
- Technical review

WE ARE HERE

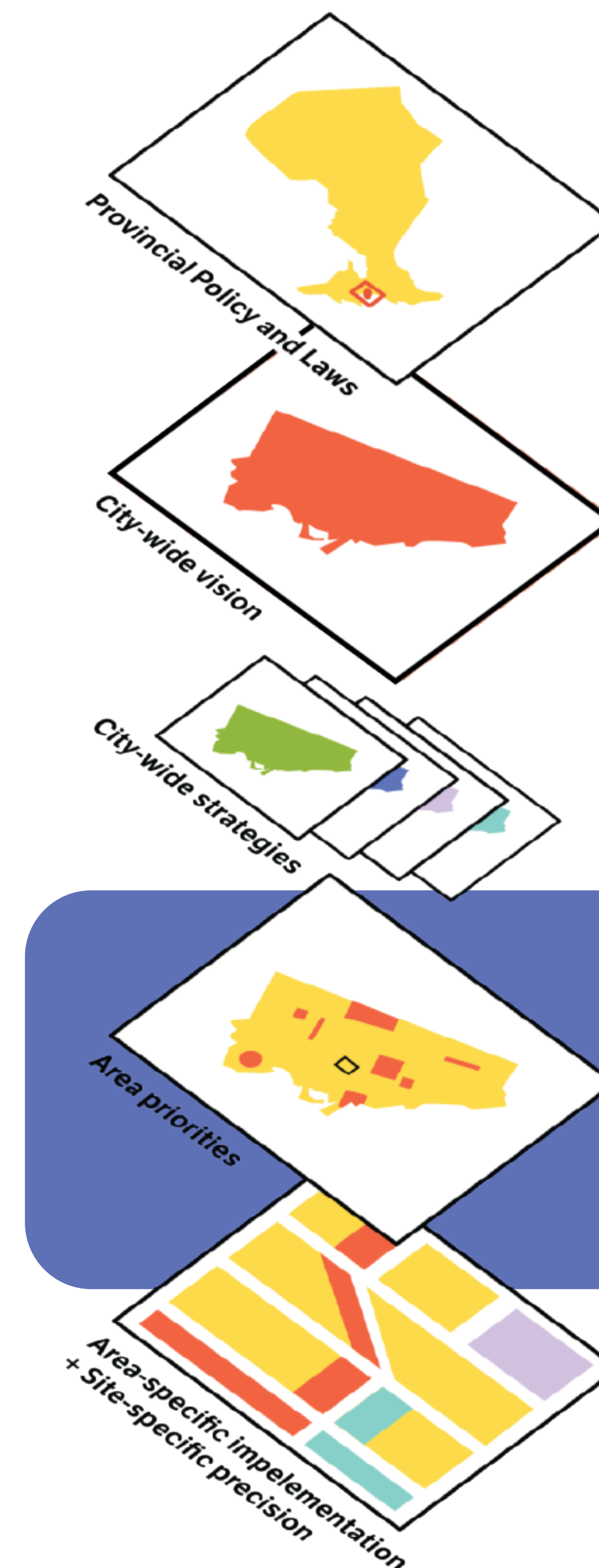
Phase 3 (Fall/Winter 2025)

- Share concepts with the public and landowners for feedback
- Further technical review
- Develop recommended strategy
- Finalize study documents and summary report

Phase 4 (Q1 2026)

- Draft area-specific policies
- Share direction with the public and landowners
- Report to North York Community Council and City Council, with public meeting on final policies

Where does this work fit in Ontario's planning framework?



Provincial Policy

Sets the rules for land use planning and development in Ontario.

Toronto Official Plan

The roadmap that guides how the City will grow and develop.

City-wide strategies

Council's strategies and action plans to address themes like Reconciliation, climate change and housing.

Secondary Plans, Site and Area Specific Policies

Official Plan policies that apply to certain sites or areas and are tailored to address unique local needs.

Zoning By-laws

The rules for land use, building location and type, regulating the issuance of building permits.



Details of the study and its progress will be regularly updated on the website: toronto.ca/regeneration-area-studies

Please sign up for e-updates to stay informed. For further information, contact: donmillsplanning@toronto.ca

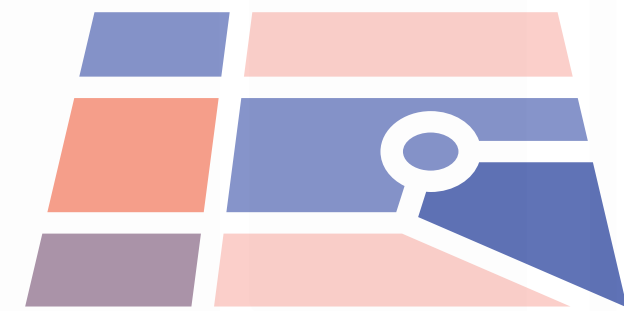
Don Mills Regeneration Area Study

Study Scope

The Don Mills Regeneration Area Study will include specific **background studies** looking at:

Land Uses

to determine the appropriate range and location of housing, employment, commercial, parks and open space uses to create complete communities



Community Services and Facilities such as childcare, schools, libraries, community recreation centres, and community services

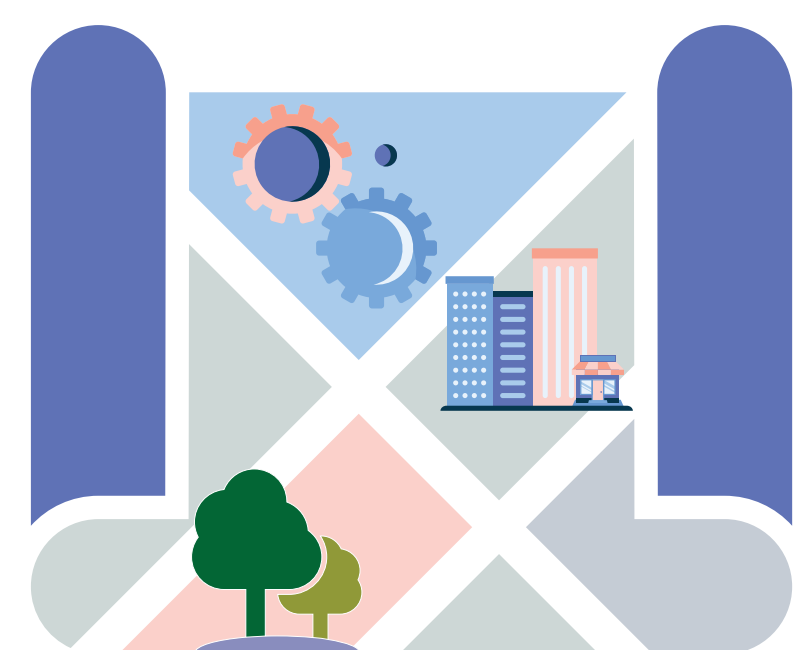


Multi-modal transportation

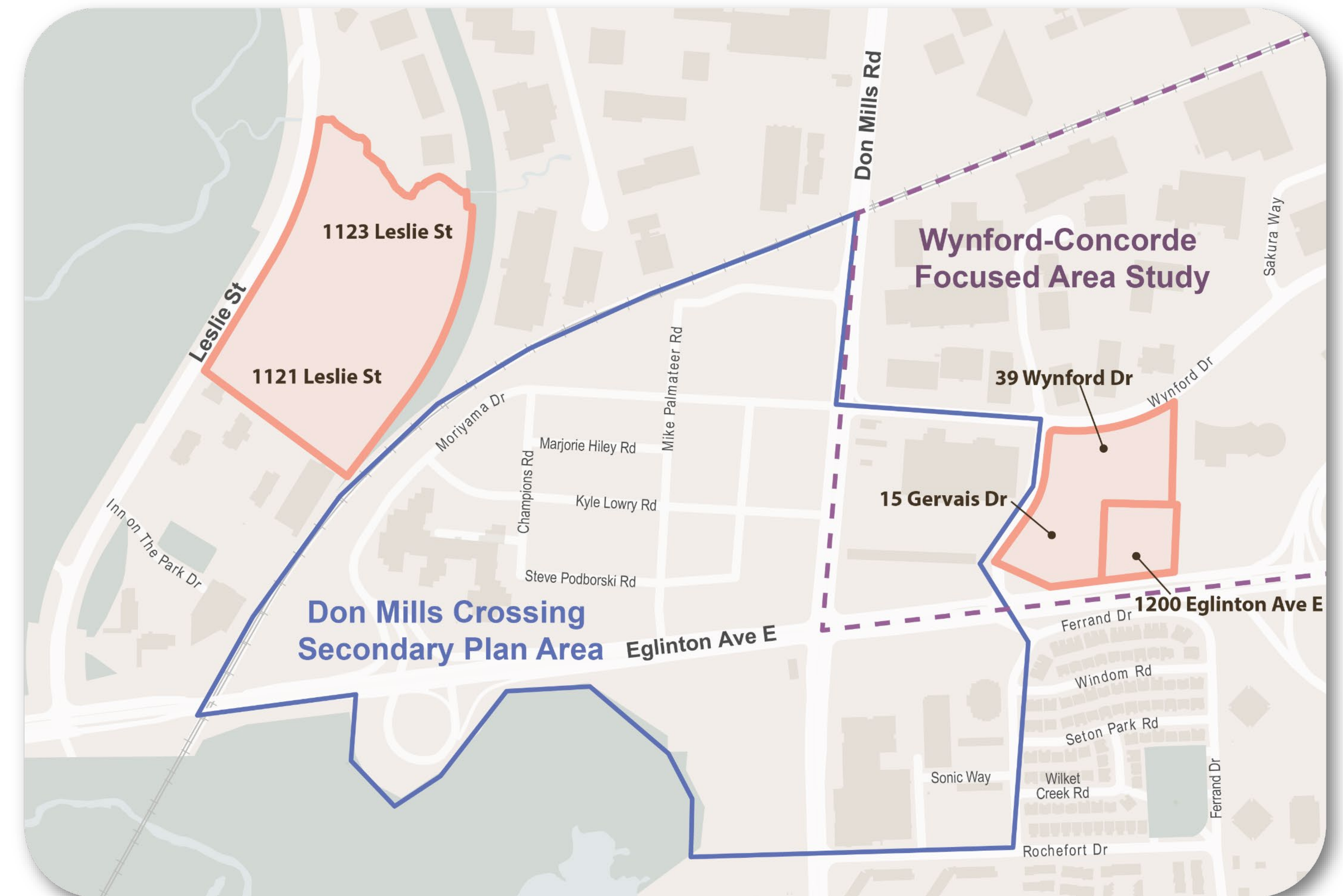
to ensure the new streets, pedestrian connections and cycling facilities meet the needs of existing and future users



Phasing to provide a balance of uses and services such as water, wastewater and stormwater management to support each phase of development



Block layout to establish new streets, development blocks, pedestrian connections, cycling facilities and parks to create a welcoming public realm



The study will build on the **Don Mills Crossing Secondary Plan** background work and policies to develop new area-specific policies for these lands. It will also incorporate the findings of the ongoing **Wynford-Concorde Focused Area Study** to provide improved mobility, an enhanced public realm and streetscape.

Don Mills Regeneration Area Study

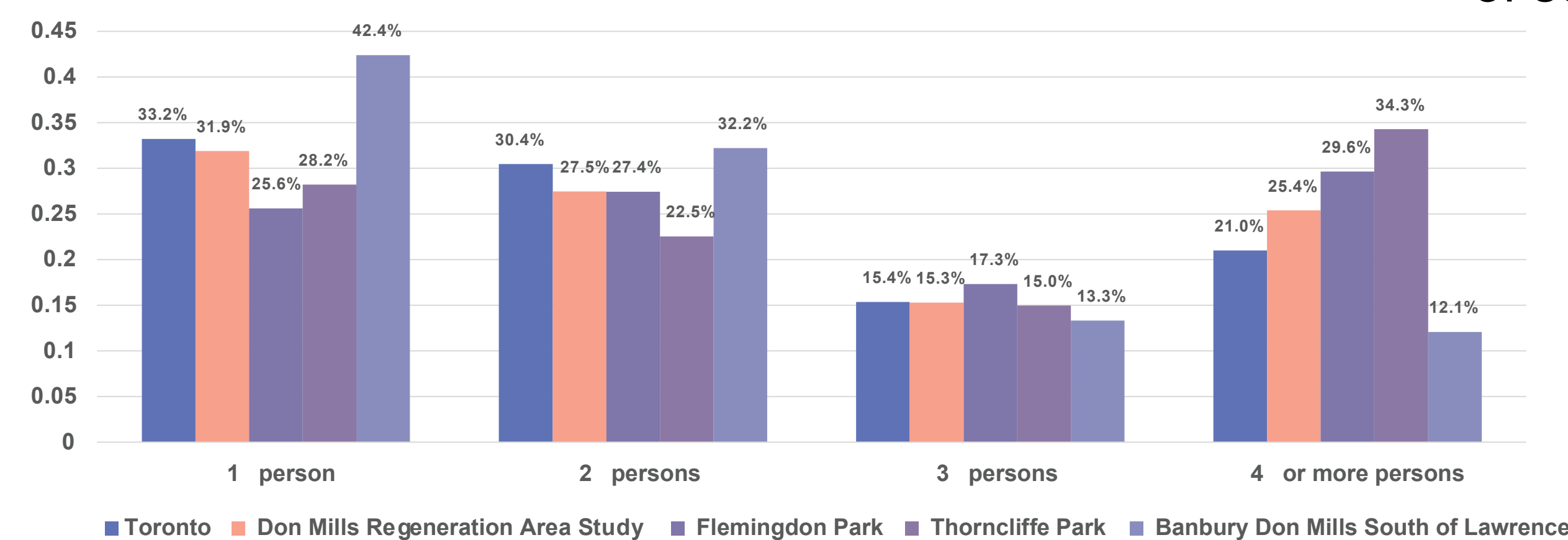
Who Lives in the Broader Area?

The following information draws on 2021 Statistics Canada Census data, unless stated otherwise, to compare the Study Area with the City of Toronto overall. The three neighbourhoods within the Study Area are Thorncliffe Park, Flemingdon Park, and Banbury- Don Mills (south of Lawrence Avenue East).

From 2016 to 2021, the total population increased by 2.8% in Flemingdon Park, decreased by 3.3% in Thorncliffe Park and 1.5% in Banbury-Don Mills, while the city overall grew by 2.3%.

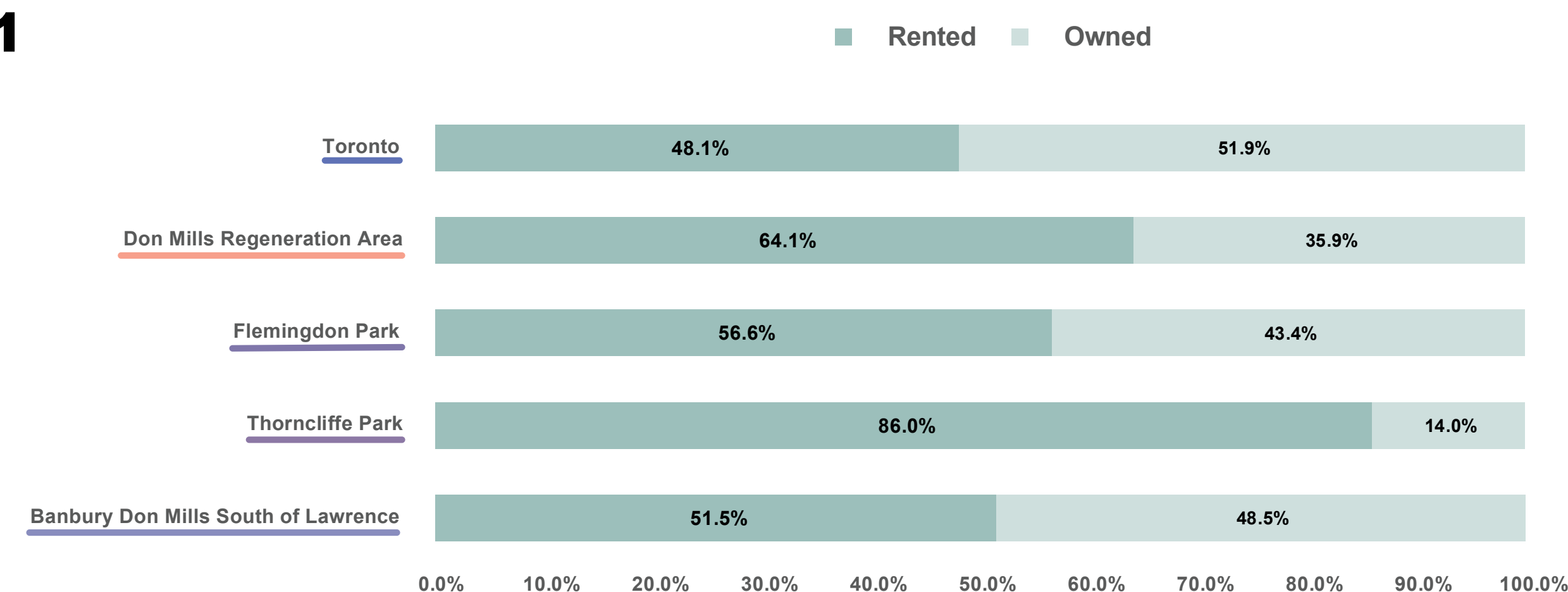
2021 Households by Size

There are 14,315 families living in the Study Area. Banbury-Don Mills has smaller average households while Flemingdon Park and Thorncliffe Park have larger average households.

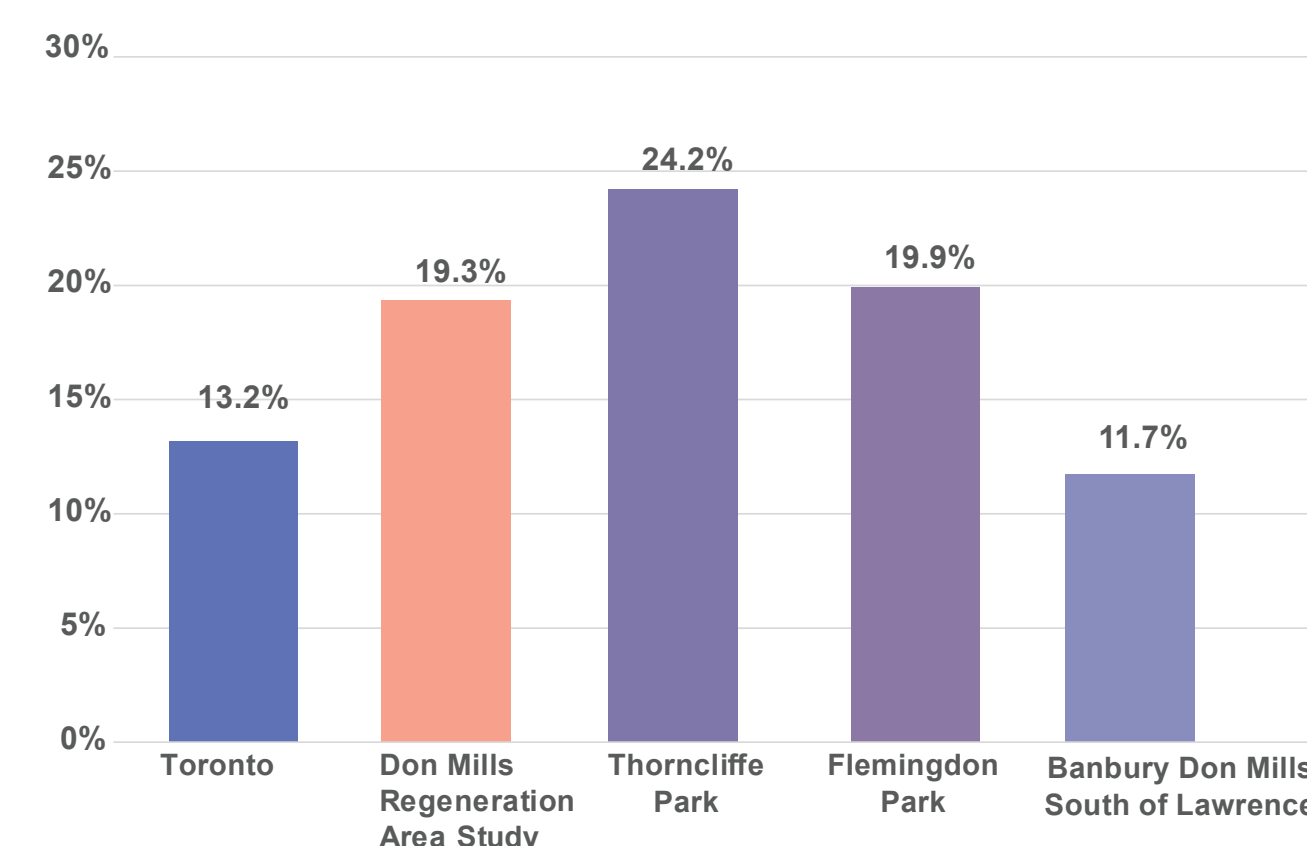


Study Area Tenure Split, 2021

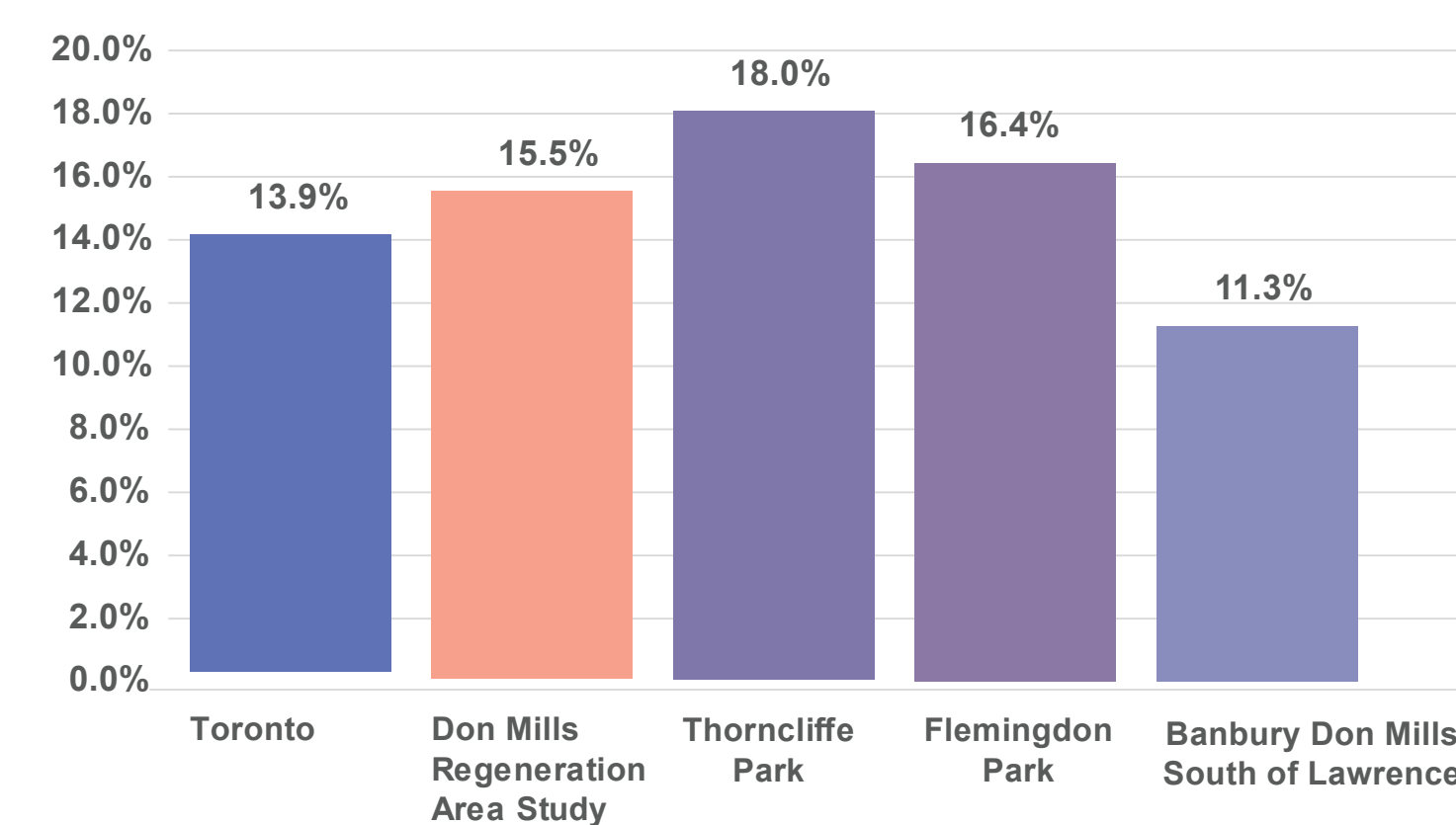
There is a greater concentration of high-rise residential buildings in the Study Area compared to the rest of Toronto. Thorncliffe Park is predominantly renters (86%) while Banbury-Don Mills and Flemingdon have more of a balance between renters and homeowners.



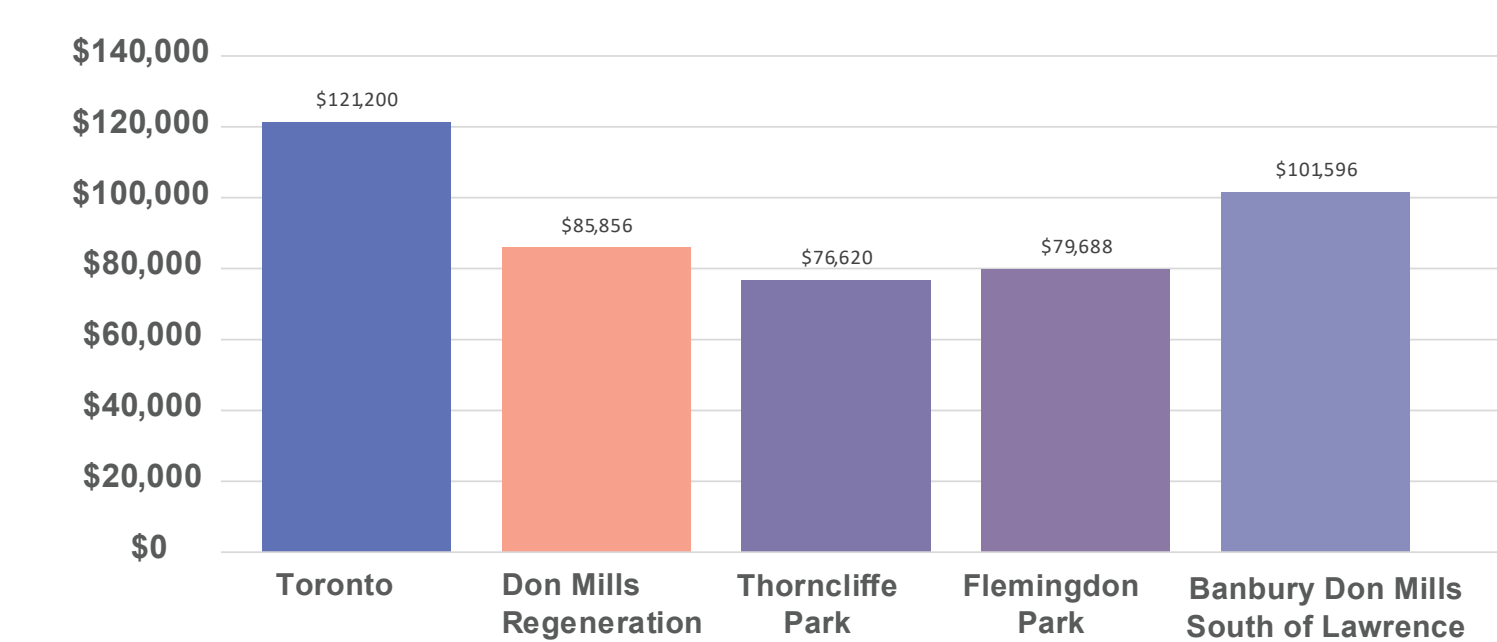
Incidence of Low Income, 2021



Unemployment Rate, 2021

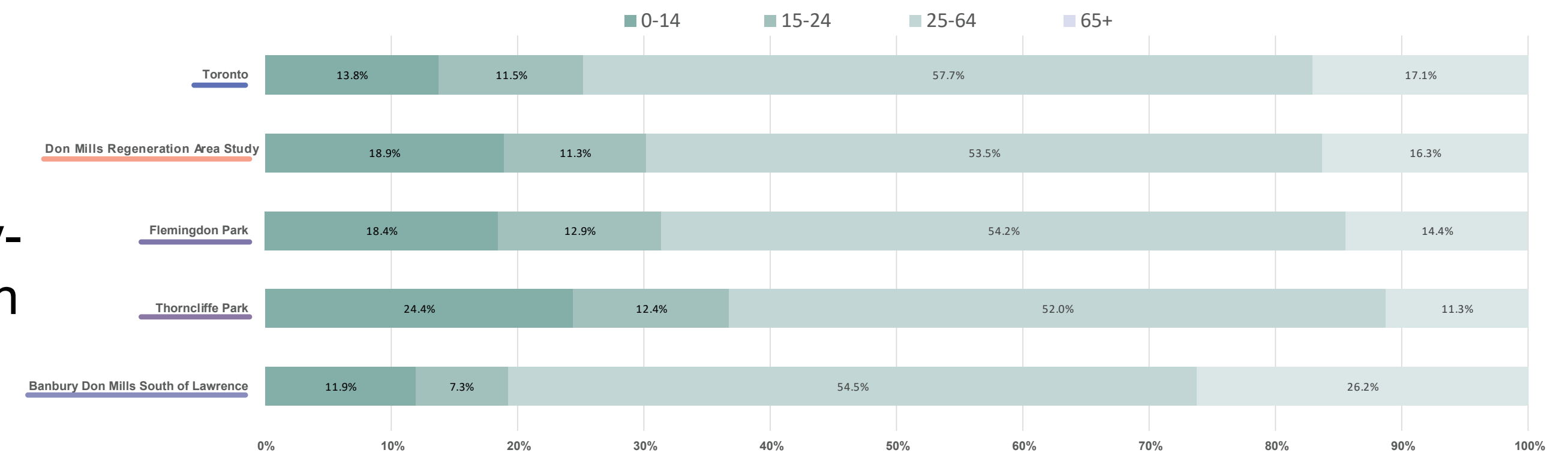


Average Household Income, 2021



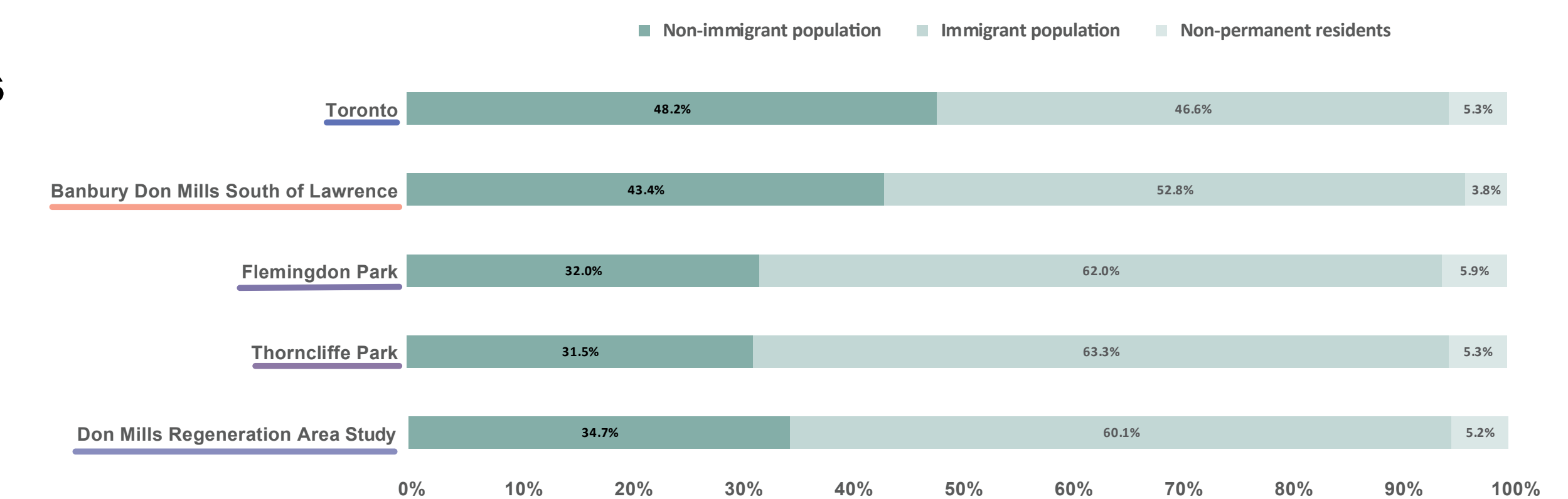
Breakdown of Population

Flemingdon Park and Thorncliffe Park have high concentrations of children and youth, while Banbury-Don Mills has a high concentration of seniors.



Immigration Status

The Study Area has a notably higher proportion of immigrants compared to the rest of Toronto



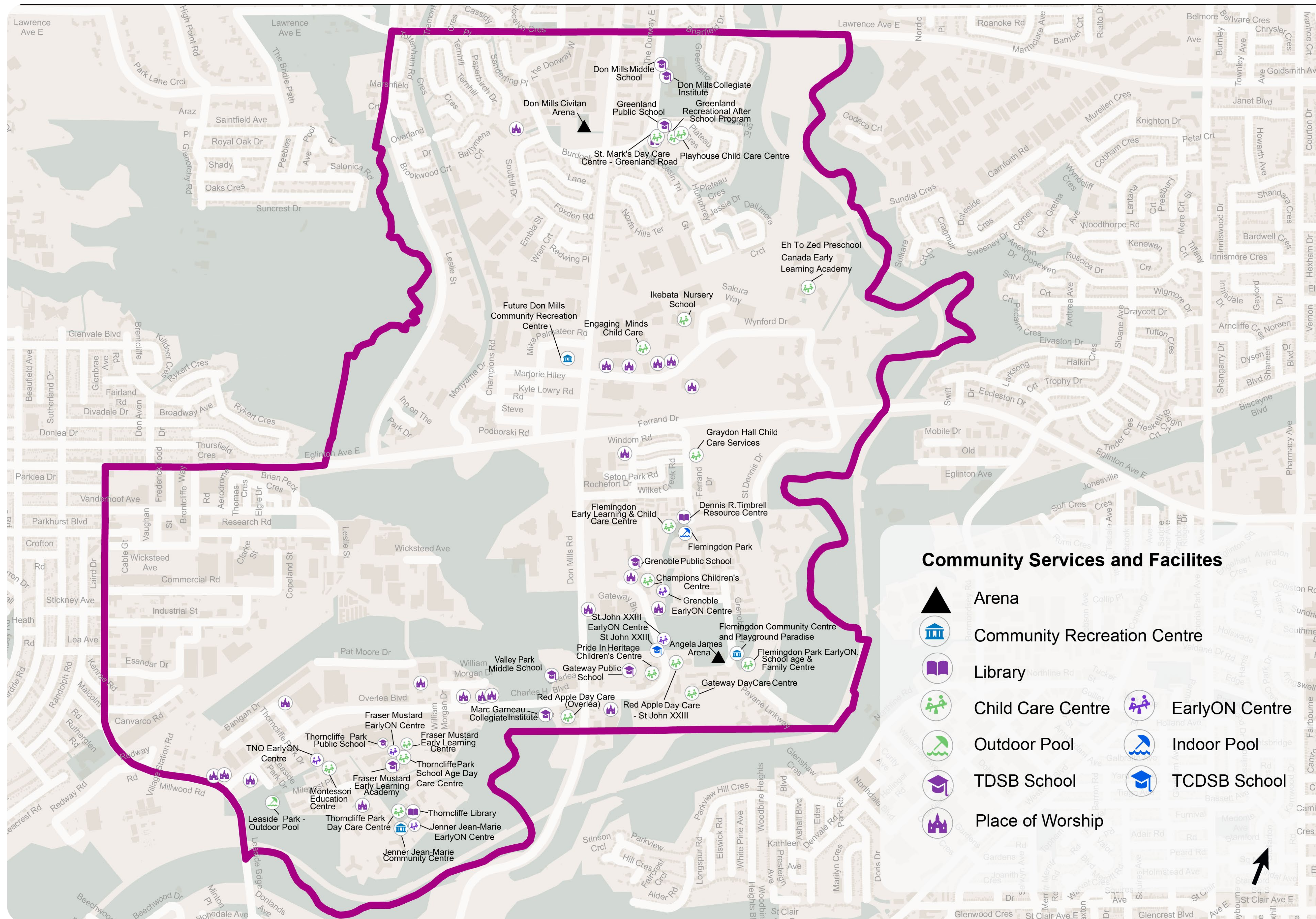
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Existing Services and Facilities in the Area



Tell us more about these services and facilities in your community. How do you use these? What do you need us to know?

Write your answers on a sticky-note and add it to this board or map!



Wynford-Concorde Study

Community Mapping Workshop - Key Findings

Overall Goal

Create a safer, more welcoming environment for pedestrians and people cycling.

Community Priorities

- Easy and safe connections
- More parks and green spaces
- Public gathering places
- Safer and more inclusive mobility
- High-quality design that reflects community needs

A Neighbourhood We Imagine

- Less congestion, comfortable walking and biking experience
- More parks and gathering spaces
- A greener and more vibrant streetscape
- Accessible for all users



Getting Around Safely

- Better transit connections (e.g. LRT access, bus shelters)
- Dedicated bike lanes and expanded pedestrian pathways
- Safer crossings and intersections
- Longer signal times and visible signage
- Traffic calming measures



More Welcoming Streets

- Wider sidewalks, enhanced lighting, and seating
- Greener streets with more street trees and shade
- Improved pedestrian and cyclist experience
- Landscaped buffers between roads and sidewalks
- Consistent boulevard design



Connected Green Network

- Network of parks and quiet, shady pathways
- Accessible and well-connected green routes
- Better and safer connections across key intersections (e.g. bridges, ramps)
- Improved access to the LRT and public transit