

What We Heard

Community and Landowner Feedback

Don Mills Regeneration
Area Study



"The mature trees in the area are an important part of its green character"

"Improve pedestrian and cycling connections to transit, parks and open spaces"

"Encourage more than just high-rise residential development"

"Plans must allow for feasible development concepts"

"New development should maintain access to sunlight and sky views"

"More parks and green open spaces to support incoming population and enhancing the public realm area is needed"

"Support everyday services and a range of employment opportunities that serve local needs and provide jobs"

"Interest in libraries, community services, and schools to create a complete community"

"Wooded ravine areas should be protected"

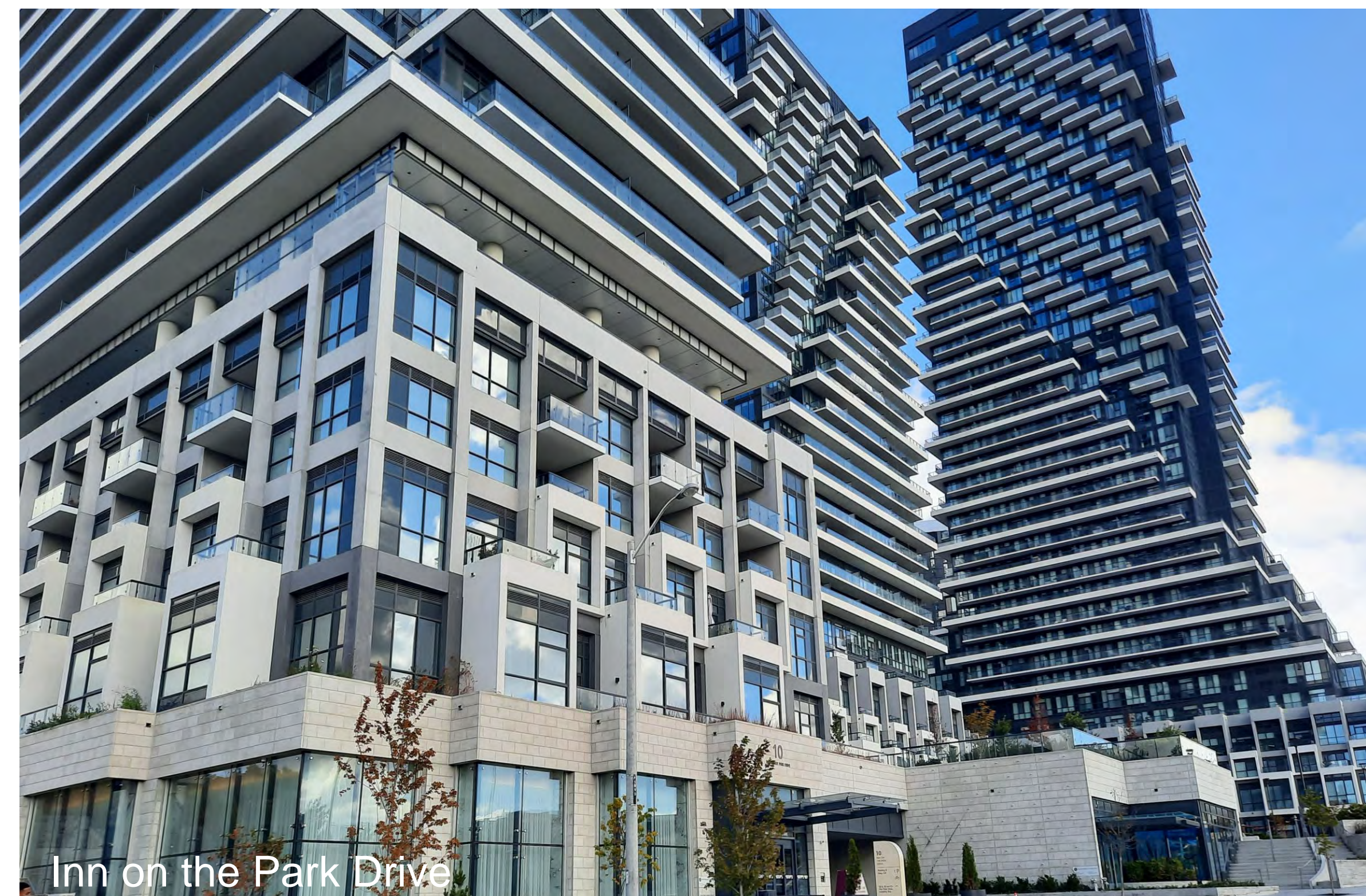
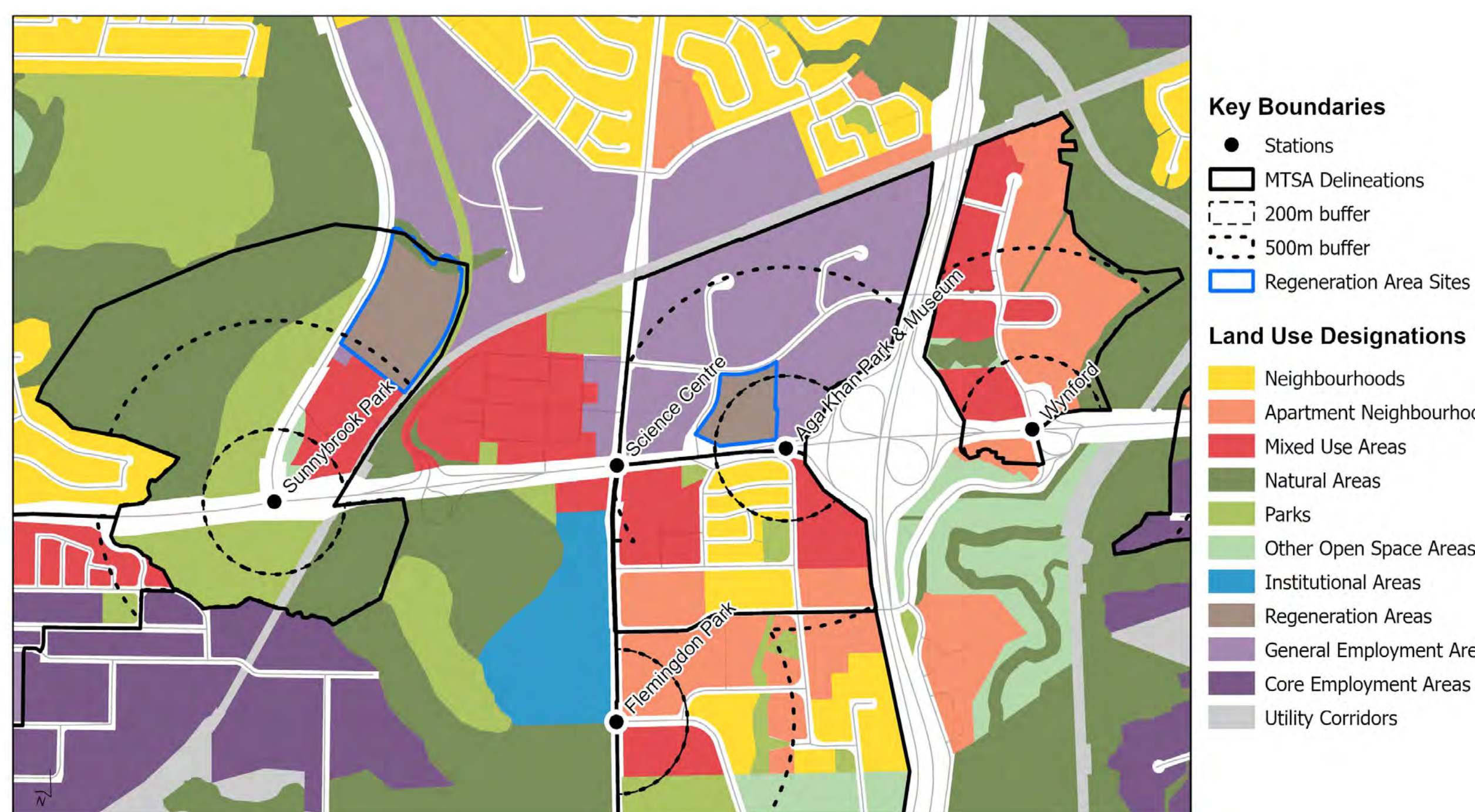
"Concerned about soil contamination and air quality near highways and rail line"

"Consider local area landmarks"

Policy Framework

How the City plans for growth

The City's Official Plan contains a wide range of policies that help determine where and how the city will grow. These policies will guide future development applications on the lands, together with other City standards and guidelines and the site-specific policies developed through this study.



Major Transit Station Areas (MTSAs)

New policies direct growth to MTSAs across the City.

- In *Regeneration Areas*, *Mixed Use Areas* and *Apartment Neighbourhoods*:
 - Within 200m of a station: gross floor area of 8 times the lot area is permitted
 - From 200-500m of a station: gross floor area of 6 times the lot area is permitted
- On large sites near transit stations, building heights of 20-30 storeys are permitted.
 - More height can be considered with a block context plan showing elements like new streets, parks, open spaces, public art and mid-block connections.

Built Form

Policies for the design of new development include:

- Framing adjacent streets, parks and other open spaces.
- Providing appropriate building setbacks and stepbacks.
- Ensuring comfortable sunlight and wind conditions.
- Minimizing impacts of parking on the public realm.
- Transitioning in scale and massing between areas of different building heights and/or intensity of use.
- Setting out requirements for different types of built form, such as mid-rise and tall buildings.

Mobility

Policies support the movement of people and goods through the city by:

- Supporting active transportation and transit use within a well-connected network.
- Prioritizing safe and accessible access to transit.
- Ensuring new and existing streets balance the needs of all users.
- Planning for a well-connected network of streets to maximize access.
- Providing pedestrian and cycling connections to increase permeability.

Policy Framework

How the City plans for growth



The City's Official Plan contains a wide range of policies that help determine where and how the city will grow. These policies will guide future development applications on the lands, together with other City standards and guidelines and the site-specific policies developed through this study.



Stanley Greene Park

Public Realm

Policies provide direction on the planning and design of parks, public spaces, and POPS (Privately Owned Publicly-accessible Spaces), including:

- Supporting the identity and character of the community.
- Planning new parks to be complementary to and connected with existing open spaces which may also support future expansions.
- Planning for a variety of parkland types and sizes to support a full range of users and both active and passive recreation.
- Designing POPS to provide diverse uses in locations that are prominent, highly visible and accessible.
- Ensuring buildings address the public realm by fronting onto and having access to public streets or park edges.



Adjacent residential and industrial uses

Land Use Compatibility

Policies ensuring compatibility between different uses include:

- Requiring appropriate design, buffering and/or separation between sensitive uses (such as residential) and major facilities which have the potential to create negative impacts (e.g. noise, vibration and emissions).
- Requiring a Compatibility/Mitigation Study for applications to introduce a sensitive use near a major facility, where there may be compatibility issues.



Don Mills Community Recreation Centre rendering

Community Services & Facilities

Policies support the appropriate provision of community services and facilities by:

- Promoting adequate and equitable access to community services.
- Encouraging shared use of multi-service facilities.
- Preparing a community services strategy for areas that are inadequately serviced or experiencing major growth.
- Encouraging community service facilities through development.

Land Use

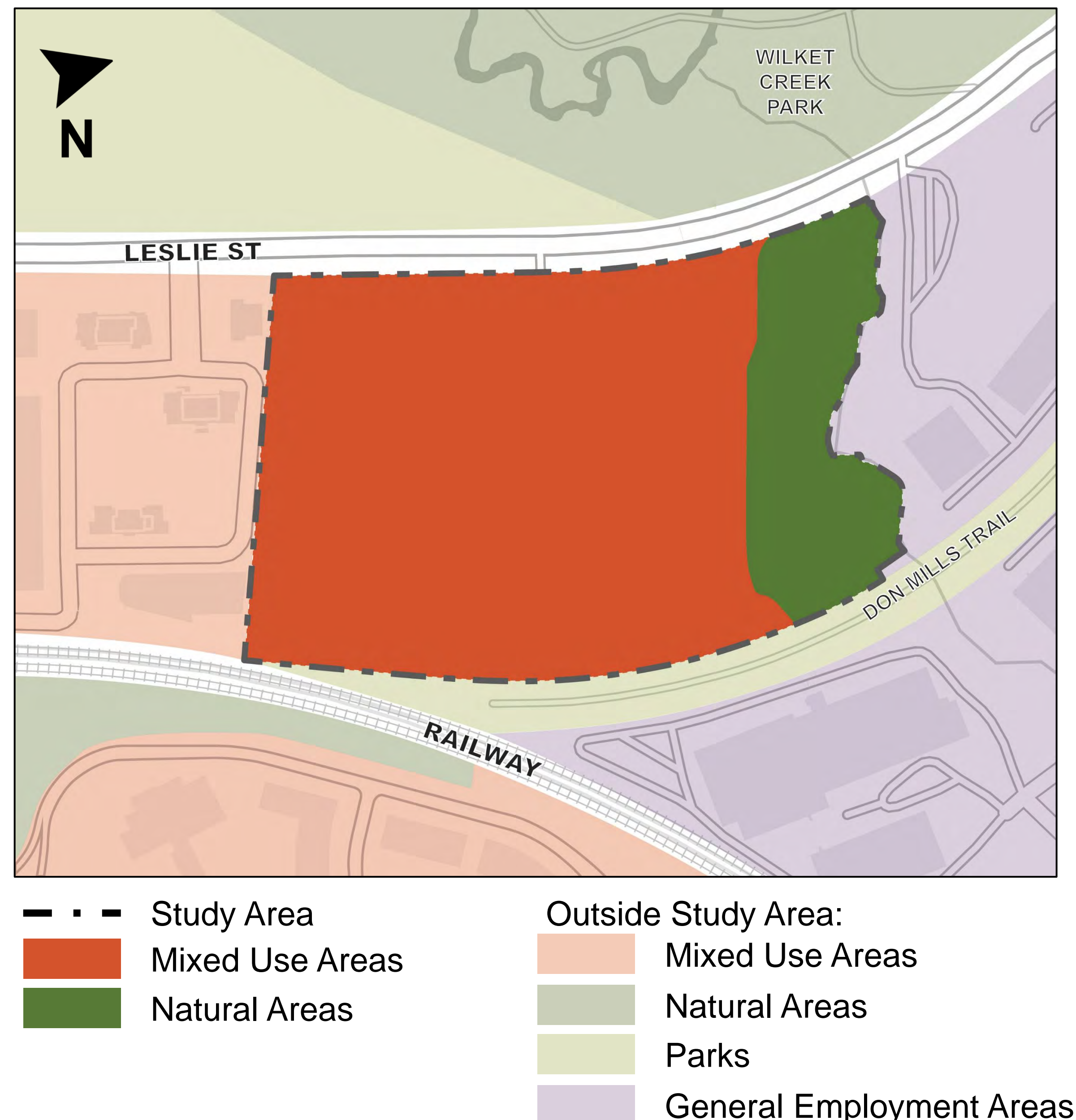
Leslie Site

A vibrant new community that provides opportunities for housing, jobs, shops and services while conserving and enhancing the natural environment.

The site is uniquely positioned between higher-order transit to the south and natural heritage areas to the north. To allow a balanced mix of employment, retail and residential intensification that will take advantage of the upcoming LRT and complement the neighbourhood, a *Mixed Use Areas* designation is proposed for most of the site.

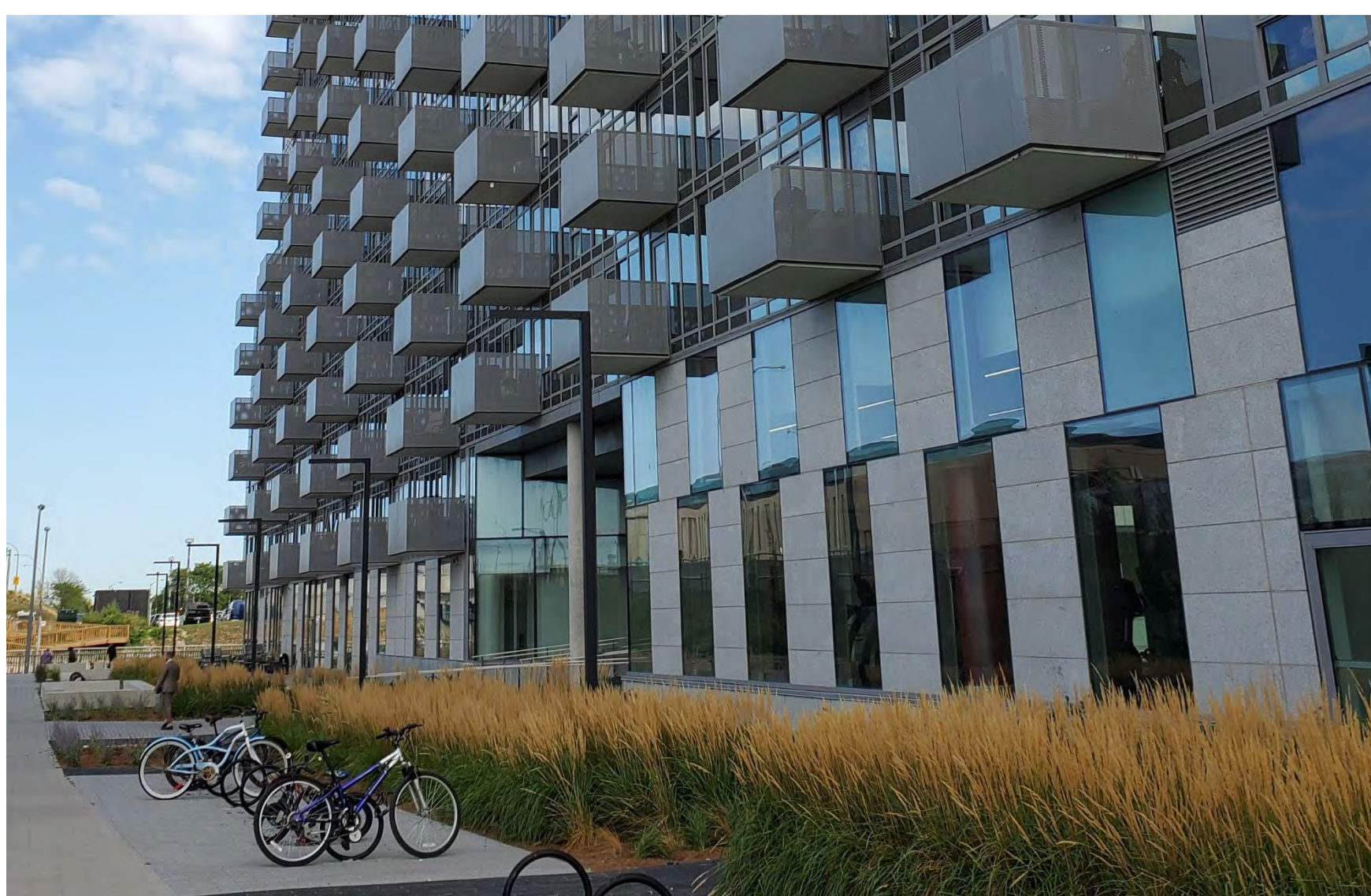
The northern portion of the site is proposed to be designated *Natural Areas* to protect and appropriately buffer the valley, part of the Natural Heritage System.

Future development will be required to follow Official Plan requirements for soil, air quality, and rail safety studies and mitigation measures.



Draft Policy Directions

- Redesignate lands within the Natural Heritage System to *Natural Areas*.
- Redesignate remaining lands to *Mixed Use Areas*, allowing a broad range of commercial, residential and institutional uses, parks and open spaces, and utilities.
 - Limit stand-alone, “big box” stores.
 - Flexibility on location of parks and open spaces within the site.
- Expand the list of permitted employment uses that are compatible with housing to achieve the minimum required amount of non-residential space.
- Provide space for ground floor uses that bring activity to public streets, parks and sidewalks.



Tippet Road Development

Add your comments here

“Protect and enhance natural features and consider health and safety, including soil, air quality, and rail proximity.”

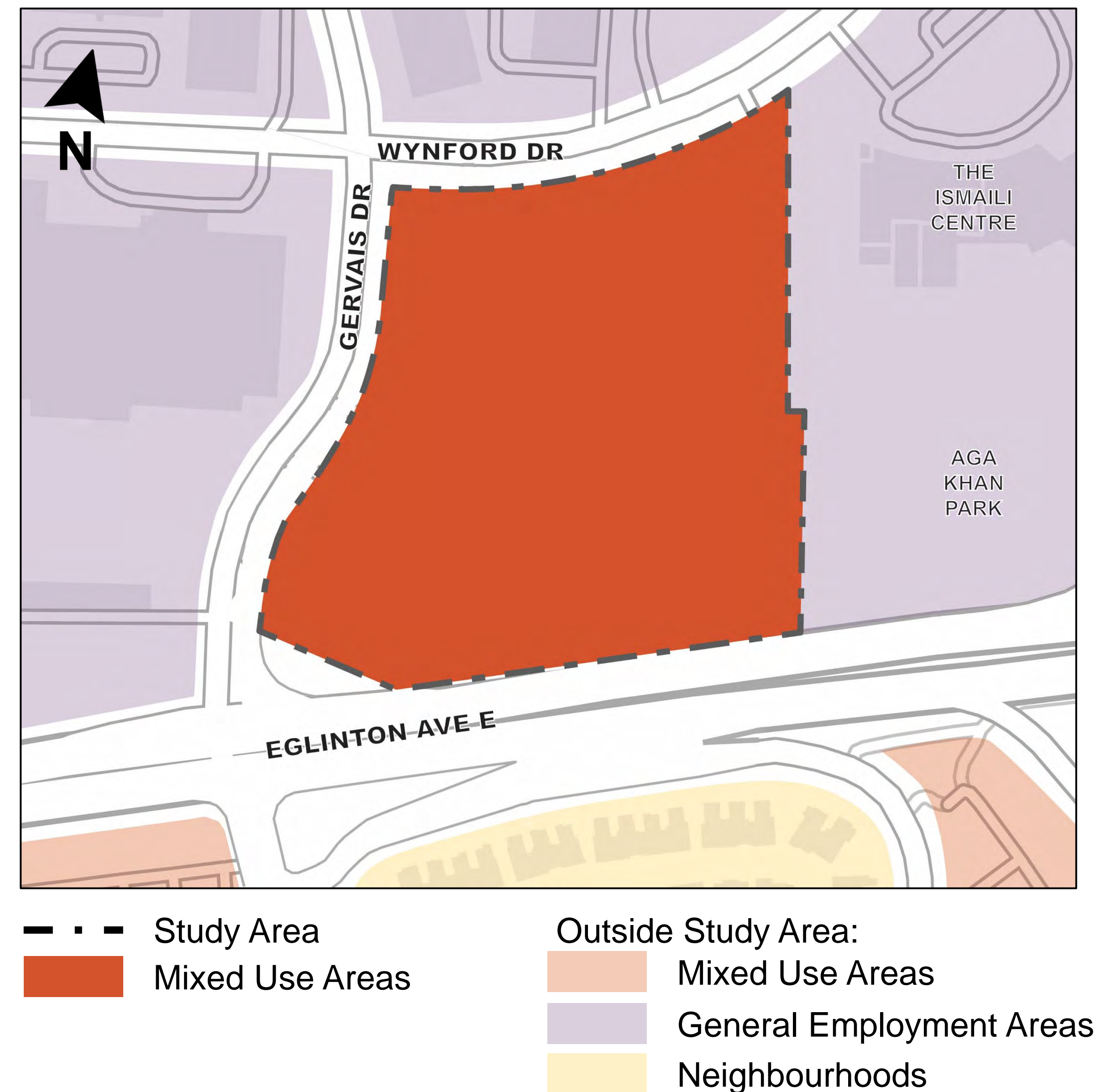
Land Use

Wynford/Gervais Site

A transit-supportive community that provides opportunities for housing, jobs, shops and services.

This site is adjacent to two future transit stops on the Eglinton LRT and Ontario Line, and is near the Don Valley Parkway. The local context includes existing employment and institutional uses and a master planned mixed-use community under construction.

To harness the site's proximity to existing and planned transportation networks and be compatible with surrounding uses, a *Mixed Use Areas* designation is proposed for this site.



Draft Policy Directions

- Redesignate lands to *Mixed Use Areas*, allowing a broad range of commercial, residential and institutional uses, parks and open spaces, and utilities.
 - Limit stand-alone, “big box” stores.
 - Flexibility on location of parks and open spaces within the site.
- Expand the list of permitted employment uses that are compatible with housing to achieve the minimum required amount of non-residential space.
- Provide space for ground floor uses that bring activity to public streets, parks and sidewalks.



Image by Werk Architects, Kobmagergade, Copenhagen

Add your comments here

“Include community-supportive amenities and infrastructure such as shops and services.”

Parks and Public Realm

Don Mills Regeneration Area Study

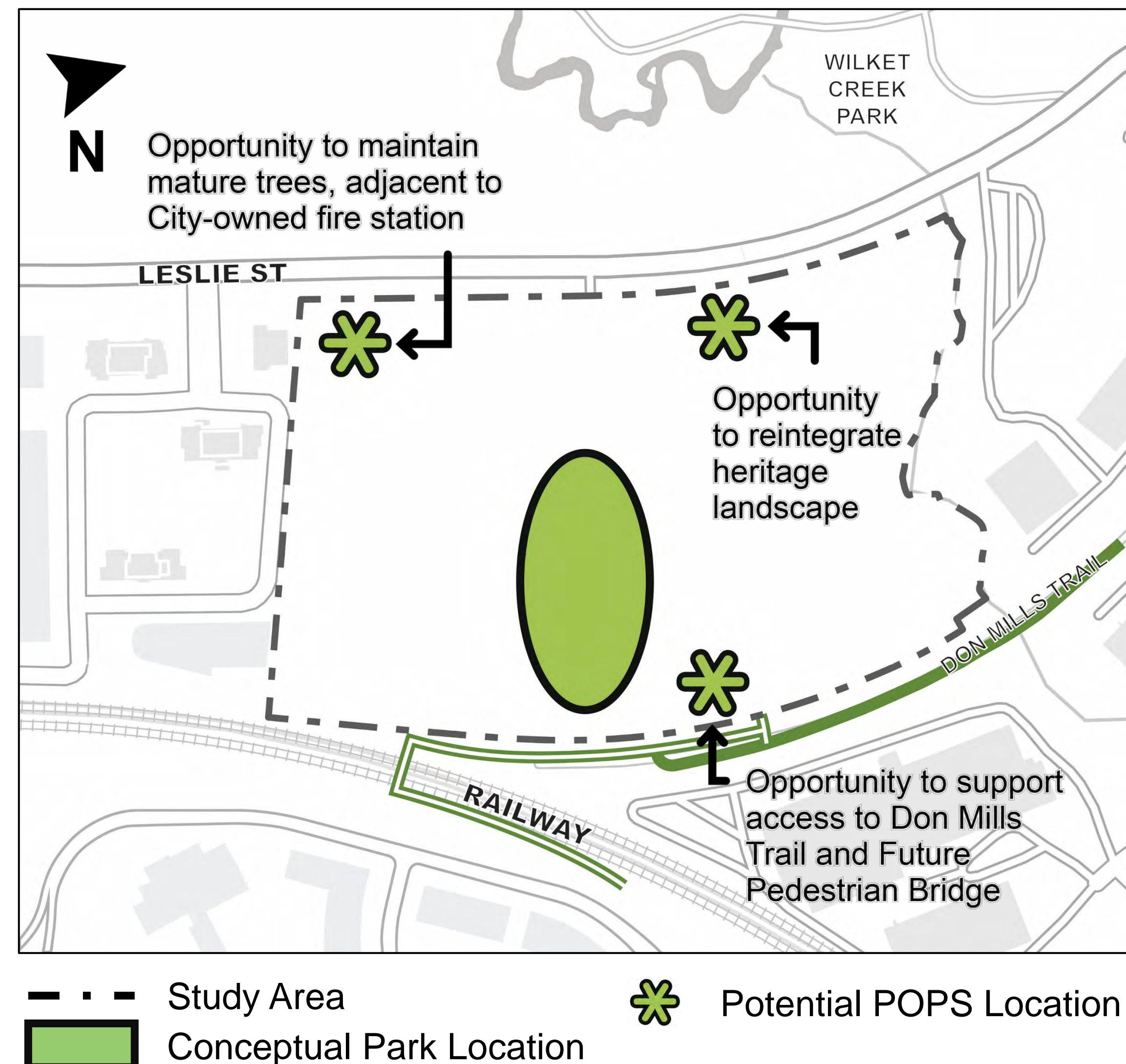
Leslie Site

A welcoming and usable parks and public realm network that supports recreation, connectivity, access to nature, and community gathering.

A single, large public park is recommended near the centre of the site to maximize its connectivity, functionality, and programming opportunities.

POPS (Privately Owned Publicly-accessible Spaces) can further enhance the public realm. Three conceptual POPS locations are identified to:

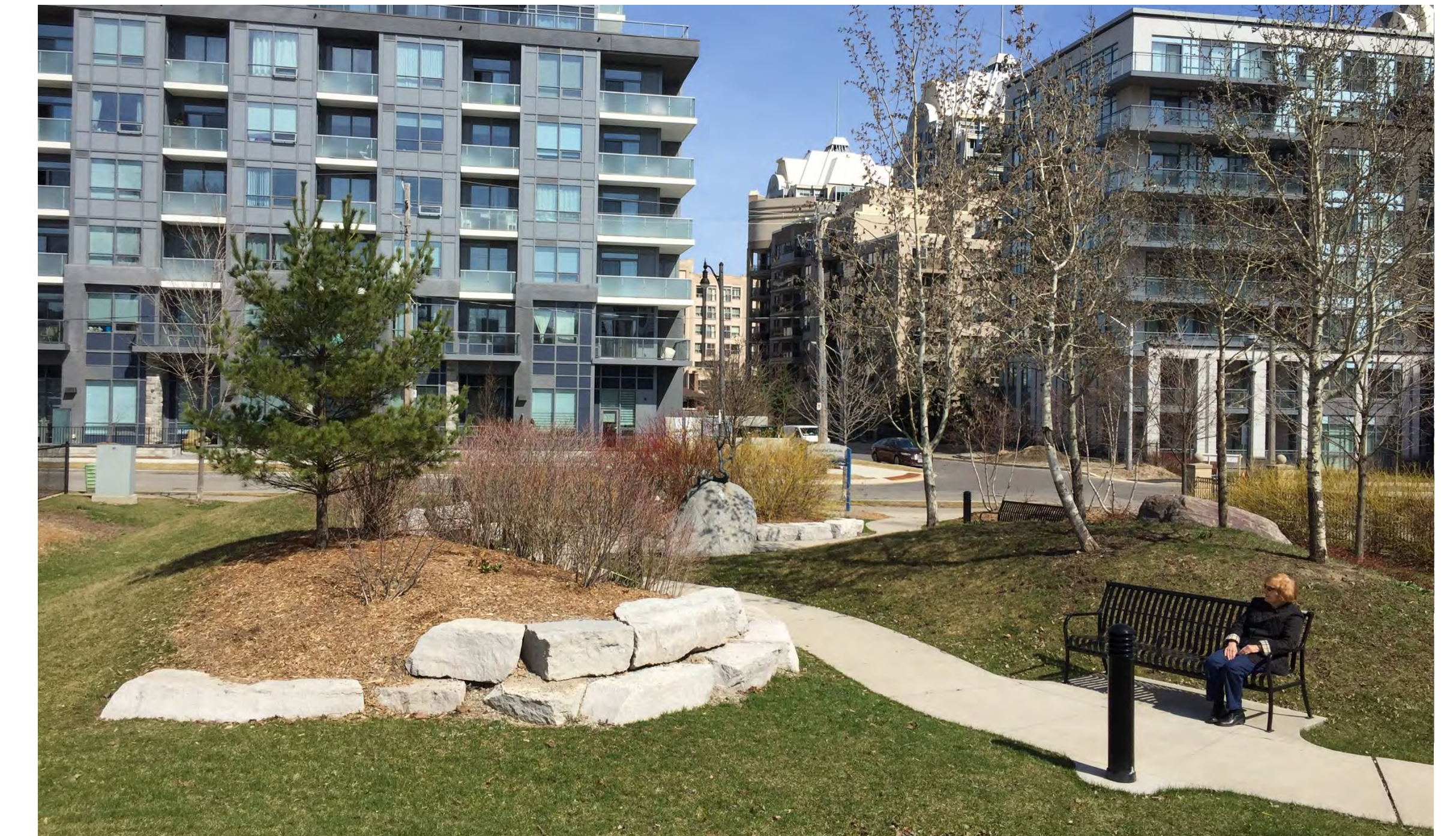
- Preserve mature trees
- Highlight the existing heritage building
- Mark access to the Don Mills Trail and future bridge connection



Draft Policy Directions

- Describe the purpose of potential POPS locations throughout the site.
- Identify general, flexible location of consolidated parkland dedication.

“Protect and keep mature trees, as they contribute to the green character and landscape quality of the area.”



577 Sheppard Avenue, Toronto



Avondale Park, North York

Add your comments here

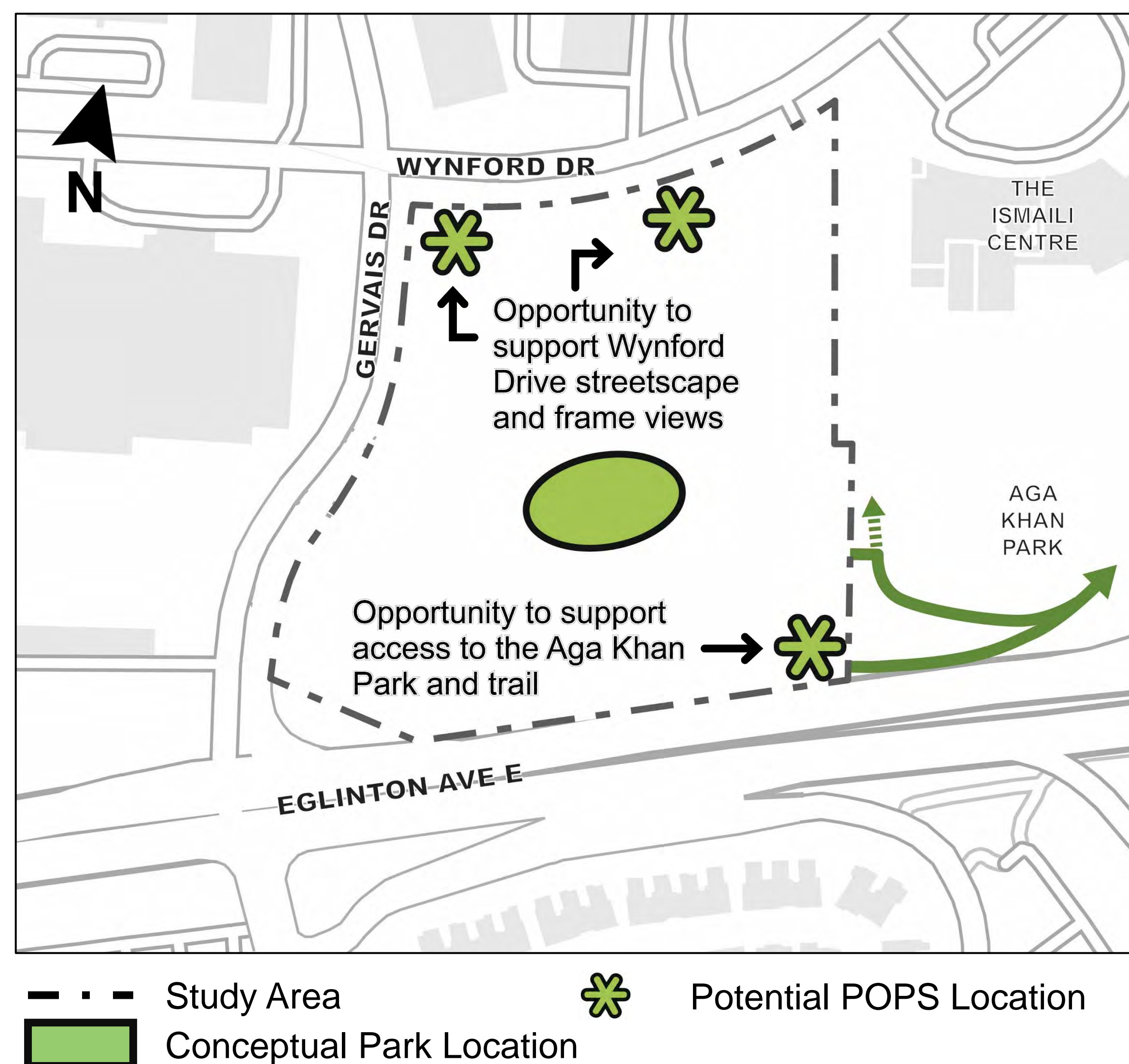
Parks and Public Realm

Wynford/Gervais Site

A central park and public realm plan that balances recreation, heritage and connectivity.

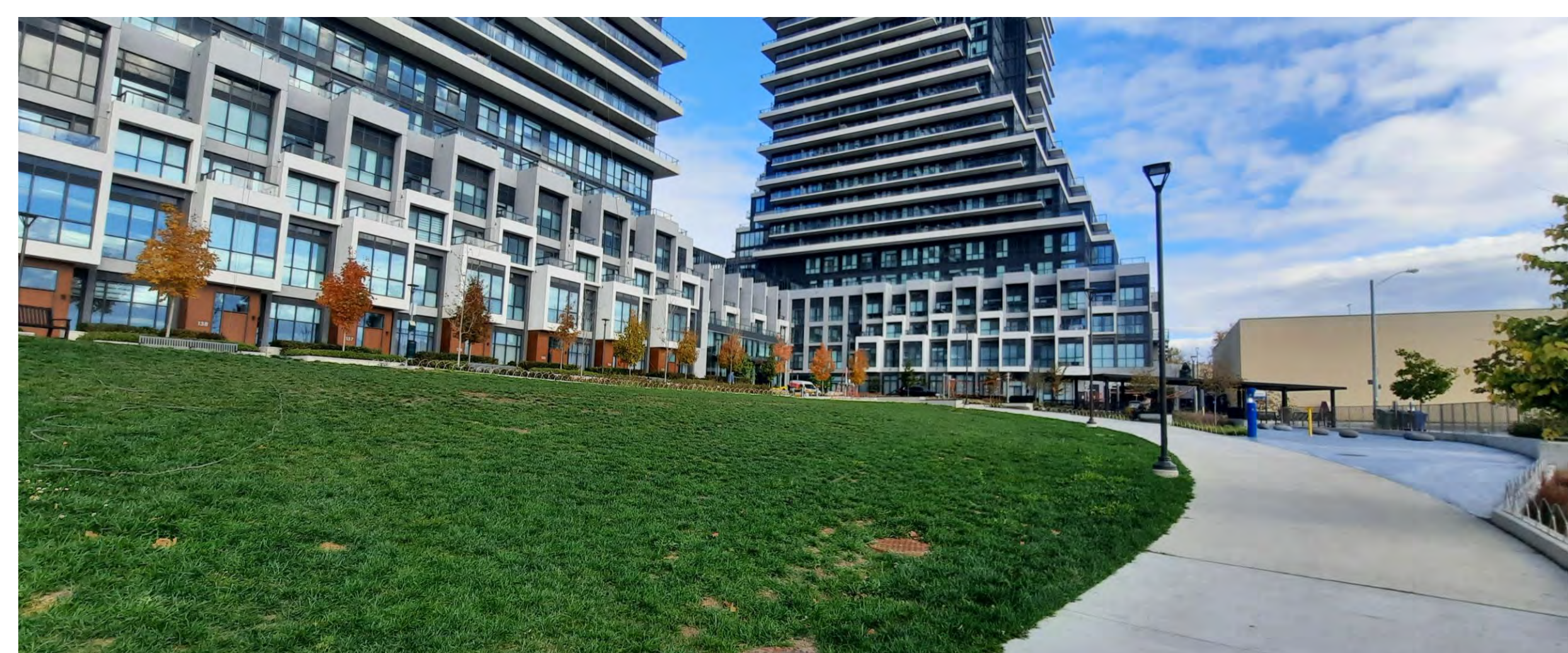
To provide a more useable and cohesive open space, a single, centrally located public park is recommended. Three potential POPS locations have been identified that can frame views towards the Aga Khan Museum, support Wynford Drive streetscaping and provide a potential connection to the Aga Khan Trail.

The Wynford–Concorde Focused Area Study will provide policy direction to guide high-quality, green, and people-oriented streetscapes along Wynford Drive and Gervais Drive. Policies will work together to ensure that streets complement the park and public realm, improving the pedestrian experience and connectivity to surrounding areas.



Draft Policy Directions

- Plan for connection(s) to Aga Khan Trail and related open space.
- Describe the purpose of potential POPS locations throughout the site.
- Identify the general, flexible location of consolidated parkland dedication.
- Discourage park frontage along Eglinton.



Don Leslie Park



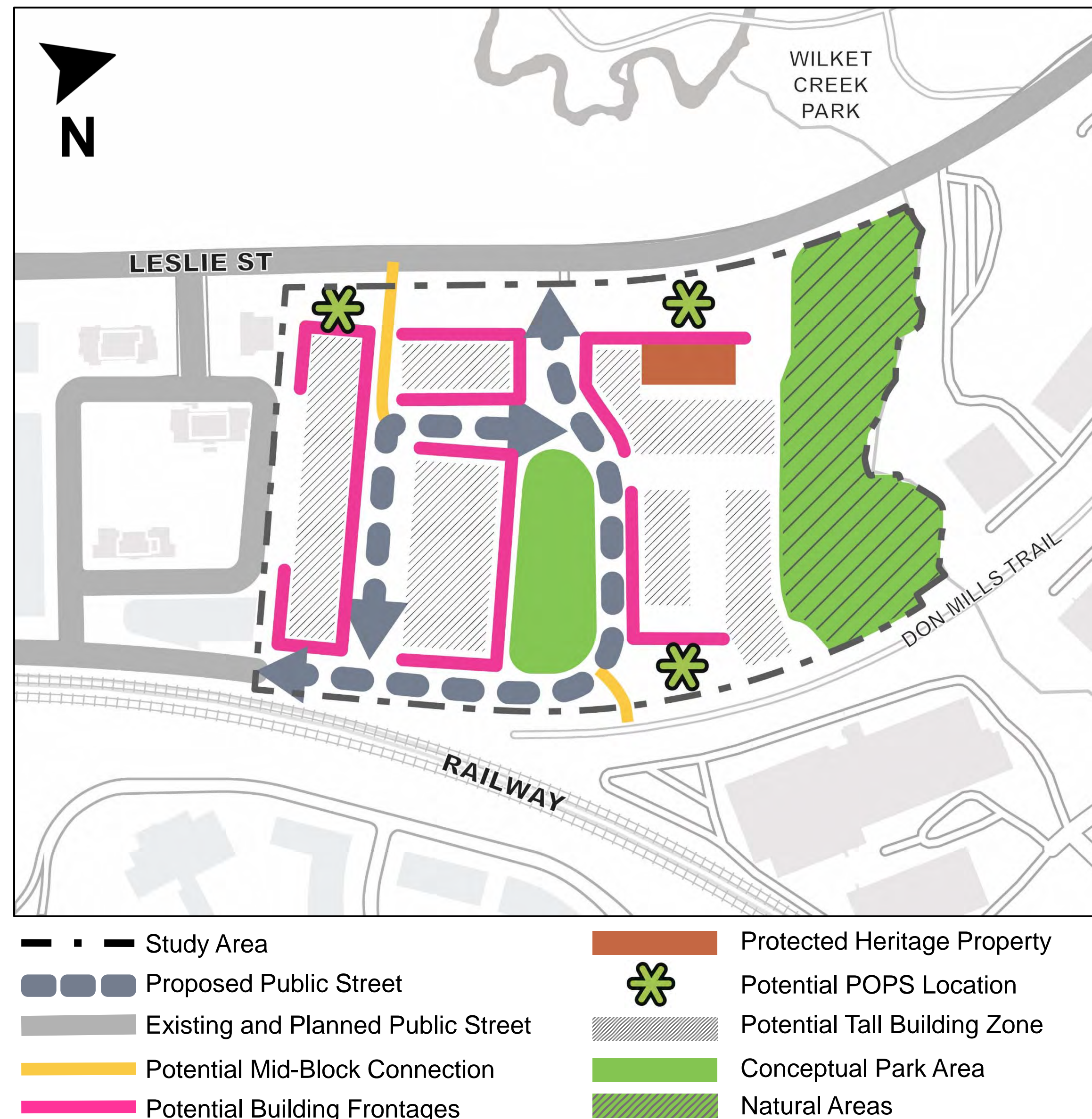
Image by Concord CityPlace, Canoe Landing Park

Add your comments here

“Create useable open spaces and active connections to integrate cultural landmarks into the surrounding public space network.”

Built Form

Leslie Site



New buildings are located to support a connected public realm, with heights transitioning down toward natural areas and as they transition farther from higher order transit stations.

This diagram illustrates one possible scenario in which new buildings could be located to gain access from proposed new streets, defining the edges of the park, open spaces, and natural areas.

- To provide breaks in the massing and a friendlier pedestrian experience, base buildings are proposed to be up to 6 storeys.
- Building setbacks, step-backs and orientation are proposed to be designed to minimize shadow and wind impacts while maximizing sky views.
- Smooth transition from the transit station to the natural heritage area can be achieved through a decrease in tower heights moving from south to north.
- Development should conserve the built heritage resource on the site.

“ Development should fit within its surrounding character, and minimize shadowing on parks and green spaces. ”

Draft Policy Directions

- Building heights and density should generally transition down from Sunnybrook Park Station.
- Encouraging a mix of built form character and massing, including:
 - **Mid-rise** (generally 5-14 storeys)
 - **Tall buildings** (generally 15+ storeys)
- Development will require additional consideration and design solutions to conserve the heritage resource.



Allenbury Gardens, Toronto

Add your comments here

Built Form

Wynford/Gervais Site

A high-density mixed-use form anchored by its location across from the future transit station, stepping down toward adjacent open spaces and cultural landmarks.

This diagram illustrates one possible scenario for achieving the densities permitted in Major Transit Station Areas and fitting in with the emerging Don Mills Crossing Secondary Plan context.

- To provide appropriate transition, taller towers are proposed closest to the future transit station, and the buildings decrease in height towards Wynford Drive, the Ismaili Centre and the northern edges of the site.
- Streetwalls up to 6 storeys are proposed to be designed to frame streets and parks while offering pedestrian comfort.
- Building setbacks, step-backs and orientation are proposed to be designed to minimize shadow and wind impacts while maximizing key views.
- Policies from the Wynford-Concorde Study will provide additional direction to support the vision for the public realm, streetscape, culture and public art, complementing future development of the site.
- Development should conserve the built heritage resource on the site.

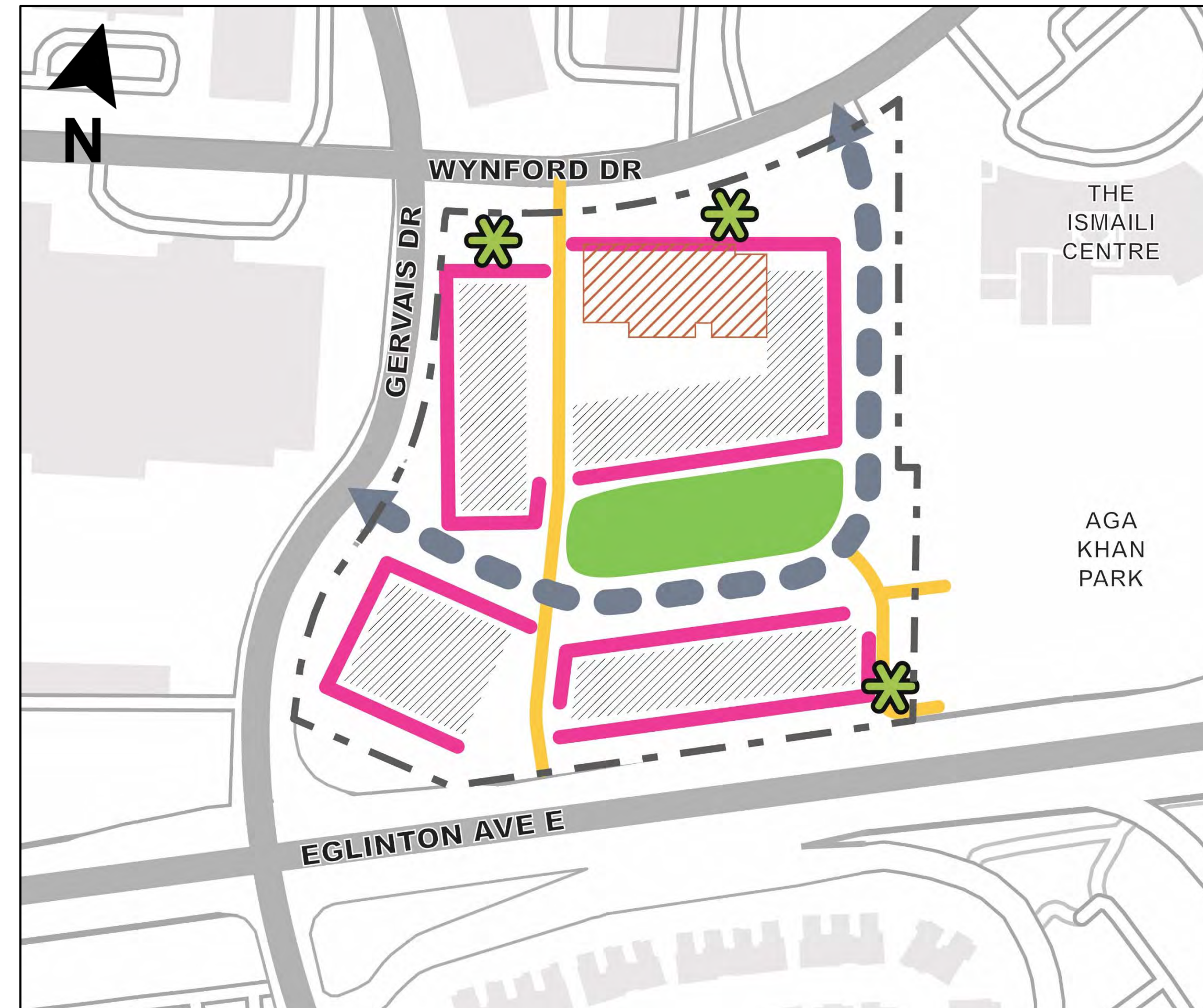


Image by Hullmark, Hulmark Centre, North York

Draft Policy Directions

- Building heights and density should generally transition down from the Aga Khan Park & Museum Station.
- Encouraging a mix of built form character and massing, including:
 - Mid-rise** (generally 5-14 storeys)
 - Tall buildings** (generally 15+ storeys)
- Development will require additional consideration and design solutions to conserve the heritage resource.

“ The development should minimize shadows on parks and open spaces, and preserve key views to Aga Khan Museum. ”

Add your comments here

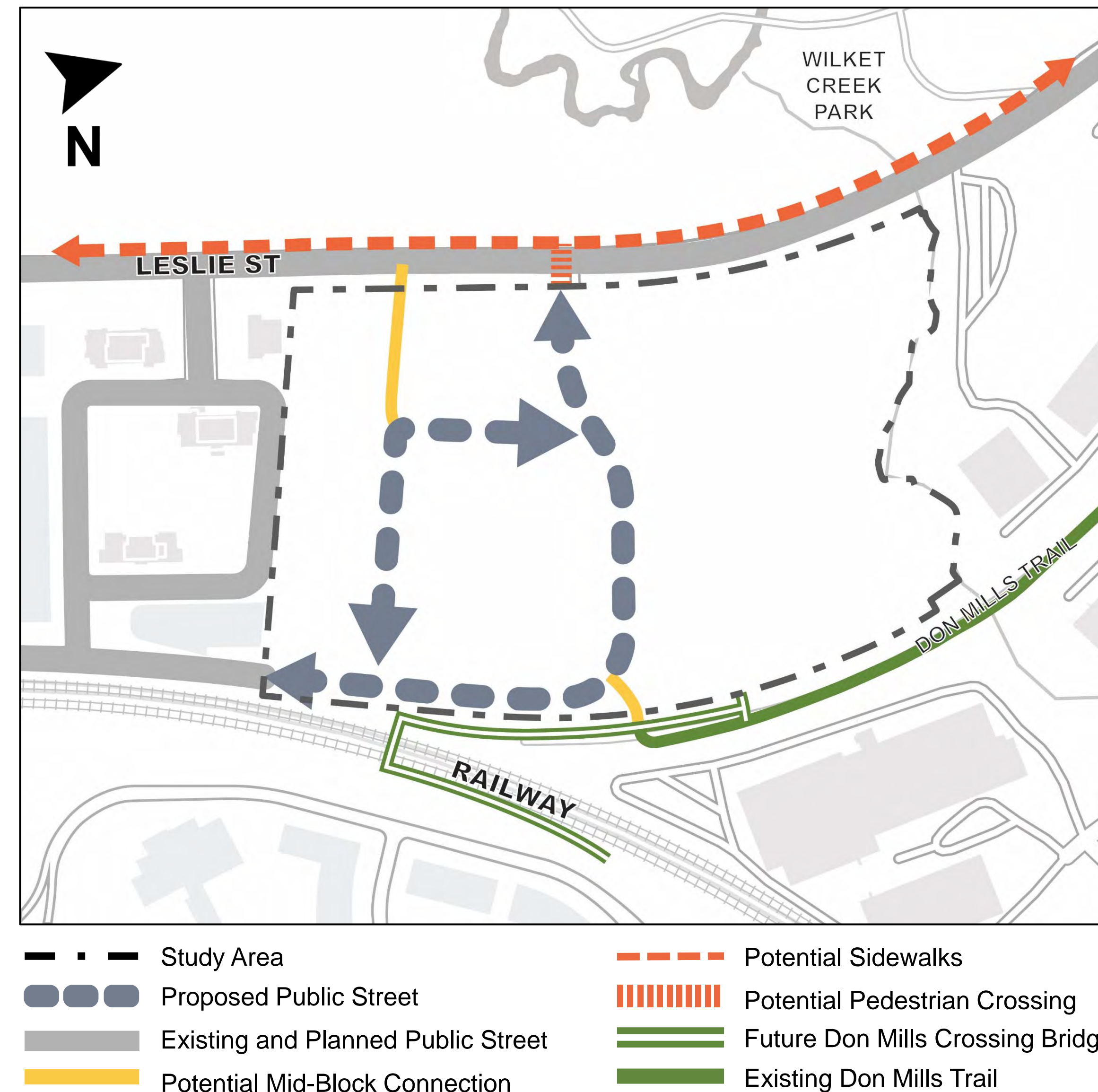
Mobility

Leslie Site

A coordinated mobility network designed to support movement within the site and enhance connections to surrounding areas.

To enhance the existing mobility network, new streets, mid-block connections, and trail connections are proposed. This network would connect Leslie Street to the Don Mills Trail, a future bridge, and Eglinton Avenue East via a future street to the south. New public streets create smaller blocks for development while providing important access to new buildings.

The plan guides development on the site by integrating with the broader community through identifying strategic linkages while providing a framework that allows flexibility to accommodate future development.



Draft Policy Directions

- Plan for connections to Don Mills Trail, including through to Leslie Street.
- New public street connecting Leslie to future north-south street from Eglinton along the rail line.
- Enhance connectivity for pedestrians and cyclists to and through the site.

“Improve access to Sunnybrook LRT station, ensuring accessible design for people of all ages and abilities.”



Don Mills Trail

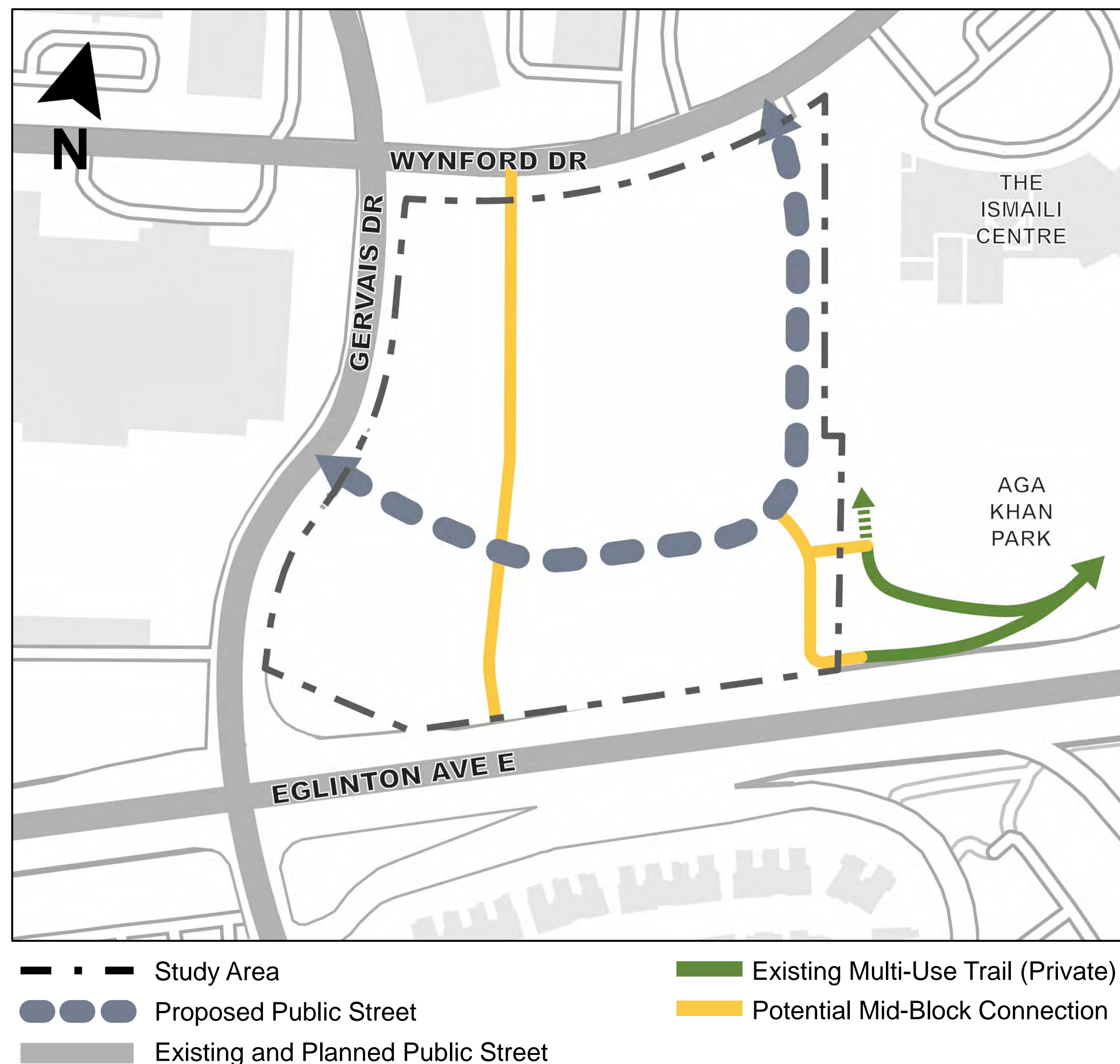
Add your comments here

Mobility

Wynford/Gervais Site



A coordinated mobility network designed to support movement within the site and enhance connections to the surrounding areas.



Draft Policy Directions

- Need for a public street connecting Wynford Drive and Gervais Drive.
- Enhance connectivity for pedestrians and cyclists.

“Design safe and accessible crossings to support connectivity to surrounding destinations and transit stations.”

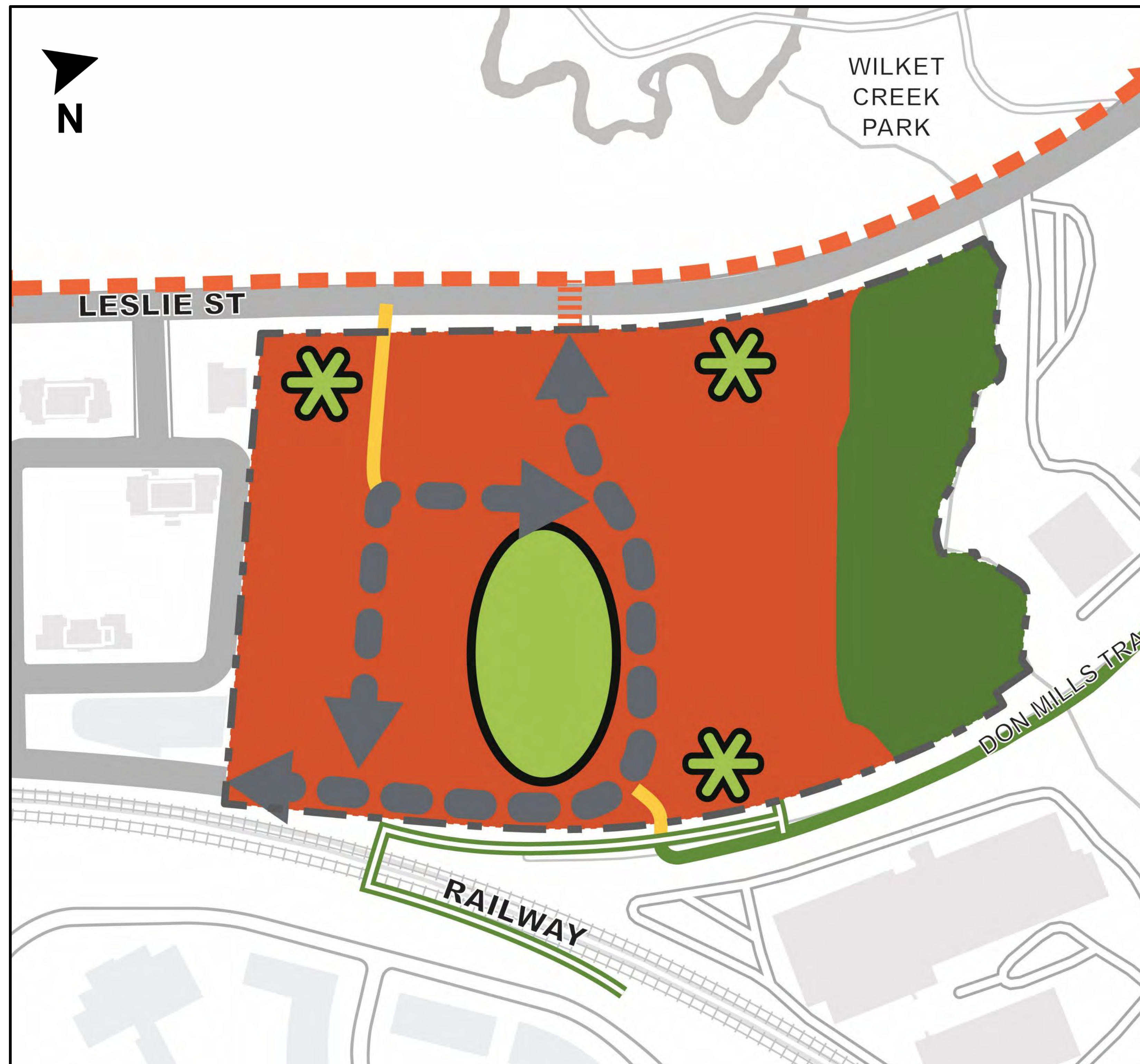
Add your comments here

The mobility framework supports safe and convenient movement for pedestrians, cyclists, transit riders and motorists, while enhancing connectivity to the surrounding area. To integrate the site into the broader area, support access to Wynford Drive, Eglinton Avenue East, and the nearby Aga Khan Trail, a potential public street and pedestrian/cycling connections are proposed.

The Wynford-Concorde Focused Area Study will provide policy direction to ensure transit access is prioritized and well-integrated with local circulation. The approach focuses on a connected, accessible, and well-functioning network that supports current and future community needs.

Emerging Approach

Leslie Site



- Study Area
- Mixed Use Areas
- Natural Areas
- Conceptual Park Area
- * Potential POPS Location
- Proposed Public Street
- Existing and Planned Public Street
- Potential Sidewalks
- Potential Pedestrian Crossing
- Don Mills Crossing Bridge
- Existing Don Mills Trail
- Potential Mid-Block Connection

Key Takeaways

- The emerging approach supports a mix of uses, including housing, jobs, and local services, while respecting surrounding natural features and neighbourhood context.
- Development potential is considered relative to the site's location within a Major Transit Station Area.
- Building heights are intended to transition from taller near the Sunnybrook LRT stop, to lower toward the north, the natural heritage area and adjacent open spaces, helping to protect views and sunlight.
- Streetwalls up to 6 storeys are proposed to frame streets and parks, creating a human-scale public realm.
- The plan prioritizes safe, accessible, and convenient movement for pedestrians, cyclists, and vehicles through key connections and linkages between Leslie Street, Don Mills Trail, Don Mills Crossing Community and Wilket Creek Park.
- Open space and natural features, including ravines and mature trees, are protected and enhanced.

Add your comments here

Emerging Approach

Wynford/Gervais Site



- - - Study Area
- Mixed Use Areas
- Conceptual Park Area
- * Potential POPS Location
- - - Proposed Public Street
- - - Existing and Planned Public Street
- - - Existing Multi-Use Trail (Private)
- - - Potential Mid-Block Connection

Key Takeaways

- The emerging approach proposes a vibrant mix of residential, commercial, and community-supportive uses near the future transit station and surrounding context.
- Development aligns with permitted densities in the Major Transit Station Area and the adjacent Don Mills Crossing Secondary Plan context.
- Taller buildings are proposed to be located closest to the future transit station, stepping down toward the Ismaili Centre and away from the station.
- Streetwalls up to 6 storeys are proposed to frame streets and parks, helping define the public realm and maintain a human scale.
- The plan integrates safe pedestrian and cycling connections, linking the site to surrounding streets, destinations, and the Aga Khan Trail.
- Open space is centrally located, with potential for POPS (Privately Owned Publicly-accessible Spaces) near key views and trail connections.
- The Wynford-Concorde Study will provide direction on building setbacks to enhance pedestrian zones, preserve mature trees, maintain the landscape character, prioritize transit access, and create high-quality, green and people-oriented streetscapes along Wynford Drive and Gervais Drive.

Add your comments here

Community Services & Facilities / Employment Uses

Don Mills Regeneration
Area Study



Ensure appropriate access to a range of community services and facilities (CSF) for the existing and emerging communities.

- The City is studying community services and facilities in the area to identify specific gaps, needs and priorities for facilities.
- New Community Recreation Centre (CRC), ice arena and 1-hectare park planned at Don Mills and Eglinton.
- The Official Plan encourages the shared use of community facilities, including schools and City-owned spaces.



Toronto Public Library, Don Mills Branch



Parkway Place

Achieving complete, mixed use communities with easy access to good jobs, services and facilities.

- In-force Site and Area Specific Policies (SASPs) identify minimum requirements for employment uses.
- The Official Plan further supports the development of complete communities, with jobs, shopping, recreation and other uses within walking distance.
- Economic analysis is underway to better understand what mix of non-residential uses best fit within these emerging communities.

Draft Policy Directions

- Identify priorities for CSF, building on the Don Mills Crossing Secondary Plan:
 - May include additional childcare facilities, community agency space, new or expanded schools etc.
- Additional guidance on building type, location and/or design, as appropriate.

Draft Policy Directions

- Require a minimum amount of space to accommodate a variety of non-residential uses.
- Ensure that development is phased so that non-residential space is being built before, or at the same time as, new residential development.
- Based on outcomes of study, consider updates to the mix and range of non-residential uses permitted in this area.

Add your comments here

Environment / Housing

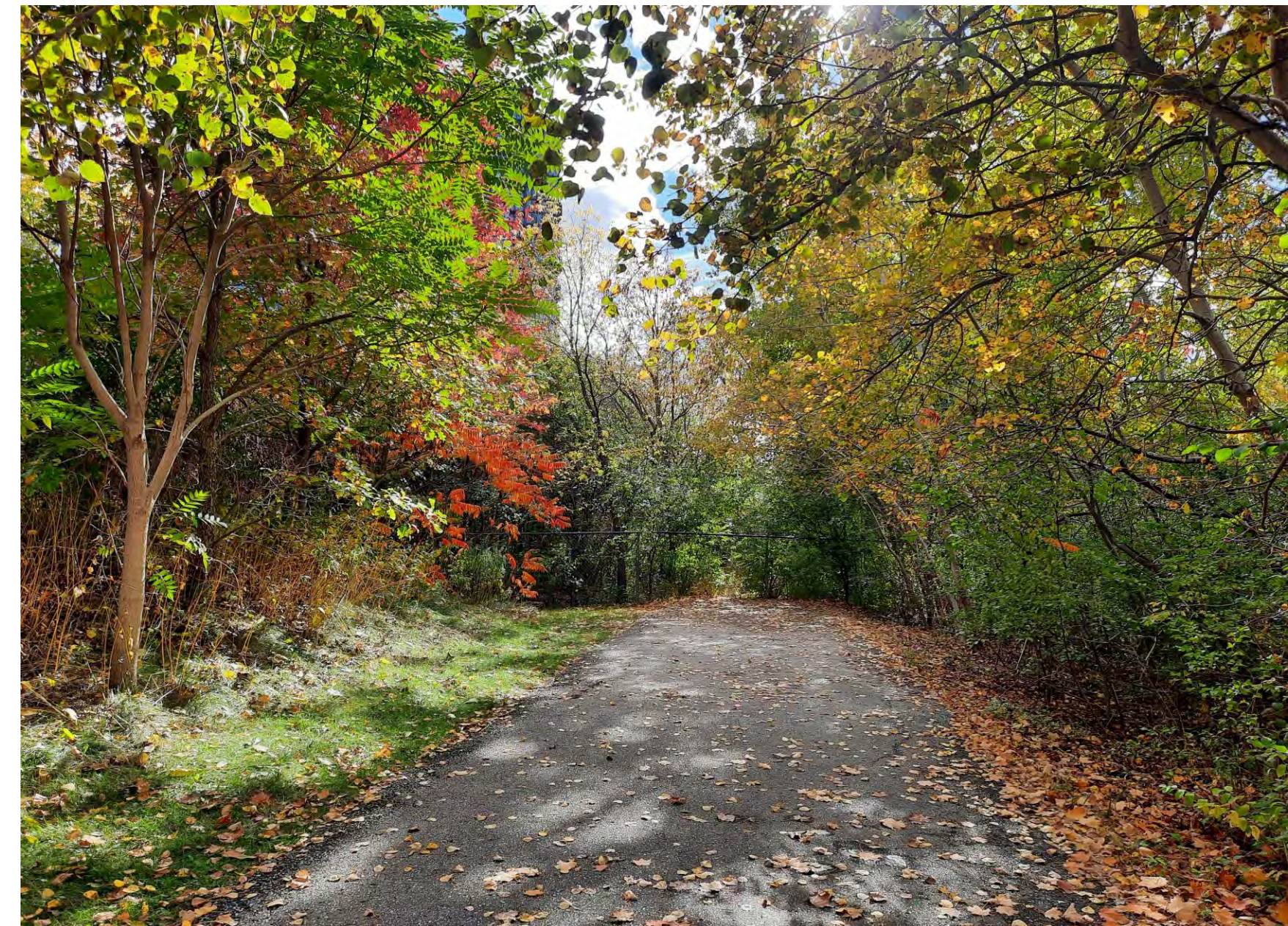


Build a strong and sustainable community that prioritizes the protection and enhancement of the City's natural environment and urban tree canopy.

- The Official Plan includes policies to protect and enhance the Natural Heritage System.
- On October 2, 2019 City Council voted to declare a climate emergency and to accelerate efforts to achieve net zero greenhouse gas emissions by 2040 through TransformTO.

Draft Policy Directions

- Identify environmental study requirements for future development applications adjacent to the Natural Heritage System.
- Build on Official Plan policies to support climate change mitigation/adaptation.



Don Mills Trail



POPS at 5435 Yonge Street

Ensure the development of a range and mix of housing options, including affordable housing.

- The Site and Area Specific Policies (SASPs) that apply to the study area either encourage or require the inclusion of affordable housing in new development to ensure these new communities are inclusive by meeting a range of housing needs.
- The Official Plan recognizes the importance of a mix and range of housing options to meet diverse needs.
- The City's Growing Up Guidelines support the provision of family-size units in residential development.

Draft Policy Directions

- Policies to address affordable housing provision.
- Requirement for a significant portion of family-sized residential units (e.g. 2+ bedrooms).

Add your comments here



City of Toronto Growing Up Guidelines

Add your comments here

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

Phase 3 (Fall/Winter 2025)

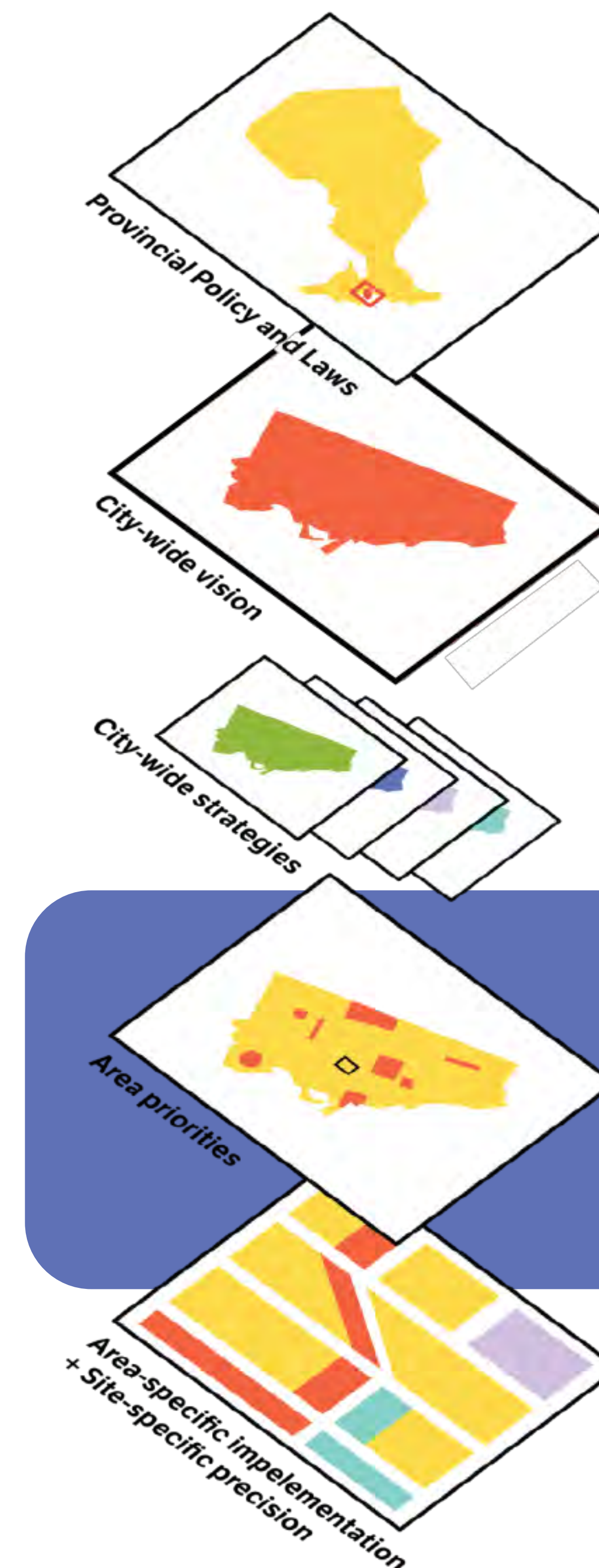
- **Share concepts with the public and landowners for feedback**
- Further technical review
- Develop recommended strategy
- Finalize study documents and summary report

WE ARE HERE

Phase 4 (Spring 2026)

- Draft area-specific policies
- Share draft policies with the public
- 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