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## Consultation Summary

# Don Mills Regeneration Area Study

Public Meeting #2 – December 2, 2025

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## Overview

On Tuesday, December 2, 2025, City Planning staff hosted an Open House at the Japanese Canadian Cultural Centre, Kobayashi Hall from 6:00 to 8:00 p.m. The purpose of the meeting was to present the emerging framework and draft policy directions for the Don Mills Regeneration Area Study to the public for review and feedback, alongside proposed policies from the Wynford-Concorde Focused Area Study. The format of the meeting was an Open House with presentation boards on the draft proposed policy directions. A presentation was available upon request.

This event was promoted by email to area residents and resident's groups, the ward Councillor, as well as through targeted social media posts and the [study website](#).

Over 50 attendees participated in the meeting. There was a mix of those who had attended the previous Don Mills Regeneration Area Study public meeting, and those participating for the first time.

## Engagement Summary

This summary is not intended to provide a verbatim transcript of the Open House but instead provides a summary of feedback received during the meeting that are relevant to the study area and scope of the study in the form of key themes.

### Safe, Comfortable, and Accessible Connections

The majority of participant feedback related to connections. Overall, participants expressed an interest in introducing north-south connections to Eglinton Avenue, enhancing east-west connections on Eglinton Avenue through bike lanes, and improving safety and comfort on existing connections through streetscaping and lighting on both sidewalks and trails. Participants supported connectivity improvements such as mid-block connections and the continuation of the Don Mills Trail. Participants raised questions about additional congestion with future development in the area.

## **Welcoming Built Form and Public Spaces**

Overall, participants supported the current planning direction and welcomed the concept of stepping down building heights away from the stations. Participants supported a diverse range of building types and character, including mid-rise built forms. There was interest in seeing retail incorporated, whether as fine-grained retail at street level or big-box stores. Participants emphasized the importance of improving existing built form conditions to create welcoming public spaces with a strong sense of place and community such as a street wall that responds to the existing context, streetscaping, and lighting. Some participants also noted that the draft policy directions regarding built form and height transition would only be effective if consistently implemented.

## **Parks and Open Space**

Participants were highly supportive of high-quality playgrounds and well-designed open spaces that foster community gathering and enjoyment. There was also interest in extending the Don Mills Trail and creating a clear connection to the Wilket Creek Park.

## **Community Services and Social Infrastructure**

A large portion of participant feedback related to Community Services and Social Infrastructure. Participants expressed an appreciation for existing community facilities in the area, such as the Don Mills Library and excitement for new facilities, such as the Don Mills Recreation Centre. They also shared an urgent need for comprehensive community services and social infrastructure in the area, particularly as it relates to school capacity. Recreation facilities, schools, and local shops were highlighted as essential to creating a vibrant, supportive community. There was particular interest in restaurants and other goods and services that meet day-to-day needs, along with strong support for new schools.

## **Supporting Employment Opportunities**

A few participants highlighted the importance of preserving office space and creating opportunities for local employment. Larger retail uses were also highlighted for their potential to provide jobs, goods and services to support the community.

## **Providing More Housing Options**

Participants expressed support for rental housing and affordable options, with particular interest in the inclusion of rent-controlled units.

## Recognition of Local Landmarks and Cultural Heritage

Participants offered a range of views on the building identified as having heritage potential, with some supporting its preservation and others questioning its heritage significance.

## What Happens with the Feedback

The feedback collected at the September 11, 2025 and December 2, 2025 meeting will be reviewed and considered as staff develop draft policies for the Study Area, in consultation with partner divisions and agencies to support other city-wide initiatives.

The feedback will be considered alongside existing planning policies and guidelines, including provincial policy, further input from stakeholders, City Divisions and agencies, as well as technical analysis and evaluations. Future policies for the lands will focus on land use, parks and open space, phasing, streets, community services and facilities, and built form.

## Stay Informed

To receive updates related to the Don Mills Regeneration Area Study, including project milestones and opportunities to participate in the process through meetings and events subscribe to the Don Mills Regeneration Area Study e-updates on the [study website](#).