

# Don Mills Regeneration Area Study

March 5, 2026





# Visit the project website to get involved and learn more

- View the draft policies and previous materials
- Sign up for e-updates

# Panelists available for Q&A Today

Councillor Jon Burnside – Don Valley East

Jessica Krushnisky – Study Lead

Melanie Melnyk – Facilitator

Claire Wang – Urban Design, Leslie

Louise Wong – Urban Design, Wynford-Gervais

Marlon Gullusci – Transportation Planning

Michelle Charkow – Community Planning

Tyson Ma – Economic Development

# Land Acknowledgement

*We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.*

*We acknowledge all Treaty peoples – including those of us who came here as settlers – as migrants in this generation and generations past and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.*





# Agenda

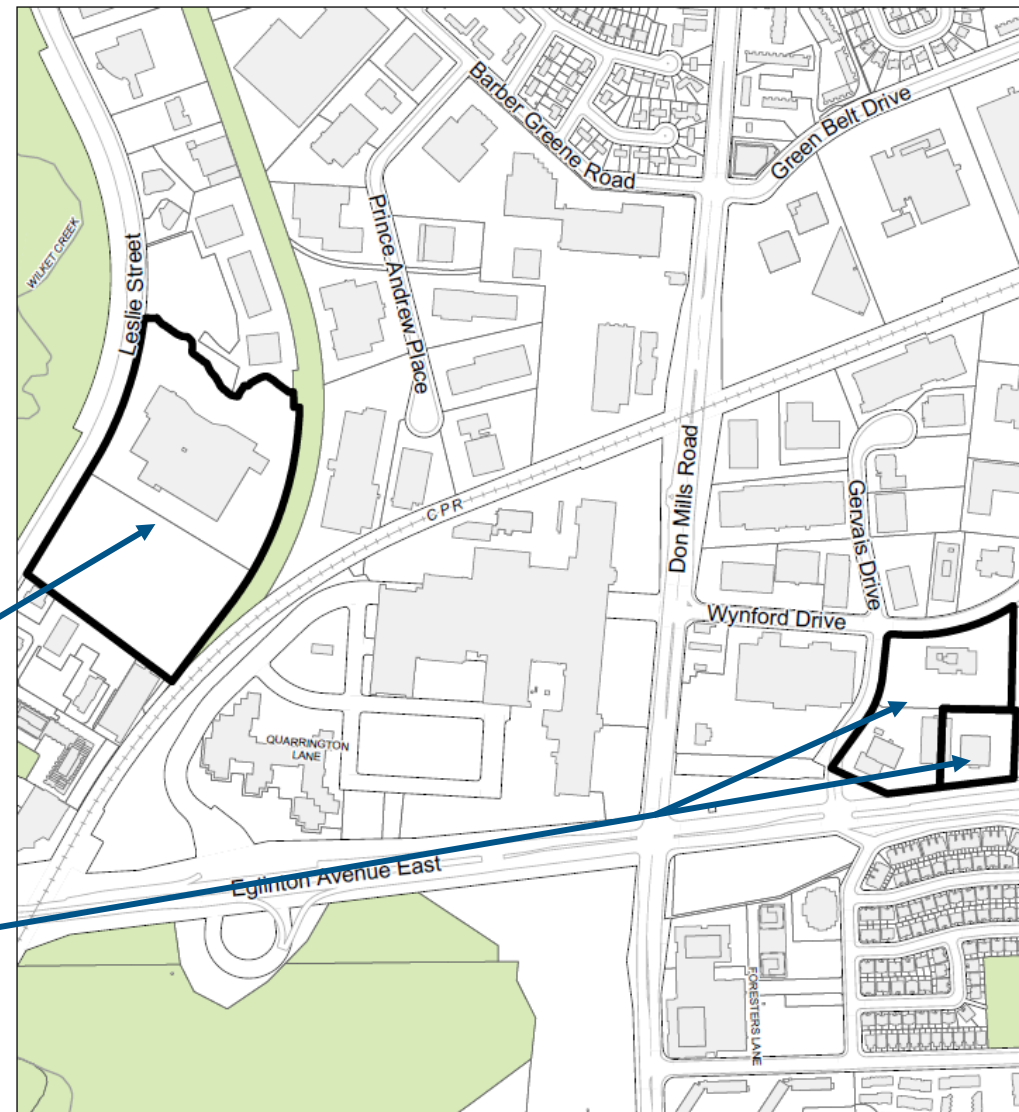
1. Study Recap
2. Study Schedule
3. General Policy Approach
4. Thematic Policy Approach
5. Next Steps

# Study Recap

The Don Mills Regeneration Area Study will set out a renewed vision for the subject lands as they evolve from employment uses to new mixed-use communities.


The Study Area includes:

- **Leslie Site** - 1121 & 1123 Leslie Street (SASP 848)
- **Wynford-Gervais Site** - 15 Gervais Drive, 39 Wynford Drive & 1200 Eglinton Ave East (SASPs 828 & 898)



Don Mills Regeneration Area

Study Area Boundary

 Study Area Boundary

# Study Recap

The Study requirements are outlined in Site and Area Specific Policies (SASPs) 828, 848 and 898.

Revised SASPs will set out a new planning framework to guide redevelopment.

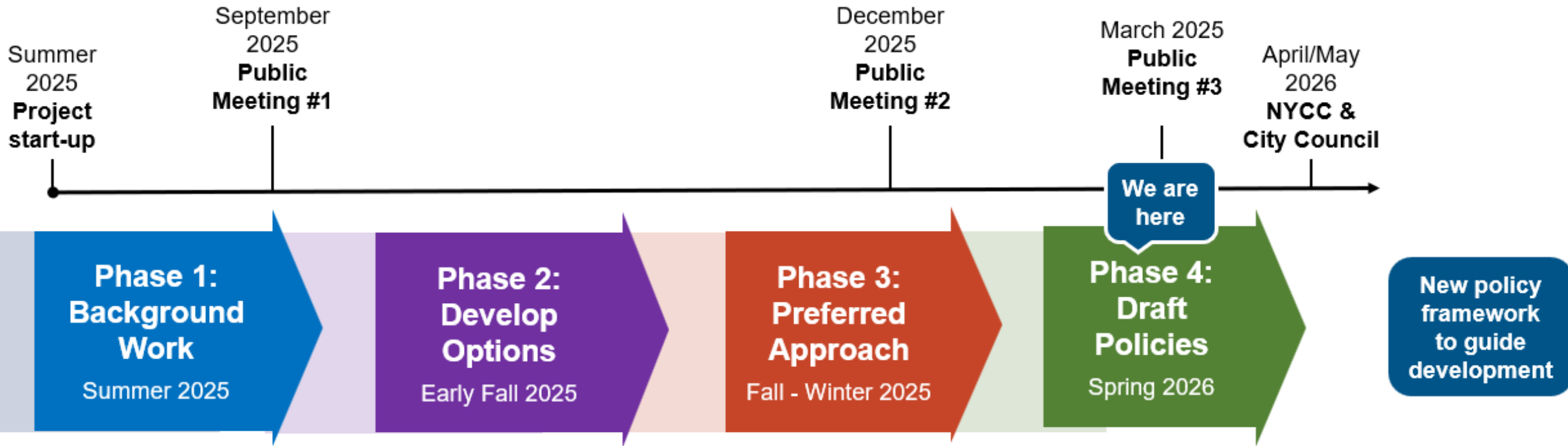
## Supporting documents:

- Summary Consultant Report
- Economic Development Study
- Transportation Conditions Assessment
- Compatibility and Mitigation Memo
- Servicing Report
- Community Services and Facilities Study



City of Toronto Official Plan: Land Use Map

# Study Schedule



# What we've heard

Need to ensure that there are sufficient and appropriate community services and facilities

Support for new streets

Looking for high quality parks with a range of amenities

Some concern with the challenges of implementation and enforcement

Helpful if a broader range of non-residential uses could be considered to meet requirements

Need a pedestrian/cycling connection from the Don Mills Trail to Eglinton

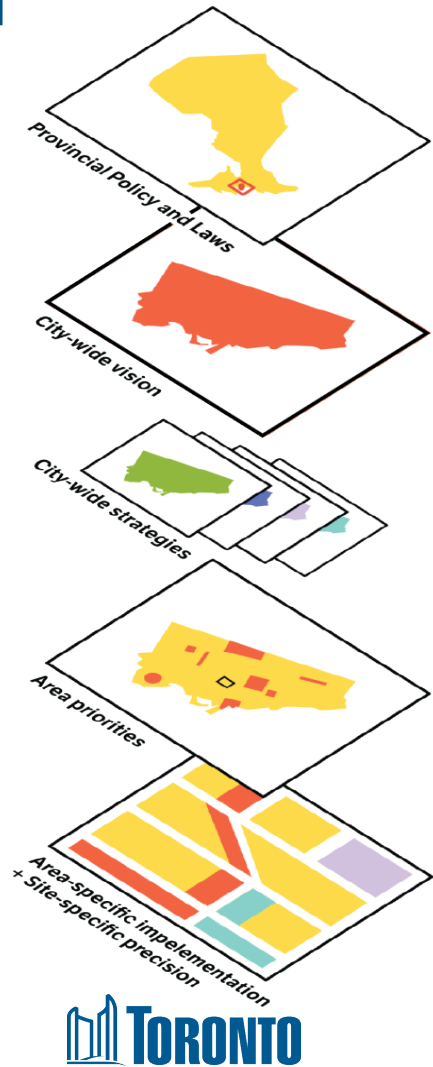
Important to transition to adjacent uses

# General Policy Approach

- Two separate policy frameworks for the Leslie and Wynford-Gervais sites
- ‘Structure plan’ map for each area, conceptually showing:
  - New streets and paths
  - Preferred park locations
  - Potential Privately-Owned Public Space (POPS) locations
- Simple policy framework that provides essential direction for development review
- Builds on City’s Official Plan, Don Mills Crossing Secondary Plan and Wynford-Concorde Focused Area Study



# One part of the overall planning framework



## Provincial Policy

Directs mixed use growth and development of complete communities in areas served by transit

## Toronto Official Plan

General policies guiding land use, built form (including heights and densities near P/MTSAs), public realm, mobility, economic health, community services and facilities, municipal infrastructure and environmental protection

## City-wide Guidelines and Strategies

Address themes like Reconciliation, climate change, housing and built form/urban design

## Site and Area Specific Policies – Official Plan policies tailored to specific areas/sites

**Wynford Concorde FAS:** focused on mobility & public realm, which apply to the Wynford-Gervais site

**Don Mills Regen Study:** Focused on what is missing to help guide new development

## Zoning By-laws

To be completed through review of development applications

# Land Use

- Redesignate Leslie Site to *Mixed Use Areas* and *Natural Areas*
- Redesignate Wynford-Gervais Site to *Mixed Use Areas*
- Permit a broader range of uses (e.g. light industrial) compatible with residential to meet non-residential requirements:
  - 1.0 Floor Space Index or 15% of the gross floor area, whichever is less
  - Non-residential uses to be provided prior to or concurrent with residential
- Prohibit large scale, stand-alone retail stores and restaurants

## Examples of permitted uses in *Mixed Use Areas*:

Residential, retail, office, institutional, light industrial, parks

## Examples of uses that would not be permitted in *Mixed Use Areas*:

Heavy industry, distribution centres, waste management systems



# Public Realm & Mobility

- Provide for a consolidated, **centrally located park**
- Identify **potential POPS** and **mid-block connection** locations and intended objectives
- Require street trees on both sides of new streets
- Identify required **street connections**

## **Leslie Site:**

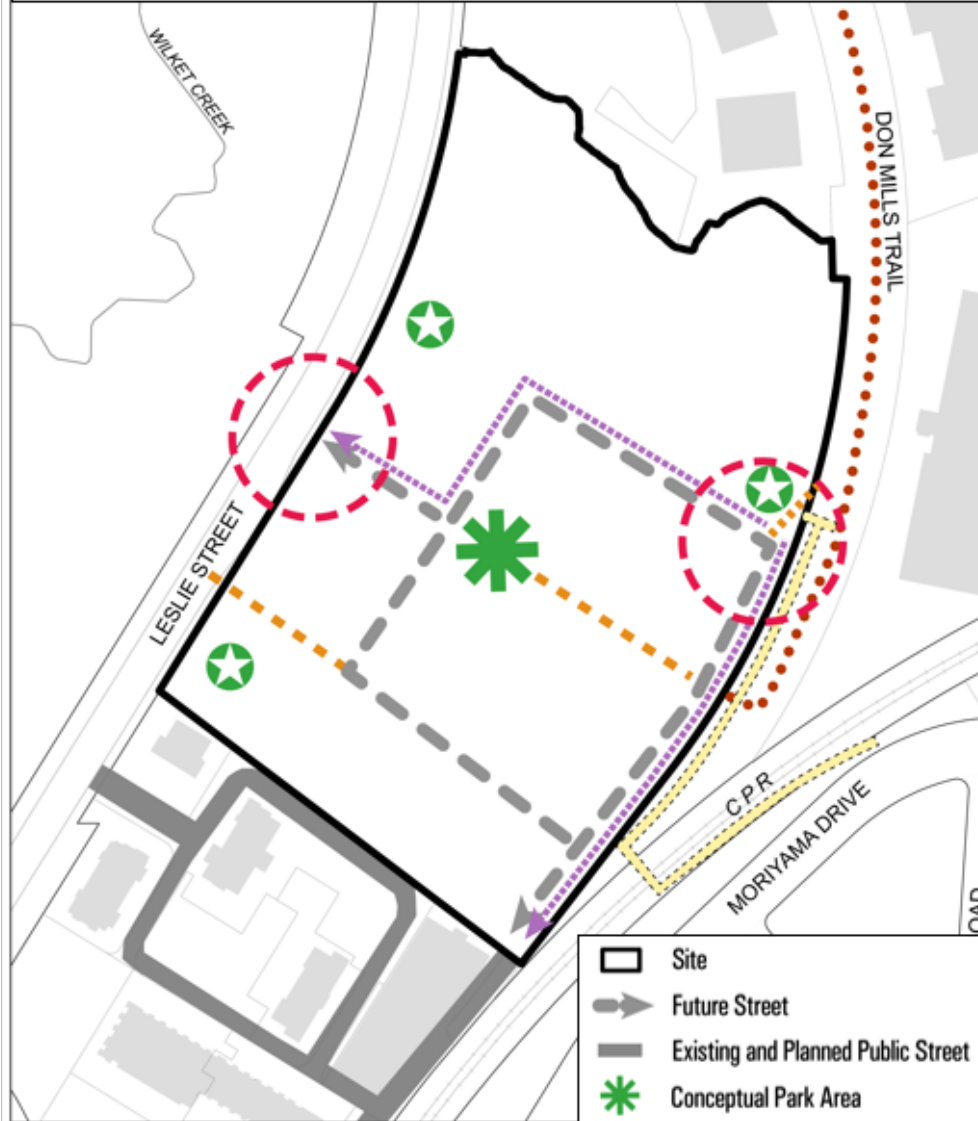
- Prioritize connections for **people walking** and using **personal mobility devices**
- Requirements for signalized intersections and multi-modal shared mobility hubs
- Identify required bikeway connection, linking **Don Mills Trail** with Leslie Street

## **Wynford-Gervais Site:**

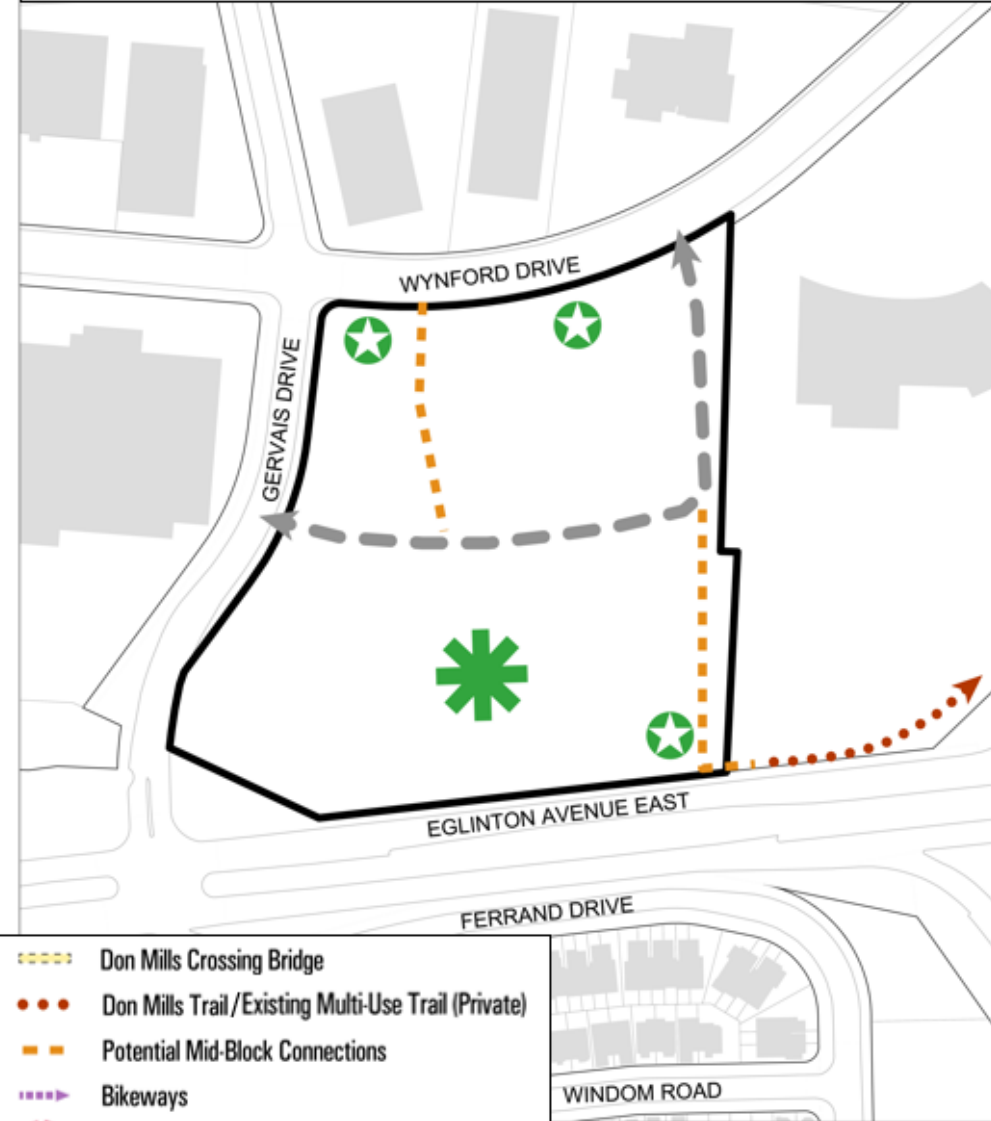
- subject to Wynford-Concorde Focused Areas Study policies



# Leslie Structure Plan



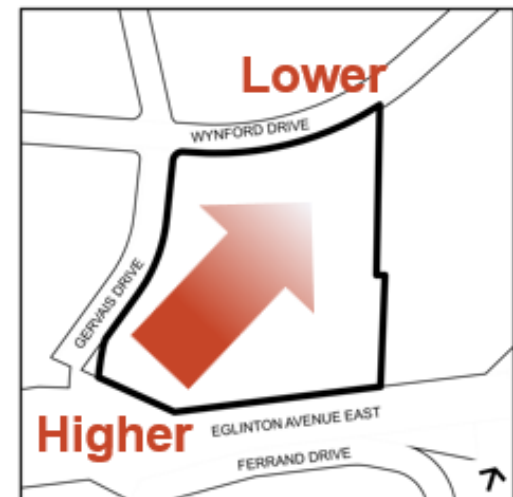
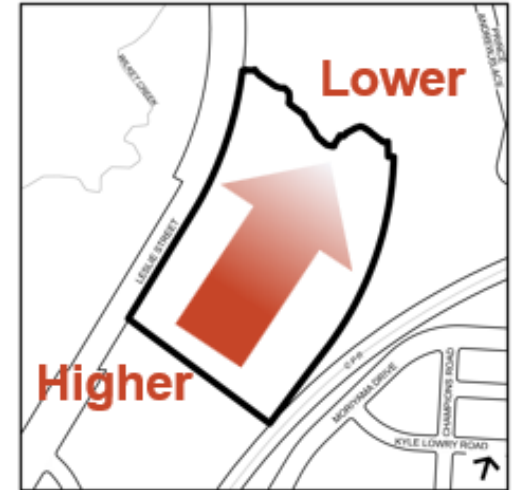
# Wynford-Gervais Structure Plan



- |                                    |  |
|------------------------------------|--|
| Site                               | Don Mills Crossing Bridge                          |
| Future Street                      | Don Mills Trail/Existing Multi-Use Trail (Private) |
| Existing and Planned Public Street | Potential Mid-Block Connections                    |
| Conceptual Park Area               | Bikeways   |
| Potential POPS Locations           | Multi-Modal Shared Mobility Hub                    |

# Built Form

- Encourage diverse built form massing (mid-rise and/or tall buildings), that transition down in height and scale
- Density:
  - Leslie Site: maximum 5.0 times the lot area (net)
  - Wynford Gervais Site: subject to the OP Chapter 8 policies re: MTSA density
- Encourage consistent streetwall heights and building setbacks
  - Support heritage character, enable maintenance adjacent to parks, extend treatment along Eglinton, support streetscaping and transitioning for at-grade residential uses
- Design buildings with flexibility to accommodate a range of non-residential uses in the podium



# OP Chapter 8 Policies: MTSA density

As of August 2025, new development permissions include:

**Mixed Use Areas, Apartment Neighbourhoods, Regeneration Areas:**



Mixed Use Areas, Apartment Neighbourhoods, Regeneration Areas:

- › 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.

# Community Services & Facilities, Housing & Environment

- Identifies community services and facilities priorities:
  - Community agency and cultural space, child care centres, elementary schools
- Require at least 40% of units to be 2+ bedrooms in developments with >80 units
- Maintain affordable housing policies from Minister-approved SASPs
- Require strategies to reduce greenhouse gas emissions and to aim to implement the highest level of Toronto Green Standard



# Next Steps

**March 1-20** Public commenting period

**April 29** North York Community Council: Statutory Public Meeting on recommended Site and Area-Specific Policies

**May 20 – 22** City Council: Final Official Plan Amendment bills

# Let's Stay Connected

For more information, or to provide feedback, please [email the team](#)



## Want to learn more?

Visit the [project page](#) for more information. Today's presentation will be posted there in the coming weeks.



## Subscribe for e-updates!

Subscribe for our e-updates on our [project page](#) to receive periodic updates about upcoming events or major milestones.

# Facilitated Q&A



# Panelists available for Q&A Today

Councillor Jon Burnside – Don Valley East

Jessica Krushnisky – Study Lead

Melanie Melnyk – Facilitator

Claire Wang – Urban Design, Leslie

Louise Wong – Urban Design, Wynford-Gervais

Marlon Gullusci – Transportation Planning

Michelle Charkow – Community Planning

Tyson Ma – Economic Development



# Visit the project website to get involved and learn more

- View the draft policies and previous materials
- Sign up for e-updates

# Thank You

