



Don Mills Regeneration Area Study

Consultation Summary

Public Meeting #3 – March 5, 2026

Overview

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

On Thursday, March 5, 2026, City Planning staff hosted a virtual public meeting on Microsoft Teams Webinar from 6:30 to 8:00 p.m. The purpose of this meeting was to present the draft policy directions for the study to the public for review and feedback. The format of the meeting was a presentation followed by a Question-and-Answer session.

The event was promoted by email to local community organizations, mailed notices to individuals previously signed up on the interested parties list, Councillor Burnside's Newsletter, as well as through the study website and project e-updates.

Over 70 attendees were present at the meeting. There was a mix of people who had attended previous meetings about the study and those participating for the first time.

Engagement Summary

This report is not intended to provide a verbatim transcript of the meeting but instead provides a summary of participant feedback received during the public meeting. Please note that although some feedback is relevant to various thematic headings, they are organized under the theme that is the most applicable.

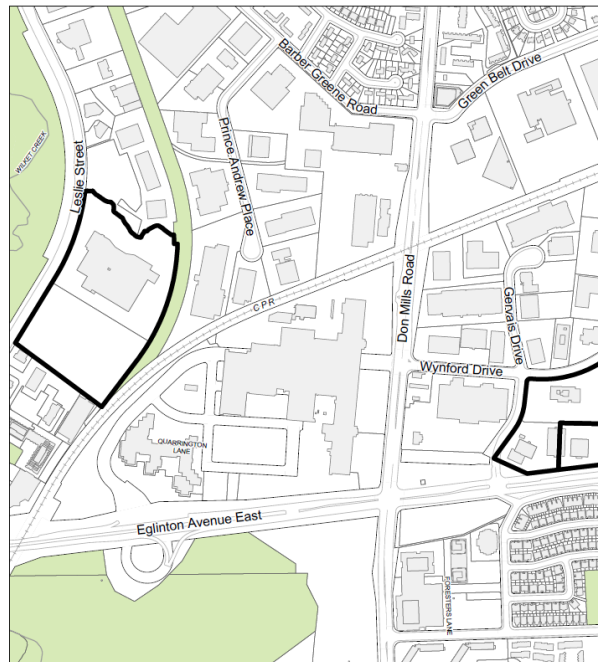
Questions & Answers

Questions asked during the public meeting have been consolidated and answered by staff below, based on the information presented at the March 5, 2026 public meeting and follow-up information, where appropriate.

Location of the Study Area

- *Where is the Study Area?*

The Don Mills Regeneration Area Study consists of the properties at 1121 and 1123 Leslie Street, 15 Gervais Drive, 39 Wynford Drive, and 1200 Eglinton Avenue East. These lands are outlined on the below maps.



Development Applications in the Area

- *There are concerns regarding development applications in the area, are those involved with this study?*

Information regarding specific development applications is available on the [Application Information Centre](#) (AIC) for public viewing. Please directly contact the Planner on file. This City-initiated study is not related to a development application and is intended to put in place policy frameworks that will be used in the review of future development applications on the two sites.

- *Will there be an opportunity for the public to review any proposals for these lands after this plan is approved?*

Yes, there will be further opportunities to review and comment on future proposals during the Development Review process. Information regarding specific development applications is available on the [Application Information Centre](#) (AIC) for public viewing.

- *What is the outcome of the Wynford Concorde Focused Area Study (WCFAS) and how does it fit into the objectives of the Don Mills Regeneration Area Study? Will WCFAS generate a Site and Area Specific Policy (SASP)?*

The WCFAS will develop a planning framework that focuses on an enhanced public realm and streetscape for the Wynford-Concorde Area that integrates with a multi-modal transportation network to serve existing and anticipated residential and employment populations of the area. We are working with the WCFAS team to make sure our policy objectives are aligned as our Wynford-Gervais Site (which includes 15 Gervais Drive, 39 Wynford Drive, and 1200 Eglinton Avenue East) is located within the WCFAS boundaries. The WCFAS will also result in a Site and Area Specific Policy. For more information on the WCFAS, please visit their [website](#).

Safe, Comfortable, and Accessible Connections

- *Are there any proposed street connections that would provide direct access from the Leslie neighbourhood to the Don Mills trail?*

There will be new streets provided on the Leslie Site that support new and enhanced connections to the Don Mills Trail. New signals are also proposed to be introduced at the future intersection of a new street and Leslie Street to support safe crossing opportunities for pedestrians and cyclists and managing vehicular movements.



No new streets will cross the rail corridor from Leslie towards Don Mills Road. However, there will be a pedestrian bridge that will support pedestrian and cycling connections over the rail corridor, secured through development within the Don Mills Crossing Secondary Plan Area. There are no plans to introduce a vehicular connection over the rail corridor connecting from Leslie Street to Don Mills Road.

Community Services and Social Infrastructure

- *Will this area have a community centre?*

Although there is no community centre proposed on the subject lands, the [Don Mills Community Recreation Centre](#) is planned for the site at 844 Don Mills Road.

- *Will there be more schools with the additional population in the area with this Study Area and the additional development projects nearby?*

An elementary school is identified as a priority for this area and city staff have had discussions with the Toronto school boards.

Two TDSB elementary schools are also being planned in the surrounding area, one at 770 Don Mills Road as part of the Toronto Builds (formerly Housing Now) development (capital priority submission made in 2025 to the Ministry of Education to secure funding, response pending), and the second as part of the future development at 1-3 Concorde Gate and 10-12 Concorde Place (zoning permissions secured, timing based on development timelines).

Shadowing, Height and Transition Concerns

- *Is there a maximum height proposed for the high rises on the Leslie site?*

For this Study, we have policies with density requirements rather than height requirements for the subject lands. In other words, there is no maximum height. The approach of having density requirements allows for flexibility and more diversity in proposed building forms while controlling the intensity of land use and total impact of development. However, other considerations, such as shadow and wind impacts, would be evaluated through the development review process and influence building massing/shape.



- *Will there be a study planned to evaluate the impact of these buildings on shadows?*

When a development application is submitted, a sun and shadow study is typically required to demonstrate the impact on surrounding areas. Development Review staff will review the sun shadow study and use guidelines and policies to minimize shadow impact on nearby sites.

Non-Residential Space

- *Will food stores with public parking be required?*

We cannot specifically require that a food store be built, but they will be permitted should one wish to locate here. We want to create opportunities for a range of non-residential uses, and a food store could contribute to this objective and support the creation of a complete community. We can and plan to require a minimum amount of non-residential uses more generally.

- *Will the proposed 'mixed use' community have a substantial amount of non-residential space or only a minimal component?*

Our policy aims to get a significant amount of non-residential space in the area by including non-residential requirements.

Next Steps

Staff will use the feedback received at the March 5, 2026 meeting to shape work related to refining and updating the future policies for the lands. The project team greatly appreciates all the stakeholders and public members who engaged with us throughout the consultation process and provided their valuable feedback.

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](#).

The feedback received throughout the project will inform the final Staff Report and policies that will be presented to North York Community Council on May 26, 2026, and City Council on June 24-26, 2026.