MOUNT DENNIS COMMUNITY
Imagineering Program
WELCOME AND INTRODUCTIONS

Richard Joy, Executive Director, ULI Toronto
Gregg Lintern, Chief Planner
Mike Williams, General Manager, Economic Development and Culture
MOUNT DENNIS COMMUNITY
Imagineering Program

PAUL J. BEDFORD
Dean, ULI Leadership Program
Curtner Leadership Program
Led by former City of Toronto Chief Planner Paul Bedford

Mission
Our mission is to cultivate thought and industry leadership by immersing emerging leaders in the real estate and land use industry in the challenges and opportunities of developing the Greater Toronto Area.
<table>
<thead>
<tr>
<th>Name</th>
<th>Company/Position</th>
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<td>Daniele Vezzoli</td>
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**SESSION OUTLINE**

- **Oct 26** – Kick Off in Mt. Dennis
- **Nov 17** – Community Presentations and Walking Tour with Vanessa
- **Dec 7** – City Planning and Economic Development & Leadership with Vanessa
- **Jan 16** – Financial and Market Considerations & Leadership with Vanessa
- **Feb 13** – Repositioning Mount Dennis/ Economic Develop Opportunity and Urban Structure of Mt Dennis in a City Wide Context
- **March 13** – Breaking the Rules: Innovation Mindset for an Eco Neighborhood
- **April 10** – Unlocking Creativity Through Design
- **May 11** – Presentation of Strategy and Vision to Community
A New Major Transit Hub for Toronto!
Live/Work Opportunities

- Ideal Location
- Mid-way between downtown and Pearson Airport, the largest employment areas in GTHA
- The Crosstown, GO, UP Express converge here
- Making it Toronto’s 3rd Largest Transit Hub
Mount Dennis to Come!
Mount Dennis Eco-Neighbourhood Action Plan

Proposed Vision:

To address climate change and urban renewal while building an equitable and inclusive community in the Mount Dennis Neighbourhood

Mount Dennis Eco-neighbourhood Study Area:

- Led by the Mount Dennis Community Association
- TRCA has been offering technical advise
- Action Plan Framework completed

Proposed Action Areas:

- Planning for Community Design
  - Economic Development
  - Creativity and Place-Making
  - Accessibility and Inclusion

- Inclusive Prosperity and Clean Growth Economy
  - Local Green Jobs
  - Community Benefits from Infrastructure, Social Development and Related Projects
  - Development of the Green Economic Spectrum
  - Community-owned Assets for Green Economic Development
  - Procurement from Social Enterprise and Local Businesses
  - Eco-Management of Waste Products and Materials

- Livable, Equitable and Healthy Community
  - Integrated Community Development Informed by Indigenous Understandings and Welcoming Neighbours
  - Arts and Culture Expressions for Positive Change
  - Action-Learning of Sustainability through Schools, Library and Community Service Organizations
  - Energy Affordability for Seniors and Low Income Residents
  - Food Security
  - Affordable Housing and Local Shopping Options
  - Emergency-Preparedness and Resilience

- Green Transportation
  - Cycling and Walking Infrastructure and Programs
  - Low Emission Vehicles and Support Infrastructure

- Carbon Neutral Physical Environment and Green Infrastructures
  - Green Building Standards for New Development
  - Flood Risk Mitigation
  - Restoration of Polluted Lands and Waterways
  - Greenway, Urban Forest & Habitat Enhancement
  - Urban Agriculture
  - Water Efficiency
  - Greening of the Institutional Sector
  - Urban Design for Public Safety, Economy & Equity
Key Questions...

• What does an Eco-neighbourhood really mean?
• What would it look and feel like?
• What are the implications of a zero-carbon footprint for future development?
• What future employment opportunities exist in Mount Dennis given its location midway between the downtown core and Pearson Airport served by the second largest transit hub in Toronto?
• How to ensure that affordable housing is a key priority in future development?
• How to integrate the Humber River and Black Creek open space networks into an Eco-neighbourhood vision?
• Can Mount Dennis become a pilot Toronto neighbourhood to demonstrate the potential for inclusionary zoning, waiving development charges, radical mixed-use, mass timber and new performance code zoning?
Building Block
Mass Timber Innovations
Concrete Podium, Glulam Columns, CLT Flooring
Mid-Rise Mass Timber in Toronto
The Process Ahead

1. Explore area unique attributes
2. Articulate applicable concepts
3. Build applicable client solutions
Expected Outcomes

• Development of a Vision and Action Plan to help guide the evolution of Mount Dennis that illustrates development concepts for lands in close proximity to the LRT Station and the Weston Road commercial strip
• Architectural and design illustrations of what future redevelopment might look like
• A strategy for engaging the private sector to reposition Mount Dennis as a model for a complete Eco-neighbourhood
• A realistic financial assessment of development options
• To provide valuable input into both the City Planning and Economic Development studies that will be ongoing
• A full presentation of all ideas at a community public meeting in May 2019
Alignment of Studies in Mount Dennis

October 2018 - May 2019

October 2018 - May 2019

January 2019 - December 2020

City of Toronto - Mount Dennis Planning Framework Study
A Cold Day in January...
ARCHAIC ZONING

Rachel Williams

Hampered by archaic zoning by-laws and limited transit connectivity, Mount Dennis is slowly evolving from its industrial past into a vibrant and sustainable community.

Historically a working-class neighbourhood in Toronto’s west end, Mount Dennis is becoming a focal point for urban planners, transportation experts and developers on the hunt for the city’s next up-and-coming neighbourhood. The interest in Mount Dennis has been kick-started by the Eglinton Crosstown LRT, which will run 19 kilometres along Eglinton Avenue between Mount Dennis and Kennedy stations.

The city is preparing to launch a request for proposal for a planning framework study that would guide land use, transportation and community infrastructure requirements in the area.

"Some of the zoning dates back to before amalgamation, when it was the City of York," said Toronto community planning manager Sarah Henstock.

The former City of York Official Plan recognized Mount Dennis as a vibrant community and contained a secondary plan to guide growth and development around Weston Road and Eglinton Avenue West.

With the amalgamation of the former area municipalities and the creation of the new City of Toronto Official Plan, commercial areas within Mount Dennis were rezoned with a neighbourhood designation. This meant business owners in some of those commercial areas were unable to renew business licenses and as a result, rented out space for residential use.

For example, although lands south of Eglinton, along Weston Road, are within a business improvement area boundary, they are zoned residential, and property owners are unwilling to pay for a rezoning application.

"It was more than archaic. It was oppressive," really," said Mount Dennis Business Improvement Area co-ordinator Laura Aldeoros.

"I think we are literally the only BIA in the City of Toronto that has this area rezoning issue."
Mount Dennis Planning Framework Study

City of Toronto
City Planning (Lead)
Study Scope

An interdisciplinary study to establish a plan that meets today's needs and advances a comprehensive vision for Mount Dennis’ future.
Study Outcomes

- Vision and Built Form Plan
- Revised Planning Policy Framework
- Urban Design Guidelines
- Parks, Natural Environment and Public Realm Strategies
- Community Services and Facilities Strategies
- Street typology mapping
- Transportation and Public Realm Pilot Project for Complete/Green Streets
- Social development/revitalization initiatives
- Servicing and Infrastructure Strategies
- Cultural Heritage Scan
- Public Health Initiatives
Study Timelines

Direction to Study Mount Dennis Area
July 2018

Consultant to be retained
end of 2018

Study to begin early 2019

Study Recommendations/Implementation late 2020

Public Consultation

Further information:
Study Status Report (City Council, June 2018)
Many Good Ideas...
Purpose:
- To create a local economic development strategy for the Mount Dennis area focused on:
  - stimulating revitalization, investment and job and assessment growth within the local business community
  - enhancing opportunities for surrounding area residents to access jobs

The strategy will:
- recognize and leverage key Mount Dennis assets including existing/planned transit, its main street commercial space, and surrounding employment lands
- align with EDC’s 5-year Strategy
- coordinate with other key initiatives underway in the area
- act as a pilot for similar economic development strategies in future
EDC – Mount Dennis Economic Development Strategy

Study Overview:

The project will consist of 4 main phases:

1. Community analysis and identification of emerging priorities
2. Development of draft shared vision and economic development strategy
3. Development of final economic development strategy, including multi-year action plan
4. Feedback and implementation
EDC – Mount Dennis Economic Development Strategy

Study Timeline:

- **Study Commencement**: Oct 2018
- **Consultant to be retained**: Nov 2018
- **Draft Strategy and Action Plan**: March 2019
- **Final Strategy and Action Plan**: April 2019
- **Feedback and Implementation**: May 2019

**Stakeholder Engagement**
Make NO Little Plans