

MOUNT DENNIS COMMUNITY Imagineering Program



**Urban Land
Institute**

Toronto

Advancing the Greater Toronto Region



WELCOME AND INTRODUCTIONS

Richard Joy, Executive Director, ULI Toronto

Gregg Lintern, Chief Planner

Mike Williams, General Manager, Economic Development and Culture



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MOUNT DENNIS COMMUNITY Imagineering Program

PAUL J. BEDFORD
Dean, ULI Leadership Program



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Curtner

Leadership Program

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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.



2017

BLOOR-DUNDAS STUDY AREA



2018

URBAN LEADERSHIP PROGRAM



MAIN & DANFORTH AND SHOPPERS WORLD



TOWARDS A COMPLETE COMMUNITY





2019

Philip Ristevski	Cadillac Fairview	Director, Development
Max Rosenfeld	CCL Group	VP, Acquisitions and Asset Management
Nada Almasri	City of Brampton	Urban Designer
Maryam Sabzevari	City of Toronto	Planner Urban Designer
Jacob Larsen	City of Toronto (Affordable Housing Office)	Housing Development Officer
Daran Somas	City of Toronto (Real Estate Services)	Supervisor, Transportation Services
Devan Sommerville	Counsel Public Affairs	Account Director
Scott Pennington	CreateTO	Manager, Strategic Planning
Rahul Nargas	Dialog	Senior Urban Planner
Cynthia Shahani	Dream	Director, Sales and Marketing
Ian Trudeau	Entuitive	Associate
Michelle German	Evergreen Canada	Senior Lead, Policy and Partnerships
Paul Stasiewicz	First Gulf	Senior Analyst, Finance and Investments
Carolyn Freeman	Giannone Petricone Associates	Team Lead
Nima Kia	Habitat GTA	Development Manager
Alecsandra Parvu	IBI Group	Intern Architect
Harim Labuschagne	Quadrangle Architects	Associate, Design Director
Brian Teefy	Strategy Corp	Director, Public Relations
Banah Mustafa	Sweeny & Co. Architects	Intern, Architect
Antonio (Tony) De Franco	Urban Strategies	Associate
Sasha Jurak	Waterfront Toronto	Director, Program and Cost Management
Amanda Mock	WSP	Project Manager
Daniele Vezzoli	Zeidler	Project Manager / Intern Architect



SESSION OUTLINE

Oct 26 – Kick Off in Mt. Dennis

Nov 17 – Community Presentations and Walking Tour

Dec 7 – City Planning and Economic Development & Leadership with Vanessa

Jan 16 – Financial and Market Considerations & Leadership with Vanessa

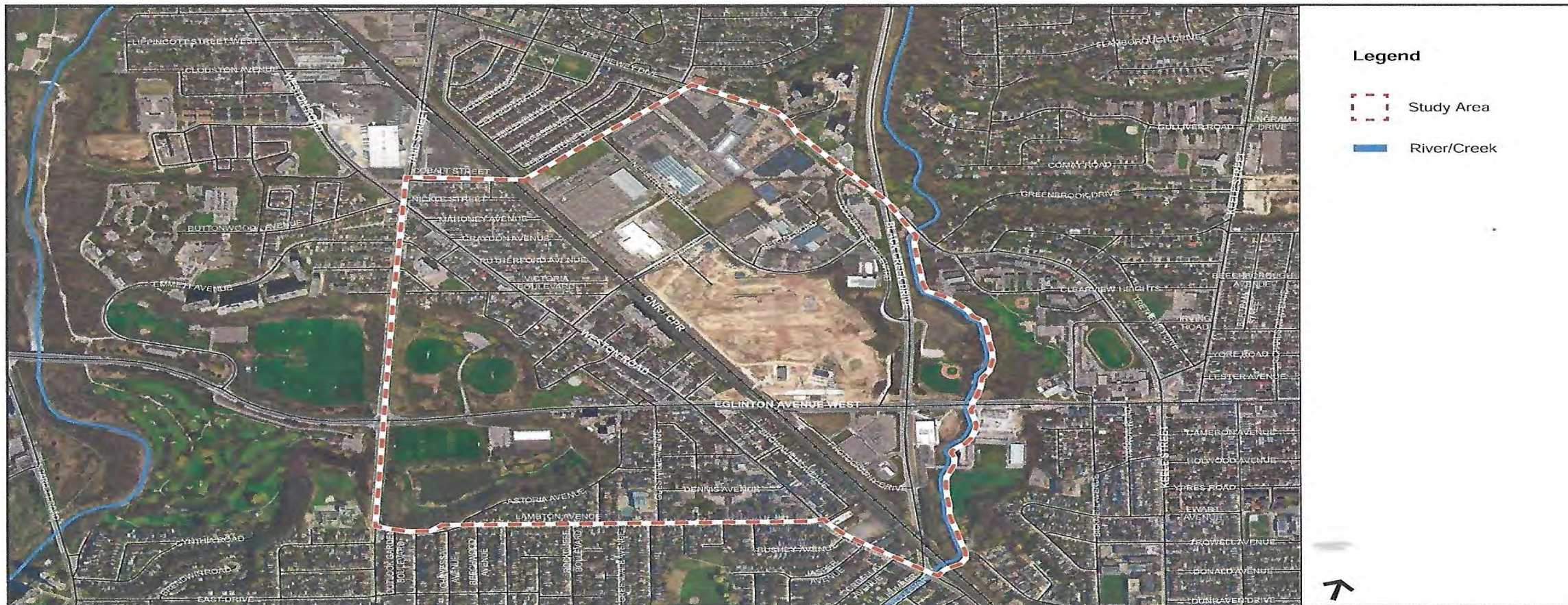
Feb 13 – Repositioning Mount Dennis/ Economic Develop Opportunity and Urban Structure of Mt Dennis in a City Wide Context

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





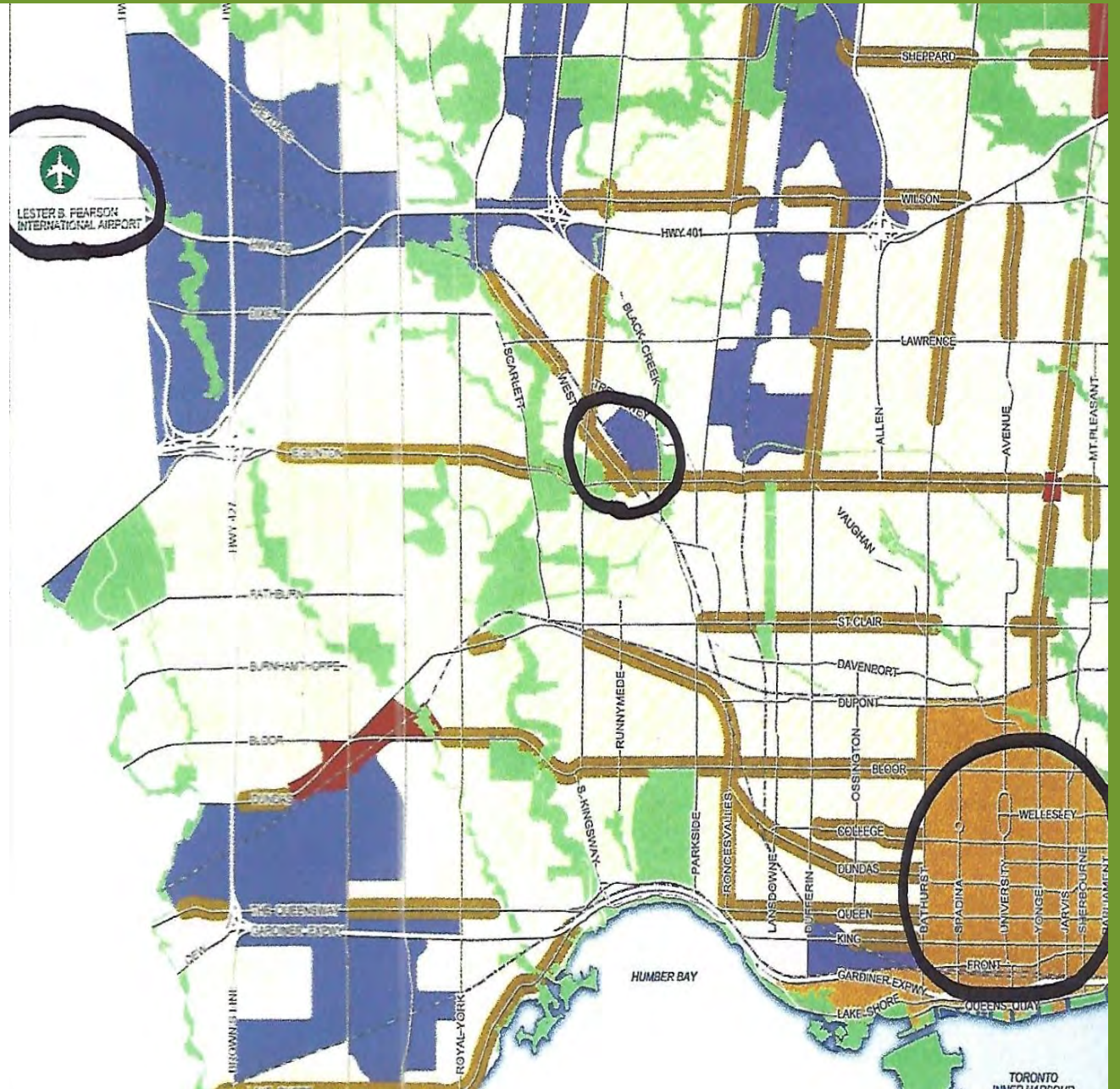


A New Major Transit Hub for Toronto!



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:



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

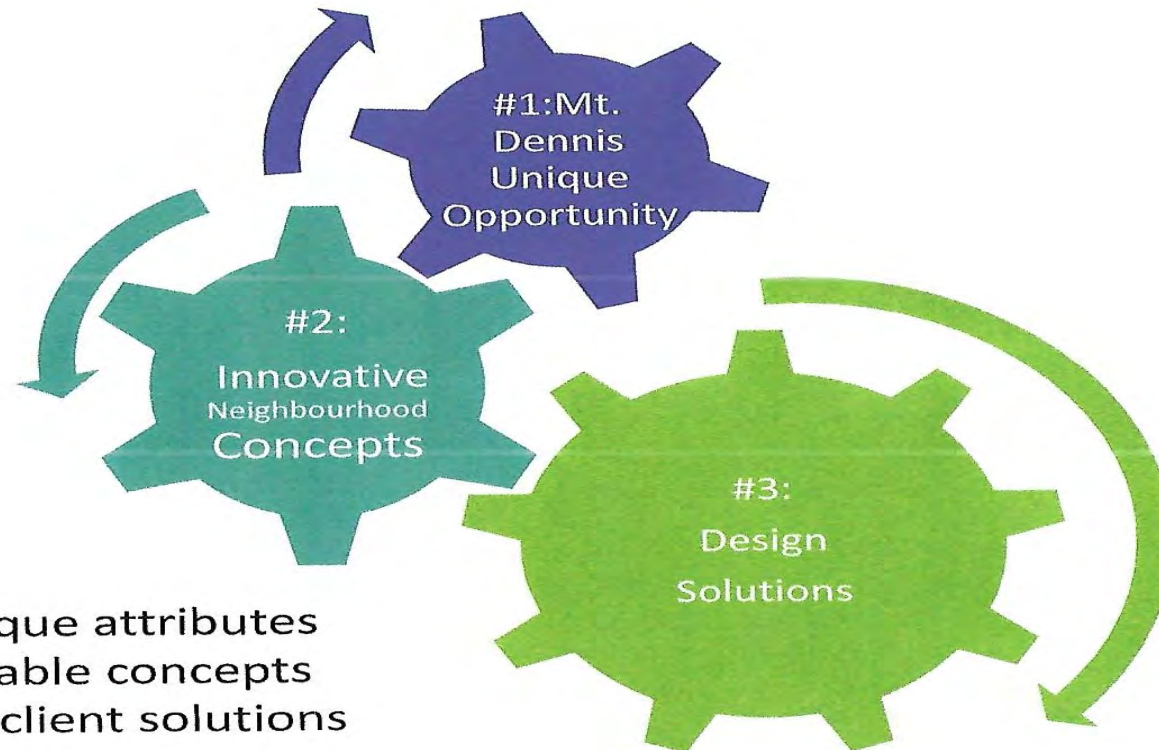
Concrete Podium, Glulam Columns, CLT Flooring



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



Economic Development and Culture



City Planning

Mount Dennis Planning Framework Study



City of Toronto - Mount Dennis Planning Framework Study

A Cold Day in January...



■ MOUNT DENNIS PLANNING FRAMEWORK

ARCHAIC ZONING

Rachael 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 these 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.

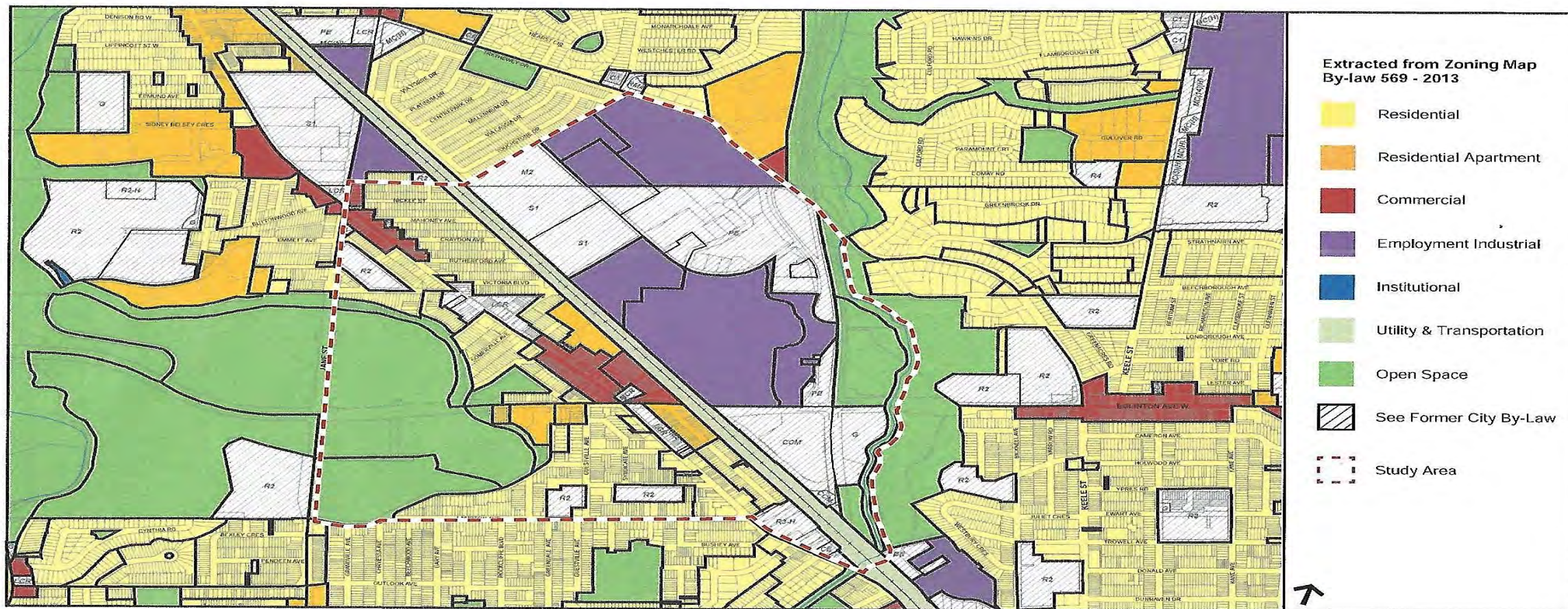
"It was more than archaic. It was oppressive, really," said Mount Dennis Business Improvement Area coordinator **Laura Alderson**. "I think we are literally the only BIA in the City of

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Rendering of what Mount Dennis could look like as a result of increased transit connectivity and new development interest in the neighbourhood.

SOURCE: METACALINE



Mount Dennis Planning Framework Study

City of Toronto
City Planning (Lead)



Study Scope

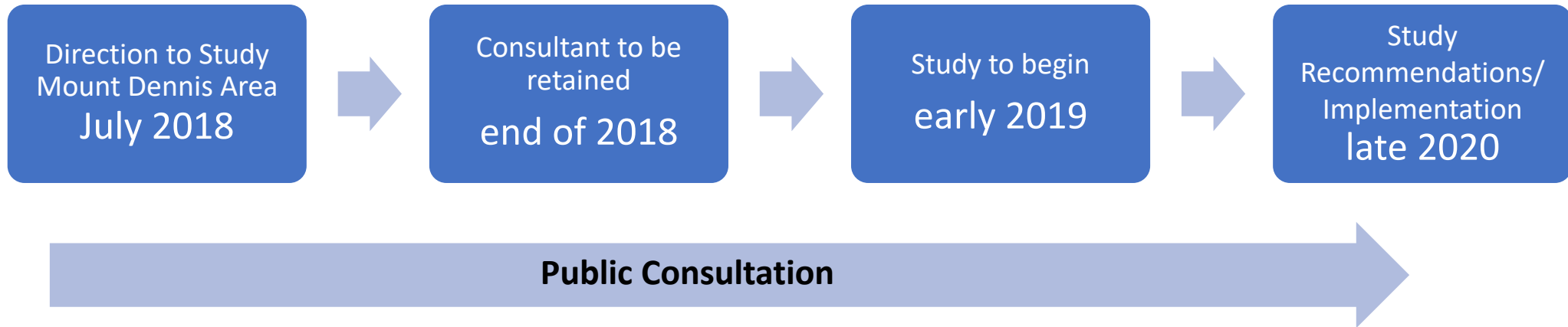
An interdisciplinary study to establish a plan that meets today's needs and advances a comprehensive vision for Mount Dennis' future



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

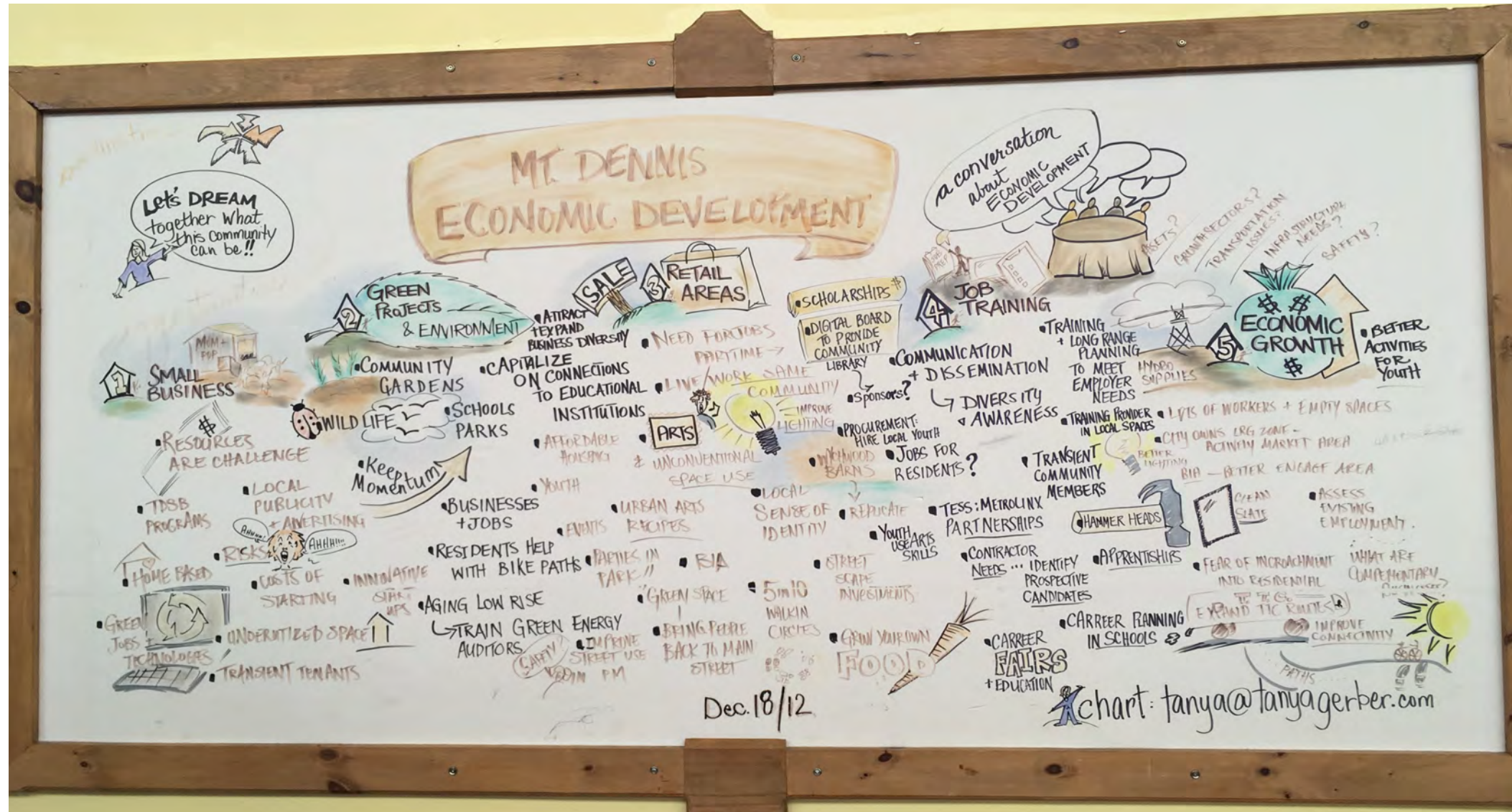


Further information:

Study Status Report (City Council, June 2018)

<http://www.toronto.ca/legdocs/mmis/2018/ey/bgrd/backgroundfile-116961.pdf>

Many Good Ideas...



EDC – Mount Dennis Economic Development Strategy

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:



Make NO Little Plans

