



## 770 Don Mills Road & 805 Don Mills Road

Community Consultation Meeting

### MEETING SUMMARY

September 14, 2021

6:30 - 8:30 pm, Virtual Meeting

## Meeting Overview

On Tuesday, September 14, 2021, the City of Toronto and CreateTO hosted a Community Consultation Meeting for the proposed development at 770 Don Mills Road and 805 Don Mills Road as part of the Housing Now Initiative. Approximately 50 members of the public joined the meeting. Other participants included Deputy Mayor and City Councillor Denzil Minnan-Wong, staff from the City of Toronto and CreateTO, staff from the Housing Secretariat's office, and members of the project consultant team.

The meeting was advertised through the following methods:

- a mailed notice to residents and businesses surrounding the site (over 9,500 notices mailed);
- emails sent to individuals who signed up for updates on the Housing Now website ([www.createto.ca/housingnow](http://www.createto.ca/housingnow));
- information on the project webpages ([www.createto.ca/770donmills](http://www.createto.ca/770donmills) & [www.createto.ca/805donmills](http://www.createto.ca/805donmills)); and
- via CreateTO's social media channels.

The presentation and a recording of the meeting are available on the project webpage and CreateTO's YouTube Channel.

- [View the presentation slides](#)
- [Watch the recording](#)

The meeting agenda is included as Attachment A in this summary.

Swerhun Inc., the independent facilitation team retained by CreateTO, facilitated the meeting, and wrote this summary, which was shared with participants in draft prior to being finalized. Participants were encouraged to send additional feedback by completing the feedback form online or by mail and/or by email to City Planning. This summary is intended to reflect key discussion points from the meeting and is not intended to be a verbatim transcript.

This summary was written by the independent facilitation team that is not advocating for any particular outcome of this project. The intent of this summary is to capture the perspectives shared, not to assess the merit or accuracy of any of these perspectives. This summary also does not indicate an endorsement of any of these perspectives on the part of CreateTO and the City of Toronto.

## Key Points of Discussion

The following summarizes key points of the discussion shared by participants at the meeting. They are intended to be read together with the rest of this summary report.

- **Appreciation for the presentation and information shared with participants.** Many participants said they appreciated the information and the level of detail that were shared with the community and wanted to learn more about Housing Now at Don Mills and Eglinton. Some participants expressed support for the Housing Now Initiative and the proposed developments at 770 & 805 Don Mills Road.
- **Questions and concerns.** Some of the questions and concerns related to how the new buildings and outdoor areas will be maintained; heights and shadows; the impact of increasing density in terms of community safety, access to hospitals and other essential services, traffic flow and congestion; implementation timelines and external factors that may affect the timeline; and the proposed new school.
- **Advice and areas of interest.** Some participants also shared advice and were interested to learn more about appropriate heights for the area, development of community benefits for local youth; and planning for the new school. There was also a suggestion to consider ways to honour and celebrate the neighbourhood since the intersection can be seen as a gateway to Flemingdon Park.

## Detailed Summary of Questions and Feedback

During the discussion period of the meeting, participants asked questions about the project and shared feedback with the project team. The following section summarizes the questions and points of feedback shared by participants. It is organized by common topics of discussion. Responses and/or comments shared by the project team, where provided, are indicated below in *italics*.

### Built Form, Height, and Design

**Consider height integration of the new developments with the existing buildings.** There was some concern that the proposed buildings are too tall and may not fit in with surrounding existing buildings. A few participants wanted to understand how building heights will transition to 797 Don Mills and Sonic Condos.

*The proposed heights on these sites follow what is prescribed in the Don Mills Crossing Secondary Plan. This secondary plan was adopted by City Council in 2019 and included an extensive public consultation process. The proposed designs are intended to be complementary to surrounding buildings with separations being proposed between buildings that exceed the City's minimum standards.*

*Councillor Minnan-Wong added that there are as many as 21 new buildings coming to the area because of transit-oriented development. People will be able to travel more because of the transit node in the area. The City is building the largest community centre in the city within walking distance next to a park in the area, which will probably be ready around the same time when residents move into these new developments. Unlike other developments in the city, the developments in this area, including these two sites, will result in a new school and daycares.*

**Minimize shadow impacts from new tall buildings on the surrounding area.** *This is something the City hears regularly and considers carefully. We are directed to allow for and encourage height and density close to transit. We approach these concerns by thinking about these developments as vertical communities, which is to make sure that there are larger units, amenity spaces, access to open spaces, and other guidelines for tall buildings to make them as*

*livable as possible for residents. The Don Mills Crossing Secondary Plan also provides guidance on shadows and design, which will be followed as part of the development approvals process to reduce shadow impacts.*

**Consider the intersection as a gateway to Flemingdon Park.** The team should consider ways to honour and celebrate the Flemingdon Park neighbourhood on the south side of the Don Mills and Eglinton intersection.

**Concern about wind impacts from tall buildings.** Tall buildings can create wind tunnels which can result in unpleasant and unsafe conditions for pedestrians. Explore options to mitigate wind conditions for pedestrians. *In addition to policies about shadows, the Secondary Plan also speaks to minimizing wind conditions. The City will be looking closely at pedestrian level wind studies as part of these development applications.*

### **Qualifying for Affordable Rental Housing**

**If a tenant's salary increases, does it impact their ability to stay in the affordable rental units?** *Income will only be tested at first occupancy. To qualify for an affordable unit, there will be initial income testing. Average market rent is set by the Canada Mortgage and Housing Corporation (CMHC), and for the affordable units, your income cannot be more than four times the annualized rent.*

**How rigid is the income criteria to qualify for affordable rental housing? Are there any opportunities for it to be revisited?** *Yes, the criteria is reviewed on an annual basis and takes into consideration inflation rate and other factors that affect affordability in the city.*

### **Implementation**

**What is the ratio of rental housing units per capita in this area and how is this being taken into consideration? Littering around southeast corner of Don Mills and Eglinton is a concern; how does the City ensure rental properties are well maintained?** *The City does not zone for people, but for uses, and housing is a use. There is a critical need for new affordable housing in Toronto. This will be a high-quality development and the requirements for maintenance will be set by the City. The City will also ensure the maintenance of the property by way of clauses in a ground lease to be entered into with the developer. If there are existing maintenance issues in the broader area, we can put you in touch with the right people at the City, or contact the office of the Deputy Mayor Minnan-Wong.*

**How will the Housing Now team create a community benefits agreement for employing young people in the area?** *The CreateTO team is working on community benefits across the Housing Now portfolio and all 17 sites will be subject to the community benefits plan. One aspect of this will require the future developer-partners to target ten per cent of construction hours to community members that need them.*

**Does the implementation of these sites depend on any external factors, such as the completion of the Ontario Line and/or funding from TDSB or others?** *No, these two sites work independently and the implementation is not dependent on the completion of the Ontario Line or the Toronto District School Board (TDSB) funding. We are in close contact with Metrolinx to understand their timelines for the Ontario Line; and we are working closely with the TDSB/Toronto Lands Corporation (TLC) on a land exchange agreement to implement and complete construction of the proposed school.*

**How does the team ensure that emergency services and other critical infrastructure is in place to accommodate future density? Are there any implications on crime with increasing density and will people have fast and easy access to a hospital and other emergency services in the future?** *The density in the area is planned to be much higher than*

it is now, and people will be working from home too. *The area is growing fast, and we are following the Province's direction to place people where transit is in an effort to increase mobility and reduce sprawl. City Divisions, including Emergency Services, are aware of all applications in this area and across of the city, and they consider population growth and new developments when they do their service plans. There is a table with all City Divisions where they see every City-owned site and can express interest to meet their needs, if any. To date, no specific interests have been expressed by these divisions, except for Toronto Emergency Medical Services which has raised a general interest in the ward (whose boundaries generally include Highway 401 to the north, Victoria Park Ave to the east, Leslie St to the west and the Don River to the south). In terms of density and crime, constructing new development on a parking lot is preferable to a large vacant lot because new buildings will add activity and new uses to the street. In turn, these new uses will contribute to having more eyes on the street, which can help promote community safety.*

**Consider constructing new roads before constructing the new buildings.** This area has recently experienced lots of traffic congestion due to construction of the Crosstown LRT, as well as the Sonic Condos - we've even seen people go the wrong way on the one-way ramp to get onto Eglinton Avenue. *As part of the Don Mills Crossing Secondary Plan, Ferrand Drive will be realigned and connect to Eglinton Avenue east as a full signalized intersection to improve and relieve some congestion in the area. There will be new streets as part of these developments that will also help with local traffic movement. A construction management plan will be developed to determine the appropriate phasing for these developments once they go through detailed design and site planning. The construction management plan may recommend that parts of the development be constructed concurrently, such as the new roads and buildings, but ultimately the building will not be occupied by residents until the new roads are constructed.*

## Proposed School

**Will there be enough space for school in the podium?** *We are working closely with the Toronto Lands Corporation (TLC), the TDSB's real estate team, to make sure the building can achieve all the TDSB's program requirements. The school is currently planned to be 54,000 square feet, which can accommodate approximately 550 students in the elementary level (JK to grade 8).*

**Are there any examples of urban schools in the podiums in Toronto?** *North Toronto Collegiate Institute in the Yonge and Eglinton area is an example of a secondary school that was built within the podium of a residential building.*

**How will the team ensure there is a safe crossing on Don Mills or Eglinton for the students of the future school?** *We will look at this during the site planning process as we get into detailed design. The TDSB requires us to demonstrate that there will be safety provisions for students attending the school through a safe road crossings and potentially other safety design elements.*

## Next Steps

Deputy Mayor and local Councillor Denzil Minnan-Wong thanked participants for attending and sharing their feedback. The facilitation team said they will share a draft meeting summary with participants for review before it is finalized and posted on CreateTO's website.

The meeting materials will be made available on the project website at [www.createto.ca/770donmills](http://www.createto.ca/770donmills) and [www.createto.ca/805donmills](http://www.createto.ca/805donmills) including the presentation, a recording of the meeting and an online feedback form. Participants can also contact the Senior Planner, Marian Prejel at [Marian.Prejel@toronto.ca](mailto:Marian.Prejel@toronto.ca).

## Attachment A. Agenda

Housing Now

**770 & 805 Don Mills Road**

**Community Meeting**

Tuesday, September 14, 2021

6:30 – 8:30 p.m.

Online and by phone

### **Meeting Purpose**

To introduce the Housing Now Initiative and share and seek feedback on the preliminary development concepts for 770 & 805 Don Mills Road.

### **Proposed Agenda**

**6:30 Welcome, land acknowledgement, introductions, agenda & meeting guidelines review**

Deputy Mayor Minnan-Wong & Swerhun Inc.

**6:40 Presentation**

Housing Secretariat, City Planning, CreateTO, Montgomery Sisam

*Questions and Answer*

**7:10 Discussion**

Discussion Questions:

1. What do you like about the preliminary development concepts for 770 & 805 Don Mills Road?
2. Do you have any suggested refinements to the preliminary development concepts?
3. Do you have any other comments or feedback for the Housing Now team?

**8:25 Wrap up and next steps**

**8:30 Adjourn**