



## 770 & 805 Don Mills Road

### Online and Mailed Feedback Summary

#### Overview

In conjunction with the virtual Community Meeting hosted by the City and CreateTO on Tuesday, September 14, 2021, the Community Meeting materials including a feedback form were made available on the project website and by mail. Additionally, the Community Meeting Notice included a tear off card with return postage, which allowed people to request materials by mail and write down information they wanted to learn more about at the Community Meeting. The feedback form included the same questions asked at the Community Meeting, including:

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?

Received were a total of 41 requests for materials by mail and 13 feedback forms, 12 online and one by mail. The feedback and questions received are summarized below. Answers from the project team to the questions asked are included in *italics*, following the questions.

Additional details, including the materials shared at the community meeting, a recording of the meeting and the meeting summary are available on the project websites at [www.createto.ca/770donmills](http://www.createto.ca/770donmills) and [www.createto.ca/805donmills](http://www.createto.ca/805donmills).

#### Summary of feedback received

##### Feedback on the development proposals

**Support for the proposed developments.** Some respondents shared support for the Housing Now Initiative and the focus on providing affordable housing at 770 & 805 Don Mills calling it “one of the boldest of the bunch”. One respondent suggested relaxing the floor plan constraints to allow for more affordable units. Features of the proposed development that respondents shared support for include:

- the proposed density;
- the incorporation of a school;
- affordable housing; and
- the proximity to transit.

One participant suggested the team replicate the proposed elementary school and housing co-building design for other Housing Now sites.

**Concerns with the proposed development.** Participants shared some concerns about the proposed developments including:

- concerns over the proposed heights and the potential wind and shadow impacts;

- concerns about increased density and impacts on existing infrastructure, community services and facilities, and green space.

One respondent suggested postponing the development until additional amenities in the neighbourhood are built to support additional density. Another participant suggested enforcing rent regulation in priority areas across the city instead of building purpose-built rentals.

## Feedback about the local street network and transit system

**Some respondents shared concerns about the major intersection where the development is proposed (Don Mills and Eglinton).** Respondents shared concerns about the safety of the intersection, especially for future students at the future school site and questioned whether locating a school at the intersection of Don Mills and Eglinton could be done safely. Respondents also commented on the importance of managing traffic, especially congestion north of Don Mills and how to create safe accessible points for residents to enter and leave the neighbourhood. One participant suggested reducing the number of lanes for cars on Don Mills once the transit improvements are completed.

**Suggestion to use these proposed concepts as a model for other sites across the City where transit expansion with underground stations are being planned.**

## Other suggestions, comments, and questions

Other suggestions and comments raised in the feedback forms include to:

- Suggestion to include more information on the affordable rental units, including how and when to apply for them, how many units will be accessible, and the price of the units.
- Concerns over environmental impacts to the area, especially to the Don River and suggestions to incorporate district energy on site and possibly a geo-thermal energy source connected to the ravine system;
- Consider a partnership with the Ontario Science Centre located in close proximity to the site;

Specific questions respondents asked were:

- When is first occupancy expected? *First occupancy is currently expected to happen sometime in 2026.*
- How many units will have more than 1 bedroom? *The exact unit mix will be determined at a later day; however, it is anticipated that approximately 55% of the total units will be 1 bedroom units.*
- Will 40 Wynford Drive be demolished to accommodate the new development? *No, there will be no demolition of buildings associated with these developments.*
- Will this project be addressed at North York Community Council? *The zoning by-laws and development concepts for the 770 & 805 Don Mills will be presented to Planning and Housing Committee and City Council for approval. This is expected to take place in the spring of 2022.*