



Don Mills Properties

North York, Ontario

Site Study

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SITE SURROUNDED BY PARKLAND

The site encompasses 15 hectares, or the majority of the Don Mills Office Area of Employment west of Don Mills Road (as identified within the City's Future of Toronto Employment Areas report). The site is adjacent to a number of mixed-use developments and a surrounding network of parks, ravines, and natural trails.

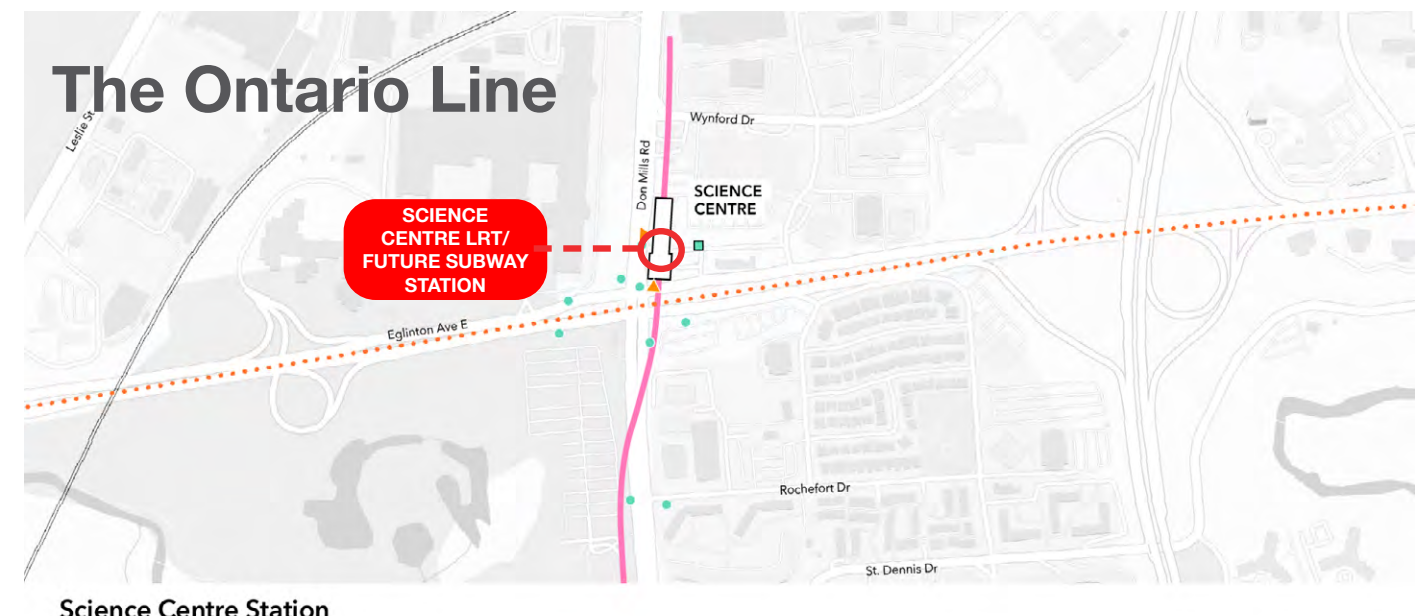


SITE CONTEXT



TRANSIT HUB

The site is located proximate to several transit stations, including within a 500-metre radius of the Science Centre Station on Line 5 of the TTC (i.e. the Eglinton Crosstown LRT) which is also the terminus station of the planned Ontario Line, and along a Higher Order Transit Expansion Element along the Don Mills corridor and immediately abutting the Science Centre Major Transit Station Area (“MTSAA”) to the south (SASP 683).



Science Centre LRT Station



Future Science Centre Subway Station

VISION

The vision includes a mixed-use development that would contribute to the creation of a complete community, including employment, housing, retail, and service uses, as well as new park space. The comprehensive development of this large site presents an opportunity to significantly enhance the public realm through the provision of new parkland in proximity to the Don Mills Trail, and to provide employment opportunities that are nearby the significant investment in transit (both the Eglinton Crosstown LRT and the Ontario Line Science Centre Subway Station and Bus Terminal, about 500 metres to the south, as well as a potential regional rail station directly to the east).



POTENTIAL DEVELOPMENT

The evolution of the larger Don Mills Crossing area towards a higher density mixed use community has been influenced by new planning approaches which encourage a mix of uses and encouraging access by way of modes of transportation other than the automobile. This has resulted in approvals for a mix of uses at the intersection of Don Mills and Eglinton to the south through the Don Mills Crossing Secondary Plan.

The mixed-use vision for the site would be compatible with the mixed-use Don Mills Crossing Secondary Plan area to the south and existing residential lands to the north.



LAND USE MAP



Current



Proposed