

The Quilt on Weston Road Project

The Learning Enrichment Foundation (LEF) has been part of the Mount Dennis community for over 40 years. Recently, LEF purchased two properties at 1240 and 1246 Weston Road, with hopes of redeveloping them and one day calling them home.

Our project envisions a multi-use building, which will offer a vibrant streetscape as well as community space on both the ground level and the first few floors. Above that, we'll be building affordable residences, many of which will have access to much needed supports through other community partners. We are in the early stages of our project and are working to develop initial concept plans to submit to the City of Toronto.

First and foremost, we want to hear from the Mount Dennis community to generate ideas of what the streetscape could look like, and to ensure the project reflects our joint aspirations for a vibrant Weston Road.

Neighbourhood Meetings

On March 9th, 2021, LEF hosted their first live-streamed neighbourhood discussion to introduce the Quilt on Weston project and its vision.

On July 13th, 2021, LEF hosted their second neighbourhood discussion to engage the community on streetscapes. As in the first consultation, LEF's Executive Director, Peter Frampton, hosted the event and was joined by Ward 5 City of Toronto Councillor, Frances Nunziata. Additionally, this was the first meeting with LEF's architect (LGA) and planners (Gladki Planning Associates) in attendance.

LGA presented 4 streetscape concepts for discussion. Community participants were divided into breakout rooms to engage in friendly conversation and provide feedback on the concepts. All participants were asked to provide their top three elements from all concepts. Following the breakout sessions, LGA and Gladki had an open streetscape discussion to inform the public on some planning-related items.

Future sessions will be hosted to continue gathering community feedback. To share your ideas or to be on the contact list for a future neighbourhood discussion, complete the poll available on the [Quilt on Weston Road Project webpage](#), or call (416) 760-2808 to leave a voicemail.

Streetscape Concept Discussions

Consultation participants were presented with 4 streetscape concepts:

Concept A – Eco Gardens

Concept B – Water Gardens

Concept C – Art Garden / Social Enterprise

Concept D – Heritage Gardens

Concept C – Art Garden / Social Enterprise and Concept D – Heritage Gardens were generally the most liked. Although, each concept had likeable elements and recommendations for improvement. Below are results and information gathered for each of the 4 concepts from all breakout discussion groups:

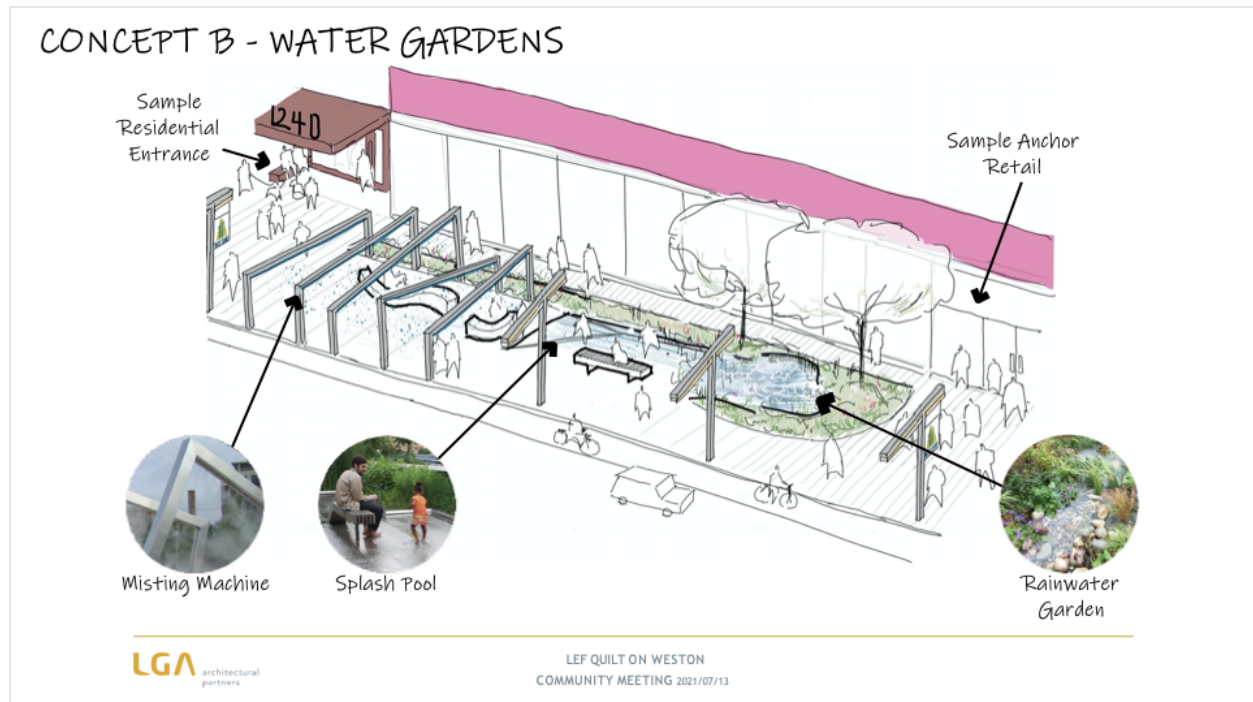


The Eco Gardens concept was well received by many participants, because it is consistent with the Mount Dennis Business Improvement Area's (BIA) efforts to make the neighbourhood more bee-friendly and the Mount Dennis Community Association's (MDCA) advocacy to transform Mount Dennis into an eco-neighbourhood.

The most appreciated features were its softscape and the natural components. The elements that were particularly favoured were the bee hotel, the pollinator garden, and the fruit trees. However, there were concerns regarding maintenance, such as harvesting ripe fruit from trees.

Recommendations for this concept

- Keep consistent with natural theme by using natural wood carvings for the plant garden.
- Pollinator garden should be consistent with the Mount Dennis BIA concepts.

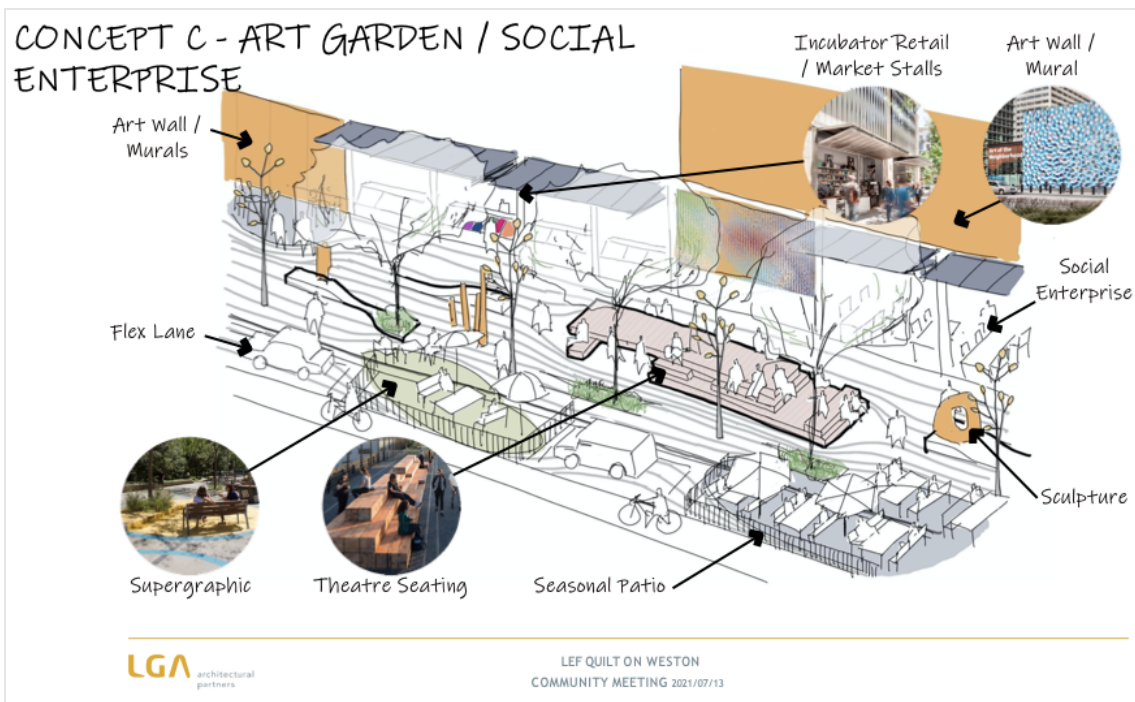


The Water Gardens concept was considered interesting, fun for children, and more playful than all other concepts.

Several participants expressed concerns about safety, especially that of younger children and visually impaired individuals. For example, the proximity to the street and traffic was identified as worrisome. Additionally, questions around the upkeep and maintenance of the water features over time were asked.

Recommendations for this concept

- Safety and accessibility are important considerations for this concept. Suggestions included:
 - Move any water element far from the street so that kids can play, and parents don't have to worry.
 - Place a barrier between the sidewalk and any in-ground water features.

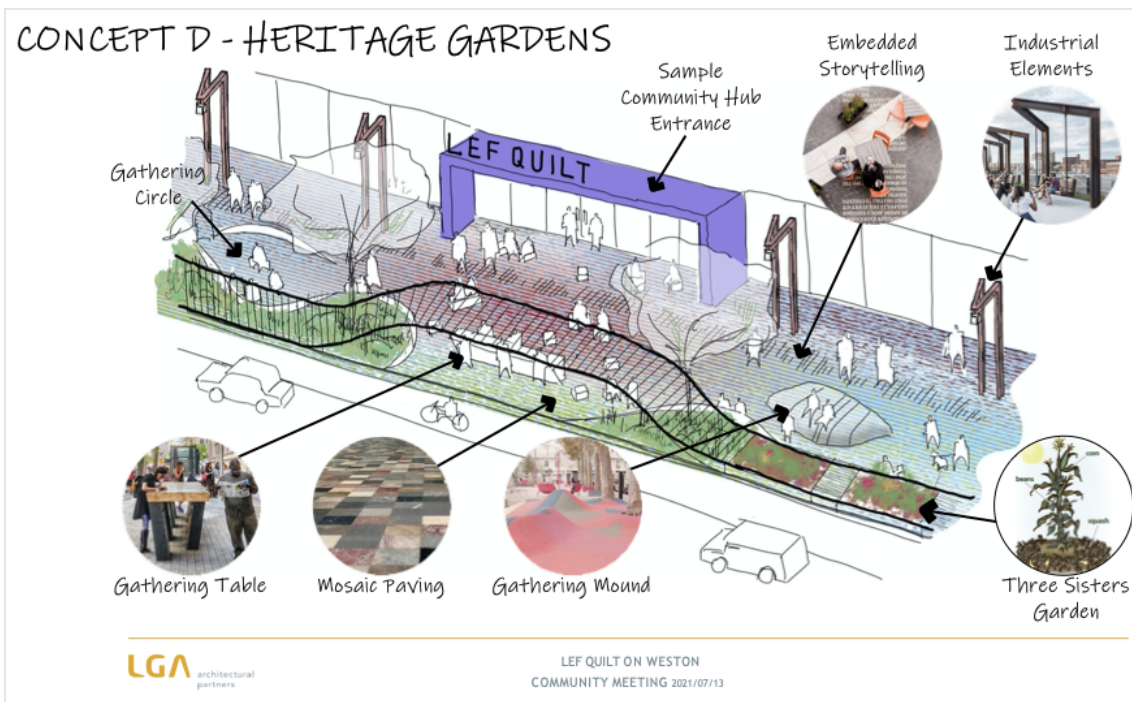


The **Art Garden/Social Enterprise concept** was very popular among most participants. One reason was this concept's ability to tie in many local business elements into the development.

The element that attracted the most attention was the outdoor theatre seating feature, which could be used for events and small theatre performances. The theatre area was thought to work well with the social enterprise concept, which was also well received.

Recommendations for this concept

- Ensure that benches, trees, and garbage receptacles reach the ground because a gap would otherwise be a safety risk for the visually impaired.
- Providing too much seating and art could lead to people defacing them.



The **Heritage Gardens** concept was well-regarded by most participants. This concept was considered conducive to incorporating more community and youth programs, in addition to opportunities for gardening and art. Specifically, participants enjoyed the mosaic paving ideas and felt that murals and paintings would match well with the new indigenous centre.

The community also enjoyed the natural elements in this concept along with the idea of high tables that could bring people together to meet and eat.

Recommendations for this concept

- The gathering areas could serve as places to tell stories about the history of the community (i.e., aboriginal roots, prominent families that shaped the area through time) or serve as places for storytelling to children.
- If art is being implemented, have a way for installations to be changed over time or rotated frequently.
- The notion of storytelling embedded somewhere is great, but we will need a way of preserving the sidewalk paving/mosaics throughout the winter season.

Other General Comments and Recommendations

- Different ground textures are extremely helpful for people with special needs. Incorporate a different texture closer to the building to notify individuals that they are near the entrance.
- Benches with backs are better compared to circular seating as they can assist people with getting up.
- The importance of protecting the existing trees along Weston Road was highlighted and it was also suggested to raise all trees or have ground buffers.
- Concerns were expressed around the sidewalk depth and exact measurements of the sidewalk should be provided.
- Further analysis of the multiple elements proposed in the concepts was encouraged. For example, ensuring the safety of citizens with mobility issues, addressing practical matters relating to children, and smooth access of delivery vehicles to the building.
- For easy transit, have a nearby entrance from the building or within the building to the LRT. This would help vulnerable individuals commute more easily in the wintertime.