

Don Mills, Toronto, 1952 - 1965

Planners: Macklin L. Hancock, Douglas Lee

Architects: Henry Fleiss, John B. Parkin Assoc., Irving Grossman, James Murray, Michael Bach

Background:

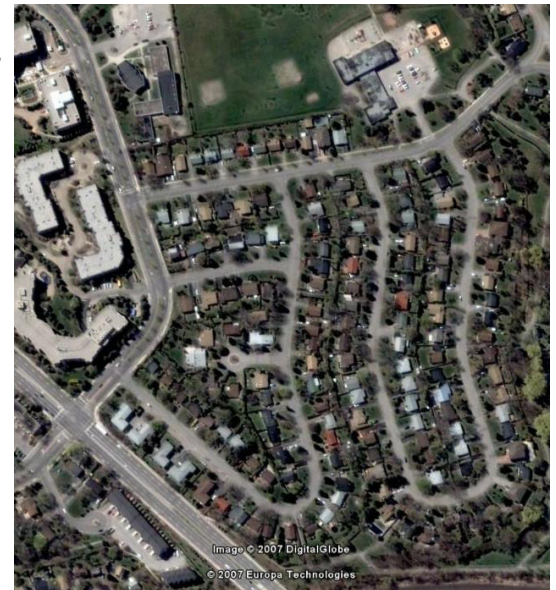
In 1952, E.P. Taylor, owner of O'Keefe Breweries and the Don Mills Development Corporation, proposed the development of a new community on 834 hectares of land, in the borough of North York. The plan for Don Mills was heavily influenced by Ebenezer Howard's Garden City; including a greenbelt that takes advantage of the area's natural topography. Today, Don Mills (not Radburn), is the model project for conventional Canadian suburbs; rarely matched and never exceeded in design quality elsewhere.

Key Design Principles:

- Perry's Neighbourhood Unit
 - *elementary school within each unit*
 - *shopping districts in periphery*
 - *10% area to recreation and open space*
 - *hierarchy of streets*
 - interconnected open space system
 - mix of housing types @ neighbourhood level
 - design review of houses
 - fit to topography
 - jobs - housing balance
-

Don Mills Profile: Block / Lot

The block / lot layout in Don Mills is oriented to preserve and enhance the separation of the pedestrian and the automobile. Streets have been laid out in a hierarchy, to ensure children can walk safely from their home to their school. As displayed in the Google image, there are few, if any, through intersections within the Don Mills development. Further, housing styles vary greatly due to the array of lot sizes offered in the development. As one moves outwards from the centre of Don Mills, there exists a transition in housing form from high rise apartments to low-rise single-family detached dwelling units.



Summary of Block and Lot Dimensions

Gross Density	10 du / hectare
Net Density	14 du / hectare
Lot Depth	30 m (100')
Lot Frontage	18 m (50' - 60')
ROW width	20 m (66')

Additional Information:

Hancock, M.L. & Lee, D.H. (1954) "Don Mills New Town".

Royal Architectural Institute of Canada Journal. January 1954: Vol. 31 (1) Pp. 3-27

Hodge, G. & Gordon, D. 2007. *Planning Canadian Communities 5th ed.* Toronto: Nelson. Cht. 5

Sewell, J. 1993. *The Shape of the City: Toronto struggles with modern planning.* Toronto: University Toronto Press, Cht. 3

donmills

Canada's
Finest
Community

