

Communication from Councillor Minnan-Wong regarding Phase Two of the Don Mills Centre redevelopment application.

Copied below is a communication received from Ward 34 Councillor Denzil Minnan-Wong regarding Cadillac Fairview's application for phase two of the Don Mills Centre redevelopment, to be considered at the [North York Community Council Meeting](#) on Tuesday, September 15. [Click here](#) to read the original communication online.

The Councillor is interested in receiving feedback from Don Mills residents, whether you are in favour of or opposed to the application, or whether you have any questions or concerns regarding it. Please call 416-397-9256 or e-mail councillor_minnan-wong@toronto.ca.

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Development Application to Result in Significant Changes to Character and Nature of Community and Future Development

Thank you for your recent communication with regard to the Phase II development of the Don Mills Centre. I appreciate the enthusiasm that many residents have with regard to the development of our Don Mills.

One thing we can all agree on is that the Phase II development will have a significant and substantial impact on our neighbourhood for years to come. There are at least three issues that need to be addressed in considering this proposal; the need for a community centre, the densities and heights of the buildings and the impact on future development in the Don Mills area.

I share your concern for the need for a community centre. **In fact, I have been advocating for the need for a community centre ever since Cadillac Fairview indicated their interest in redeveloping the site over 9 years ago.** At that time, I stated for the record that I would not support an application that did not include community facilities.

I do not support approving an application for development in exchange for a community centre at any cost.

It is my understanding that the current Application is to develop 1/3 of the lands of the Don Mills Centre. If approved, when severed, the densities on these properties will be in the range of 4.2 times coverage and 4.6 times coverage. **To give you some context to what this means, these are densities and heights that are approved along the subway line and around Sheppard Ave.**

I am very concerned that these densities will be used in the future and will set the tone for development in the Don Mills area, on Don Mills Road and The Donway.

I remain to be convinced that such large developments are supportable by the residents of the Don Mills community.

I also am concerned that residents do not understand the implications that approving this application will have on the character and nature of our residential neighbourhoods.

I would appreciate your comments with regard to these issues and have attached two passages which have been extracted from the Planning Report.

I would appreciate your comments with regard to the above. I can be reached at 416-397-9256.

Sincerely,



Councillor Denzil Minnan-Wong

C. Councillor Cliff Jenkins
Councillor John Parker
Planning Department, City of Toronto
DMRI

Extract from City Planning Report for Don Mills Centre

“Central Don Mills is not a tall building district. The applicant’s proposal does not fit within the existing physical context of Don Mills nor does it fit the planned context envisioned by the Central Don Mills Secondary Plan or the planned context set out in the Toronto Official Plan. Despite the proposed Mixed use Areas designation of the site, the Toronto Official Plan states that not all Mixed Used areas will experience the same scale or intensity of development and should reflect the context of their surroundings. Development on the Don Mills Centre site should not create a new context for future development on the site, or on the lands surrounding the Centre. Rather, development should be appropriately managed, particularly on development parcels along the street edges, to ensure the existing low to mid-rise character on the Don Mills continues into the future.” (p. 21).

“Staff are of the opinion that the proposal is an overdevelopment of this portion of the site as a result of not only deploying the residual or unused density from the existing permission, (674,671 Square feet), but also the proposed additional density requested on the mixed use site...Although the density over the entire site is 1.6 FSI (2,678,620 square feet), the density on the proposed mixed use site is significantly higher. **Residential density on the three development parcels range from 4.2 to 4.6 FSI...the density is significantly higher than densities in the community and similar to densities assigned to subway related development in North York...The proposed gross floor are should be reduced on the 3 development parcels or redistributed over the larger site.”** (p. 23).
