



An artist's rendering of Phase II of the Don Mills Centre development. Along with revamped commercial space, the development is expected to bring 1,300 residential units to site.

Developer appeals to OMB in bid to move Don Mills project forward

KRIS SCHEUER
Town Crier

Cadillac Fairview has not filed a complete Don Mills Centre application with the city but nonetheless appealed the development proposal to the Ontario Municipal Board.

While the application was filed in December, by August the required wind, traffic and shadow studies had not been submitted to the city, according to city hall.

The board has not set a date to rule on this application that includes several buildings ranging from six to 32 storeys in height.

Don Valley West Councillor Cliff Jenkins said on Aug. 8 the developer would be wise to hold off on pushing for an early board date.

"They haven't submitted the technical studies, so how can we talk of anything of any substance until the application is complete?" Jenkins said from his North York office. "Cadillac Fairview would have a serious credibility problem because of the lack of a complete application."

Catherine Kee, a spokesperson for Cadillac Fairview, confirmed that the technical studies had not been submitted.

"We will submit the studies," she said Aug. 9. "We want to work with the city and working group on (out-

standing) issues before we submit the studies."

A 20-person working group, made up of representatives from the Don Mills community, will be set up to provide liaison with the city, residents and developer.

The application is for 1,354 residential units, but it may change as a result of working with the city and community, so submitting the required studies now would be premature, Kee said.

The developer had the legal right, 180 days after the application was filed, to appeal directly to the OMB because the city had failed to vote on the proposal.

City staff had not recommend approval or rejection of the development yet because the application was incomplete, said city planner Steve Forrester.

"Cadillac Fairview has been supportive of delaying an board hearing until a more refined application can be (worked out)," he said on Aug. 7.

Forrester's April report on this development outlined 13 issues to be resolved, including opportunities to incorporate the Don Mills Civitan Arena into the scheme, the need for adequate indoor and outdoor amenity space and whether this is an appropriate building form for this site.

Local resident Simone Gabbay called to say this application should

conform to the Central Don Mills Secondary Plan.

A section of that planning document, that pertains to the Don Mills Shopping Centre site specifically, indicates structures should not exceed eight storeys.

Gabbay said she would be satisfied with "whatever is permissible in the secondary plan up to eight storeys, not 32 storeys."

"It must enhance the existing character of the area," Gabbay, founder of the citizen group Don Mills Friends, said, adding that the city "should use its power to fight this at the board."

She also expressed concern about the loss of medical services in the existing 14 storey office building at 75 The Donway West. As part of this application that structure is set to be converted into a 147-unit seniors residential building of up to 10 storeys.

Cadillac Fairview's Kee said all the commercial tenants, including medical professionals, will be invited to occupy available office space at the new development.

If approved, this development would also include a 45,000 square foot public park and a town square.

Phase one of the redevelopment will see the Don Mills Shopping Centre rebuilt by nextfall. Phase two is the residential component and if approved would take 7-10 years to complete.