

April 6th, 2010

Simone Gabbay

North York, ON

Dear Simone,

Re: Misleading Information in the March 2010 DMRI Newsletter

Thank you for forwarding a copy of the March 2010 DMRI Newsletter to my office. After review and discussion with City Planning staff, several inaccuracies and some very misleading information should be corrected.

It is stated in the DMRI Newsletter that the old Don Mills Secondary Plan is not part of the new City of Toronto Official Plan because it was appealed by Cadillac Fairview to the OMB. This statement is both incorrect and not accurate. The Central Don Mills Secondary Plan is part of the new Toronto Official Plan and is contained in Chapter Six, Part 24. The policies of the "new" Central Don Mills Secondary Plan are virtually identical to those of the "old" which was part of the North York Official Plan. The density and height policies are generally unchanged.

Only the policies of the Central Don Mills Secondary Plan affecting the Don Mills Centre site itself were appealed and only those policies would be amended if the current settlement is approved or otherwise by the OMB, not the entire Plan.

As a result of the appeal; the policies of the old Don Mills Secondary Plan and the main policies of the North York Official Plan prevailed. Therefore, the guidelines of the old Secondary Plan as they pertain to the Don Mills Centre are still relevant during the appeal.

The DMRI suggest that the Toronto Official Plan stipulates intensification is meant to take place on Mixed Use sites located on roads designated as transit corridors and that this applies to Don Mills Road. This statement would be correct as the Official Plan does direct intensification along transit corridors. However, Don Mills is not a transit corridor. With the Provincial Government's recent announcement to delay \$4 billion in provincial funding to Metrolinx for Transit City projects, the future of the Don Mills LRT line is unknown and until a shovel is in the ground, it is not a certainty that it will be built.



The Toronto Official Plan also states that not all Mixed Use Areas should experience the same scale or intensity of development (page 4-10 of the Toronto Official Plan).

It should be noted also that the Central Don Mills Secondary Plan stipulates a general density of 1.0 times coverage will apply to all lands designated as Mixed Use. Even when calculating density on the site as a whole, the application for Phase 2 of the Don Mills Centre is around 1.6 times coverage. When the individual buildings are considered independently, each is in the area of 4.5 times coverage, that which would be found along the Sheppard Subway line.

From the start, the DMRI has aimed to make this development about a community centre alone and not about what kind of intensification is appropriate for Central Don Mills. This application has always been about both.

No matter how the DMRI downplays the significance of the heights and densities approved for the Don Mills Centre, the approvals for the Don Mills Centre will inevitably set the tone for new development in Don Mills. The Don Mills Centre is the only site in the Central Don Mills Secondary Plan with prescribed height limits. Just imagine what could be proposed to replace the apartment buildings around the Don Mills Centre where there are no height limits. I remain very concerned that North America's first planned community is destined to become a "Tall Building District."

It is unfortunate that the DMRI communicates inaccurate and misleading information. This is an important community development and it is essential that only factual information is provided to the community. Please feel free to set the record straight.

Thank you for keeping me informed.

Sincerely,

A handwritten signature in black ink that reads "Denzil Minnan-Wong". The signature is written in a cursive, slightly slanted style.

Denzil Minnan-Wong
Councillor, Don Valley East
Ward 34