

Copy to Maria Augimeri, Chair Community Council

April 23, 2007

Mr. Cliff Jenkins,
Councillor, Ward 25 Re: Don Mills Centre, Re-zoning Application - Phase 2

I wish to object to the the re-zoning of the Don Mills Centre from commercial to residential for the following reasons:

1) Official Plan. This proposal is contrary to the Official Plan and is detrimental to the life of the community. What is the point of planning, paying a staff of planners, creating regulations if this can all be disregarded and changed by a developer for no other reason than to make enormous profits at the expense of thousands of people in the community. This site is not suitable for high density residences.

2) Ownership. The claim that Cadillac Fairview owns the property and can do whatever they wish with that property is not true. Homeowners cannot do whatever they wish with their property - they cannot keep chickens or a goat, cannot cut down trees and cannot hold parties and play loud music till 3 a.m. By-laws are enacted and enforced for the benefit of the community as a whole. Why is a developer not required to consider the community as a whole? Cadillac Fairview's actions to date have shown complete contempt for thousands of people whose lives have already been adversely changed. This current adverse change in quality of life is minor compared with the effect that Cadillac Fairview's Phase 2 plans would have.

3) Privacy. The building of high rise condominium apartments so close to private houses will mean the loss of privacy and enjoyment of property for hundreds of people in the immediate area.

4) Wind Tunnel/Shadow. All the surrounding area will be affected by the number of high rise buildings in a limited area, causing wind tunnels and loss of sunshine.

5) Increased Traffic. The traffic from an additional couple of thousand cars will aggravate an already dangerous intersection at Don Mills and Donway. Side streets will be used to avoid this intersection. Lack of open air parking for visitors to the apartments will mean that cars will spill onto nearby streets causing even more inconvenience and disruption for homeowners.

6) High Density. There is little set back and landscaping planned for the buildings along the Donway. Trees (planted by Don Mills residents) have already been cut down and there is no open space/parkland in the centre. Where will children living in the apartments ride their bicycles and play? The area will be a concrete jungle. An open invitation to criminal activity.

7) Community Centre. Cadillac Fairview destroyed the community meeting place when the shopping mall was demolished. They do not intend to replace this. The proposed outdoor centre is not adequate. The development depends on existing social/recreational facilities, and gives nothing to the community in return.

8) 75 Donway - Loss of medical facility. Plans to change this to a seniors' residence is a strategy to sweeten the application for a zoning change to residential of an existing commercial building and a thin end of the wedge. In fact the use of this medical facility by doctors, dentists, labs etc. is of far greater benefit to the community since it provides one stop medical care in the community. Loss of the building will mean relocation by some who may not wish to lease in the new centre and result in loss of this convenient service to residents.

cc: D. Minnan-Wong, Ward 34 A. Perruzza, Ward 8 H. Moscoe, Ward 15 J. Parker, Ward 26
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D. Miller, Mayor D. Shiner, Ward 24 B. Ashton, Chairman, Planning Board