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June 6, 2018

VIA EMAIL (via pgmc@toronto.ca)

City of Toronto, City Clerk's Office
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Nancy Martins, Administrator – Planning and Growth Management Committee

Attention: Christian Ventresca, Senior Planner – Strategic Initiatives, City Planning Division

To Chair and Members of the Planning and Growth Management Committee:

**RE: Don Mills Crossing – Proposals Report (Item PG30.6)
770 & 805 Don Mills Rd & N/E Don Mills Rd & Eglinton Ave E**

CreateTO is submitting this letter to the Committee with respect to the Proposals Report for the Don Mills Crossing Secondary Plan policies, which will be before the Committee on June 7th, 2018 (PG30.6). CreateTO has an interest in three properties within the boundaries of the draft Secondary Plan Area, including the Sites located at the southwest and southeast corners of Don Mills Road and Eglinton Avenue East (municipally known as 770 & 805 Don Mills Road), and the northeast corner of Don Mills Road and Eglinton Avenue East.

In 2010, the Sites municipally known as 770 & 805 Don Mills Road received Council approval for Transfer to BUILD TORONTO, which is now operating as CreateTO (GM30.17 and GM33.20). The Site at the northeast corner of Don Mills Road and Eglinton Avenue East was considered a “master planning” site and as such has not been declared surplus for transfer at this time.

CreateTO has been working closely with Staff to advance development proposals for 770 & 805 Don Mills Road and an Official Plan and Zoning Bylaw Amendment application was submitted on March 19th, 2018 (18 131430 NNY 26 OZ). The application is currently under review and to date no circulation comments have been received from either City Departments or external commenting agencies on the application. A Preliminary Report for the application is expected to be before North York Community Council in July 2018.


Conceptual development plans have been developed for the northeast corner of Don Mills Rd and Eglinton Ave East, accommodating the future TTC bus station. However, no development application has been submitted for the Site and CreateTO has no plans to advance a development proposal on this property in the immediate term.

We have had the opportunity to review the draft Don Mills Crossings Secondary Plan policies and we look forward to continuing our ongoing dialogue with Staff in both Strategic Initiatives and Community Planning. Through our review of the draft policies we have begun to identify a number of areas we wish to discuss with Staff further in the context of CreateTO's property interests. Some of these areas generally include:

- Land Use/Built Form policies – including heights, setbacks, densities, and buildings locations;
- Public Realm, POPs and Park policies;
- Cultural Heritage, Housing and CS&F policies;
- Transportation and TDM policies, and
- Implementation strategies for the plans/policies.

CreateTO looks forward to continuing to work with Staff and would appreciate scheduling a meeting with relevant Staff to discuss the draft Secondary Plan policies. In the interim, please do not hesitate to contact either the undersigned or Salima Rawji, Vice President – Development, should you have any questions or concerns.

Sincerely,



Carlo Bonanni

Vice President - Land & Development Planning

cc. John Andreevski, Community Planning – North York District
David Huynh, Bousfields Inc.
Willie Macrae, Community Planning – North York District