

North York Community Council

From: Laurie Payne <lpayne@diamondcorp.ca>
Sent: Wednesday, October 12, 2016 10:04 AM
To: North York Community Council
Subject: Emailing: 20161013 Submission Diamond Corp NY17.30 FINAL.pdf
Attachments: 20161013 Submission Diamond Corp NY17.30 FINAL.pdf

Please find attached submission for Item NY17.30 on the agenda for Community Council October 13..

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BUILDING ON A LEGACY

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October 12, 2016

By email (nycc@toronto.ca)

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge Street
Toronto, ON M2N 5V7

Attention: Francine Adamo, Committee Administrator

To Members of North York Community Council,

**Re: Toronto Preservation Board Item NY17.30 Intention to Designate Under Part IV,
Section 29 of the Ontario Heritage Act - 844 Don Mills Road and 1150 Eglinton
Avenue East**

We appreciate the opportunity to comment on the proposed designation of 1150 Eglinton Avenue East and 844 Don Mills Road (collectively the "Lands") under Part IV of the *Ontario Heritage Act*.

Diamond Corp., together with Lifetime Developments Inc. and Context Developments Inc. purchased the Lands which comprise a total of approximately 60 acres located at the northwest corner of Don Mills Road and Eglinton Avenue East. The intersection will accommodate the new Science Centre Station and associated Mobility Hub on the Eglinton Crosstown LRT.

The Lands currently serve as the head office for Celestica International. Over the past year we have worked collaboratively with the City towards developing a framework for the future development of the Lands. That process culminated in a new Site and Area Specific Policy ("SASP") for the Lands in the City's Official Plan, which was implemented through a Council-endorsed settlement that was approved by the Ontario Municipal Board in June. The SASP provides for, among other things, the extension of Wynford Drive through the Lands and the construction of a minimum of 200,000 square feet of office space as part of the first phase of development. The office component to be constructed as part of phase one will allow for, among other things, the retention of Celestica International as a tenant on the Lands.

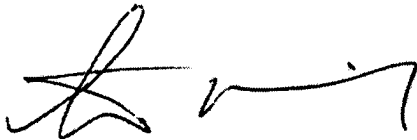
As contemplated by the Council-endorsed settlement, we have recently submitted a zoning by-law amendment and draft plan of subdivision application for the Lands in order to implement the policies of the SASP. This is an active application and we look forward to continuing to work

collaboratively with Staff in creating a new transit-oriented and truly mixed-use community at this important intersection. Part of this process will include a consideration of how to balance the commemoration of the existing buildings with other identified objectives for the future development of the Lands.

With this on-going process, consideration of the proposed heritage designation before you today, in our respectful view, is premature. We also note that the proposed heritage designation, in its current form, would conflict with the SASP in a number of respects, including the proposed extension of Wynford Drive and the proposed relocation of the Don Mills Arena. Determining how to balance these competing objectives for the future development of the Lands should be dealt with comprehensively and not in isolation.

In addition, we respectfully disagree with certain physical characteristics of the buildings identified by Staff in the report dated September 7, 2016 as heritage attributes which contribute to the cultural heritage value or interest of the Lands.

Accordingly, we would respectfully request that Community Council defer this Item and address heritage considerations as part of the Final Report on the active development applications as there are interrelated issues which should be considered comprehensively in connection with these Lands.

A handwritten signature in black ink, appearing to read 'Stephen Diamond', written in a cursive style.

Stephen Diamond
President and CEO
Diamond Corp. on behalf of Wynford Green Limited Partnership.