

April 3, 2019

Our File No.: 182197

Via Email (phc@toronto.ca)

Planning and Housing Committee
100 Queen Street West
City Hall, 10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

Re: Item PH4.1 – Don Mills Crossing – Final Report

We are solicitors for Damis Properties Inc. in respect of the properties known municipally as 7-11 Rochefort Drive (“**7-11 Rochefort**”) and 30-34 St. Dennis Drive (“**30-34 St. Dennis**”), together with 7-11 Rochefort, the “**Properties**”) in the City of Toronto. We write to express our client’s concerns with the proposed Don Mills Secondary Plan (the “**Proposed Secondary Plan**”), which is scheduled for consideration at the April 4, 2019 meeting of the Planning and Housing Committee.

The Properties are located just south and southeast of the major intersection of Don Mills Road and Eglinton Avenue East, in the immediate vicinity of the new “Science Centre” LRT station and “Aga Khan Museum & Park” Stop planned for that intersection and at Ferrand Drive.

As background, the Properties are located in the southeast quadrant of the major intersection of Don Mills and Eglinton. Both Properties are situated in prominent locations, within close proximity to the planned LRT station and stop and with significant visibility from major streets.

7-11 Rochefort has approximately 150 metres of frontage on Don Mills Road and is approximately 1.47 hectares in size. The site is located just one block south of Eglinton Avenue East, approximately 280 metres, or approximately a 4 minute walk, from the planned LRT station. It is currently occupied by two, three-storey rental apartment buildings containing a total of 128 two-bedroom units, and is designated Apartment Neighbourhoods in the City’s Official Plan. Under the Draft Secondary Plan, the lands immediately north of 7-11 Rochefort are proposed to be designated Mixed Use Areas A and fall within the “Core Area” that is intended to accommodate the greatest height and density. The Draft Secondary Plan specifically contemplates tall buildings of up to 28 storeys on the lands immediately north of 7-11 Rochefort.

30-34 St. Dennis, located further east along Rochefort Drive, has a total area of 2 hectares. It comprises the block bounded by Rochefort Drive, Deauville Lane and St. Dennis Drive, and directly abuts the Don Valley Parkway. The site is located approximately 550 metres or approximately an 8 minute walk from the planned LRT station and approximately 250 to 300 metres from the planned LRT stop at Ferrand Drive. Designated Apartment Neighbourhoods in the City's Official Plan, the site is currently occupied by three, four-storey rental apartment buildings containing 168 two- and three-bedroom units. A significant office building lies immediately north of the site, across Rochefort Drive.

In previous correspondence dated August 22, 2018, we requested, on behalf of our clients, an expansion of the Proposed Secondary Plan boundary. Through subsequent discussions with City staff in the fall of 2018, our client became comfortable with the boundary of the Proposed Secondary Plan. Our client appreciates staff's willingness to engage in these fruitful conversations.

Unfortunately, however, our client continues to have outstanding concerns that remain unresolved. For example, our client remains concerned with policy 6.5.4(a), which has been referenced in previous correspondence with planning staff. Specifically, policy 6.5.4(a) provides that the view to the Foresters Headquarters at 77 Don Mills Road will be enhanced by providing views of the tower portion of that building from the south-east corner of St. Dennis Drive and Don Mills Road. In our view, this is an overly onerous and somewhat arbitrary approach to view protection when the Profile Report (December 2016) did not identify the Foresters Building as a significant heritage resource (although it is designated), nor did it identify any views to it as worthy of protection. In these circumstances, we ask the Committee amend the Draft Secondary Plan to remove policy 6.5.4(a).

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

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