

April 22, 2025

Mayor Chow and Members of Toronto City Council  
City of Toronto  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Re: items NY22.2 & NY22.3 relating to 150 The  
Donway West and 4 Overland Drive**

Dear Mayor Chow and Members of Toronto City Council,

This letter is submitted for your consideration on items NY22.2 and NY22.3, which are before you at this meeting of City Council. Akelius has worked closely with staff to arrive at the approval recommendations advanced by community planning and has met with tenants on many occasions since 2022 to seek their input and advise them on the impacts of this project. While constructing new rental buildings to be attached to the existing buildings on site is an urban design goal of the City that we have been able to accommodate, we recognize that work will be impactful and have given consideration to how we can address the concerns of tenants. We also want to take this opportunity to respond to comments raised at the April 3, 2025, meeting of North York Community Council.

We acknowledge and respect the concerns brought forward by residents, including those related to tenant protection, construction impacts, structural integrity, and ongoing community engagement. Akelius Canada Ltd. is a real estate company focused on the ownership, management, and improvement of residential properties, with a particular emphasis on providing quality rental housing and contributing to community development. Our efforts are grounded in the belief that stable, professionally managed rental housing plays a key role in building inclusive, livable urban communities. We approach this project with care, technical diligence, and a long-term commitment to doing the right thing—for tenants, for the neighborhood, and for the City of Toronto.

At the heart of this application is a goal that aligns with the broader public interest: to add and retain purpose-built rental housing during a time of critical housing need. The proposed

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development conforms to the City's Official Plan and the Don Mills Secondary Plan, and is consistent with the 2024 Provincial Policy Statement, as confirmed by City Planning staff. This project will provide a range of rental unit types and sizes, supporting housing diversity, stability, and long-term affordability in a well-situated neighbourhood with access to transit, amenities, and open space. No existing rental units will be lost as a result of this development, and all work will be completed in accordance with the City's rental housing demolition and replacement policies. We are mindful of the responsibility we bear in advancing this work while tenants continue to live on-site. The temporary conversion of 10 two-bedroom units into one-bedroom suites is part of a broader effort to modernize our rental stock and reflect the growing demand for smaller, more affordable housing options. We are committed to working with affected tenants to minimize disruption and ensure they are supported in accordance with City and provincial requirements. This includes a relocation and assistance plan that reflects the City's newest standards, including CMHC-indexed rent gap payments for the duration of any relocations, 6 months advance notice, moving allowances, financial compensation, leasing agent support, as well as the right to return to a replacement unit of the same type and similar size, at previous rent plus indexing.

While the support plan outlined above is substantial, we understand that some tenants may have unique needs that warrant further attention. Since the April 2, 2025, meeting of North York Community Council, we have taken additional steps to address these needs. We are committing to extending notice from 6 to 8 months for elderly tenants and those with accessibility needs. We will also be providing additional support with moving-related supplies for impacted tenants, coordinating access to moving elevators outside regular hours, and working to prioritize relocations within Akelius' own portfolio of rental buildings nearby to further minimize disruption. Our team will also be connecting directly with tenants with extraordinary needs to discuss how these supports might be augmented or modified to better serve their unique needs.

Concerns about construction impacts such as dust, noise, safety, and traffic circulation are understood and shared. A detailed Construction Management Plan will be developed and submitted as part of the Site Plan Approval process, which includes full review and oversight by City staff. This process ensures the City has the necessary tools to evaluate and manage construction

staging, site access, road safety, and mitigation of impacts to residents and neighbouring uses.

We understand the importance of public confidence in the structural safety and long-term resilience of the development. A qualified structural engineering team is already on board and is involved in the project from this early stage. More detailed investigations, including structural interface and subsurface reviews, will be undertaken as required during Site Plan Approval and Building Permit review. These assessments will be completed in full accordance with Ontario Building Code standards, ensuring that all construction is grounded in technical rigor and regulatory compliance. The Holding Provision included in the draft Zoning By-law reinforces this requirement by ensuring the project will not proceed until all servicing and infrastructure studies have been approved by the City.

We are committed to maintaining open communication with residents throughout the process. We will participate in as many community meetings as required by City Planning staff and will continue to engage with the community in a transparent and respectful way, ensuring everyone is kept informed as the project moves forward.

We thank City Planning and Housing staff for their thorough review and thoughtful recommendation of this application. We believe this project reflects a balanced approach to intensification, tenant protection, and reinvestment in our rental housing stock - values that are deeply aligned with the long-term interests of the community. We look forward to continuing our work with staff, Council, and residents to deliver new high-quality rental housing in Don Mills.

Best regards,

A handwritten signature in blue ink, appearing to read "N. Langlois", written over a horizontal line.

Nicolas Langlois  
City Manager  
Akelius Canada Limited.

A handwritten signature in blue ink, appearing to read "Mauro Cristini", written in a stylized, cursive manner.

Mauro Cristini  
Development Manager  
Akelius Canada Limited.