

Don Mills Regeneration Area Study
Final Report to North York Community Council, Meeting of May 26, 2026

To: North York Community Council,

I am Richard MacFarlane, owner resident at 18 Concorde Place since November 2013.

For the past 12 years, I have contributed to the Wynford Concorde Residents Group and Don Mills Residents Inc. ratepayer organizations. Depending on the issue, I also advise the Oriole Park Association and area ratepayer groups at Yonge/Eglintom.

Since 2002, I have been intensely involved in challenging various high rise condo development proposals.

I was a part of residents' input into the Don Mills Regeneration Area Study. I attended the launch public meeting on September 11, 2025, and the community consultation meeting on March 5, 2026.

One aspect which I mentioned with the Wynford Concorde Residents Study was the disregard of all condo development applications and appeals. Given the large influx of population in the Don Mills area, especially the addition of thousands of people to what is called "Crosslinx" at Don Mills Road and Eglinton Avenue, I would strongly recommend that a traffic study be done and that the results be implemented in a timely fashion.

Like my remarks for the Wynford Concorde Focused Area Study, submitted to Council on April 27, 2026, I strongly recommend that the Don Mills Regeneration Area Study add a specific section in their Final Report.

This section would establish clear upper limits to height and density. This would be a clear signal that Toronto's Official Plan and Secondary Plans carry weight.

I would have in an introductory section the fact that developer lawyers and planning consultants have disregarded City of Toronto Official Plans and the City's Study Plans.

Further, that these developer lawyers and planning consultants be put on notice, that they cannot simply disregard these planning studies, as they continue to do.

As I noted with the Wynford Concorde Focused Area Study, the Statutory Public Meeting should be a full, in person, participation by residents in the community. To designate the North York Community Council virtual meeting as satisfying the requirement under *The Planning Act* goes against traditional procedures and standards.

I trust the outcome of the Don Mills Regeneration Area Study will be to the advantage of the community.

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