

# Planning & Development

## 175 Wynford Drive (Don Valley Hotel)

This site is still for sale, with the approvals previously granted by the Ontario Land Tribunal (OLT). I have been pursuing funding for the construction of a new sidewalk on Wynford that meets the new City standards for accessibility.

## 155 St. Dennis Drive (Flemingdon Golf Course)

This application to build four residential towers ranging in height between 42 to 56 storeys was rejected by City Council in November and the developer has appealed to the OLT, with a Merit Hearing scheduled for March 2025.

## 123 Wynford Drive (Noor Centre)

This was the original home of the Japanese Canadian Cultural Centre, designed by globally renowned architect Raymond Moryama. The application by the developer for **Alterations to the Attributes and Demolition of a Building and Heritage Attributes on a Designated Heritage Property** was rejected by Council at its May meeting and will now proceed to the OLT. The application to build **55 and 48 storeys with 1128 residential units** - also rejected by Council - will be appealed at the OLT as well.

For more information on these and other significant development projects in Ward 16 visit my website: [www.ward16.ca](http://www.ward16.ca).

# Tax Fairness For All

When I became aware of a residential tax anomaly regarding Toronto Island residents, I wanted to do something about it. Because Toronto Island homes stand on publicly owned land, their property tax calculation is based only on the value of the building, whereas other homeowners are taxed on the combined value of the building and the land.

Consequently, Island residents pay far less property tax – an average of only \$1,533 annually. This is far lower than the \$4,320 average property tax paid by Flemingdon Park tenants of a one-bedroom rental apartment. Like Island residents, tenants don't own the land either.

Further, I was shocked to discover that providing Municipal service to Island residents costs three to ten times as much. **Toronto Island residents pay less while services cost more.**

I recently introduced a motion at City Council asking staff to investigate this issue and report back on the feasibility of a taxation tool known as Area Rating for Toronto Island residential properties. This would allow a special tax rate to be applied to these properties so their tax bills would be more consistent with other properties in Toronto.

My motion was referred to the Mayor's Executive Committee. Unfortunately, they effectively jettisoned my request by making it part of a Provincial review of the entire municipal property assessment system which could take years. However, Council rules permit me to bring the issue back to Council in one year, so stay tuned...

# In The Community



Residents Niki and Sonia thought their neighbourhood would be safer with a stop sign at the intersection of **Valentine, Shamokin and Fenelon Drives**. I was able to get the new stop sign approved at Community Council and it was installed this spring.



I was delighted with the invitation to a Meet & Greet with the residents at **Don Mills Retirement Residence**. We had a wonderful time discussing local issues!



In May, we hosted two **Free Compost Pick-Up** days. Residents came to Fenside Arena armed with buckets and shovels, happy to get their gardens ready for spring planting.



Also in May, I attended the presentation of Cadillac Fairview's **\$50,000 donation to the Don Mills Collegiate Institute Athletic Project**.



Despite the rain, we had a great day at the **Sloane Public School Fun Fair**, serving up cotton candy to the kids -- and their parents.