

NY 8.7.2

North York Community Council

From: Christine Simmons <christinebsimmons@hotmail.com>
Sent: September 16, 2019 12:47 AM
To: North York Community Council; Councillor Minnan-Wong; Councillor Carroll; Councillor Filion; Councillor Pasternak; Councillor Colle8; Councillor Jaye Robinson
Cc: Geoff Kettel
Subject: NY8.7 Preliminary Report - Official Plan and Zoning By-law Ammendment Application - 922 Millwood Road (Ward 15)
Attachments: 922 Millwood, NYCC Letter,.docx

Dear Ms Adamo,

Please find attached the comments from the Board of Directors of MTCC #840, 928 Millwood Road on the above noted application.

Regards,

Christine Simmons (President)
On behalf of the Board of Directors

MTCC #840
928 Millwood Road
Toronto, Ontario

September 16, 2019

North York Civic Center

Main Floor, 5100 Yonge Street

Toronto, Ontario

M2N 5V7

Attention: Francine Adamo, Secretariat

Email: nycc@toronto.ca

Re: NY8.7 Preliminary Report – Official Plan and Zoning By-law Amendment Application – 922 Millwood Road (Ward 15)

(Planning Application Number: 19 183673 NNY 15 OZ

Dear Chair Councillor James Pasternak and Members, North York Community Council,

The Board of Directors of MTCC #840, on behalf of the residents of 928 Millwood Road, submits the following comments with respect to the above noted Official Plan and Zoning By-law Amendment application.

General Comments

We do not oppose a building on this site. A building has far greater value to the area than a contaminated vacant lot. We do, however, have concerns around certain elements of the current building as proposed.

Our concerns are focused on the following:

- the height and density of the proposed building in a relatively small footprint
- the eastern wall of the proposed building extending well beyond the 928 Millwood Road building to the north to Krawchuk Lane
- the proposed building abuts onto 928 Millwood Road at all levels including the basement parking

- the dangers from airborne pollutants from a contaminated site during construction

- the use of Krawchuck Lane for visitor parking, garbage collection, rear entrance, air shaft, and parking garage entrance

- safety, access and congestion on Randolph Road and Krawchuk Lane both during construction and after construction

Height and Density

The proposed building is a 5 storey structure with a mechanical structure on top of this and contains 35 units on a relatively small footprint. 928 Millwood Road is a 4 storey building with 35 units on a much larger footprint. This concentration in such a small space will affect Krawchuk Lane and Randolph Road in a very negative way. The extra height will adversely affect the views and the feeling of our rooftop patio. Without a parking spot for every unit there is the potential for extra cars parking on the already congested local streets. The height is not in keeping with the neighbourhood and adjacencies.

Eastern Wall

It would appear that the eastern wall that abuts onto the western wall of 928 Millwood Road extends to the north past the 928 Millwood Road building by at least 6 to 8 meters for the entire height of our building. This is very invasive to the residents who will be affected by this wall. They will lose light and vision and will feel very blocked in. We feel very strongly about the affect this wall will have on the homes of these residents. The building line should not extend past the 928 Millwood Road building. Yes there is a setback but this is only to address the shadow issues for Malcolm Road. It would appear that this wall also extends past 928 Millwood Road to the south to a smaller extent. It would also block light and if balconies extend out further they would be very invasive of their space.

Building Abutment

The proposed building at 922 Millwood Road abuts 928 Millwood Road along the building's entire length. One of the buildings that originally occupied 922 Millwood Road that abutted our building was a small one storey building built in 1921. 928 Millwood Road was built directly against this building; a section of the ground floor was build from the inside. When the building was demolished we had to restore our west wall. With the proposed building being right against 928 Millwood Road wall it is important that the space between the walls is totally sealed. The basement wall is of particular concern.

Contamination

The site has been a dry cleaning establishment since 1921. It was originally 3 buildings. The soil is badly contaminated. We are concerned about airborne pollutants during construction. Precautions must be made to ensure the safety of all the residents of the area. Excessive soil on the surrounding roadways, turning to dust becomes a hazard.

Krawchuk Lane

The rear of the building that backs onto Krawchuk Lane shows a garage entrance/exit doorway that appears to be at the lot line. There is also a rear stairwell entrance, 3 visitor parking spots and a garbage retrieval area. This represents a great deal of activity on a very narrow laneway. The entrance and exit to the parking garage appears to have serious sight line limitations for cars entering the lane to enter or exit the parking garage of 928 Millwood Road. Pedestrians also use this lane and there is no sidewalk currently so pedestrians also use the laneway (road). Currently there is just room for cars to pass as one enters the lane and another is leaving but this does not appear possible on the current building plan. With no area for two cars to pass one car will have to back up to accommodate the other car. Krawchuk Lane exits onto Randolph Road on the east and Millwood Road on the west. Currently there is no legal entrance from Millwood Road, only Randolph Road. Randolph Road has parking on both sides of the street, creating a slalom course for cars and trucks. Street parking in the immediate area would need to be looked at.

Safety, Access and Congestion

This will be a major concern during construction. Where will the access be for construction vehicles? Randolph Road is used by students on the way to Rolph Road School and there is no existing sidewalk on the east side between Malcolm and Millwood Road. Millwood Road and Randolph Road is a busy intersection. Krawchuk Lane must remain open for access to the underground parking at 928 Millwood Road, the townhouses on the lane and the Dental Clinic. 921 Millwood Road is a Seniors Residence so slow moving seniors and Emergency vehicles are not uncommon. There are large delivery trucks at Circle K daily and also at 921 Millwood Road almost daily. The challenge will be managing construction vehicles on a small corner location while maintaining access to Krawchuk Lane and insuring pedestrian safety.

Conclusions

The Board of Directors for 928 Millwood Road would like their concerns with the current proposed building plan to be considered. We would request the 4 storey height be maintained, the encroachment onto Krawchuk Lane be lessened and the eastern wall of the building on the

north side should not extend past the western wall of 928 Millwood Road. We have received a copy of the letter the LPOA sent regarding this issue and agree with their assessments.

Respectfully submitted,

Christine Simmons (President)

On behalf of the Board of Directors, MTCC #840

928 Millwood Road

c.c. Councillor Jaye Robinson