

Friday July 3, 2026

City Clerk

Attention: Matthew Green, Administrator
North York Community Council
100 Queen Street West
2nd Floor, West Tower
Toronto, ON M5H 2N2

By email: nycc@toronto.ca

Re: Objection to Proposed Official Plan and Zoning By-law Amendment
Application Number: 25 227957 NNY 15 OZ
922 Millwood Road

Dear Mr. Green and Members of North York Community Council,

On behalf of the Board of Directors of **MTCC 840, 928 Millwood Road**, we are writing to express our serious concerns regarding the proposed Official Plan and Zoning By-law Amendment for 922 Millwood Road.

We wish to be clear at the outset that we are **not opposed to development on this site**. We recognize the need for housing in Toronto and understand that neighbourhoods must evolve. However, development must be appropriate to the size of the lot, the needs of the area, and the established character of the surrounding neighbourhood.

The proposal before Council is not, in our view, appropriate for this location.

The surrounding neighbourhood consists primarily of single-family homes of one or two storeys, semi-detached homes, low-rise apartment buildings, and condominium buildings of five storeys or less. These buildings generally include green space at the front and rear. By contrast, the proposed building is much larger in scale and mass than the surrounding context. We are particularly concerned that the proposed building would cover approximately 87% of a small lot in a residential neighbourhood.

This degree of lot coverage creates several practical and safety concerns. The proposal does not appear to provide adequate space for resident drop-off or pick-up, food delivery, parcel delivery, moving vans, or service vehicles. There is also no clear safe location for deliveries to the proposed at-grade retail space. In practice, this will likely push these activities onto the surrounding streets, laneways, and neighbouring driveways, including the driveway at 928 Millwood Road.

We are especially concerned about the proposed use of **Krawchuk Lane**.

Krawchuk Lane is one lane wide. While it appears as a one-way lane on City plans, in reality it functions as a two-way route between the dental office parking area and Randolph Road. It is

also signed as “No Entry” from Millwood Road. The proposed plans show garage access and garbage collection exiting onto Krawchuk Lane. This would add vehicle, truck, and waste collection movements to a narrow laneway that is already constrained.

At 928 Millwood Road, approximately 90% of vehicles leaving our garage exit onto Krawchuk Lane and turn left toward Randolph Road, while vehicles entering our garage do so from Randolph Road. The proposed building would compromise sightlines along Krawchuk Lane, making entry and exit from our garage more difficult and potentially less safe.

The plans may show that garbage trucks can turn within the available space, but given the actual width and use of Krawchuk Lane, this would appear to require perfect driving conditions. That is not a realistic basis for approving a building of this size, especially where garbage trucks, delivery vehicles, resident vehicles, pedestrians, children, and pets may all be using the same constrained area.

Krawchuk Lane is also used by pedestrians, including people walking with young children and dogs. If this proposal proceeds in any form, a proper sidewalk should be required along Krawchuk Lane, similar to the sidewalk built behind the townhouses at 25 Malcolm Road. This would also require further setbacks and should be considered before any approval is granted.

We are also concerned that shadow impacts on Krawchuk Lane have not been adequately addressed. A building of this size will cast afternoon shadows along the lane. This would affect the existing garden space along Krawchuk Lane, which has been carefully maintained and recognized with a City award. Loss of sunlight would likely cause that garden to disappear.

The proposal would also have direct and significant impacts on the residents of 928 Millwood Road.

Because the proposed development lacks adequate drop-off, pick-up, loading, and delivery space, we anticipate that the front driveway of 928 Millwood Road will be used informally by residents, visitors, food delivery drivers, parcel delivery vehicles, and service vehicles connected to 922 Millwood Road. This would create congestion, inconvenience, and safety concerns for our residents.

The proposed extension of the building beyond the rear of 928 Millwood Road would also block sunlight, natural light, trees, sky views, and open views from the rear units of our building. Residents in the units closest to the proposed extension would be placed in a substantially darker and more enclosed environment. The proximity of the proposed building would be unreasonable and intrusive.

In addition, the height and massing of the proposed building would eliminate the existing views from our rooftop patio, including views of the sky, trees, sunlight, and sunsets. This shared amenity is an important part of life for residents of 928 Millwood Road, and the proposal would significantly reduce its enjoyment.

Finally, while we recognize the need for more housing, we do not believe that a building consisting largely of small one-bedroom condominium units is what this family-friendly neighbourhood needs. Such units are unlikely to be affordable, and they do not respond well to the needs of families or the established character of the area.

For these reasons, we respectfully submit that the proposed Official Plan and Zoning By-law amendments should **not be approved in their current form**. We request that the applicant be required to substantially revise the proposal so that it better reflects the size of the lot, the character of the neighbourhood, the limitations of Krawchuk Lane, and the direct impacts on adjacent residents.

At minimum, any revised proposal should include:

1. A substantial reduction in massing, height, and lot coverage;
2. Greater setbacks, particularly along Krawchuk Lane and adjacent to 928 Millwood Road;
3. A safe and realistic plan for loading, deliveries, moving vans, garbage collection, and resident drop-off/pick-up;
4. A full traffic and safety review of Krawchuk Lane as it actually functions;
5. A pedestrian safety plan, including consideration of a sidewalk along Krawchuk Lane;
6. Shadow studies that specifically address impacts on Krawchuk Lane and neighbouring properties; and
7. A housing mix more appropriate to a family-oriented residential neighbourhood.

Please include this letter as part of the public record for this application. We also request to be notified of any future decisions, revisions, meetings, or reports related to this matter.

Sincerely,

Andrew Vivian
President, Board of Directors
MTCC 840
928 Millwood Road
Toronto, ON

On behalf of the Board of Directors of MTCC 840