

July 27, 2026

Our File No.: TBD

Via Email: councilmeeting@toronto.ca

Toronto City Council
City Hall, West Tower, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Sylwia Przewdziecki, Manager

Dear Mayor Chow and Members of Council:

Re: Item NY34.25 – 922 Millwood Road – Official Plan and Zoning By-law Amendment Applications – File No. 25 227957 NNY 15 OZ

We are solicitors for 1000142683 Ontario Inc. (the “**Applicant**”), the registered owner of the property known municipally as 922 Millwood Road (the “**Property**”), which is the subject of the above-noted official plan and zoning by-law amendment applications to facilitate the redevelopment of the Property with a 7-storey mixed-use building comprised of 44 dwelling units, indoor and outdoor amenity space, underground parking and retail space at grade (the “**Applications**”).

The Applications were recommended for approval by Community Planning pursuant to a report dated June 18, 2026 and a revised report dated July 2, 2026 (the “**Staff Reports**”).

We are writing to confirm that the Applicant fully supports the staff recommendations and respectfully requests that the bills approving the Applications be enacted by City Council during its meeting scheduled for July 29-31, 2026.

NYCC Meeting

The Applications were considered by the North York Community Council (“**NYCC**”) at its meeting on July 7, 2026 but were forwarded to City Council without recommendations. During the NYCC meeting, Councillor Chernos Lin made a motion to amend the staff recommendations to include the following two additional items, which carried, although the subsequent motion to adopt the item as amended did not carry:

- 1. City Council requests that the Executive Director, Development Review, work with the Owner through the Site Plan Control process, to ensure that appropriate buffer / screening is provided between the rooftop amenity area and the residential neighbourhood across Krawchuk Lane, in order to minimize overlook and privacy impacts; and*

2. *City Council requests that the Executive Director, Development Review, work with the Owner through the Site Plan Control process, to ensure that the wall above the 4th storey abutting the property at 928 Millwood Road is appropriately articulated to mitigate the impact of a blank side wall.*

The original proposal for this Property contemplated an 8-storey building, but the height was reduced through the processing of the Applications to respond to feedback received. While the Applicant is willing to work with staff during the site plan control process to explore whether any additional steps can be taken to attempt to address concerns that have been expressed by certain members of the community (relating to screening and aesthetics), the Applicant is not willing to lower the height of the proposed development, as that would render the project infeasible.

Following the NYCC meeting, the Applicant and its consultant met with Councillor Chernos Lin and certain members of the community on July 16, 2026 to discuss these items. We understand that a respectful dialogue ensued but that it became clear that certain area residents continue to press for a reduction in the height of the building, which is not acceptable.

The massing of the proposed 7-storey building is entirely appropriate given its location on a busy collector road and the surrounding built form context, while the level of intensification is entirely consistent with the applicable provincial and municipal policy framework, as confirmed by the Staff Reports. There is no basis to further reduce the building and the Applicant will not agree to do so.

Accordingly, the Applicant is willing to accept the two additional requests proposed by Councillor Chernos Lin during the NYCC meeting and to engage in good faith efforts to further investigate these matters during the site plan process, so long as these requests are not perceived or treated as creating any binding obligations on the Applicant, and so long as the bills approving the Applications are enacted during the July 29-31, 2026 Council meeting.

Thank you for considering our submissions and kindly ensure that we receive notice of any decision or further action taken by Council in respect of this matter.

Yours very truly,

GOODMANS LLP



Ian Andres
IDA/rr

cc: Client