



July 27, 2026

John D. Elvidge, City Clerk
Members of Toronto City Council

Sent via email to: councilmeeting@toronto.ca

**Re: Opposition to July 29–31 Toronto City Council Meeting Agenda Item NY34.25–
Staff Recommendation to Approve the Official Plan Amendment and Zoning By-
law Amendment for 922 Millwood Road**

Dear Mr. Elvidge and Members of Toronto City Council:

My name is Alice Smith, and I am President of the Board of Directors of MTCC 776 – Leaside Gate, located at 955 Millwood Road, directly across the street from the proposed development at 922 Millwood Road.

On behalf of our Board and the residents of our condominium, I respectfully urge Toronto City Council to reject the staff recommendation to approve the proposed Official Plan Amendment and Zoning By-law Amendment for a seven-storey mixed-use building.

We support the redevelopment of this long-vacant property and recognize that Toronto needs more housing. However, new development must also respect the City's Official Plan and fit the neighbourhood. We do not believe this proposal achieves that balance. Although the applicant has reduced the building from eight storeys to seven, the proposal is still much larger than the original application for this small site of about 10,085 square feet.

	2019	2025	2026
Storeys	5	8	7
Units	35	60	44
Use	Residential	Residential & Retail	Residential & Retail
Density (Floor Space Index)	3.48	5.27	4.0
Lot Coverage	?	88%	87%

The question before Council is not whether housing should be built. The question is whether this proposal is the right building, in the right location, at the right scale. We believe it is not. The building is simply too large for the property and does not reflect the character of the surrounding neighbourhood.

Our key concerns are:

- The height and size of the building do not provide an appropriate transition to the surrounding low-rise homes, as required by the Official Plan.



- With 87% lot coverage and an FSI of 4.0, the site is overdeveloped, leaving very little room for setbacks, landscaping, trees, or open space.
- The building is likely to increase shadowing, overlook, and privacy impacts on neighbouring properties.
- The additional residents, limited building parking spaces and commercial activity will increase pressure on local traffic, parking, servicing, and community infrastructure.
- The Planning Report describes this proposal as "modest intensification," but it does not clearly explain why a development of this scale is now considered appropriate for this site.
- Approving a development of this size could set a precedent for similar proposals along the Millwood Road corridor without a comprehensive planning review.
- Additional concerns are outlined in the attached Appendix A.

Toronto's Official Plan supports growth, but it also requires that new development fit its surroundings, provide an appropriate height-and-scale transition to neighbouring properties, and contribute positively to the community. This policy is intended to ensure that growth is well planned and compatible with existing neighbourhoods.

We do not believe this proposal meets those expectations. Approving a seven-storey building on a site of this size would be inconsistent with the intent of the Official Plan and could make it more difficult to apply those same planning principles in future applications. The building proposal is not appropriate for this location.

For these reasons, we respectfully ask City Council to reject the staff recommendation and refuse the proposed Official Plan Amendment and Zoning By-law Amendment for 922 Millwood Road.

The applicant should be directed to return with a revised proposal that better reflects the Official Plan by reducing the building's overall height and size, improving setbacks and transitions to neighbouring homes, and fully addressing parking, servicing, shadow, infrastructure, and environmental issues before any approval is considered. A better-designed proposal can provide much-needed housing while respecting the character of the neighbourhood and the City's planning policies.

Thank you for your time and consideration.

Respectfully submitted,
Alice Smith
President, Board of Directors
MTCC 776 – Leaside Gate
955 Millwood Road
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APPENDIX A – ADDITIONAL PLANNING CONCERNS - 922 MILLWOOD ROAD



1. Official Plan

The Planning Report says this proposal is consistent with the Provincial Policy Statement and Toronto's Official Plan and describes it as "modest intensification." However, the proposal requires an Official Plan Amendment, which means it does not meet the current Official Plan. The report does not clearly explain why a seven-storey building is appropriate in a Neighbourhoods designation.

2. Is This Really "Modest"?

This proposal includes a seven-storey building with 44 residential units, a Floor Space Index of 4.0, and 87% lot coverage. It also requires both an Official Plan Amendment and a Zoning By-law Amendment. Given its size and the planning changes needed, it is difficult to see how this can be considered "modest intensification."

3. Neighbourhood Character

The Planning Report refers to a few nearby condo buildings that are three to seven storeys tall. However, the area surrounding this site is primarily made up of low-rise homes and buildings. New development should reflect the overall character of the neighbourhood, not just a small number of taller buildings nearby.

4. Traffic and Access

The Planning Report concludes that the proposal will not significantly affect traffic. However, all vehicle access will be from Krawchuk Lane, which will also serve residents, visitors, deliveries, moving trucks, waste collection, and emergency vehicles. With only 29 parking spaces, there will be increased on-street parking on nearby roads, including Randolph Road.



5. Key Issues Deferred to Site Plan Approval

Several important matters, including servicing, loading, landscaping, and wind impacts, have been deferred to the Site Plan process. While those details are important, they should not replace the fundamental decision about whether the proposed height and density are appropriate for this site.

6. Setting a Planning Precedent

Approving a seven-storey building in a Neighbourhoods designation could encourage similar applications along the Millwood Road corridor. Changes of this scale should be considered through a comprehensive planning review, not through individual site-specific amendments.

7. A Much Larger Proposal

The original 2019 application proposed a five-storey building. The current proposal has grown to seven storeys and 44 units—about 25% more homes than originally proposed. The Planning Report does not clearly explain what planning changes justify such a significant increase.

8. Environmental Concerns

The property operated as a dry-cleaning business for more than 30 years, raising the possibility of soil contamination. A full environmental assessment and any necessary cleanup should be completed before a building permit is issued.

Summary

We support the redevelopment of this long-vacant property and recognize the need for more housing. However, new housing should also respect the City's Official Plan and fit the surrounding neighbourhood.

We remain concerned that this proposal is too large for the site, does not provide an appropriate transition to nearby homes, creates traffic and access challenges, and could set an undesirable planning precedent. Environmental issues should also be fully addressed before any approval is granted.

For these reasons, we respectfully ask City Council to reject the staff recommendation and refuse the proposed Official Plan Amendment and Zoning By-law Amendment for 922 Millwood Road. The applicant should be directed to return with a revised proposal that better reflects the Official Plan by reducing the building's overall size, improving the fit with the neighbourhood, and fully addressing parking, traffic, servicing, environmental, and other technical issues before any approval is considered.