

MOTION WITHOUT NOTICE

Amending 2022.EY30.2 - 340 Mill Road - Zoning By-law Amendment Application - Final Report to provide for a Development Charge Credit for cycling infrastructure requested by City Staff

Moved by: **Councillor Stephen Holyday** _____

Seconded by: **Councillor Vincent Crisanti** _____

SUMMARY:

The Applicant applied for an amendment to the former City of Etobicoke Zoning Code and the City-wide Zoning By-law 569-2013 for the property at 340 Mill Road (the "**Site**") to permit a 19-storey infill rental apartment building (the "**Application**"). It was approved by City Council at its meeting on March 9, 2022, through Item 2022.EY30.2 and will contain 191 rental dwelling units. The Application provides for much needed rental housing and secures improvements to the public realm.

The Application secured a Section 37 benefit as follows:

Prior to the issuance of the first above-grade building permit for the Site, the owner shall make a cash contribution to the City in the amount of one million and five hundred thousand dollars (\$1,500,000), payable to the Treasurer, City of Toronto, for the provision of parkland improvements at Centennial Park and/or the provision of connecting cycling infrastructure along Burnhamthorpe Road from Etobicoke Creek to Mill Road, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Parks, Forestry and Recreation, in consultation with the Ward Councillor;

The Applicant paid the Section 37 Cash Contribution on May 7, 2025.

The Multi-Use Trail works contemplated by this motion are separate from and in addition to the community benefits secured through the Section 37 Agreement. The Section 37 cash contribution has been paid in full and is intended to be allocated to parkland improvements at Centennial Park. No portion of the development charge credit shall be attributable to works funded or required through the Section 37 Agreement.

Following payment of same, City staff requested that the Applicant complete works on their site, through the development review process, to deliver a portion of a Multi-Use Trail on Burnhamthorpe between the Mississauga border and Mill Road. The Multi-Use Trail is intended to close a key gap in the active transportation network contemplated by the 2025 – 2027 Cycling Program. Specifically, it will provide a safe, accessible connection between the existing Multi-Use Trail on Burnhamthorpe Road, which links to the trail system on the west side of the Mississauga border, with the recently installed bi-directional cycle track on Mill Road, the recently installed Multi-Use Trail on Centennial Park Boulevard, as well as the future cycling infrastructure on Rathburn Road.

Given that the proposed Multi-Use Trail works are separate from the Section 37 community benefit contribution and implement a City cycling infrastructure project, the most efficient avenue to allow for compensation of the Applicant's works set out above is to provide for a development charge credit against the road component of the Applicant's development charge. The total estimated cost of the works is \$95,358.

City staff are supportive of the motion, as set out in Attachment 1.

RECOMMENDATIONS:

City Council reopen amend its decision on item 2022.EY30.2 to add the by adding the following recommendations:

7. City Council approve a development charge credit against the Road component of the Development Charges for the design and construction by the Owner of the Multi-Use Trail on Burnhamthorpe between the Mississauga border and Mill Road to the satisfaction of the Executive Director, Development Review, in consultation with the General Manager Transportation Services. The development charge credit shall be in an amount that is the lesser of the cost incurred by the Owner of designing and constructing the Multi-Use Trail, as approved by the Executive Director, Development Review in consultation with the General Manager Transportation Services, and the Road component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Date July 29, 2026

Attachment 1: Memorandum from Alex Teixeira, Director, Community Planning, Etobicoke York District, Development Review Re: 340 Mill Road – Owner to provide Multi-Use Trail on Burnhamthorpe between the Mississauga border and Mill Road