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Date

To: Councillor Stephen Holyday

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**

Councillor Holyday:

As you are aware, 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 215 rental dwelling units. The Application provides 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.

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 the language of the Section 37 contribution and the requirement to for a Zoning By-law amendment to modify same, it is City Staff's view that the most efficient avenue to allow for compensation of the Applicant's works set out above that benefit the City and implement the City's future cycling infrastructure plan is to provide for a Development Charge credit against the road component of the Applicant's overall Development Charge. The total estimated cost of the works is \$95,358.

City Staff support the request for a Development Charge given that the Owner willingly complied with the City's request for the cycling infrastructure improvements, that it implements expected future capital improvements faster, and that it overall improves the public realm and multi-modal mobility in the vicinity of the Site.

Please contact me should you have any questions.

A handwritten signature in black ink, appearing to be 'Alex Teixeira', with a long horizontal stroke extending to the right.

Alex Teixeira, RPP, MCIP

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