

922 Millwood Road – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 25 227957 NNY 15 OZ

SUMMARY

Official Plan and Zoning By-law amendment to permit a 7 storey (21 metres plus a 4 metre mechanical penthouse and rooftop amenity space) residential building at 922 Millwood Road. The proposed building would have a total gross floor area of 3,870 square metres including 83 square metres of retail uses at grade, 44 residential dwelling units and 29 vehicular parking spaces. Vehicular access to the development would be provided from a private driveway from Krawchuck Lane.

The original application was for an 8 storey (26.3 metres plus a 4 metre mechanical penthouse) residential building with a total gross floor area of 5,084 square metres including 50 square metres of retail uses at grade, 60 residential dwelling units and 29 vehicular parking spaces. The proposed height has been reduced since the initial submission.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law application. The Official Plan and Zoning By-law application is consistent with the Provincial Planning Statement (2024) and is in keeping with the City's Official Plan. It will provide housing options in an appropriate built form, intensifying an underutilized site in a way that is respectful of both the existing and planned context.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 922 Millwood Road substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 922 Millwood Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6a to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

The property at 922 Millwood Road was originally the subject of an Official Plan Amendment and Zoning By-law Amendment application submitted on July 25, 2019 (File No. 19 183673 NNY 15 OZ). The application sought approval for a five-storey residential building (16.5 metres with 5 metres mechanical penthouse) containing 35 dwelling units with a gross floor area of approximately 3,261 square metres and a floor space index of 3.48 times the area of the lot.

On September 16, 2019, a Preliminary Report on this application was adopted by North York Community Council. The Preliminary Report can be found here: [Agenda Item History - 2019.NY8.7](#). In October 2024, the application was closed upon receipt of the applicant's withdrawal letter.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the north east corner of Millwood Road and Randolph Road. It is generally rectangular in shape and 963.2 square metres in size, with frontages of approximately 19.8 metres along Millwood Road, 38.4 metres Randolph Road and 31.7 metres on Krawchuck Lane. The site is generally flat and is currently vacant. The subject site was previously occupied by a single storey dry-cleaning establishment which was previously demolished. See **Attachment 2** for the Location Map.

Surrounding Uses

- North: Krawchuck Lane and two-storey single detached homes to the north.
- South: Millwood Road, a five-storey residential building and single detached homes further to the south.
- East: a four-storey apartment building and three-storey townhomes.
- West: Randolph Road, a four-storey retirement home and three-storey mixed-use strip plaza.

THE APPLICATION

Description

The application proposes a 7-storey (21 metres plus 4 metre mechanical penthouse and rooftop amenity space) mixed-use building at 922 Millwood Road. The proposed building would have a total gross floor area of 3,870 square metres including 83 square metres of retail uses at grade. The proposal also includes 110 square metres of outdoor amenity space and 90 square metres of indoor amenity space.

Density

The proposal has a density of 4.01 times the area of the lot.

Residential Component

The proposal includes 44 dwelling units, 33 one-bedroom (75%), 6 two-bedroom (13.6%), and 5 three-bedroom units (11.4%).

Non-Residential Component

The proposal includes 83 square metres of retail uses at grade.

Access, Parking and Loading

The proposal includes a total of 29 vehicular parking spaces (25 resident and 4 visitor) located in a two-level underground parking garage. A total of 52 bicycle parking spaces (40 long term and 12 short term) are also located inside the underground parking garage, at grade and on the second floor, and one Type "G" loading space is located at grade within the building. Parking and loading are proposed to be accessed via a private driveway from Krawchuck Lane.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/922MillwoodRd.

Reasons for Application

An Official Plan Amendment application is required to permit a 7-storey mixed-use building in a Neighbourhoods designation.

A Zoning By-law Amendment application is required to implement the proposed development with appropriate standards, including height, density, setbacks, lot coverage, landscaping, and parking, among other matters. Given that the site is included in former Leaside Zoning By-law 1916 and not included within the City of Toronto Zoning By-law 569-2013, the applicant is seeking to bring the site into By-law 569-2013 and permit the residential use and associated performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 28, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 6, 2025 and deemed complete on November 17, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/922MillwoodRd.

On December 10, 2025, staff conducted a Community Consultation Meeting for the application and community feedback is summarized in the Comments section of this report.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan designates the subject site as Neighbourhoods. See **Attachment 3** of this Report for the Land Use Map. The Neighbourhoods designation permits a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The site is not subject to Zoning By-law 569-2013. The subject site is zoned Commercial – General C1 under Leaside Zoning By-law 1916. The C1 zoning category permits a wide range of commercial uses, including a retail store, service shop and a departmental store for the conducting of any retail business. See **Attachment 4** of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On December 10, 2025, a virtual community consultation meeting took place and was attended by approximately 98 members of the public, the Ward Councillor, Community Planning Staff, the applicant and the applicant's consultants. Comments and questions raised at the consultation were related to the following matters:

- Concerns regarding the proposed building height, density, massing, and compatibility with the surrounding neighbourhood;
- Consideration of alternative built forms such as townhouses;
- Concerns regarding increased traffic, road safety, and the adequacy of the transportation impact study;
- Concerns regarding parking supply, potential overflow parking on residential streets, and the parking demand analysis;
- Concerns regarding shadowing, privacy, overlook, setbacks, and impacts on adjacent residential properties;
- Concerns regarding waste management, including garbage collection, storage, and loading operations;
- Concerns regarding stormwater management, drainage, and flooding risks;
- Concerns regarding servicing and utility infrastructure, including transformer locations;
- Questions regarding housing tenure, opportunities for seniors and local residents, amenity spaces, and ground-floor commercial uses;
- Questions regarding construction management, including truck traffic, safety, and construction-related impacts;
- Requests for enhanced landscaping, streetscape improvements, and pedestrian infrastructure; and
- Support for additional housing, mixed-use development, walkability, and senior housing options.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024). The proposed development represents appropriate intensification and adds to the range and mix of housing options in the area in accordance with Provincial Policy. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated as Neighbourhoods in the City of Toronto Official Plan. The proposed residential use is permitted within the Neighbourhoods designation and is compatible with the surrounding context.

While the Neighbourhoods designation only permits buildings up to four storeys in height, the proposed 7-storey apartment building is considered appropriate in this location given the site's context and building's massing. The subject site is located on Millwood Road, a collector road with a 24-metre right-of-way. Millwood Road is characterized by a range of built forms and land uses, including low-rise residential dwellings, low-scale apartment buildings, townhouses, mixed-use buildings, places of worship, and commercial uses. Millwood Road includes a number of larger properties that are atypical from the low-density residential lots along the street. Additionally, in the immediate surrounding area from the development site there is a 4-storey apartment abutting to the east (928 Millwood Road) and further east 3-storey townhouses (930-958 Millwood Road). Across Randolph Road to the west there is a 3-storey mixed-use

development with commercial uses at grade and residential above (894-904 Millwood Road). To the southwest at the corner of Randolph Road and Millwood Road is a 4-storey retirement residential building (921 Millwood Road) and abutting that building another 3-storey mixed-use building with commercial uses at grade and residential above (895-911 Millwood Road). Directly across the street from the subject site is a 5-storey residential building (955 Millwood Road) that stretches the block from Randolph Road to Southvale Drive.

The proposed 7-storey residential apartment building with roof top amenity and mechanical space is consistent with the existing mix of built form and mid-rise character along portions of Millwood Road and is comparable in height to nearby apartment buildings, including the 7-storey residential buildings at 3-7 Southvale Drive and 25 Malcolm Road. Staff are satisfied that the proposal can be accommodated without adverse impacts on the stability of adjacent low-rise neighbourhoods.

The proposal also includes an 83 square metre retail unit at grade. Policy 4.1.1 of the Official Plan permits small-scale retail, service, and office uses within Neighbourhoods. The proposed retail space would support an active streetscape, provide local-serving amenities, and complement the mixed-use character of Millwood Road.

Staff are of the opinion that the proposed 7-storey residential apartment building is an acceptable form of modest intensification in a location that is appropriate for intensification. The massing of the building and restrictions to the upper levels also contribute to the appropriateness of the proposal as further discussed in the next section.

Built Form, Density, Height, Massing

This application proposes 3,870 square metres of gross floor area, resulting in a floor space index of 4.01. In addition, the applicant has proposed a total of 44 dwelling units.

When determining and assessing appropriate heights and densities, many factors are considered, including context of the development, lot size and configuration, proximity to major transit facilities, impacts on the neighbouring properties and other site specific factors. The subject site is located within the immediate vicinity of a number of existing apartment buildings with heights ranging from three to seven storeys. The proposed residential building proposes a maximum height of 21 metres plus a 4-metre mechanical penthouse and a partial seventh storey for amenity space. Millwood Road has a right-of-way width of 24 metres, and the overall building height generally meets the right-of-way width. In this context, staff are satisfied that a mid-rise building is appropriate on the site.

The proposed massing has been designed to provide an appropriate relationship with the public realm and surrounding properties. The building incorporates a 1.5 metre stepback along all visible street-facing façades above the fourth storey, providing a clear distinction between the streetwall and upper building levels and reducing the

perceived mass of the building from the public realm. The four-storey streetwall helps support the existing low-rise apartment building scale of the area. Along Millwood Road, the building is setback 1.5 metres from the property line, maintaining a continuous street-related built form consistent with the surrounding context. Along Krawchuck Lane, the building setback is also 1.5 metres from the property line. Along Randolph Road, a 0.5-metre ground-floor setback is provided to support the pedestrian realm.

The seventh storey is a partial storey and consists solely of amenity space and mechanical penthouse and is limited to approximately 50 percent of the roof area. The seventh amenity floor would be setback approximately 6, 6.2, 8.8 and 4.6 metres from the south, west, north, east lot lines, respectively, minimizing any privacy and overlook concerns with respect to the stable residential area to the north and east. Additionally, no residential space is being proposed on the seventh floor. In order to implement and secure the development as proposed, the Draft Zoning By-law and the Site and Area Specific Policy Official Plan Amendment will limit the building to seven-storeys maximum and not permit any residential uses on the seventh storey.

The proposed development is consistent with the intent of the Mid-Rise Building Guidelines, and the proposal represents an appropriate form of intensification that supports the efficient use of existing surface transit infrastructure along Millwood Road and contributes to the continued evolution of the surrounding area through infill development and streetscape improvements.

Public Realm

The proposed four storey streetwall reduces the perceived mass of the building from the public realm. The inclusion of an 83 square metres retail space allows for animation of the public realm and an opportunity to provide local service amenities to residents and the general public. The proposed 2.1-metre public sidewalk along the Randolph Road frontage also contributes to the public realm by providing safe and accessible pedestrian walkways. The main entrance is oriented towards Millwood Road and accessible from the public sidewalk.

Shadow Impact

The City of Toronto's Terms of Reference requires a Shadow Impact Study for buildings above 20 metres in height. The proposed building is 21 metres plus an additional 4 metres for mechanical penthouse and amenity space. The mechanical penthouse and rooftop amenities are stepped back from the edges of the building reducing its shadow impact.

A Sun/Shadow Study was prepared for the original proposal of an 8 storey (26.3 metres plus 4 metre mechanical penthouse) residential building. That study demonstrated that the proposal would have limited shadow on adjacent Neighbourhood designated lands and on the surrounding public realm. There is incremental shadow impact on the west side of Randolph Road, currently occupied by a mixed-use building with a blank east-

facing wall and side yard surface parking, between at 9:18 a.m. and 11:18 a.m. There is limited impact on the rear yards of the Malcolm Road properties between 1:18 pm and 6:18pm. As the revised proposal reduced the building height by approximately 5.3 metres, the anticipated shadow impacts will be less. Staff are satisfied these shadow impacts are limited and meet the Official Plan's intent with respect to access to sunlight and solar performance.

Wind Impact

A Pedestrian Level Wind Study was provided in support of the application for a 7-storey building. The study concluded that wind conditions at grade are generally suitable for their intended uses, including along adjacent sidewalks and at the residential entrance, and are expected to remain similar to existing conditions. The study identified an area of uncomfortable wind conditions during spring at the retail entrance located at the corner of Millwood Road and Randolph Road. Mitigation measures such as coniferous landscaping and/or wind screens adjacent to the entrance to improve pedestrian comfort are recommended.

Planning staff acknowledge the findings of the study. An updated wind assessment will be required through the Site Plan Control process to evaluate the proposed mitigation measures. Should further mitigation measures be required, staff will ensure they are explored and implemented through the Site Plan approval process.

Servicing

Development Engineering staff have reviewed the submitted materials and accepted the analysis in support of the application which demonstrates there is available capacity in the servicing infrastructure to accommodate the proposal.

Solid Waste Management Services will provide bulk lift compacted garbage, organics, oversized items, and household hazardous waste collection services to the residential component of the development, subject to a successful site inspection. Collection of materials provided by the City will continue to be in accordance with the City of Toronto Requirements for Garbage and Organics Collection Services for New Developments and Re-Developments and Chapter 844, Waste Collection, Residential Properties of the Toronto Municipal Code. The proposed retail component will have its own designated waste storage room on private property and must meet all applicable by-laws and legislation including Chapter 841 of the Municipal Code.

Road Widening

A 6.0-metre corner rounding at the southwest corner of the site (northeast corner of Millwood Road and Randolph Road) and a 5.0m corner rounding at the northwest corner of the site (southeast corner of Randolph Road and Krawchuck Lane) will be conveyed to the City for a nominal sum, free and clear of obstructions and encumbrances. Staff find the proposed corner rounding acceptable. The corner

roundings are shown on Diagram 3 of the draft Zoning By-law amendment (**Attachment 6**) and will be conveyed through the Site Plan Control application.

Traffic Impact

A Traffic Impact Study (TIS) was prepared by NextEng Consulting Group in support of the proposal. The report estimates that the project will generate approximately 15 and 24 two-way vehicle trips during the morning and afternoon peak hours, respectively. The consultant concludes that the proposed development is expected to have a minimal increase on the surrounding road network. Given the small volumes, the proposed development is not expected to meaningfully affect existing traffic operations, intersection levels of service, or prevailing turning movement patterns. Transportation Review staff have reviewed the TIS report and find it acceptable.

Access, Vehicular and Bicycle Parking and Loading

Site access is from a 6-metre wide private driveway from Krawchuck Lane on the north of the subject site. The proposal includes two levels of underground parking with a total of 29 vehicle vehicular parking spaces (including 25 residential parking spaces and 4 visitor parking spaces). A total of 2 accessible parking spaces are provided in accordance with By-law 223-2025. One pick/drop-off parking space is proposed on the P1 level. The Transportation Impact Study submitted confirms that the proposed parking supply will not negatively affect traffic operations in the area. The proposal also provides 40 long-term bicycle parking spaces and 12 short-term bicycle parking spaces in accordance with By-law 569-2013, as amended. A Type "G" loading space is proposed in accordance with Zoning By-law 569-2013, as amended as the proposed dwelling units are more than 30 and less than 400. Staff find that the proposed access, parking and loading spaces are acceptable.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a unit mix that meets the intent of the Growing Up Guidelines and is appropriate. The proposal consists of 13.6% two-bedroom and 11.4% three-bedroom units.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

There are no existing trees on the subject lands. Therefore, tree preservation or replacement planting is not required. There are 9 new street trees being proposed adjacent to the site within City boulevard to improve streetscape conditions. Staff will finalize the offsite planting details as part of Site Plan Control process.

Conclusion

The application has been reviewed against the policies of the PPS (2024), the Official Plan, and applicable City guidelines intended to implement Official Plan policies. Staff are of the opinion that the proposal is consistent with the PPS (2024) and meets the intent of the Official Plan.

Staff recommend that Council approve the Official Plan and Zoning By-law Amendments required to implement the proposal, as the development represents appropriate intensification, and contributes to a compatible built form within the surrounding context.

CONTACT

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diane.pi@toronto.ca

SIGNATURE

David Sit
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: South & North Elevations
- Attachment 9: West & East Elevations
- Attachment 10: 3D Massing Model - Looking Northeast
- Attachment 11: 3D Massing Model - Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 922 MILLWOOD ROAD Date Received: September 19, 2025
Application Number: 25 227957 NNY 15 OZ
Application Type: OPA & Rezoning

Project Description: OPA & Rezoning Application proposes the development of a 7-storey residential apartment building providing retail use at grade. The building would provide a total of 44 residential units, being a mix of 1-bedroom, 2-bedroom, and 3-bedroom units. The building would also provide one retail unit at grade. Access from Krawchuck Lane would be provided, leading to 2 levels of below-grade parking, providing a total of 29 parking spaces; as well as 52 bicycle parking spaces. The proposed development provides a total GFA of 3,870 square metres and a FSI of 4.01.

Applicant	Agent	Architect	Owner
M BEHAR PLANNING & DESIGN INC	M BEHAR PLANNING & DESIGN INC	TAES ARCHITECTS INC	1000142683 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	C1	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	963	Frontage (m):	20	Depth (m):	37
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			850	850
Residential GFA (sq m):			3,787	3,787
Non-Residential GFA (sq m):			83	83
Total GFA (sq m):			3,870	3,870
Height - Storeys:			7	7

Height - Metres: 21 21

Lot Coverage Ratio 92 Floor Space Index: 4.01
(%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 3,787

Retail GFA: 83

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			44	44
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Other:

Total Units:			44	44
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			33	6	5
Total Units:			33	6	5

Parking and Loading

Parking Spaces:	29	Bicycle Parking Spaces:	52	Loading Docks:	1
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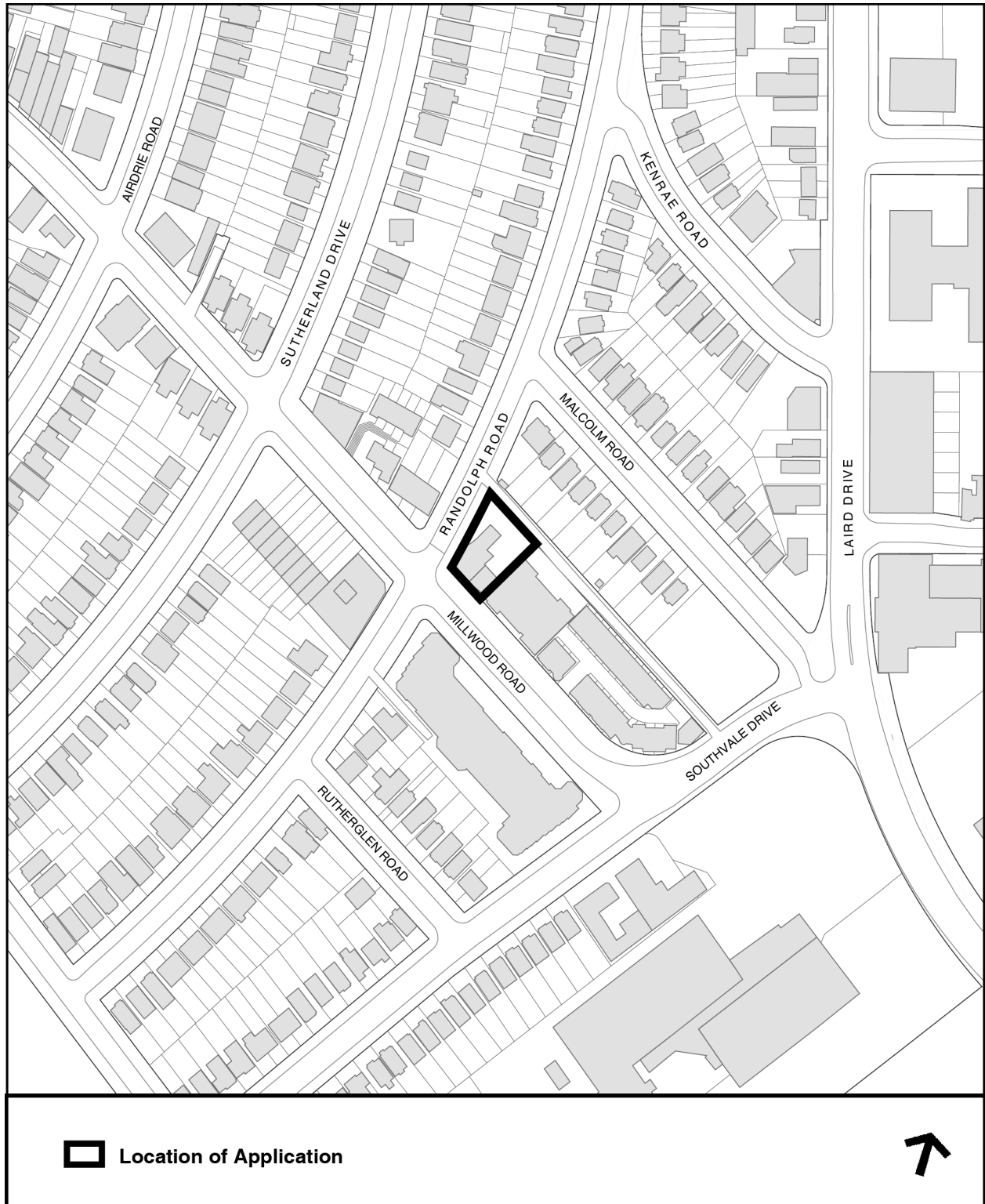
CONTACT:

Diane Pi, Planner, Community Planning

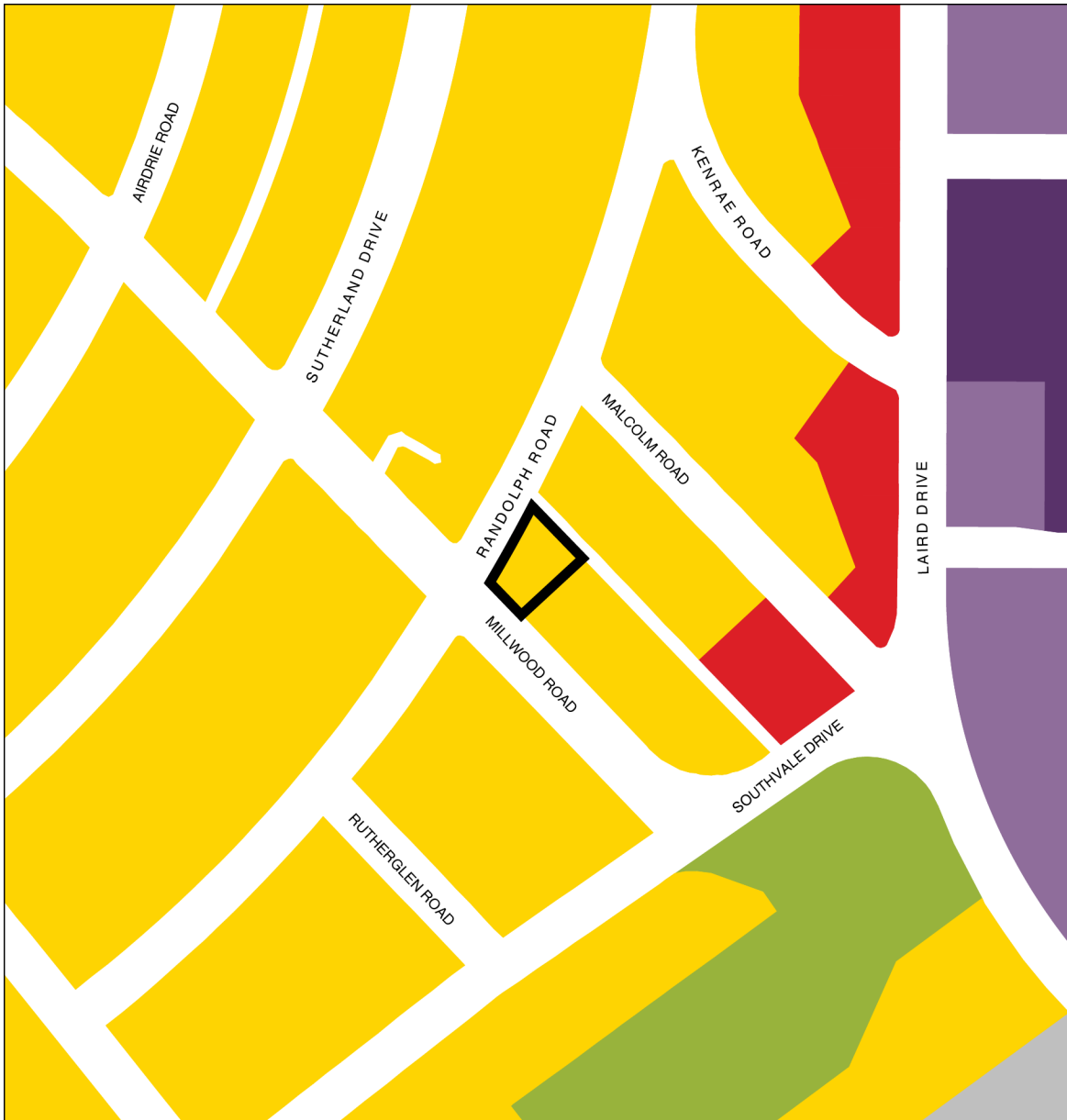
416-396-8254

diane.pi@toronto.ca

Attachment 2: Location Map



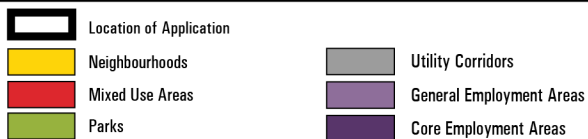
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

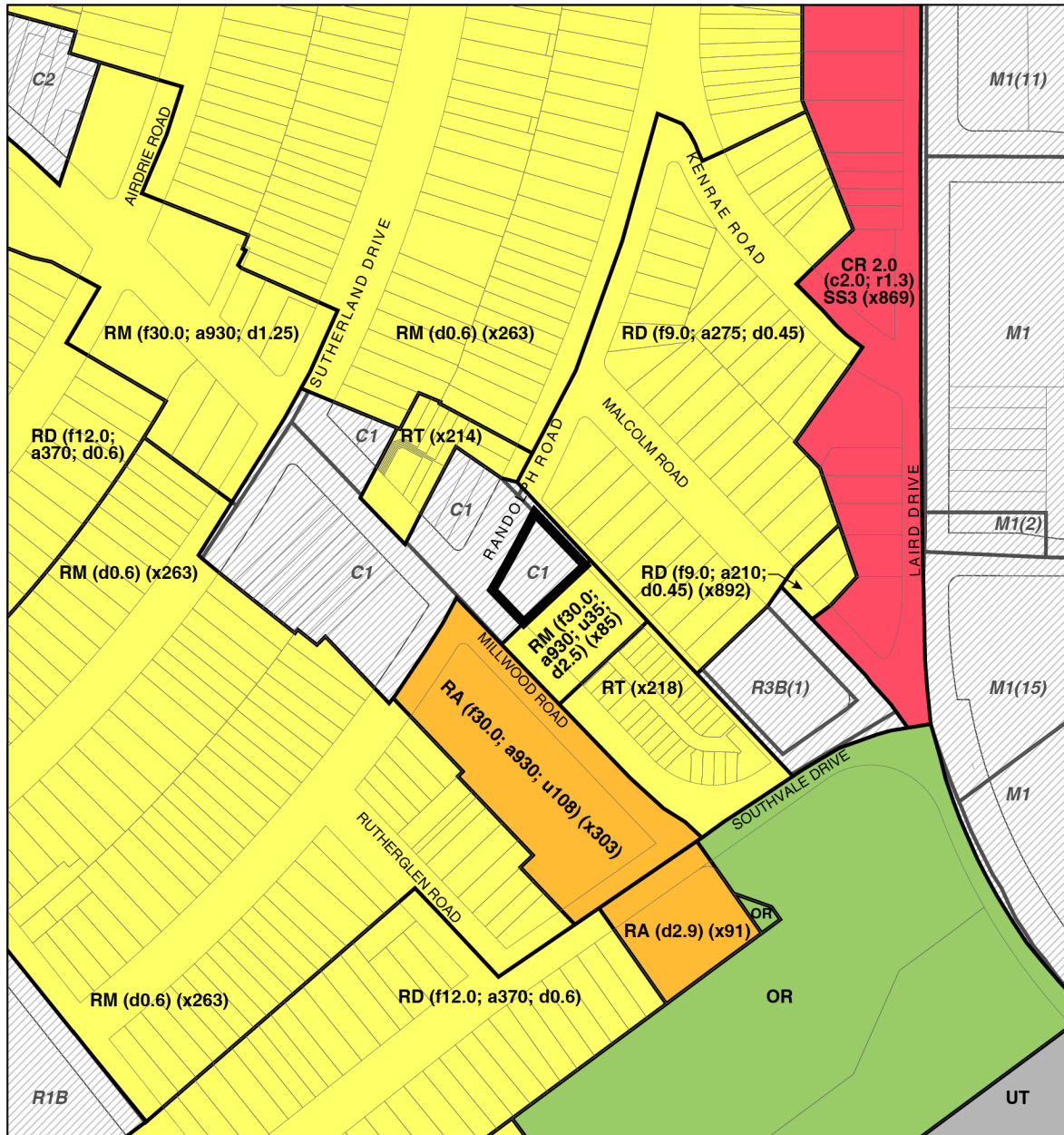
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File # 25 227957 NNY 15 0Z




 Not to Scale
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Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

922 Millwood Road

File # 25 227957 NNY 15 02

Location of Application

RD Residential Detached
 RT Residential Townhouse
 RM Residential Multiple
 RA Residential Apartment

CR Commercial Residential
 OR Open Space Recreation
 UT Utility and Transportation

See Former City of North York By-law No. 7625

R1 One-Family Detached Dwelling First Density Zone
 R3 One-Family Detached Dwelling Third Density Zone
 C1 General Commercial Zone
 C2 Local Shopping Centre Zone
 M1 Industrial Zone One

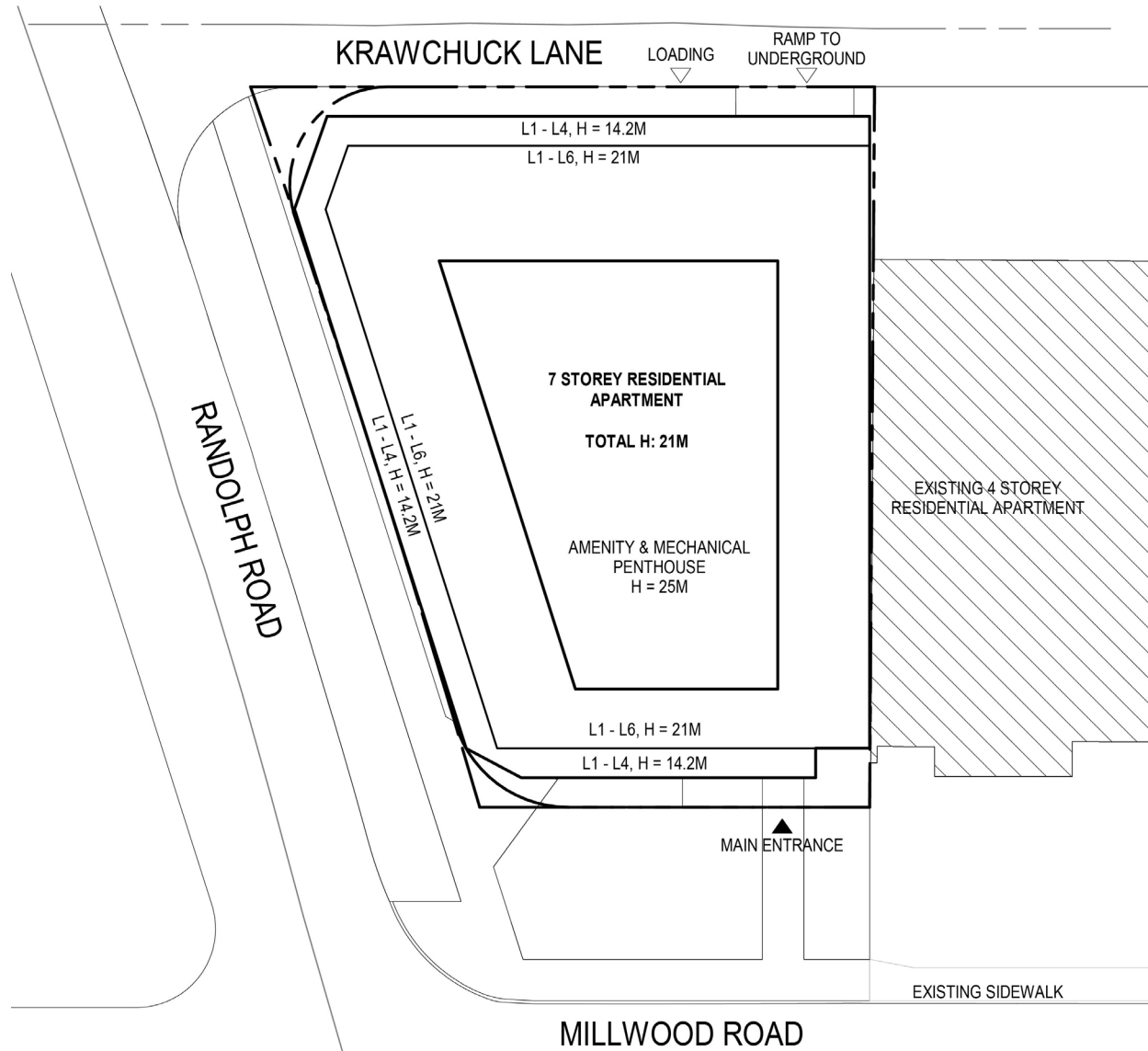
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Attachment 5: Draft Official Plan Amendment

(Attached separately as a PDF)

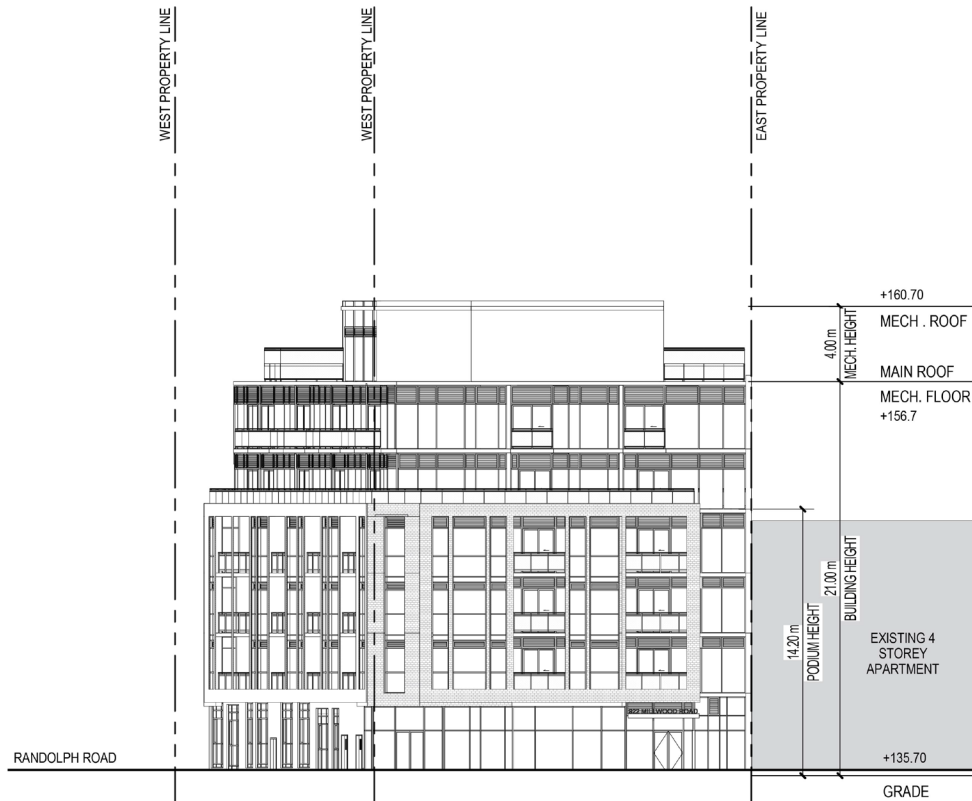
Attachment 6: Draft Zoning By-law Amendment
(Attached separately as a PDF)

Attachment 7: Site Plan

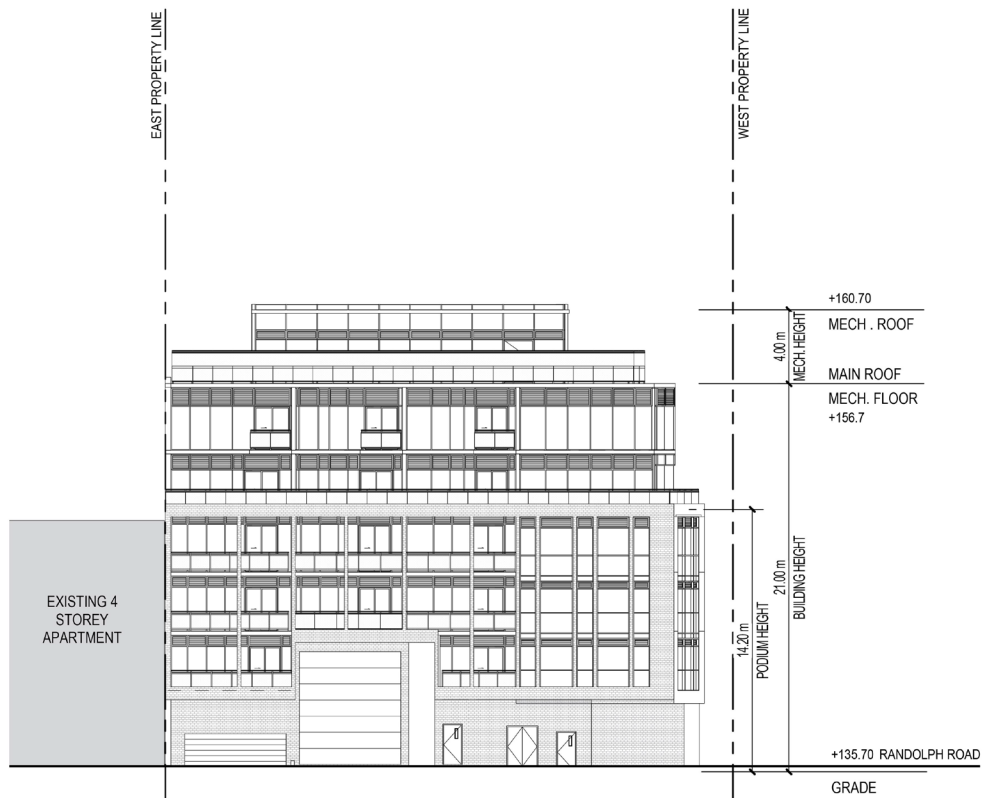


Site Plan ↖

Attachment 8: South & North Elevations

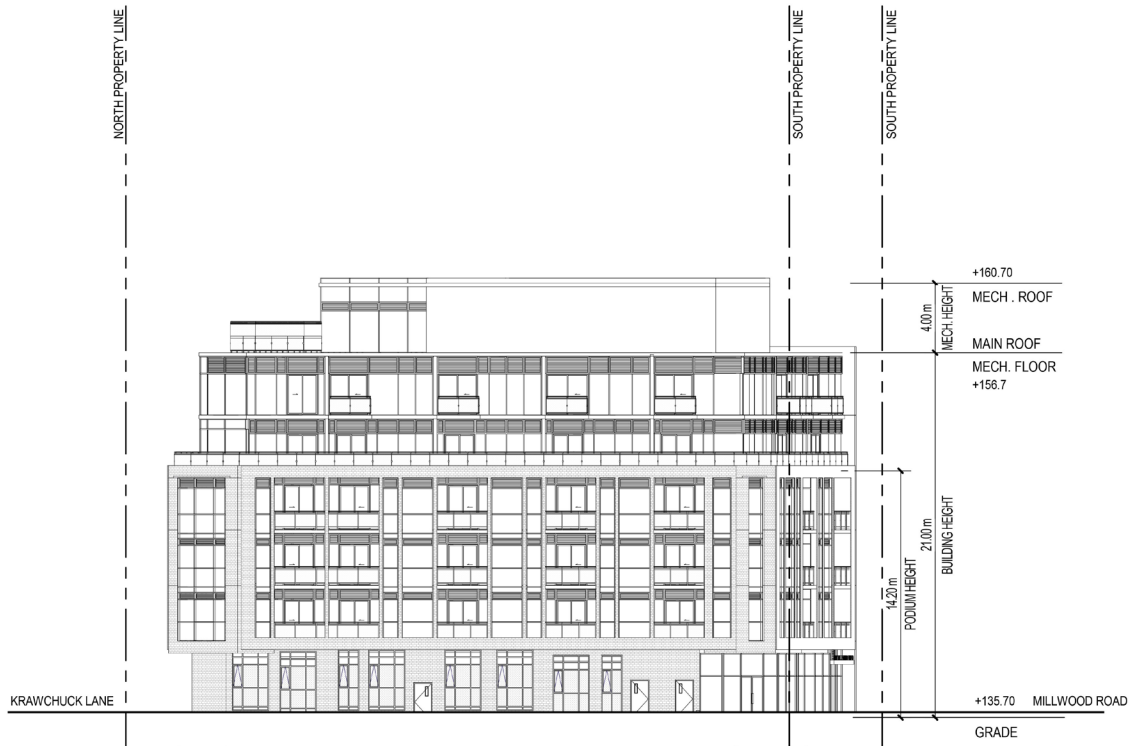


South Elevation

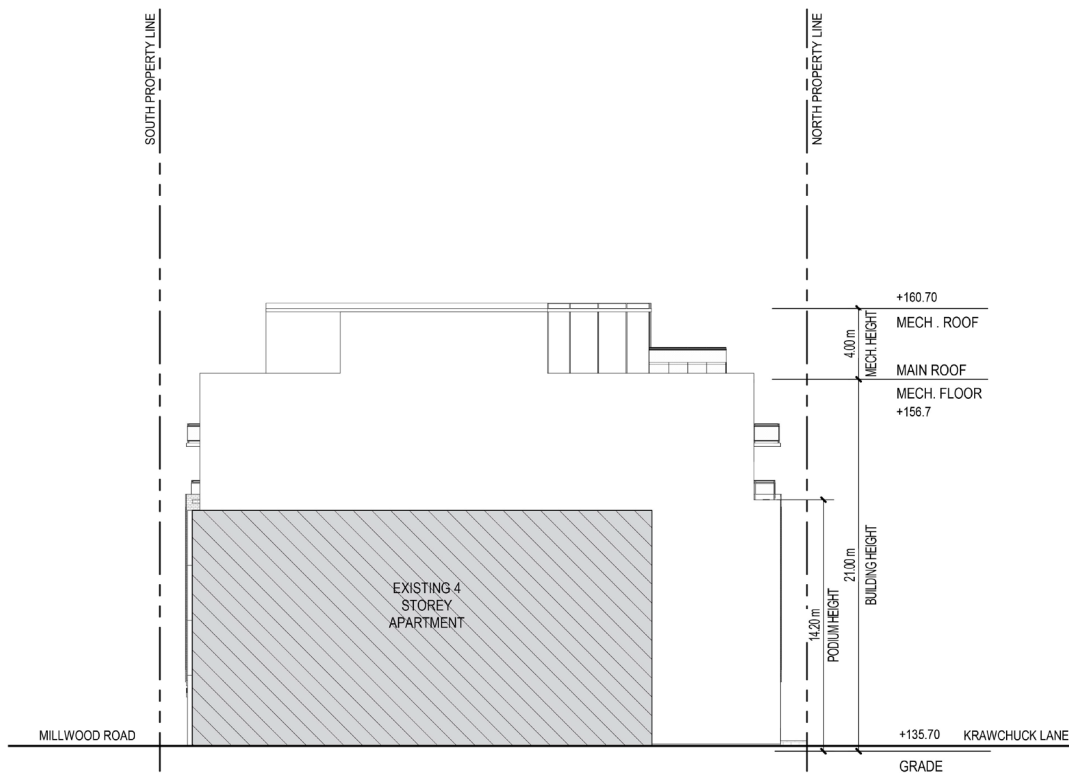


North Elevation

Attachment 9: West & East Elevations

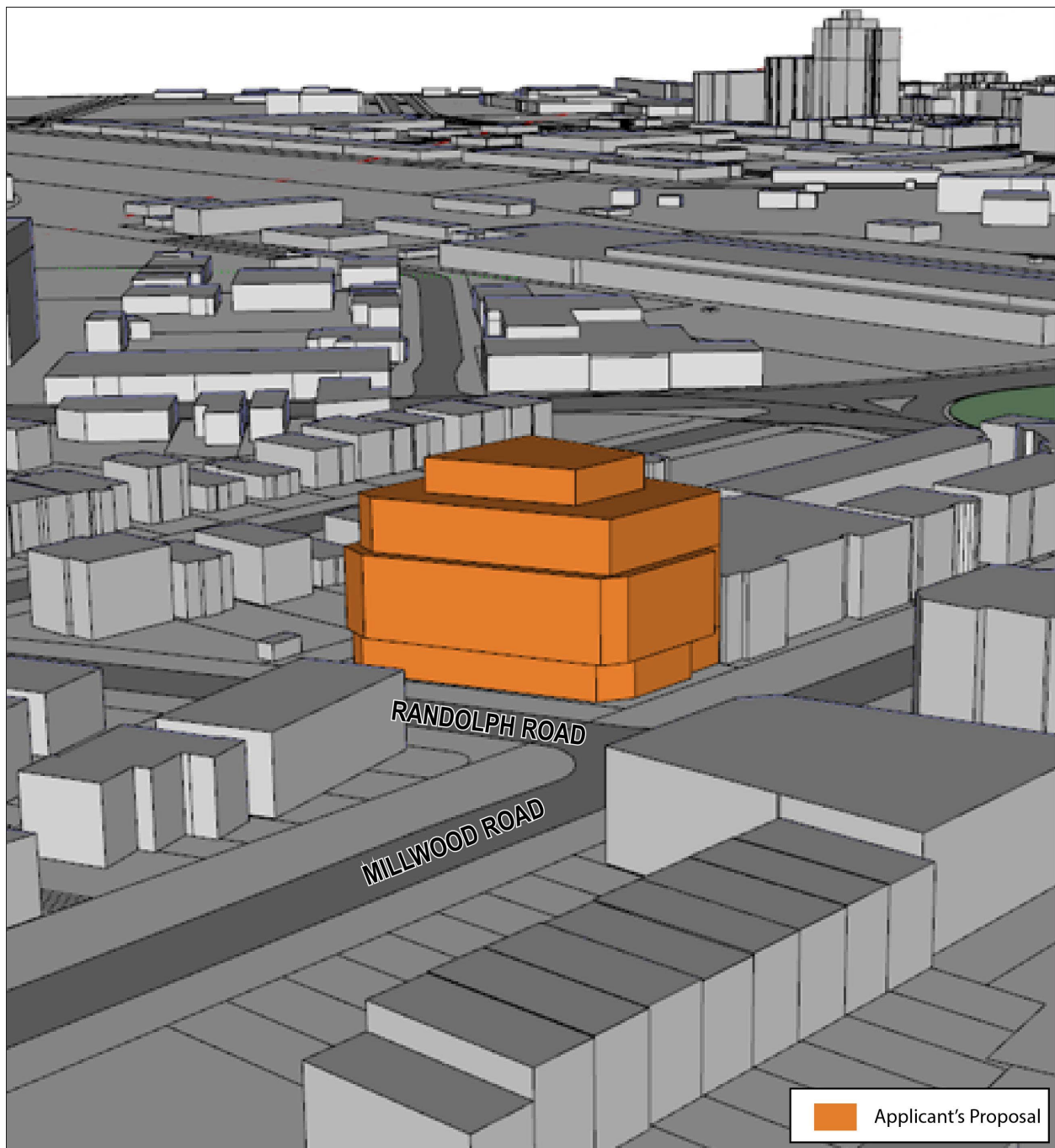


West Elevation



East Elevation

Attachment 10: 3D Massing Model - Looking Northeast



View of Applicant's Proposal Looking Northeast



05/27/2026

Attachment 11: 3D Massing Model - Looking Southwest

