



July 4, 2026

Sent via email to:

Members of North York Community Council

Chair James Pasternak, Ward 6 – York Centre

Vice-Chair Lily Cheng, Ward 18 – Willowdale

Member Jon Burnside, Ward 16 – Don Valley East

Member Shelley Carroll, Ward 17 – Don Valley North

Member Mike Colle, Ward 8 – Eglinton–Lawrence

Member Rachel Chernos Lin, Ward 15 – Don Valley West

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Re: Opposition to Staff Recommendation to approve the Official Plan Amendment and Zoning By-law Amendment for 922 Millwood Road

Dear Members of North York Community Council and City Staff:

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

On behalf of our Board and our residents who will be directly affected, I respectfully request that North York Council reject the staff recommendation to approve the proposed Official Plan Amendment and Zoning By-law Amendment.

We support housing and redevelopment of this long-vacant site; however, the proposal for a seven-storey building is not appropriate for a Neighbourhoods-designated property and must be consistent with the City's Official Plan. The Neighbourhoods policy emphasizes compatibility in height, scale, massing, setbacks, and relationship to adjacent residential uses.

The staff report acknowledges that the Neighbourhoods policy generally contemplates low-rise built form up to approximately four storeys, yet recommends approval of a seven-storey building that requires both an Official Plan Amendment and a Zoning By-law Amendment. In our view, the proposed amendment is not supported by a sufficient planning rationale and does not maintain the stability intended by the Official Plan.



The report describes the proposal as “modest intensification”. This is not consistent with the scale of development, which includes seven storeys, 44 units, and a Floor Space Index of 4.01 on a very small site. A proposal requiring multiple planning amendments cannot reasonably be considered modest.

The staff report relies on the presence of a few taller buildings along Millwood Road. However, the immediate context remains predominantly low-rise residential, including detached homes, townhouses, and a few five to seven-storey apartment buildings. Planning policy requires consideration of the prevailing and planned context, not isolated examples of greater height.

While setbacks are provided, they do not resolve the fundamental compatibility issues. Residents on Millwood Road will experience increased overlook, reduced privacy, additional shadow impacts, a greater perception of building mass, and an insufficient transition in height and scale from seven storeys to low-rise homes.

All vehicle traffic and access are proposed via Krawchuk Lane, a constrained service lane already serving adjacent residential properties. The traffic analysis does not fully address cumulative impacts from residents, deliveries, moving trucks, ride-share cars, waste collection, and emergency access.

The staff report also defers key matters—including servicing, loading, wind mitigation, landscaping, and construction management—to Site Plan Control.

While appropriate at that stage, Site Plan approval cannot address whether the proposed height and density are appropriate in principle. However, Site Plan approval is not intended to determine whether a building of this height and density is appropriate in principle.

The application also raises a policy consistency concern. In 2019, the applicant proposed a five-storey building on this site. The current proposal increases height to seven storeys, but the staff report does not clearly explain what compelling circumstances have changed to justify this change in policy or planning context.

Finally, while each application is considered on its own merits, Council decisions establish precedent. Approval of seven storeys in a Neighbourhoods designation will influence future applications and erode the intended stability of the Official Plan framework. This is not a choice between housing and no housing. A four or five-storey building could provide meaningful housing while achieving a more appropriate transition and maintaining policy conformity.



For these reasons, we respectfully request that North York Community Council 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 respects the Official Plan and the surrounding neighbourhood and is supported by appropriate technical studies. See attached Appendix A for additional comments and details.

Thank you for your consideration.

Respectfully submitted,
Alice Smith
President, Board of Directors
MTCC 776 – Leaside Gate
955 Millwood Road



APPENDIX A

KEY PLANNING FINDINGS – STAFF REPORT REVIEW 922 MILLWOOD ROAD

Submitted by: MTCC 776 – Leaside Gate, 955 Millwood Road



1. OFFICIAL PLAN CONSISTENCY

The staff report concludes the proposal is consistent with the Provincial Policy Statement and the City's Official Plan, describing it as appropriate modest intensification. However, the proposal requires an Official Plan Amendment. These conclusions are not supported by a clear demonstration that a seven-storey building is appropriate within a Neighbourhoods designation.

2. "MODEST INTENSIFICATION"

The report's characterization of the proposal as "modest intensification" is inconsistent with the scale of development—seven storeys, 44 units, and an FSI of 4.01 requiring both an Official Plan Amendment and By-law rezoning and cannot reasonably be considered modest.

3. BUILT FORM CONTEXT

The report references nearby apartment buildings ranging from three to seven storeys. However, the prevailing context immediately surrounding the site remains low-rise residential. This selective framing does not reflect the dominant surrounding context of low-rise residential uses. The policy requires consideration of the broader planned neighbourhood structure, not of isolated taller buildings.

4. ACCESS AND TRAFFIC

The staff report concludes the proposal will not meaningfully impact traffic operations. This conclusion does not account for the cumulative operational effects of exclusive access via Krawchuk Lane, including residential traffic, deliveries, moving trucks, waste collection, and emergency access on a constrained lane. With only 29 parking spaces



for residents and visitors, it also fails to account for spillover street parking on Randolph Road.

5. SITE PLAN CONTROL RELIANCE

Multiple issues are deferred to Site Plan Control (servicing, wind, loading, landscaping). These are implementation details, not substitutes for determining whether the proposed height and density are appropriate.

6. PLANNING PRECEDENT AND POLICY INTEGRITY

Approval of a seven-storey building within a Neighbourhoods designation would establish a precedent for future applications along Millwood Road. Incremental approvals of this nature may erode the stability and intent of the Official Plan and should be addressed through comprehensive planning review rather than site-specific amendments.

7. DEVELOPMENT HISTORY

A previous application at five storeys was submitted in 2019 and withdrawn. The current proposal represents a significant increase in height and 25% increase in the number of units. The staff report does not clearly explain what planning change justifies this increase.

8. ENVIRONMENTAL CONCERNS

Given the site's history (e.g., former dry-cleaning operation for 30+ years), there may be soil contamination. A full environmental assessment and remediation plan should be required before a building permit is issued.

SUMMARY

While staff support the application, the key issue remains whether a seven-storey building in this location is consistent with Neighbourhoods policy and appropriate built form transition. Concerns remain regarding conformity with the Neighbourhoods policy, interpretation of context, reliance on Site Plan approval for fundamental issues, traffic and access constraints, precedent effects and environmental concerns

For the reasons outlined above, we respectfully request that North York Council reject the staff recommendation to approve the proposed Official Plan Amendment and Zoning By-law Amendment, and direct the applicant to return with a revised proposal that respects the Official Plan and the surrounding neighbourhood and is supported by appropriate technical studies.

From: aesmith@interlog.com
To: [North York Community Council](#)
Cc: [Councillor Pasternak](#); [Councillor Cheng](#); [Councillor Burnside](#); [Councillor Carroll](#); [Councillor Colle8](#); [Councillor Chernos Lin](#); [Diane Pi](#); [David Sit](#)
Subject: [External Sender] Submission for Request to Amend the Official Plan and Zoning By-law Application 25 227957 NNY150Z North York Community Council
Date: July 5, 2026 5:56:37 PM
Attachments: [260703 Letter to North York Council for July 7, 2026 Meeting.pdf](#)

To the City Clerk:

Please add the attached submission letter sent on behalf of the Board of Directors at Leaside Gate MTCC 776, at 955 Millwood Road to the agenda for the July 7, 2026 North York Community Council meeting re: Request to Amend the Official Plan and Zoning By-law Application 25 227957 NNY150Z for 922 Millwood Road.

We respectfully request that North York Council reject the staff recommendation and refuse to approve the proposed Official Plan and Zoning By-law amendment. We support housing and redevelopment of this vacant site, which formerly housed a dry-cleaning establishment for 30+ years, consistent with the Official Plan.

The applicant should be directed to return with a revised proposal that respects the Official Plan and the surrounding neighbourhood and is supported by appropriate technical studies, especially for contaminated soil remediation.

Thank you.

Alice Smith
President, Board of Directors
Leaside Gate MTCC 776
955 Millwood Road, Toronto, ON M4G 4E3