

## **2-16 Denarda Street – Official Plan Amendment and Zoning Amendment Application – Supplementary Report**

Date: December 8, 2023

To: City Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 5 - York South-Weston

**Planning Application Number:** 23 174306 WET 05 OZ

### **SUMMARY**

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This Supplementary Report summarizes community feedback that was received at the Community Consultation Meeting on November 27, 2023 for the Official Plan and Zoning Amendments application for 2-16 Denarda Street, which occurred following the date and release of the refusal report.

Item 2023.EY9.9, which was at the November 13, 2023 meeting of the Etobicoke York Community Council, is at City Council on December 13-15, 2023.

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

### **RECOMMENDATION**

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The City Planning Division recommends that:

1. City Council receive this report for information.

### **BACKGROUND**

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At its meeting on November 13, 2023, Etobicoke York Community Council considered Item EY9.9, a Refusal Decision Report on an Official Plan and Zoning By-law Amendment Application, respecting a 43-storey building containing 561 dwelling units at 2-16 Denarda Street. The Etobicoke York Community Council adopted the item, which will be considered by City Council on December 13-15, 2023.

The application is being processed pursuant to Bill 109 timelines. In order to obtain a Council decision prior to the 120-day timeline limit, staff were required to report to the Etobicoke York Community Council before a Community Consultation Meeting could be scheduled. Such a meeting has since occurred, and this report provides a summary of the Community Consultation Meeting.

## **COMMENTS**

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On November 27, 2023 approximately 24 members of the public attended a Community Consultation Meeting, as well as representatives for the applicant and the Ward Councillor. Following presentations by City Staff and the applicant, the following comments and issues were raised:

- Concerns about shadow impacts on Victoria Boulevard and Rutherford Avenue
- Concerns about the need for affordable housing and concerns with displacement of local residents from the area.
- Participants expressed the need for larger family-sized units.
- Concern that the majority of units will only support single people and couples.
- Questions about local hiring and creation of work and training opportunities during the construction phase and whether this could be provided as a community benefit.
- Concern that the proposed provision of parking spaces is inadequate to meet demand and would result in parking along local streets.
- Concern about parking, noise and congestion during construction, especially in conjunction with other proposed developments in the surrounding area.
- Questions regarding the construction timelines and prices of dwelling units and concern that the timelines will be long.
- Concerns the proposed height is too tall and the Mount Dennis Planning framework planned for lower heights.
- Some participants found the proposed height acceptable.
- Concern about wind impacts with two tall buildings on a narrow street.
- Questions around what community benefits can be secured through this application.
- Concerns about provision of community services and parks spaces being outpaced by the number of new residents to move to the area.
- Questions about adequacy of infrastructure and fire safety in the buildings;
- Concern about impacts on the existing buildings at the end of Denarda Street and Oxford Drive (limiting sunlight and shadows impacts on the playground).
- Participants expressed support for refusal of the application.

- Request for more community consultation including virtual community consultation meetings.

## **CONCLUSION**

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This report provides supplementary information to City Council for its consideration of Item EY9.9. The comments from the public summarized in this report will also be used to inform any future discussions with the applicant regarding this Official Plan and Zoning By-law Amendments application.

## **CONTACT**

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## **SIGNATURE**

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