

7-15 Steeles Avenue East – Official Plan Amendment and Zoning Amendment Applications – Supplementary Report

Date: June 19, 2024

To: City Council

From: Interim Chief Planner & Executive Director, City Planning

Ward: Ward 18 - Willowdale

Planning Application Number: 23 167527 NNY 18 OZ

SUMMARY

This Supplementary Report provides an update on the Community Consultation Meeting ("CCM"), as prescribed in the report titled "NY14.11 - 7 - 15 Steeles Avenue East - Official Plan Amendment and Zoning Amendment Applications - Decision Report - Refusal", dated May 9, 2024, from the Director, Community Planning, North York District.

As a result of the complete application submission requirements and in order to have Council make a decision within the prescribed timeframes of the *Planning Act*, the CCM for this application was held on the evening of May 27, 2024. This report summarizes the comments and concerns that local residents expressed regarding the above application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMUNITY CONSULTATION

On May 27, 2024, staff held a virtual CCM in order to obtain public input on the proposed Official Plan Amendment and Zoning By-law Amendment Applications (Application No. 23 232536 NNY 18 OZ) for 7-15 Steeles Avenue East (the "subject lands"). In addition to Community Planning staff, the ward councillor and applicant team were in attendance.

Approximately 10 members of the public attended the CCM, where the public primarily raised concerns with:

- the proposed road widening along Steeles Avenue East;
- the expropriation of the subject lands by Metrolinx;
- the legitimacy of the application in light of the expropriation notice by Metrolinx; and,
- the impact of expropriation on the surrounding lands.

Questions surrounding the expropriation of the subject lands dominated the CCM. As noted in the report titled "NY14.11 - 7 - 15 Steeles Avenue East - Official Plan Amendment and Zoning Amendment Applications - Decision Report - Refusal", Metrolinx advised that the subject lands are immediately adjacent to the Yonge North Subway Extension ("YNSE"), a Priority Transit Project. The subject lands are integral to the tunnel alignment and the proposed Steeles Station of the YNSE. Given the active provincial interest in acquiring the subject lands to support the delivery of the YNSE, Metrolinx has advised the entirety of the subject lands are required to support the delivery of the YNSE. Metrolinx has advised that they served the registered owners of the subject lands with a Notice of Application for approval to expropriate on April 4, 2024. It is the expectation of Metrolinx that under the *Building Transit Faster Act*, the transfer of the subject lands into their ownership will be completed as of November 1, 2024. Metrolinx also advises that Part III (Expropriation) of the *Building Transit Faster Act* applies with respect to the expropriation of the subject lands, and, as such, there will be no hearing of necessity.

CONTACT

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SIGNATURE

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