

7-17 Nipigon Avenue – Official Plan Amendment and Zoning Amendment Applications – Supplementary Report

Date: July 15, 2024

To: City Council

From: Interim Chief Planner & Executive Director, City Planning

Ward: Ward 18 - Willowdale

Planning Application Number: 23 232536 NNY 18 OZ

SUMMARY

This Supplementary Report provides an update on the Community Consultation Meeting ("CCM"), as prescribed in the report titled "NY15.16 - 7-17 Nipigon Avenue - Official Plan Amendment and Zoning Amendment Applications - Decision Report - Refusal", dated June 11, 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 July 8, 2024, the day before Community Council considered the Decision Report. This report summarizes the comments and concerns that local residents expressed regarding the above application.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director 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 July 8, 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 7-17 Nipigon Avenue (the "subject lands"). In addition to Community Planning staff, the local ward councillor and the applicant team were in attendance.

Approximately 13 members of the public attended the CCM, where the public primarily raised concerns with:

- the traffic impact resulting from the proposal;
- the proposed setbacks and the lack of the pedestrian mid-block connection;
- the lack of non-residential uses on site; and,
- future engagement opportunities on the proposal.

Questions surrounding the traffic impact as a result of the proposal were raised, noting this is not the only proposal for a tall building on Nipigon Avenue. It was noted by the applicant that the subject lands are in close proximity to the future Steeles Station as part of the Yonge North Subway Extension, and while accessible parking and visitor parking spaces are being incorporated, it is expected that the majority of future residents will utilize public transit and not private vehicles, therefore, the proposal will have a nominal impact on the existing traffic conditions.

Questions were raised regarding the proposed setbacks and the applicant's contribution to the pedestrian mid-block connection identified by the Council-adopted Yonge Street North Secondary Plan. It was noted that the applicant has not provided the 7.5 metre setback along the east property line, as requested by Staff, to be utilized as half of the future pedestrian mid-block connection. Staff explained the requested 7.5 metre contribution would be implemented as a privately-owned, publicly accessible open space, and when completed, would result in an overall 15 metre wide pedestrian connection when the lands located to the east of the subject lands undergo redevelopment. Staff noted that in the interim, it is critical to obtain this setback and protect for the future mid-block connection.

Questions were raised regarding future engagement opportunities on the proposal in light of the refusal report being forwarded to the July 9th, 2024 North York Community Council meeting. Staff noted that interested parties can contact Staff and be added to a notification list for the subject applications, and that the discussion of the subject CCM would be summarized and forwarded as a supplementary report to the next City Council meeting, to be held on July 24-26, 2024.

It was also noted that consistent with Recommendations 2 to 5 of the report "NY15.16 - 7-17 Nipigon Avenue - Official Plan Amendment and Zoning Amendment Applications - Decision Report - Refusal", dated June 11, 2024, from the Director, Community Planning, North York District, that should the subject applications be appealed to the Ontario Land Tribunal, and if the applicant provides a revised proposal addressing the concerns outlined within the report dated June 11, 2024, Community Planning will bring

forward an Approval Report to North York Community Council for a statutory public meeting as required under the *Planning Act*.

CONTACT

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SIGNATURE

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