

Attachment 8: Summary of Community Consultation Meeting

Planning Application Number: 24 171445 NNY 18 OZ

Virtual Community Consultation Meeting

A virtual Community Consultation meeting was hosted by Community Planning staff on November 18, 2024. Notice of the meeting was sent out to residents within an expanded radius encompassing Bishop Avenue to the north, Maxome Avenue to the east, Finch Avenue East to the south and Yonge Street to the west. Approximately 58 members of the community, the local ward Councillor and the applicant team attended this meeting. Staff presented the planning policy framework, the application review process, and the reasons for the application. The applicant presented the development proposal. Feedback provided to staff at the meeting and in written correspondence prior to and after the meeting included:

- Concern with height and scale not being contextually appropriate;
- Concerns with the level of proposed density;
- Concerns with wind impacts and proposed mitigation measures;
- Support for higher densities and intensification close to Finch Subway Station;
- Concerns with shadow impacts on the public realm;
- Concerns with shadow impacts and loss of sunlight on the residential properties to the north;
- Support for the proposed housing supply and unit mix;
- Concerns with increased vehicular and pedestrian foot traffic on the local road network;
- Concerns with pedestrian and cyclist safety due to increased density in the neighbourhood;
- Concerns with safety and increased traffic conflicts at the Willowdale Avenue and Finch Avenue East intersection;
- Concerns with pressure on existing community facilities;
- Concerns with the stability of the structure during earthquakes;
- Concerns with the impact to existing trees on the site and to trees that boarder the site on adjacent properties;
- Concerns with disruption such as dust and noise generated from construction activity;
- Concerns with flooding;
- Concerns with loss of privacy; and
- Concerns with the long-term environmental impact of the proposal.

A second Community Consultation meeting was organized and hosted in-person by the Ward Councillor at the Edithvale Community Centre on January 30, 2025.

Approximately 35 members of the public, the local ward Councillor, Community Planning staff and the applicant team attended the second meeting. Community Planning staff and the applicant made short presentations and received feedback and answered questions from participants during the meeting. The community expressed similar concerns at the second meeting to the feedback heard in the first meeting. Participants raised concerns regarding traffic impacts and safety, particularly in the

Willowdale Avenue and Finch Avenue East intersection, concerns with loss of privacy, flooding and the level of proposed density.

Staff have also received written correspondence through email which raised many of the same concerns as those expressed at the community meetings. A petition was also provided by neighbourhood residents in opposition to the application. A total of 83 residents signed the petition and this was submitted directly to Community Planning via email. The issues raised through the community consultation process have been considered throughout the review of the application and commented on as necessary in the body of this Report.