

NOTICE OF MOTION**Revised Knock-Out Panel Condition related to 70 Roehampton
Rezoning File No. 06 106482 STE 22OZ**

Moved by: Councillor Vaughan

Seconded by: Councillor Walker

SUMMARY:

City Council at its meeting held on February 5, 6, 7 and 8, 2007, considered Item TE2.7, headed “Final Report – Zoning Amendment Application – 70 Roehampton Avenue and Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter Into a Heritage Easement Agreement”.

This report incorporated a new condition of approval, specifically requested at the January 16, 2007 Toronto and East York Community Council Meeting No. 2, and further referenced as Condition 3.ix. requiring that knockout panels be built into each unit in the project to facilitate the expansion and contraction of the size of the condominium units in the future.

Since the imposition of this condition, and after consultation with City Planning staff, Building’s staff and the applicant’s architectural and engineering consultants, it has been determined that Condition 3.ix. in its current form cannot be accommodated in the development as it has been designed and approved.

REQUIRES RE-OPENING:

Toronto and East York Community Council Committee Item TE2.7 (City Council - February 5, 6, 7 and 8, 2007) as it relates to Condition 3. ix.

RECOMMENDATION:

1. That City Council amend the current wording of Condition 3.ix.:

FROM:

“require that knockout panels be built into each unit in the project to facilitate the expansion and contraction of condominium units in the future”

TO

“require the applicant to designate 85 percent of the total units built on the site for knock-out panels and to build the knock-out panels into the designated units where practical from a structural or mechanical perspective”.

July 16, 2007

According to Chapter 27, Council Procedures:

Fiscal Impact Statement provided	
Should have Fiscal Impact Statement prior to debate	*
Requires two-thirds to waive requirement if Council wishes to debate	
Requires two-thirds vote to re-open	(√)
Motion Recommendations are Urgent	

* Deputy City Manager and Chief Financial Officer to advise.