

**359-377 Roehampton Avenue
Official Plan Application – Refusal Report**

Date:	March 5, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22-St Paul’s
Reference Number:	File No. 07 111502 STE 22 OZ

SUMMARY

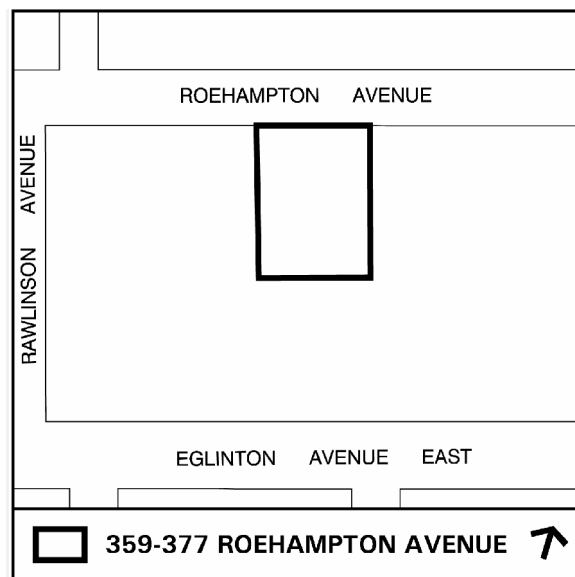
An application has been submitted to permit the construction of a 27 unit, 3¹/₂ storey residential apartment building at 359-377 Roehampton Avenue. Construction of the proposed development would require demolition of the 3 detached buildings containing a total of 9 dwelling units, of which 8 are rental units. The applicant will be joining this file together with the previous refused application No. 05 195762 STE 22 OZ at the Ontario Municipal Board.

This report reviews and recommends refusal of the application to amend the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse Official Plan Amendment No. 07 111502 STE 22 OZ;
2. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board to support the City Council’s decision to refuse the application.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A previous application to amend the Official Plan and Zoning By-law for the property at 359-377 Roehampton Avenue was submitted on October 21, 2005. This application was processed under the former City of Toronto Official Plan which is no longer in force and effect. Since no appeal was filed by the applicant prior to the new (and now) in-force Official Plan, the previous appeal to the OP was no longer valid. For this reason the applicant was required to resubmit an additional Official Plan Amendment to the new Official Plan. The applicant is planning to appeal this refusal to the Ontario Municipal Board and join it with the Zoning Amendment appeals to be heard on June 11-15, 2007.

ISSUE BACKGROUND

All content provided in the previously adopted refusal report, Item No. 8, which was heard at Toronto and East York Community Council on January 16, 2007, and passed by City Council on February 5 and 6, 2007, is still relevant and remains the position of staff.

CONTACT

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SIGNATURE

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