

**117, 121, 123 and 129 Roselawn Avenue
Zoning By-law Amendment and Rental Housing
Demolition Applications – Request for Direction Report**

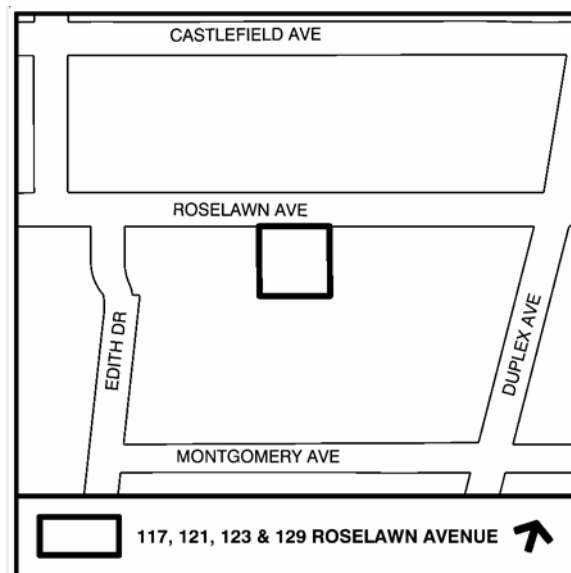
Date:	March 18, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	13 133965 NNY 16 OZ 13 133970 NNY 16 SA 13 143806 NNY 16 RH

SUMMARY

The applicant has appealed the rezoning application to the Ontario Municipal Board (OMB) due to Council’s failure to make a decision within the time period under the *Planning Act*. The applicant has also appealed the circulated Site Plan Control applications to the OMB. A 4 day hearing date has been scheduled commencing on May 12, 2015 by the OMB.

The application proposes to demolish two detached dwellings, one duplex dwelling and a four-unit rental apartment building at 117, 121, 123 and 129 Roselawn Avenue and replace them with four blocks of three storey residential condominium townhouses, each containing 3 dwelling units for a total of 12 units and one level of underground parking under the site with 14 parking spaces. A total of 2498 m² of gross floor area is proposed resulting in a density of 1.5 times the lot area. The proposed site coverage is 58.38%.

Staff are continuing discussions with the applicant to address issues outlined in the



Preliminary Report dated May 30, 2013.

A Request for Direction Report is required on the rezoning application and may be submitted to North York Community Council for consideration at its meeting on April 14, 2015.

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SIGNATURE

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