



BOUSFIELDS INC.

November 13, 2017

Ulli S. Watkiss
City Clerk
Toronto City Hall
13th fl. W., 100 Queen Street West
Toronto, Ontario, M5H 2N2

Dear Ms. Watkiss,

Re: *Community Council Meeting Item No. TE28.10*
File Nos. 16 225815 STE 22 OZ and 16 249601 STE 22 RH
413-435 Roehampton Avenue, Ward 22, City of Toronto

We are planning consultants to Mt. Pleasant Roehampton Developments Limited, applicant for the above noted lands. The purpose of this letter is to formally request that Community Council amend its recommendation with instruction for the City Solicitor and the Planning department to hold meetings with the applicant to discuss the above noted development application further, with a view to a resolution, in advance of an Ontario Municipal Board hearing.

By way of background, an application to amend the Zoning By-law and Official Plan was submitted on September 20, 2016 for the development of two 3.5-storey stacked townhouse blocks containing 52 dwelling units. Subsequently, a Notice of Complete Application was received, dated November 9, 2016. Since that time, as a product of comments received from various City departments and the feedback from the community consultation meeting of January 10, 2017, a revised proposal was submitted on June 22, 2017 for the development of one 3-storey building containing 28 dwelling units fronting Roehampton Avenue, one 2-storey building containing 8 dwelling units to the rear and the renovation of the semi-detached dwellings at 413 and 435 Roehampton Avenue. The revised proposal directly responds to the comments received from the community and City Staff.

Our client has made considerable effort to revise the proposal in response to City staff comments and feedback from the community consultation meeting. However, all of our efforts to initiate a discussion with the Planning department on the revised proposal have gone unanswered. Despite our continued efforts to have discussions with Planning Staff, we have not been granted a meeting to discuss the latest revised application.

Notwithstanding our client's appeal of May 11, 2017, it has always been our intention to have these discussions in an effort to resolve or narrow issues that would be discussed at an Ontario Municipal Board hearing. As such, we ask the City Solicitor and Planning Staff be directed to continue to work with the applicant to resolve any outstanding issues with the proposed development.

Block Developments have, in other cases, demonstrated a track record of working with Staff to resolve complicated design issues in order to avoid a contested OMB hearing. We believe that this approach would be constructive and hope that Community Council will adopt this amended recommendation.

Yours very truly,
Bousfields Inc.

Tony Volpentesta
Tony Volpentesta, MCIP, RPP

cc. *Mr. Joseph Reichmann, Mt. Pleasant Roehampton Developments Limited.*
cc. *Ms. Kim Kovar, Aird & Berlis LLP*
cc. *Tom Halinski, Aird & Berlis LLP*