

TORONTO STAFF REPORT

May 22, 2003

To: Midtown Community Council

From: Director, Community Planning, South District

Subject: Supplementary Report to Final Report on Official Plan and Zoning By-law Amendment for 150 Roehampton Avenue (Page and Steele Architects)
St. Paul's – Ward 22

Purpose:

This report recommends that a condition be added to Recommendation No. 1 of the final staff report for 150 Roehampton Avenue.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that City Council delete Recommendation No. 1 of the Final Report on 150 Roehampton Avenue dated April 22, 2003 and add new Recommendation No. 1 as follows:

“(1) authorize City Legal Services and appropriate staff to appear at the Ontario Municipal Board to support the application as set out in this report on condition that the applicant submit a letter to the City Solicitor, prior to the commencement of the hearing, undertaking to withdraw the applicant's appeal of the new Official Plan as it pertains to 150 Roehampton Avenue upon the site specific Zoning By-law coming into force.”

Background:

On May 6, 2003 Midtown Community Council considered the final planning report regarding the proposed 16-storey condominium at 150 Roehampton Avenue. The report was deferred by Midtown Community Council until its meeting of June 10, 2003.

On April 10, 2003 the applicant appealed certain provisions of the new Official Plan insofar as they may pertain to the subject lands. However, the development conforms to the new Official Plan and when the Zoning By-law Amendment comes into force and any required agreements are executed and permits are issued, the development may proceed.

At the time of the Community Council meeting (May 6, 2003), staff had not reviewed the appeals of the new Official Plan and therefore no condition requiring that a letter of withdrawal of the applicant's appeal of the new Plan had been included as a condition of the City Solicitor and City staff appearing at the Ontario Municipal Board in favour of the proposed development at 150 Roehampton Avenue.

Conclusions:

It is recommended that the appearance of the City Solicitor and City staff at the Ontario Municipal Board in support of this application be conditional upon the City receiving a letter stating the applicant's intent to withdraw their appeal of the new Official Plan.

Contact:

Tim Burkholder, Area Planner, East Section, South District
(416) 392-0412
(416) 392-1330
tburk@toronto.ca

Ted Tyndorf
Director, Community Planning, South District