

ARECA's Position regarding the Proposed Development at 119, 121, 123 & 129 Roselawn Ave.

February 20, 2015

Due to the failure of the City to respond to the development application, the owner of the above-mentioned 4 properties has been granted a [Hearing at the OMB](#) on May 12, 2015.

The plan proposes that 4 lots be assembled for the purposes of intensifying the Neighbourhood with the addition of four blocks of 3-storey townhouse units (3 units per block).

ARECA is opposed to the assembly of lands in Neighbourhoods and supports the principles enshrined in Toronto's Official Plan (OP) that protect and enforce Neighbourhood stability. The key policy of the OP is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 of the OP outlines the development policies for Neighbourhoods.

Section 4.1.5 states that:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- A. patterns of streets, blocks and lanes, parks and public building sites;
- B. size and configuration of lots;
- C. heights, massing, scale and dwelling type of nearby residential properties;
- D. prevailing building type(s);
- E. setbacks of buildings from the street or streets;
- F. prevailing patterns of rear and side yard setbacks and landscaped open space;
- G. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood."

The developer is seeking an amendment to the Zoning By-law since what is proposed is clearly not permitted. If granted, this would be precedent-setting and would not only destabilize the Roselawn neighbourhood but open the way for block-busting of this type in any part of the City of Toronto.

Fortunately, a recent Hearing before the OMB held fast on the Neighbourhoods protection policies with the Official Plan. On December 24, 2014, [a proposal to build townhouses in a Neighbourhoods area was rejected](#) as being:

"... not in conformity with the intent of the City's OP policies found at Section 4.1.5 and 4.18 and that to allow the proposed townhouses would set a new standard for development that could have a destabilizing effect on the character of this residential neighbourhood. In the board's judgement, a change of the magnitude being proposed is not good planning and not in conformity with a full and fair reading of the City's OP".

ARECA fully expects that Councillor Carmichael-Greb and the City of Toronto will oppose this development application in the same way.