

Extract of Item EY26.1 of the Etobicoke York Community Council meeting held on April 21, 2009.

### Other Items Considered by the Community Council

(The Community Council is authorized to take certain actions without Council's approval.)

(Deferred from March 26, 2009 - EY25.4)

EY26.1	ACTION			Ward: 7
--------	--------	--	--	---------

#### **2970 Jane Street, 13 and 15 Elana Drive – Zoning By-law Amendment Application – Refusal Report**

#### **Decision Advice and Other Information**

Etobicoke York Community Council:

1. Deferred the reports (March 4, 2009) and (April 20, 2009) from the Director, Community Planning, Etobicoke York District on 2970 Jane Street, 13 and 15 Elana Drive, to its May 14, 2009 meeting.

#### **Origin**

(March 4, 2009) Report from Director, Community Planning, Etobicoke York District

#### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 16 unit infill development consisting of 2 detached dwellings and 7 pairs of semi-detached dwellings on a new private road at 13 and 15 Elana Drive and on a part of the property at 2970 Jane Street. The existing rental apartment building at 2970 Jane Street is to be retained on a reduced lot. The existing pair of semi-detached dwellings at 13 and 15 Elana Drive are proposed to be removed to accommodate the new private road and one detached dwelling.

This report reviews and recommends refusal of the application in its current form to amend the Zoning By-law and seeks Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

#### **Background Information**

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20087.pdf>

Extract EY25.4

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20188.pdf>

**Communications**

(April 16, 2009) e-mail from Edie Neuberger, Representative, Edmyra Investments Limited (EY.Supp.EY26.1.1)

**Speakers**

(April 21, 2009) Barry Morrison

**1a 2970 Jane Street, 13 and 15 Elana Drive – Zoning By-law Amendment Application – Supplemental Report****Origin**

(April 20, 2009) Report from Director, Community Planning, Etobicoke York District

**Summary**

The purpose of the report is to provide information on the community meeting which was held by the local Councillor and to provide additional information on the rezoning application at 2970 Jane Street, 13 and 15 Elana Drive that was omitted in the Refusal Report from the Director of Community Planning Etobicoke York District dated March 4, 2009. In addition this report corrects typos in the titles of Attachment 1-Site Plan and Attachment 2 -Elevation of the March 4, 2009 Refusal Report.

**Background Information**

April 20, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20508.pdf>