

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

Date:	April 20, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	08 195240 WET 07 OZ

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.

Financial Impact

There are no financial implications.

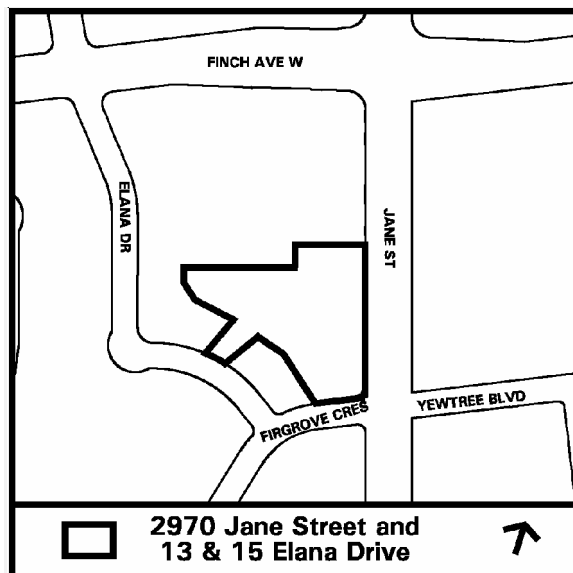
DECISION HISTORY

At the request of the owner, Etobicoke York Community Council, at its meeting of March 26, 2009, deferred consideration of the Refusal Report dated March 4, 2009 regarding the rezoning application (08 195240 WET 07 OZ) at 2970 Jane Street, 13 and 15 Elana Drive.

COMMENTS

Community Meeting

The local Councillor held a community meeting on April 15, 2009 to discuss the proposed development. Approximately 25



people attended the meeting. The general feeling expressed at the meeting was that some development on the vacant lands would be positive, however that the development currently proposed was not acceptable. The community indicated a willingness to work with the applicant to refine the proposal and indicated that the applicant should pursue a development consistent with the concept plan prepared by staff. Other issues that were raised at the meeting related to traffic, safety, number of units, water pressure, impact on the value of adjacent homes, width of the access driveway from Elana Drive and if a connection to the apartment site could be provided.

Section 37

It was noted in the March 4, 2009 Refusal Report that the applicant has offered as part of the development a Section 37 benefit contribution of \$180,000 and that this money would be directed to funding improvements to the kitchen at St. Frances de Sales Elementary School. Staff have been advised that the Toronto District Catholic School Board has indicated they would be providing funds for the required upgrades to the kitchen. At the community meeting a desire for play grounds was expressed. Further discussions on possible community improvements and benefits to be secured in relation to this development will continue between staff, the local Councillor, the community and the applicant, if this application is to proceed.

Additional Information

The March 4, 2009 Refusal Report noted a number of the revisions which were made by the applicant on January 19, 2009, however, the report did not include a summary of the applicant's revisions in regard to garbage pick up and management. The owner has requested that this revision be noted in the planning report. The owner is proposing the following for garbage pick-up and management for the new units:

- i) Units 3 to 7 and 13 to 16 would have public garbage pick up;
- ii) Unit 8 would be public, however the owners would be required to put their garbage in front of Unit 7;
- iii) Unit 12 would be public, however the owners would be required to put their garbage in front of Unit 13;
- iv) Units 1 and 2 would have a shared service agreement with the adjoining apartment, for the property management company for the apartment to pick up the garbage for these units from a central garbage area between Units 1 and 2; and,
- v) Units 9, 10 and 11 would have a shared service agreement with the adjoining apartment, for the property management company for the apartment to pick up the garbage for these units from a central garbage area beside Unit 12.

A detailed description of how the shared service arrangement will work has not been provided. It is noted that the most recent site plan provided by the owner does not show any physical connections between the apartment site and proposed units for which the shared service agreement will apply. In addition, Units 8 and 12 would need to put out their garbage in front of an adjacent unit in order to have public garbage pick up which is not consistent with City Policy. As indicated in the March 4, 2009 Refusal Report the

proposal does not comply with the Development Infrastructure Policy and Standards (DIPS) therefore Technical Services has not undertaken a full review of the plans, studies and reports submitted in support of the application. Additional issues with the proposed garbage pick-up may be identified upon a review of a detailed description of the shared service arrangements.

Attachments

In addition, Attachment 1-Site Plan and Attachment 2 -Elevation of the March 4, 2009 Refusal Report are replaced with the Attachments to this report to correct typos in the titles of the previous attachments.

CONTACT

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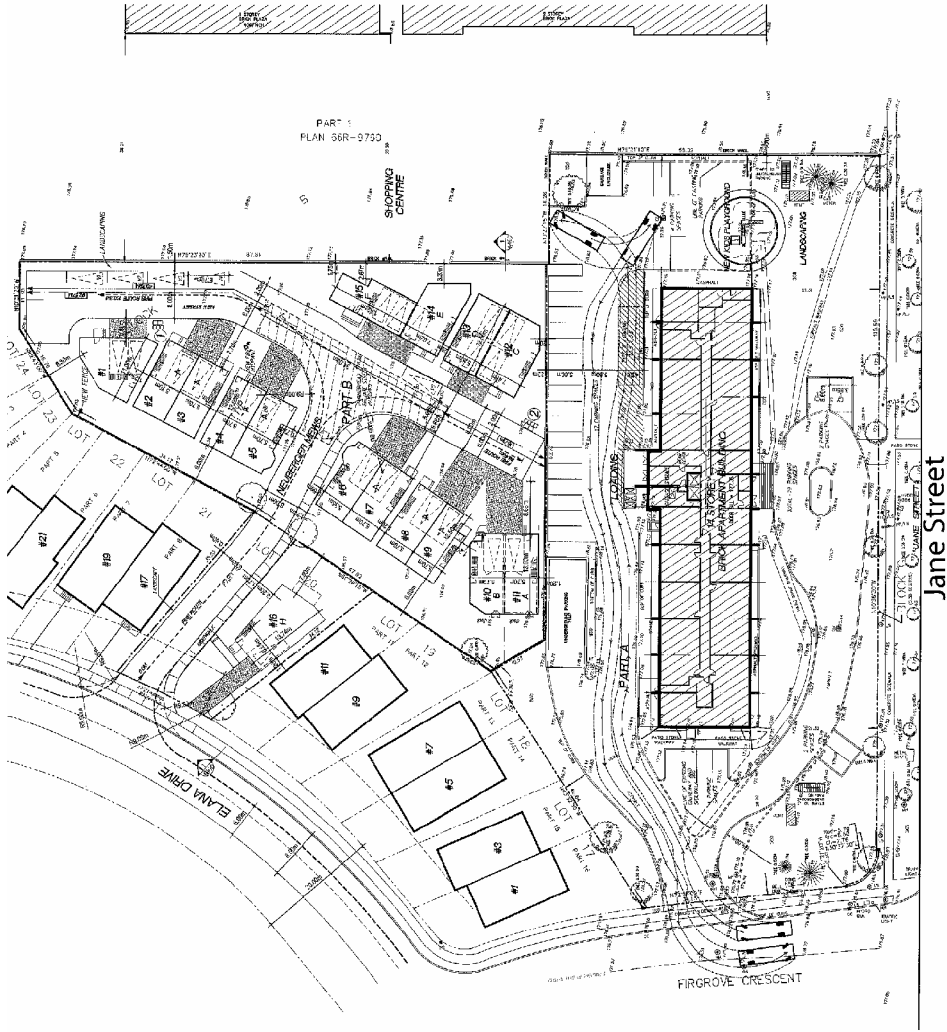
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations

Attachment 1: Site Plan



2970 Jane Street and 13 & 15 Elana Drive

Jane Street

Site Plan

Applicant's Submitted Drawing

Not to Scale
02/27/2009

File # 08_195240

Attachment 2: Elevations

