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

<table>
<thead>
<tr>
<th>Date:</th>
<th>December 20, 2010</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, Etobicoke York District</td>
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<td>Wards:</td>
<td>Ward 7 – York West</td>
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<tr>
<td>Reference Number:</td>
<td>08 195240 WET 07 OZ</td>
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**SUMMARY**

The purpose of the report is to provide an update on the zoning for the property as City Council enacted the new city-wide Zoning By-law for the City of Toronto (By-law 1156-2010) on August 27, 2010.

The changes to the zoning for the property enacted by City Council in the new city-wide Zoning By-law for the City of Toronto (By-law 1156-2010) do not change the recommendations contained in the March 4, 2009 Refusal Report from the Director of Community Planning Etobicoke York District.

**Financial Impact**

There are no financial implications.

**DECISION HISTORY**

At its meeting held on March 26, 2009 April 21, 2009 meeting, Etobicoke York Community Council deferred consideration of the report (March 4, 2009) from the Director, Community Planning, Etobicoke York District to its meeting on April 21, 2009.

At its April 21, 2009 meeting, Etobicoke York Community Council 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.

At its meeting held on May 14, 2009, Etobicoke York Community Council deferred consideration of the Zoning By-law Amendment Application Refusal Report (March 4, 2009) and the Supplementary Report (April 20, 2009) from the Director, Community Planning, Etobicoke York District, on 2970 Jane Street, 13 and 15 Elana Drive, to the first meeting of Etobicoke York Community Council in January 2011.

**Background Information**
March 4, 2009 report
Extract EY25.4
Extract EY26.1

**ISSUE BACKGROUND**

**COMMENTS**

On August 27, 2010, City Council enacted a new city-wide Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the Zoning By-law 7625 for the former City of North York and the new zoning by-law are in effect for the site.

Under By-law 1156-2010, the property at 2970 Jane Street is zoned RA (f30.0; a1375) (x181) which permits an apartment building. The site is also subject to a site specific exception Chapter 900 7.10 (181) which allows the site specific provisions in By-law 23457 (noted below) of the former City of North York. The properties at 13 and 15 Elana Drive are zoned RM (f18.0; a665; u2) which permits detached houses, a semi-detached houses and duplexes. An excerpt from the zoning map in By-law 1156-2010, as it relates to the subject property, is shown on Attachment 1.

Zoning By-law 7625 of the former City of North York also applies while the above-noted by-law is under appeal. In By-law 7625, the property at 2970 Jane Street is zoned RM6 which permits an apartment building. The site is also subject to a site specific zoning under By-law 23457, which permits the number of dwelling units up to 60 units per acre. The properties at 13 and 15 Elana Drive are zoned RM2 which permits detached dwellings, semi-detached dwellings and duplex dwellings. The maximum height permitted is 9.2 metres and 2 storeys above established grade. The zones of By-law 7625
of the former City of North York, in relation to the subject property, are shown on Attachment 2.

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**SIGNATURE**

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

**ATTACHMENTS**
Attachment 1: Zoning (By-law 1156-201)  
Attachment 2: Zoning (Former City of North York By-law 7625)
Attachment 1: Zoning (By-law 1156-201)