

Authority: Etobicoke York Community Council Item
EY5.1, as adopted by City of Toronto Council on June 14
and 15, 2023
City Council voted in favour of this By-law on June 15,
2023

CITY OF TORONTO

BY-LAW 557-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 4500 Jane Street.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RAC (f30.0; a1375; d1.5) to a zone label of RAC (f30.0; a1375; d2.1) (x 200) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 200 so that it reads:

(200) Exception RAC (200)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 4500 Jane Street, if the requirements of By-law 557-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) For the purpose of this exception:
 - (i) "Building A" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 557-2023;

- (ii) "Building B" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 557-2023;
- (iii) "Existing Building" means the **apartment building lawfully existing** on the lands in the year 2022 as shown on Diagram 3 of By-law 557-2023;
- (C) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.47 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of "Building A" and "Building B" is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 557-2023;
- (E) The required minimum height of the first **storey** for "Building A" and "Building B," as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment, is 3.5 metres;
- (F) Despite Regulations 15.5.40.10(2), (3), (5) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 557-2023:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (G) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** on the lot is 29,800 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses in "Building A" and "Building B" is 14,300 square metres; and

- (ii) the permitted maximum residential **gross floor area** for the "Existing Building" is 15,500 square metres;
- (H) A maximum of 164 **dwelling units** are permitted in the "Existing Building";
- (I) **Dwelling units** provided in "Building A" and Building B" must comply with the following:
 - (i) a minimum of 23 percent of the total number of **dwelling units** must contain two bedrooms; and
 - (ii) a minimum of 27 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (J) **Dwelling units** provided in the "Existing Building" must comply with the following:
 - (i) a minimum of 68 percent of the total number of **dwelling units** must contain two or more bedrooms and these **dwelling units** must have an **interior floor area** ranging in size from 76.0 square metres and 142.0 square metres;
- (K) Despite Regulation 15.20.40.50(1), **amenity space** must be provided for "Building A" and "Building B" at the following minimum rates:
 - (i) At least 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
 - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
 - (iii) No new **amenity space** is required in the "Existing Building";
 - (iv) No more than 25 percent of the outdoor component may be a **green roof**;
 - (v) In addition to (i) above, the use of ground-floor indoor **amenity space** in "Building A" and "Building B" must be provided to residents of the "Existing Building" as shown on Diagram 3 of By-law 557-2023; and
 - (vi) A minimum of 2,000 square metres of outdoor **amenity space** must be provided in the yard between "Building A" and "Building B" and the "Existing Building" for the use of residents of "Building A," "Building B," and the "Existing Building" as shown on Diagram 3 of By-law 557-2023;
- (L) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 557-2023;

- (M) Despite Regulation 15.20.40.80(2), the required distance between **residential buildings** on the same **lot** are as shown in metres on Diagram 3 of By-law 557-2023;
- (N) Despite Clause 15.5.40.60, (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 1.8 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres; and
 - (vi) cladding may be added to the original exterior surface of **main walls** on the "Existing building" by a maximum of 0.15m;
- (O) Despite Regulation 15.5.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least 1.2 metres from a **lot line** adjacent to Milo Park Gate;
- (P) Despite Regulation 15.5.80.30(1), a surface **parking space** must be at least 1.8 metres from any **main wall** of an **apartment building**;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.66 residential occupant **parking spaces** for each **dwelling unit** in "Building A," "Building B," and the "Existing Building";
 - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit** in "Building A," "Building B," and the "Existing Building"; and
 - (iii) of which, a maximum of 24 **parking spaces** are permitted to be provided in a surface parking area;
- (R) If the calculation of the minimum number of **parking spaces** required by By-law 557-2023 results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one **parking space**;

- (S) Despite Regulations 200.5.1(3) and 200.5.1.10(2), existing **parking spaces** and **drive aisles** associated with the "Existing Building" are permitted within their existing dimensions as of the date of passing of this By-law;
- (T) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** is required on the lot;
- (U) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** are not required for **dwelling units** in the "Existing Building".

Prevailing By-laws and Prevailing Sections: None Apply

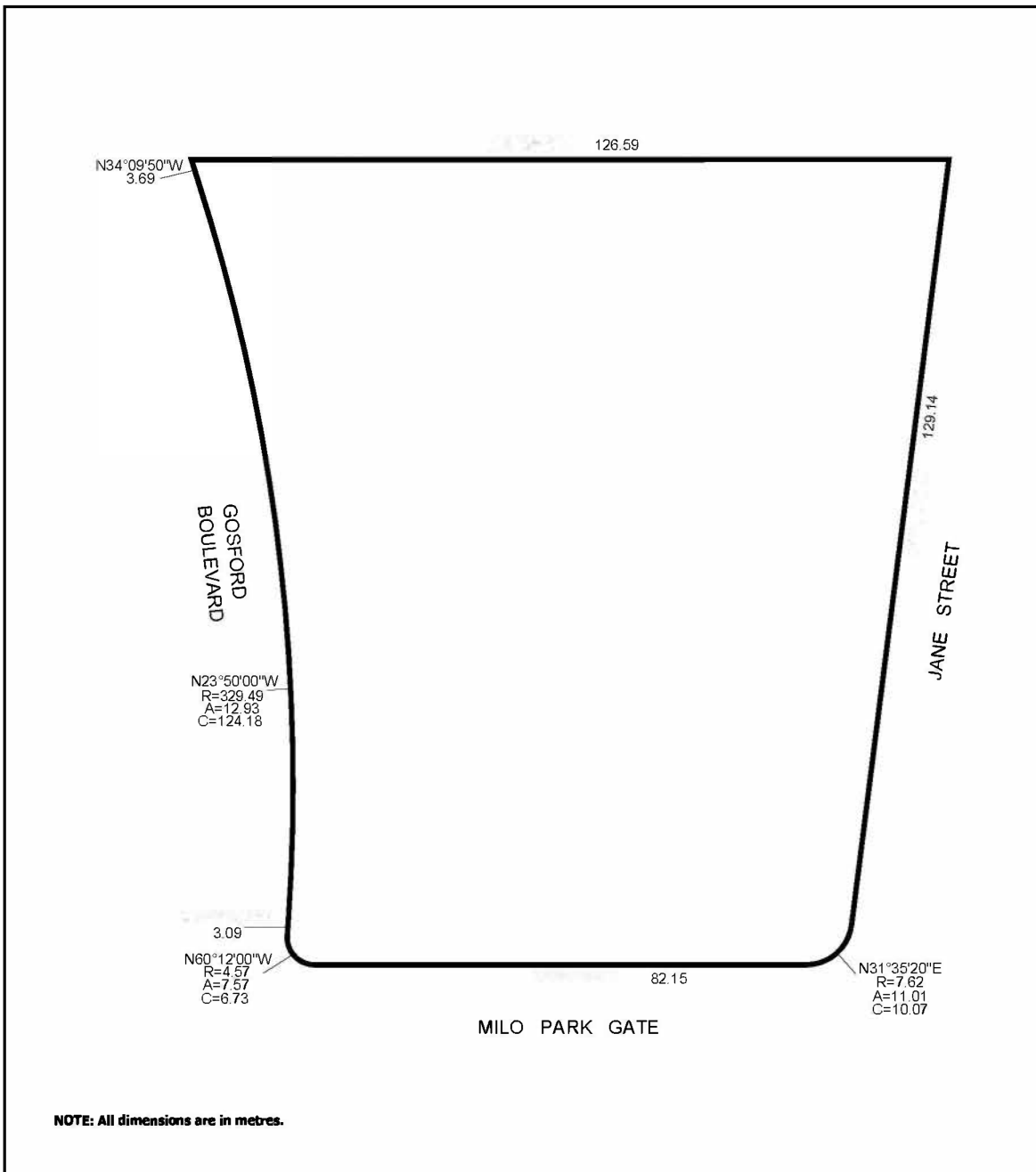
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on June 18, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

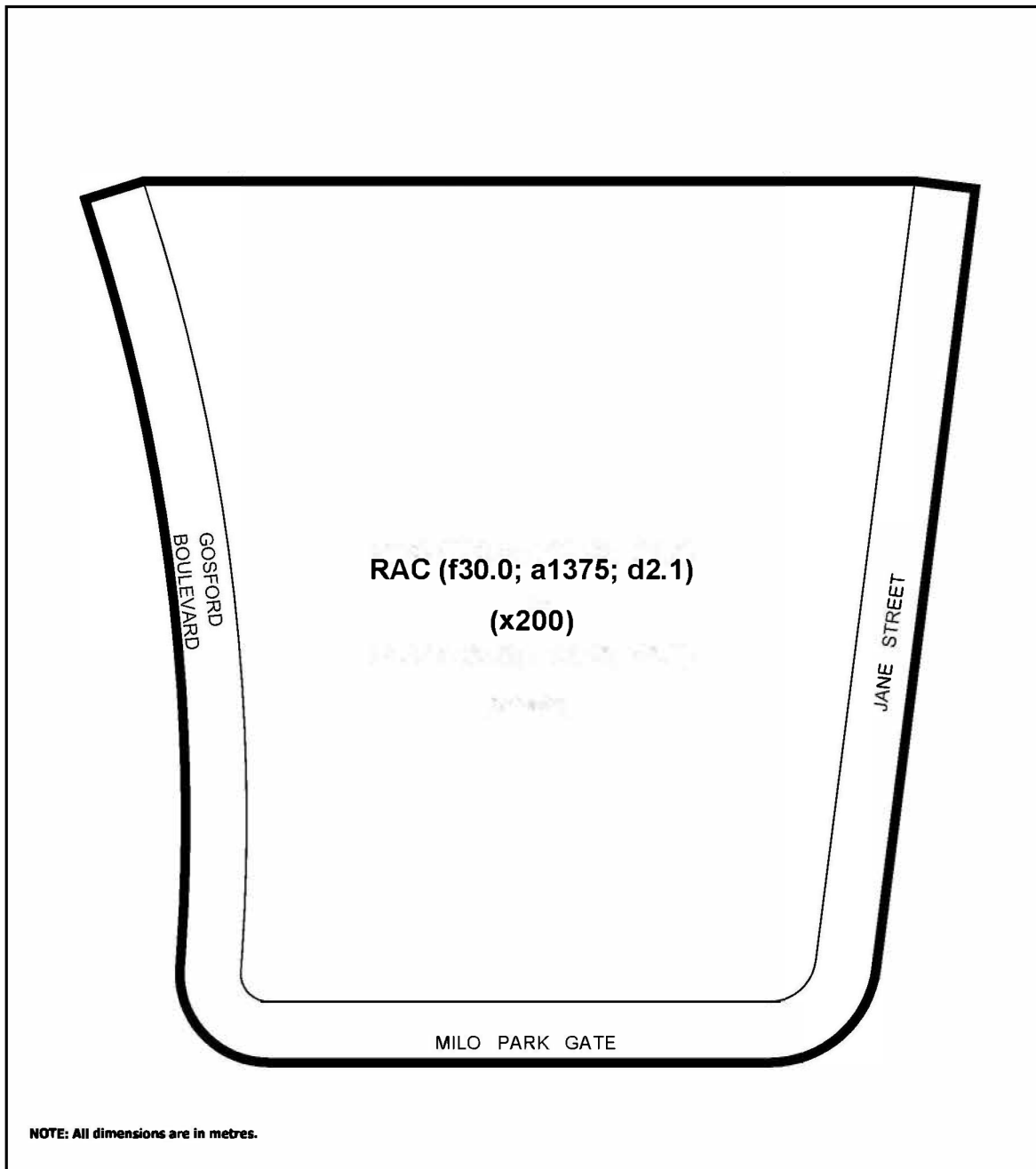


Toronto
Diagram 1

4500 Jane Street

File # 21 188070 STE 07 0Z

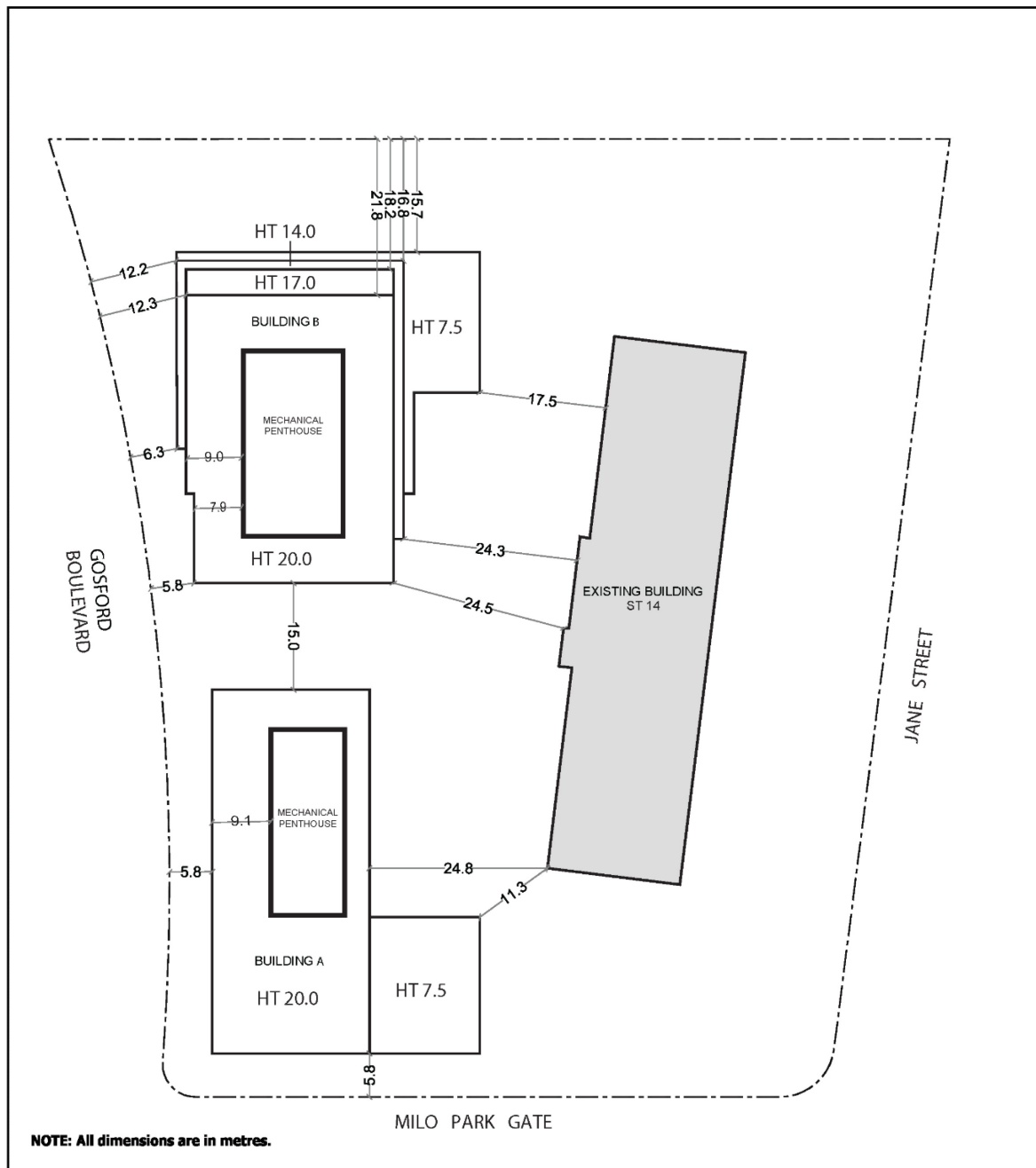
City of Toronto By-law 569-2013
Not to Scale
02/14/2023



 **Toronto**
Diagram 2

4500 Jane Street

File # 21 188070 STE 07 0Z



 **TORONTO**
Diagram 3

4500 Jane Street

File # 21 188070 STE 07 0Z