

Authority: Etobicoke York Community Council Item  
EY6.2, as adopted by City of Toronto Council on July 19  
and 20, 2023  
City Council voted in favour of this by-law on July 20,  
2023  
Written approval of this by-law was given by Mayoral  
Decision 8-2023 dated July 20, 2023

## CITY OF TORONTO

### BY-LAW 776-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2801 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 subject to this By-law from a zone label of RAC (f30.0; a1375; d1.5) (x109) to a zone label of RAC (f30.0; a1375; d2.7) (x201) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.8.10 Exception Number 109 so that it reads:

(109) Exception RAC 109

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 2775 Jane Street, the permitted maximum number of **dwelling units** is 199 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 201 so that it reads:

(201) Exception RAC 201

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 2801 Jane Street, if the requirements of By-law 776-2023 are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (T) below;
- (B) For the purposes of this exception:
  - (i) "Building A" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 776-2023; and
  - (ii) "Existing Building" means the existing **apartment building** as shown on Diagram 3 of By-law 776-2023;
- (C) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 177.0 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" is the number following the HT symbol in metres as shown on Diagram 3 of By-law 776-2023;
- (E) Despite Regulations 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 776-2023:
  - (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 5.0 metres subject to (iii) below;
  - (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 subject to (iii) below;
  - (iii) on "Building A" in the areas shown as HT 36.0 and HT 41.5 on Diagram 3 of By-law 776-2023, the equipment and **structures** listed in (E)(i) and (ii) above may project by a maximum of 2.0 metres;

- (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres, if the **structures** are not closer than 2.0 metres from the **main wall**;
- (F) Regulation 15.5.40.10(4), with respect to horizontal limits on elements for functional operation of a **building**, does not apply;
- (G) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** on the **lot** is 41,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses in "Building A" is 19,400 square metres; and
  - (ii) the permitted maximum **gross floor area** for the "Existing Building" is 21,600 square metres;
- (H) The provision of **dwelling units** on the **lot** is subject to the following:
- (i) The permitted maximum number of **dwelling units** in the "Existing Building" is 234 **dwelling units**;
  - (ii) The permitted maximum number of **dwelling units** in "Building A" is 224 **dwelling units**;
  - (iii) A minimum of 38 percent of the total number of **dwelling units** in "Building A" must have two or more bedrooms;
  - (iv) A minimum of 10 percent of the total number of **dwelling units** in "Building A" must have three or more bedrooms; and
  - (v) any **dwelling units** with three or more bedrooms provided to satisfy (iv) above are not included in the provision required by (iii) above;
- (I) Despite Regulation 15.20.40.50(1), **amenity space** must be provided for "Building A" 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**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
  - (iv) No new **amenity space** is required for **dwelling units** in the "Existing Building"; and
  - (v) The use of ground-level outdoor **amenity spaces** and first floor indoor **amenity spaces** in "Building A" must be provided to residents of the "Existing Building";
- (J) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 776-2023;
- (K) Despite Regulation 15.20.40.80(2), the required separation distance between **residential buildings** on the same **lot** are as shown in metres on Diagram 3 of By-law 776-2023;
- (L) Despite Clause 15.5.40.60, (J) and (K) 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 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vii) eaves, by a maximum of 1.0 metre; and
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (M) Despite Regulations 15.5.60.20(3)(A), and (I), (J) and (K) above, the required **side yard setback** for **ancillary buildings** or **structures** is as follows:

- (i) the required minimum **side yard setback** for the **residential building**, where the **ancillary building** or **structure** is less than 4.0 metres from the **residential building** on the **lot**; and
  - (ii) 0.3 metres, where the **ancillary building** or **structure** is 4.0 metres or more from the **residential building** on the **lot**, and its:
    - (a) height is 2.5 metres or less; and
    - (b) **gross floor area** is 10 square metres or less;
  - (iii) half of its height, where the **ancillary building** or **structure** is 4.0 metres or more from the **residential building** on the **lot**, and its:
    - (a) height is greater than 2.5 metres; or
    - (b) **gross floor area** is greater than 10 square metres;
- (N) Despite Regulation 200.5.10.11(1)(C), 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.70 residential occupant **parking spaces** for each **dwelling unit** in "Building A" and the "Existing Building"; and
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit** in "Building A" and the "Existing Building";
- (O) Despite Regulations 200.15.10(1) and (2), and 970.10.15.5(11) accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 11 of the required residential occupant **parking spaces** must be accessible **parking spaces**; and
  - (ii) a minimum of 2 of the residential visitor **parking spaces** must be accessible **parking spaces**;
- (P) In accordance with Regulations 230.5.10.11(1) and (2), **bicycle parking spaces** are not required for **dwelling units** in the "Existing Building";
- (Q) 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;
- (R) Despite Regulation 15.5.100.1(2), the unobstructed **vehicle** access for "Building A" may be provided between the **street** and a secondary pedestrian entrance to the **building**, and may require a **vehicle** to manoeuvre within the **lot** to enter and leave the **lot**;

- (S) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** and 1 Type "C" **loading space** is required on the **lot**;
- (T) Despite Regulations 15.5.50.10(1)(A) and (B), the **lot** must have:
  - (i) A minimum of 7,070 square metres of the area of the **lot** for **landscaping**;
  - (ii) A minimum of 3,845 square metres of the area required in (i) above must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 6. 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.

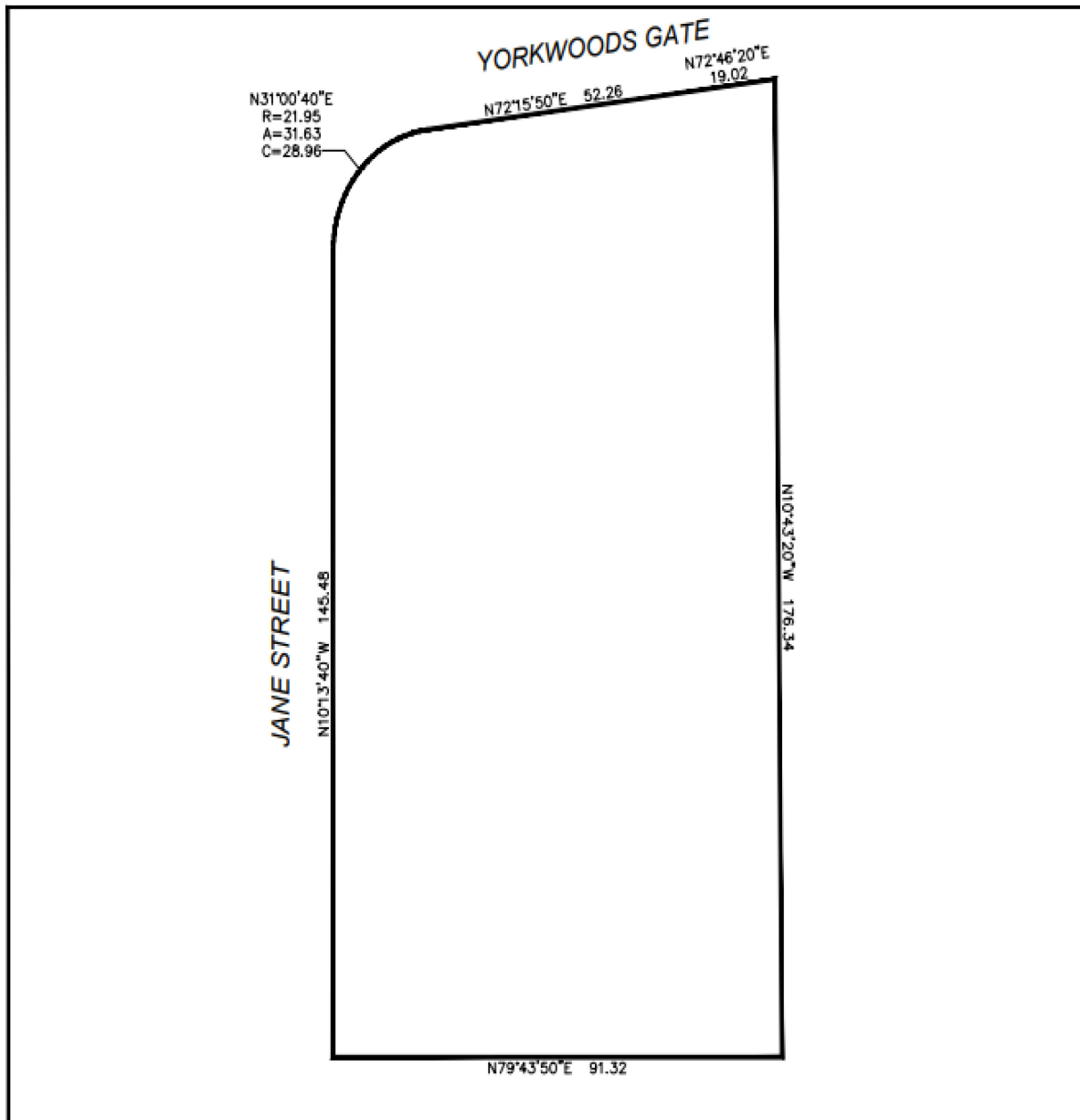
Enacted and passed on July 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



2801 Jane Street, Toronto

Diagram 1

File #21 199452 WET 07 OZ



Not to Scale

**Diagram 2**

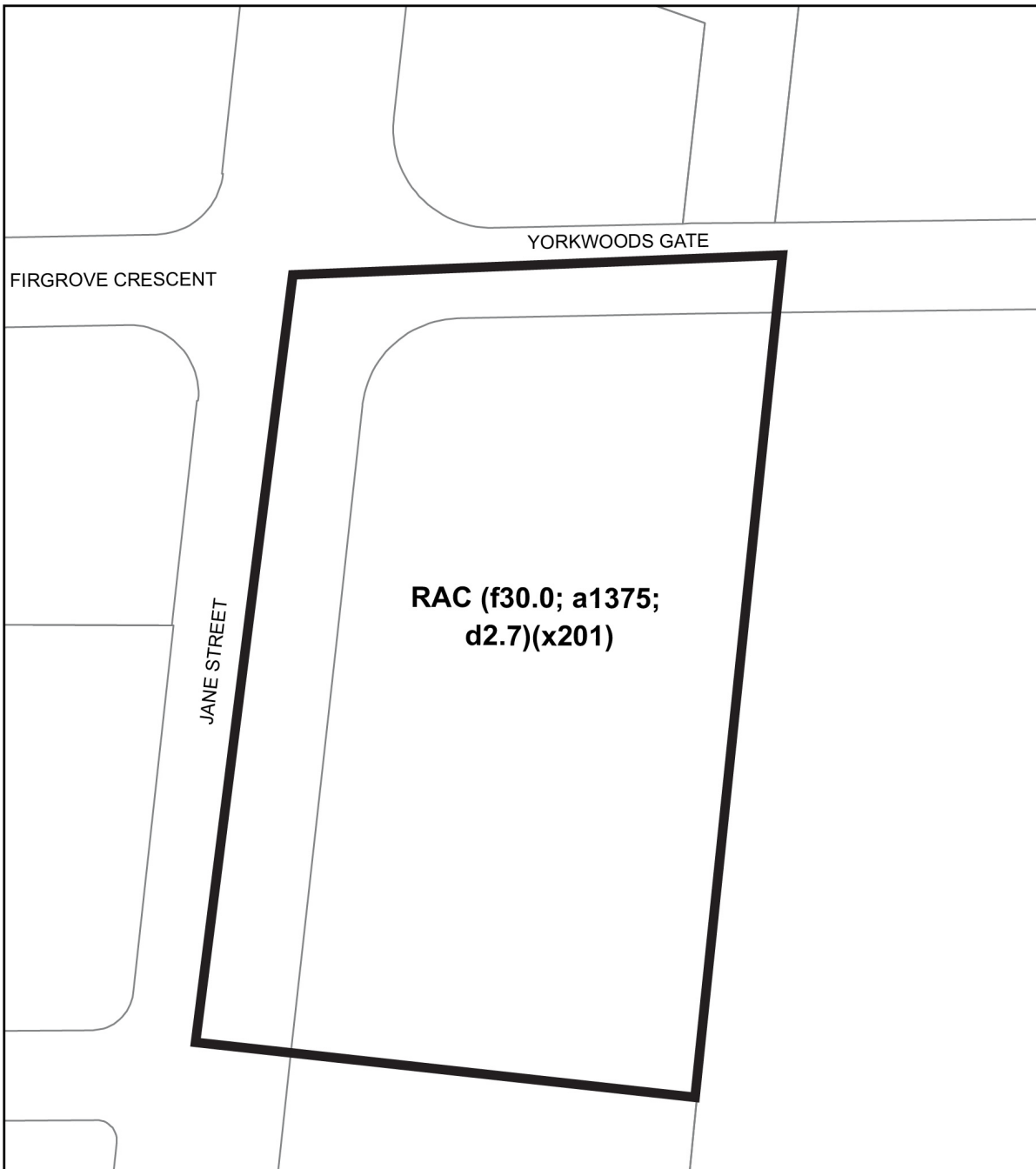




Diagram 3

