

## **2801 Jane Street – Zoning By-law Amendment Application – Decision Report – Approval**

Date: June 1, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 7 - Humber River-Black Creek

**Planning Application Number:** 21 199452 WET 07 OZ

### **SUMMARY**

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This application proposes to amend city-wide Zoning By-law 569-2013 for the property at 2801 Jane Street. The proposed zoning would permit an 11-storey apartment building (35.4 metres, plus 5.5-metre high mechanical penthouse and amenity floor) with a Gross Floor Area (GFA) of 19,230 square metres, containing 224 dwelling units, and a one-level underground garage with 119 vehicular parking spaces. The existing 17-storey apartment building will be retained on the site.

The proposal is a compatible and sensitive infill development in the *Apartment Neighbourhoods* designation with appropriate height, articulation, frontage, and setbacks in relation to the existing apartment building and surrounding urban environment. Furthermore, this proposal will include improvements to the existing rental apartment building, as well as provide landscape improvements that will contribute high quality amenities for residents.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 2801 Jane Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the *City of Toronto Act, 2006*, the owner's obligation to:

a. Continue to provide and maintain the existing 164 units at 2801 Jane Street as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and,

b. The owner shall undertake improvements at its sole expense and at no cost to tenants, to the existing rental building at 2801 Jane Street, as follows:

1. Access to new outdoor amenities and ground floor indoor amenities in the proposed new building for tenants of the existing rental apartment building; and

2. Parking garage and concrete restoration.

4. Prior to Notice of Approval Conditions for Site Plan Control approval for the development, City Council require the owner to develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

5. Before introducing the necessary Bill to City Council for enactment, the applicant is required to submit:

a. An amended Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Constructions Services; and

b. A Transportation Impact Study with appropriate parking, loading and maneuvering diagrams, to the satisfaction of the General Manager, Transportation Services.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

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Aside from this current rezoning application, there have been no other *Planning Act* applications submitted on the site within the last 10 years.

The application to amend city-wide Zoning By-law 569-2013 was submitted on August 17, 2021 and deemed complete on August 27, 2021. The Preliminary Report was considered by Etobicoke York Community Council on January 5, 2022 (EY 29.7) authorizing staff to conduct a community consultation meeting. (Click on this link for details: [Preliminary Report](#).)

Staff conducted a Community Consultation Meeting for the application on March 2, 2022 details of which are summarized in the Comments section of this report.

## PROPOSAL

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This application proposes to amend city-wide Zoning By-law 569-2013 for the property at 2801 Jane Street to permit an 11-storey apartment building (35.4 metres, plus a 5.5-metre mechanical penthouse and amenity floor) with a Gross Floor Area of 19,230 square metres. The proposal will contain 224 residential dwelling units, and a one-level underground garage with 119 parking spaces. A Floor Space Index of 2.65 times the area of the lot is proposed. The existing 17-storey apartment building containing 234 rental dwelling units and the one-level underground parking garage will be retained on the site.

Of the 224 residential dwelling units proposed, 114 (50.9 percent) would be one-bedroom units, 87 (38.8 percent) would be two-bedroom units, and 23 (10.3 percent) would be three-bedroom units. A total of 448 square metres of indoor amenity space and 448 square metres of outdoor amenity space would be located on the ground floor and rooftop near the mechanical penthouse.

Vehicular and loading access to the proposed building would be provided via the existing driveway entrance on Yorkwoods Gate. The proposed 119 vehicular parking spaces in the one level underground garage would be connected to the existing underground garage that serves the existing apartment building. A total of 169 bicycle parking spaces are proposed in the underground garage and at-grade. Loading spaces consisting of one type "G" and one type "C" are proposed.

See Attachments 7, 8, and 9 for the Site Plan, Elevations and 3D Models of the proposal development.

## **Site and Surrounding Area**

The site is rectangular in shape with an area of 15,374 square metres. The site, located at the southeast corner of Jane Street and Yorkwoods Gate, has a 168-metre frontage on Jane Street and a 91-metre frontage on Yorkwoods Gate. (See Attachment 2 - Location Map). The existing 17-storey apartment building with a Gross Floor Area of 21,559 square metres, containing 234 rental dwelling units, and with a one-level underground parking garage will be retained on the site.

Surrounding land uses include:

North: Across Yorkwoods Gate is a vacant site that was subject to a City Council approved Zoning By-Law Amendment application for a 12-storey mixed use building (File no. 17 208607 NNY 08 OZ). Further north is a one-storey commercial plaza with surface parking.

East: The two-storey Yorkwoods Public School and playing field. Further east is a series of two-storey residential buildings known as Yorkwoods Village.

South: A 17-storey apartment building with surface parking and landscaped open space.

West: Across Jane Street are six- and 13-storey apartment buildings and Firgrove Crescent. Northwest is the Toronto Community Housing Firgrove-Grassways community with two storey townhouses, a 12-storey apartment building, and four storey apartment buildings, recently approved Zoning By-law Amendment and Draft Plan of Subdivision at 3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, 5, 10 and 40 Turf Grassway, 2-14 and 22-36 Needle Firway, and 5 Needle Firway.

## **Reasons for Application**

The proposed development requires amendments to city-wide Zoning By-law 569- 2013 to vary several performance standards including, but not limited to, density, height, setbacks, unit types, and parking spaces.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

The following reports/studies were submitted in support of the application:

- Arborist Report
- Geotechnical Study
- Housing Issues Report

- Hydrogeological Report
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Servicing Report
- Servicing Report Groundwater Summary
- Stormwater Management Report
- Sun/Shadow Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Vehicle Maneuvering Diagram
- Tree Preservation Report

Copies of the submitted documents are available on the City's Application Information Centre at (AIC): [Application Information Centre](#).

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, and others.

### **Official Plan**

The land use designation for the site is *Apartment Neighbourhoods* on Maps 13 and 16 of the Official Plan. (See Attachment 3 - Official Plan Land Use Map). The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Chapter 4.2 of the Toronto Official Plan contains criteria for development in *Apartment Neighbourhoods*. The Official Plan can be found here: [Official Plan](#).

## **Jane Finch Initiative Study Area**

The site is within the study area for the Jane Finch Initiative (JFI) which is bounded by Steeles Avenue West to the north, Black Creek to the east, Sheppard Avenue West to the south and Highway 400 to the west. The JFI is a collaborative community planning initiative involving resident, stakeholder, and Indigenous engagement process to plan for the future of the Jane and Finch area as it changes over time with the introduction of the Finch West Light Rail Transit line.

JFI will result in the development of two integrated plans that advance social equity and economic inclusion for current and future residents, encourage the appropriate kinds of growth and development in the area, and guide investment in community improvements. When completed, JFI will result in the establishment of a new Secondary Plan with policies to guide the future development of the area. Information on the JFI can be found here: [www.toronto.ca/janefinch](http://www.toronto.ca/janefinch).

## **Zoning**

The site is zoned "Multiple-Family Dwellings Sixth Density" RM6 (19) in the former City of North York By-law 7625, as amended. This zoning category permits residential uses in various forms including single detached, semi-detached, duplex and apartment buildings. The maximum building height is 11 metres, with permission for increased building height dependent on the building's setback from the property line. A maximum lot coverage of 35 percent of the lot, and a maximum Gross Floor Area of 150 percent of the lot area are permitted. Exception (19) requires the subject site, in conjunction with the site to the south, to have a maximum of 428 residential dwelling units.

The site is also zoned "Residential Apartment Commercial" RAC (f30.0; a1375; d1.5) (x109) in city-wide Zoning By-law 569-2013. In addition, the site has a maximum height limit of 24 metres and various non-residential uses are permitted including retail stores and take-out eating establishments contained within an apartment building. (See Attachment 4 - Existing Zoning By-law 569-2023 Maps).

As the appeals of city-wide Zoning By-law 569-2013 are largely settled and the standards of Zoning By-law 7625 are carried forward for the site, Toronto Building has confirmed that only Zoning By-law 569-2013 needs to be amended to accommodate the current proposal.

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Mid-rise Building Performance Standards and Addendum;
- Growing-Up Guidelines: Planning for Children in New Vertical Communities;
- Design Guidelines for Privately-Owned Publicly Accessible Space (POPS);

- Pet Friendly Design Guidelines for High Density Communities;
- Toronto Green Standard; and,
- Bird Friendly Development Guidelines.

The City's Design Guidelines may be found here: [Design Guidelines](#)

### **Toronto Green Standard (TGS)**

The TGS contains a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

### **Site Plan Control**

The application is subject to Site Plan Control, however, an application is yet to be submitted for the proposed development.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (PPS) (2020) and conformity with the Growth Plan (2020). Staff have reviewed and determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report. The proposal conforms with the land use envisioned in the *Apartment Neighbourhoods* designation and is in line with the evolving direction of the JFI which is currently underway.

The Official Plan states that *Apartment Neighbourhoods* are stable areas of the City where opportunities for compatible infill development may be permitted provided such development fits and improve on the existing conditions. The proposal is a compatible infill development in *Apartment Neighbourhoods* which will provide an additional 224 residential dwelling units in the area. The proposal, to be located on an underutilized portion of the site, will increase the diversification of housing options, provide improvements to the existing apartment building, include landscape improvements that will contribute high quality outdoor amenities for current and future residents. (See Attachment 6 - Site Plan.)

## **Density, Height, Massing**

The proposed density, height, and massing of this application have been reviewed against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report.

The redevelopment would result in an overall lot coverage of approximately 24% and a proposed Floor Space Index of 2.65 times the site area. This represents an acceptable level of infill development within the *Apartment Neighbourhoods* and an excellent way of repurposing the existing underutilized space for housing and amenity space. At 11 storeys (35.4 metres, plus a 5.5-metre high mechanical penthouse and amenity floor), the height of the proposed building is less than the existing 17-storey apartment building on the subject site and modest in comparison to other recent applications in the Jane and Finch area.

Overall, the proposal has appropriate height, articulation, frontage, and setbacks in relation to the existing apartment building and fits within the surrounding urban context. The proposal has incorporated appropriate massing through step-backs of heights and remains within the 45-degree angular plane as taken from Jane Street, at a height equal to 80% of the abutting right-of-way. Jane Street has a right-of-way of 36 metres, therefore, an 11-storey (35.4 metres) infill mid-rise is appropriate at this location in keeping with Official Plan policy and Performance Standard #1 in the Mid-Rise Building Design Guidelines.

The proposed building, with a separation distance of 12.3 metres (corner-to-corner) from the existing apartment building, will maintain daylight access and privacy between the buildings, help frame Jane Street, and contribute to an attractive and comfortable pedestrian environment. The proposed building massing also steps down in height toward the adjacent Yorkwoods Public School site to provide good transition in scale and limit impacts on the schoolyard open space. The proposed design features - building height, setbacks, and stepbacks - help to achieve good street proportion, ensure the building fits well with the existing and planned context, and limit any negative impact on the public realm. (See Attachments 7 - 8.)

## **Sun, Shadow, Wind**

Official Plan Policy 3.1.2(3) requires that new development be massed to adequately limit any resulting shadowing of neighbouring streets, properties and open spaces and to minimize any additional shadowing on neighbouring parks (as necessary to preserve their utility). Policy 4.2(2)(b) further requires buildings to be located and massed so as to “adequately limit shadow impacts on properties in adjacent lower scale *Neighbourhoods*, particularly during the spring and fall equinoxes.”

The applicant submitted Sun/Shadow and Pedestrian Level Wind studies to support the proposal. The sun, shadow, and wind impacts associated with this application have been reviewed by City Planning staff against the Official Plan policies and design



guidelines described in the Policy and Regulation Considerations Section of the report. The applicant's shadow study illustrates that during the spring and fall equinoxes, shadowing on the opposite side of Jane Street is limited to the early morning hours clearing the sidewalk and boulevard after 10:18 a.m. and shadow impacts on the Yorkwoods Public School site occur after 4:18 p.m. In June, during the summer solstice, the proposed building has limited shadow impacts at 9:18 a.m. on Jane Street and after 5:18 p.m. on the schoolyard. In December, during the winter solstice, minor shadowing after 1:55 p.m. was demonstrated on the Yorkwoods Public School site, on the corner of the basketball court, and no shadowing over the playground until after 2:18 p.m. The resulting sun and shadow conditions on nearby streets, parks and open space, is acceptable.

It has been determined through this review that the sun, shadow, and wind would not adversely impact the proposed amenity spaces, pedestrians or the surrounding public realm. An additional analysis of wind conditions will be evaluated through the Site Plan Control application review process at which time any required mitigation measures would be secured.

### **Traffic Impact, Access, Parking, and Loading**

The applicant submitted a Transportation Impact Study prepared by LEA Consulting. Vehicular and loading access to the proposed building would be provided via the existing driveway entrance on Yorkwoods Gate. The proposed 119 vehicular parking spaces in the one-level underground garage would be connected to the existing underground garage that serves the existing apartment building. A total of 169 bicycle parking spaces are proposed in the underground garage and at-grade. Loading spaces consisting of one type "G" and one type "C".

Transportation Services and Transportation Planning staff have reviewed the study and supportive material, and have determined that traffic impacts, vehicular access from the existing entrance off Yorkwoods Gate, and the parking proposed are generally acceptable. A provision has been made for final technical details related to traffic and parking to be dealt with before introducing the necessary Bill to City Council for enactment. Additionally, the specific layout and design of the vehicular and bicycle parking will be further reviewed and secured through the Site Plan Control application review process.

### **Streetscape**

The proposal has been designed to incorporate appropriate setbacks and stepping down of heights. Additionally, the proposed building design will help to frame the street along the Jane Street to ensure an attractive, comfortable pedestrian environment with adequate site access, ground floor animation, and pedestrian and vehicular circulation.

## **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering, and a Preliminary Geotechnical and Hydrogeological Study prepared by DS Consultants in support of the planning application. These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

City Engineering and Construction Services staff have reviewed the servicing reports and determined that there is sufficient infrastructure capacity to service the proposed development. A provision has been made for final technical details related to servicing to be dealt with before introducing the necessary Bill to City Council for enactment. Additionally, site-specific improvements and connections to municipal infrastructure will be further reviewed and refined through Site Plan Control application process.

## **Housing Issues**

Section 3.2. (Policy 1.5) and Section 4.2. (Policy 3) of the Official Plan states that compatible infill development that improves the existing site conditions and livability for existing residents may be permitted on a site containing existing rental buildings. The policies contemplate securing the rental tenure of the existing rental units, securing needed improvements and renovations to extend the life of any retained buildings to contribute to quality of life and revitalization efforts, and promoting environmental sustainability.

In accordance with Policy 3.2.1.5(a) of the Official Plan, the owner has agreed to maintain the existing building as rental housing for a period of at least 20 years from the date the Zoning By-law Amendment comes into force and effect.

A tenant survey was administered in February 2023 to identify improvements to the existing rental building and received 13 responses. Tenant responses indicated concerns with common area cleanliness, pest control, lobby accessibility and updating outdoor amenities as priority improvements. In response, the applicant has stated that they will install an automated door opener for the main access to the lobby. In accordance with Policy 3.2.1.5(b), the owner has agreed to construct and provide the following: Access for tenants of the existing rental apartment building to new outdoor amenities and ground floor indoor amenities in the new building; parking garage and exterior upgrades, including concrete restoration, completed in Q4 of 2021.

The applicant has agreed that the costs of all the improvements to the existing rental building and associated spaces listed above, including those already completed, will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

As part of the recommendations to Council, the applicant will also be required to develop a Construction Mitigation Strategy and Tenant Communication Plan prior to the issuance of a Notice of Approval Conditions for Site Plan Control approval. The Plan would address construction impacts on existing residents.

### Unit Mix and Size

Of the 224 residential dwelling units proposed, 114 (50.9 percent) would be one-bedroom units, 87 (38.8 percent) would be two-bedroom units, and 23 (10.3 percent) would be three-bedroom units. The proposed unit mix and sizes adequately support the unit mix objectives of the Growing-Up Guidelines, the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children. Moreover, the proposed development responds to the ongoing work of the JFI, that will be advocating for larger households and family-sized units in new buildings across the Black Creek and Glenfield-Jane Heights neighbourhoods.

### Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning of new parks, park expansions and improvements, and improved access to existing parks. The strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the City. According to the strategy's methodology, the development site is currently in an area with more than 28 square metres of parkland per person, which is comparable to the city-wide average provision of 28 square metres of parkland per person.

Section 42 of the *Planning Act* requires the owner to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that payment will be made prior to the issuance of the first above-ground building permit for the land to be developed.

The appraisal will be conducted upon the submission of an application for the first above grade building permit to the City. Payment will be required prior to the issuance of the said building permit.

## **Privately-Owned Publicly Accessible Open Space (POPS)**

A small privately-owned publicly accessible open space (POPS) is proposed in the southwest corner of the site. Staff recommend that the POPS, including its final design, will be secured through the Site Plan Control approval process.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant submitted an Arborist Report prepared by Kuntz Forestry Consulting Inc., a Landscape Plan, and Soil Volume Plan both prepared by Land Art Design Landscape Architects. The Arborist Report indicates that the proposal would result in the protection of 15 trees, and the removal of eight trees. The submitted documentation was reviewed and approved by Urban Forestry staff. Final technical details related to tree preservation and planting will be further reviewed through the Site Plan Control approval process.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant is required to meet Tier 1 of Version 3 of the TGS for zoning matters. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law including: cycling infrastructure, vehicle parking and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

## **Community Consultation**

On March 2, 2022, City Planning staff hosted a virtual community consultation meeting using the Webex video conferencing program. Notice of the proposed development was sent to properties within 120 metres radius of the subject site. The meeting was attended by the Ward Councillor, the proponent, and members of the public. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal.

The following issues were discussed at the public meeting:

- Difficulties in finding affordable housing units and general apprehension by residents about being displaced;
- Questions about privacy as a result of the distance between the existing and proposed building;
- Concerns and questions about the proposed density, and unit size;
- Concerns about the impacts on residents during construction; and whether the safety of residents will be compromised.
- Questions related to the provision of bicycle parking; and,
- Concerns about whether current utilities/infrastructure can accommodate the proposed development and whether there will be decline in the level of services as a result of the proposed development.

On June 13, 2022, City staff, along with the local Councillor's office, organized a virtual working group meeting to provide additional opportunity for residents and interested parties to ask questions and provide comments. The majority of the questions and discussion during this meeting were related to access to the site, vehicle circulation within the site, parking, and the cumulative impacts of traffic due to this and other proposed developments in the area,

The meetings provided opportunity for residents and interested parties to be involved in the application review process. Comments provided have been used to refine and improve the application and formulate appropriate zoning standards. Staff have worked with the applicant to revise the proposal to adequately address these community concerns with the submission of technical studies, plans, and reports with recommendations for improvement to the proposed development.

## **Conclusion**

Staff recommend that Council support the approval of this application and the Draft Zoning By-law Amendment to implement the proposed development, subject to the conditions identified in the recommendations of this report.

## **CONTACT**

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## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law 569-2013 Map

Attachment 5: Draft Zoning By-law Amendment, 569-2013

### **Applicant Submitted Drawings**

Attachment 6: Site Plan

Attachment 7a: North Elevation

Attachment 7b: South Elevation

Attachment 7c: East Elevation

Attachment 7d: West Elevation

Attachment 8a: 3D Model of Proposal in Context (Looking Northeast)

Attachment 8b: 3D Model of Proposal in Context (Looking Southwest)

## Attachment 1: Application Data Sheet

Municipal Address: 2801 Jane Street Date Received: August 17, 2021

Application Number: 21 199452 WET 07 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law amendment application to permit an 11-storey apartment building with 224 units, and a one-level underground garage with 119 vehicular parking spaces. The existing apartment building on the site will be retained.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	Bousefields Inc.	WZMH	GF 2801 Jane Street Ltd.

### EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods Site Specific Provision: N

Zoning: RAC Heritage Designation: N

Height Limit (m): 24 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 15,374 Frontage (m): 168 Depth (m): 91

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,258	1,258	1,660	2,918
Residential GFA (sq m):	21,559	21,559	19,230	40,789
Non-Residential GFA (sq m):				
Total GFA (sq m):	21,559	21,559	19,230	40,789
Height - Storeys:	17	17	11	17
Height - Metres:	44	44	35.4	44

Lot Coverage Ratio (%): 18.98 Floor Space Index: 2.65

**Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)**

Residential GFA:	40,789
Retail GFA:	N/A
Office GFA:	N/A
Industrial GFA:	N/A
Institutional/Other GFA:	N/A

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	234	234	224	458
Freehold:	N/A			
Condominium:	N/A			
Other:	N/A			
<b>Total Units:</b>	<b>234</b>	<b>234</b>	<b>224</b>	<b>458</b>

#### **Total Residential Units by Size**

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	99	103	32
Proposed:	-	-	114	87	23
<b>Total Units:</b>	<b>-</b>	<b>-</b>	<b>213</b>	<b>190</b>	<b>55</b>

#### **Parking and Loading**

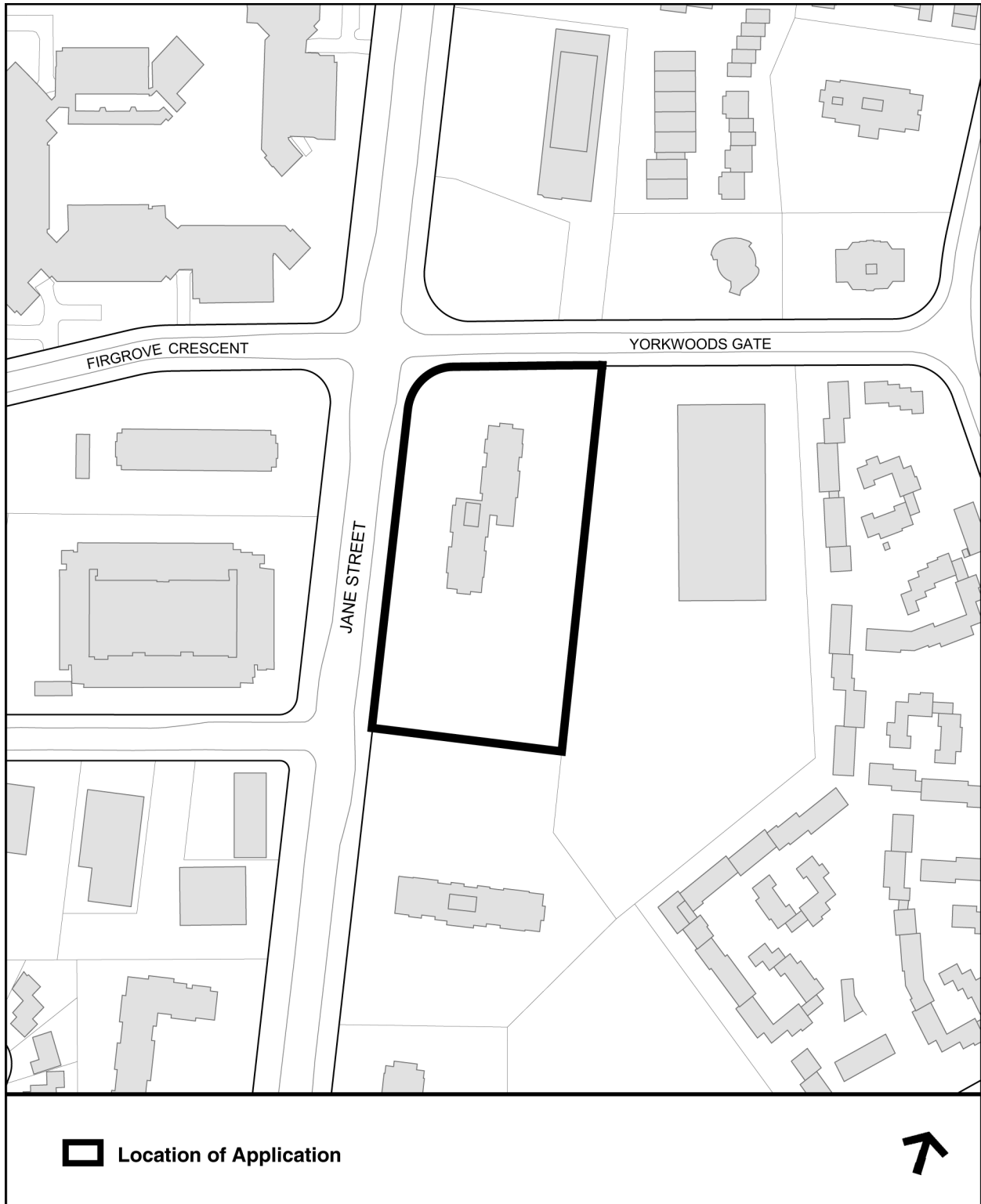
Parking Spaces:	119	Bicycle Parking Spaces:	169	Loading Docks:	2
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#### **CONTACT:**

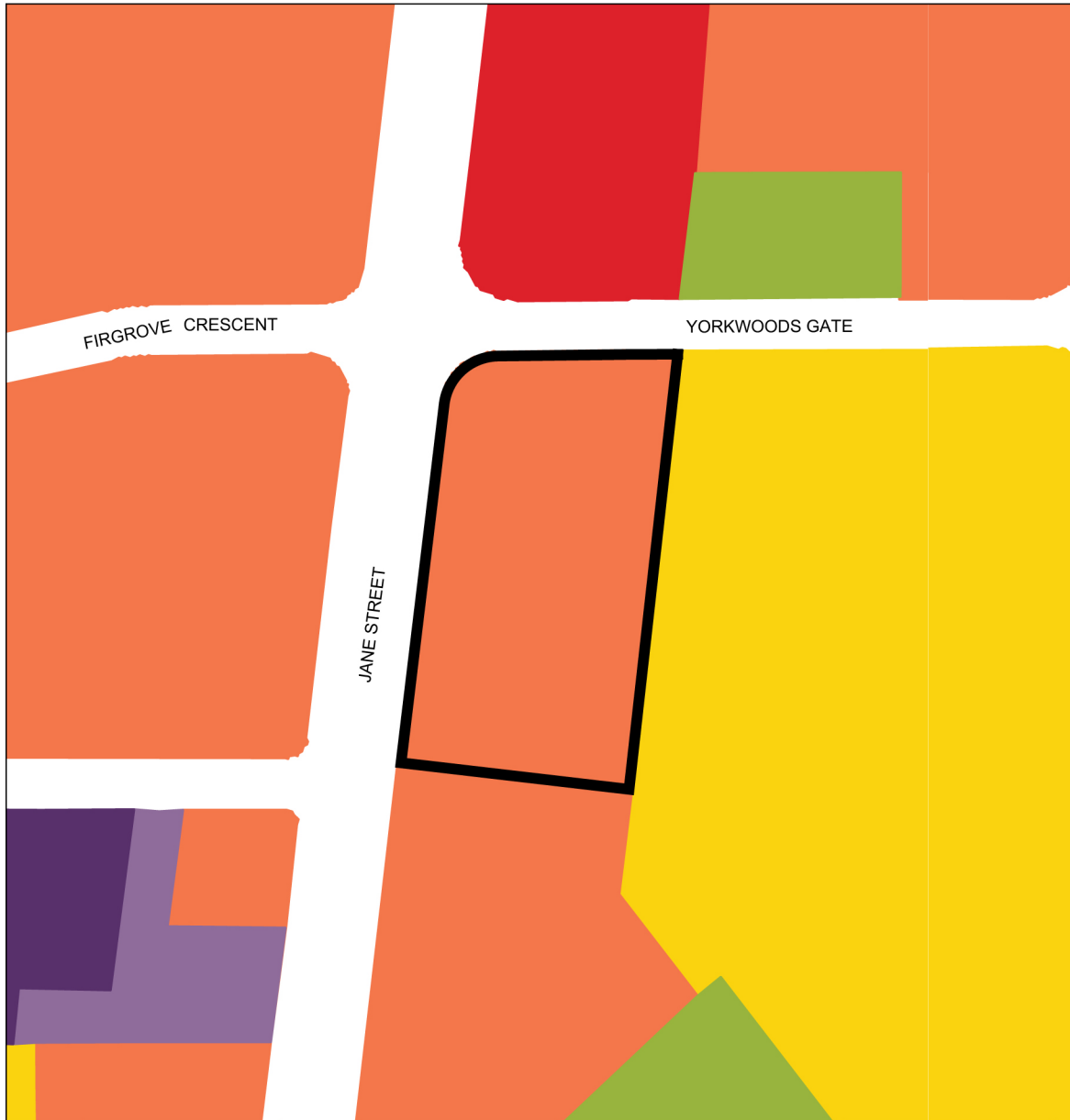
Lisa Hosale, Senior Planner, Community Planning  
 Tel.: 416-396-5793  
 Email: [lisa.hosale@toronto.ca](mailto:lisa.hosale@toronto.ca)



## Attachment 2: Location Map




# Attachment 3: Official Plan Land Use Map



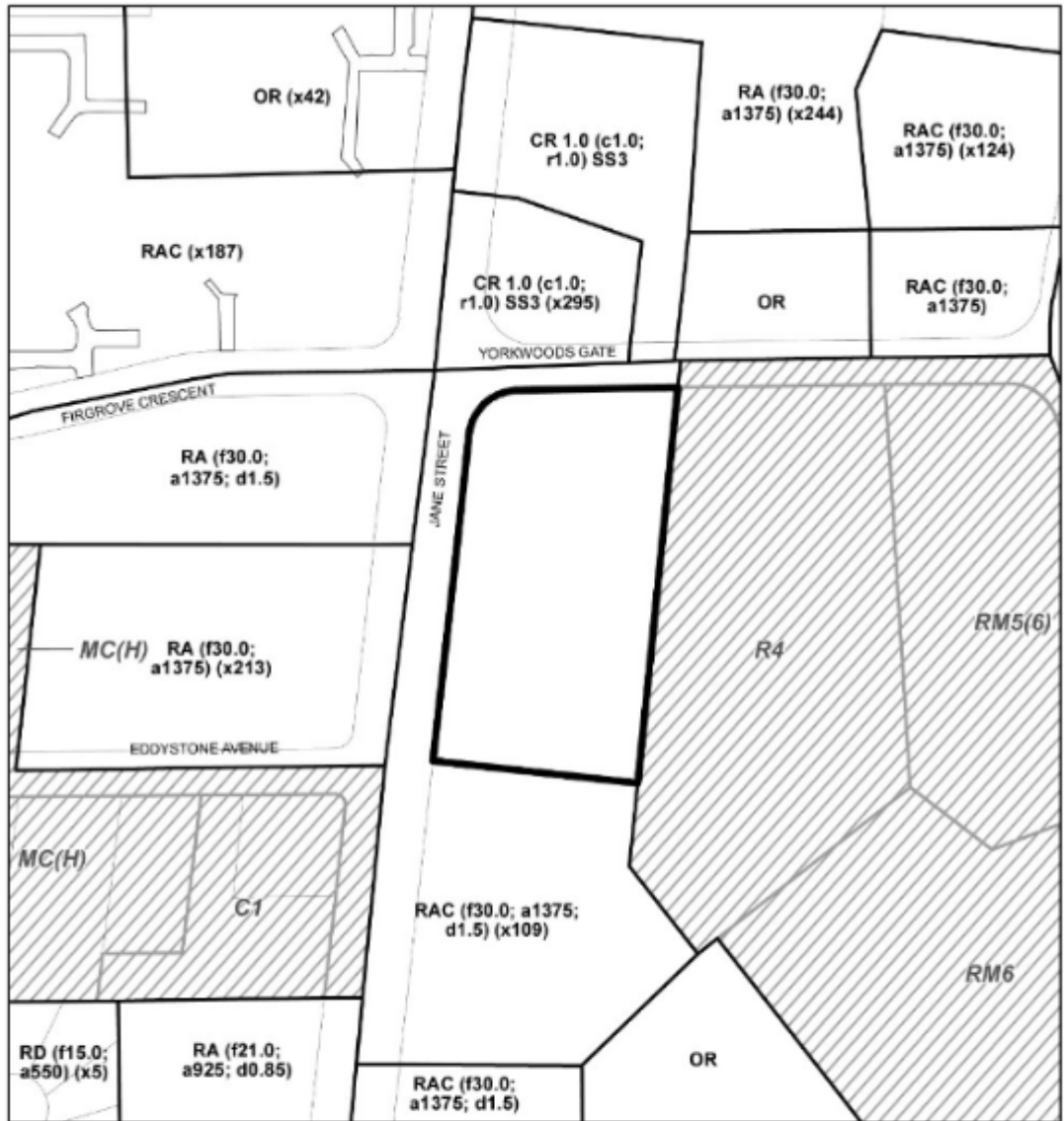
Official Plan Land Use Map #13

2801 Jane Street  
File # 21 199452 WET 07 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas
-  Core Employment Areas

  
 Not to Scale  
 Extracted: 05/25/2023

# Attachment 4: Existing Zoning By-law 560-2013 Map



Zoning By-law 569-2013

2801 Jane Street

File # 21 199452 WET 07 0Z

Location of Application

**RD** Residential Detached  
**RM** Residential Multiple  
**RA** Residential Apartment  
**RAC** Residential Apartment Commercial  
**CR** Commercial Residential  
**OR** Open Space Recreation

See Former City of North York By-law No. 7825

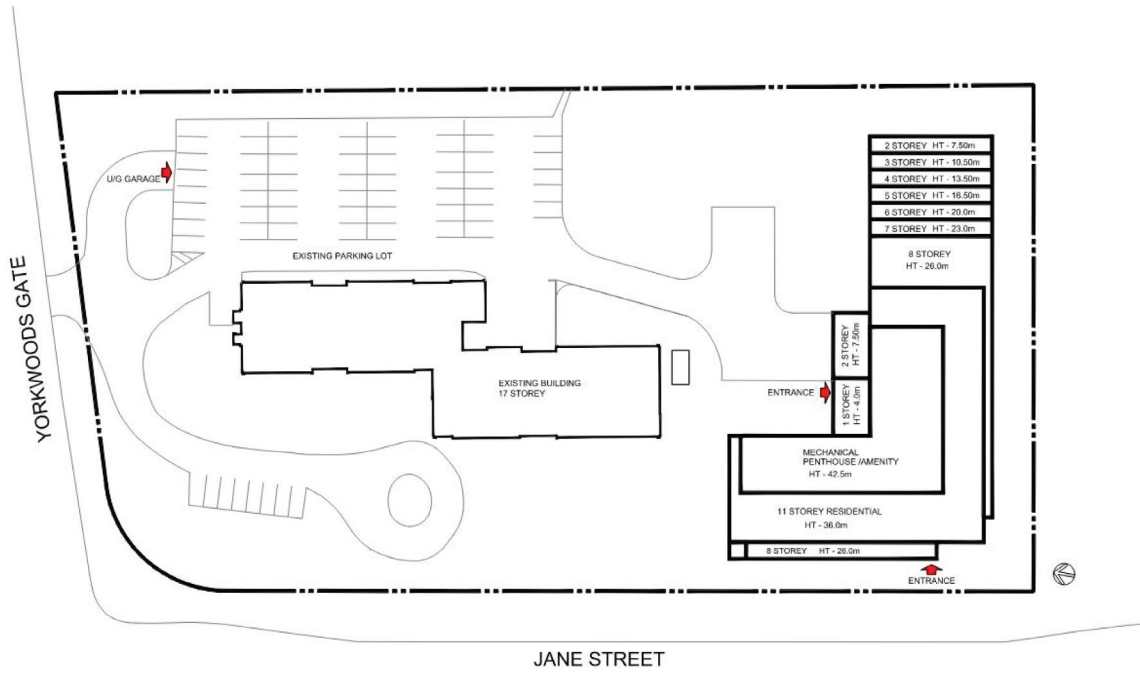
**R4** One Family Detached Dwelling Fourth Density Zone  
**RM5** Multiple-Family Dwellings Fifth Density Zone  
**RM6** Multiple-Family Dwellings Sixth Density Zone  
**C1** General Commercial Zone  
**MC** Industrial-Commercial Zone



Not to Scale  
 Extracted: 05/25/2023

**Attachment 5: Draft Zoning By-law Amendment (provided separately)**

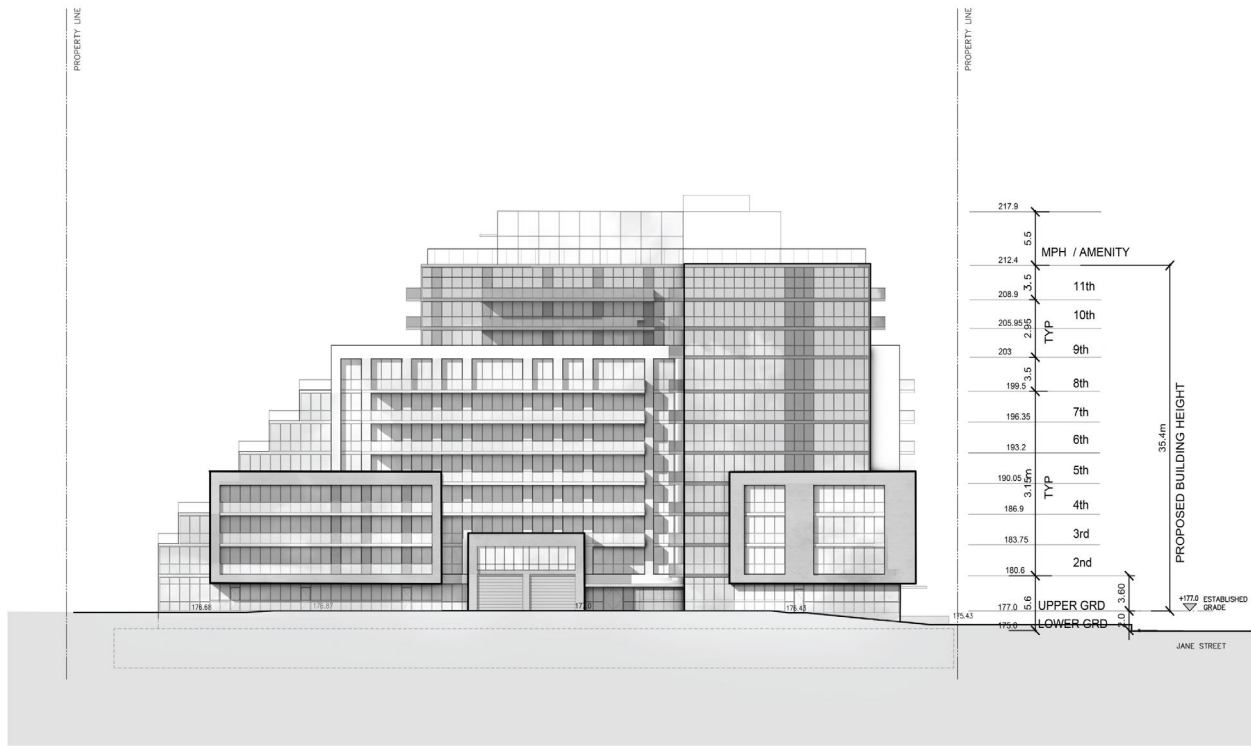
# Attachment 6: Site Plan



Site Plan

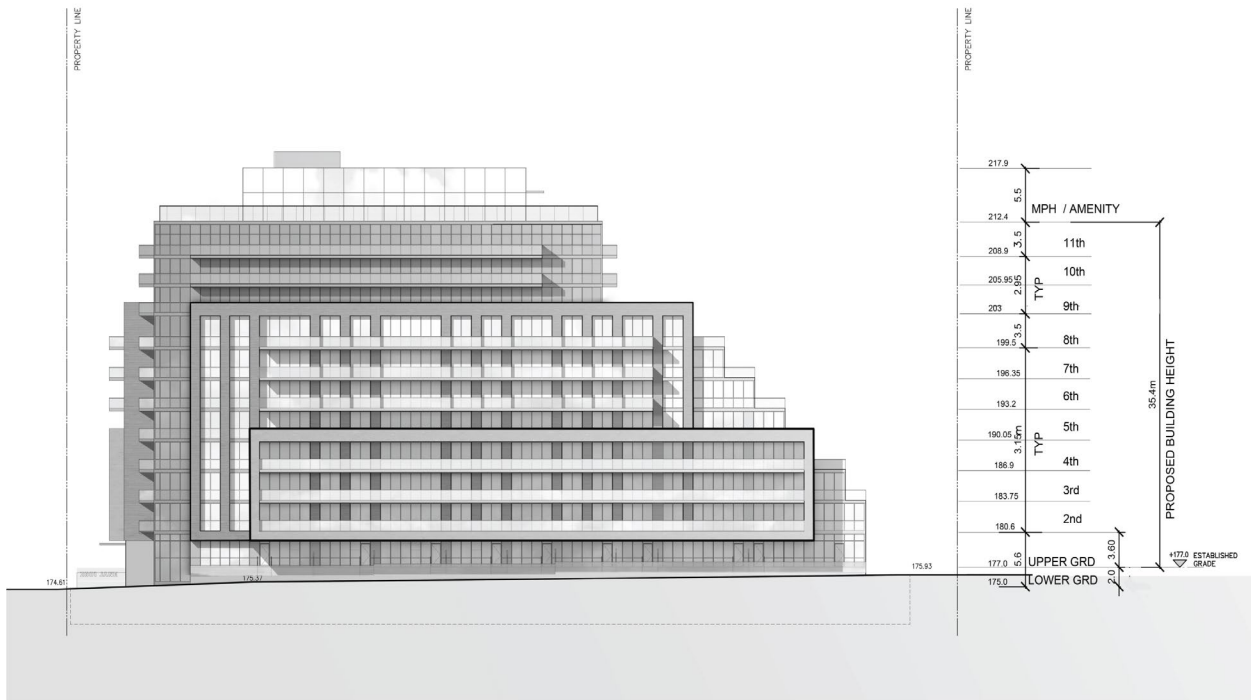


# Attachment 7a: North Elevation



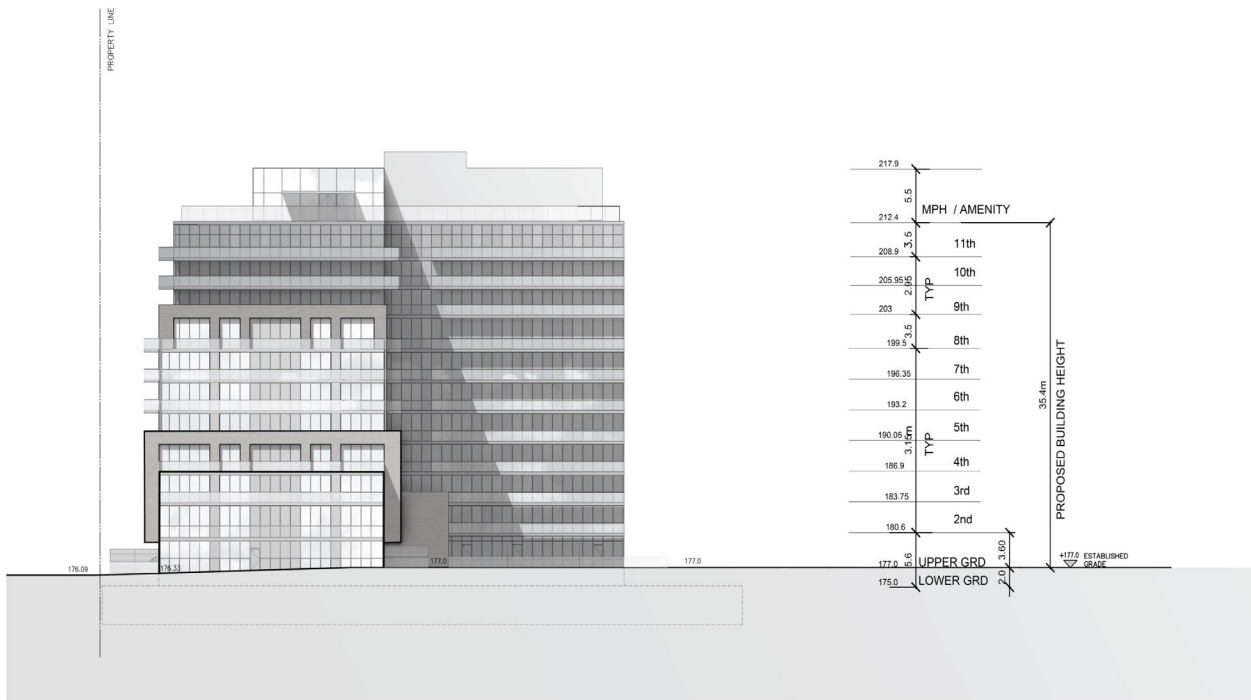
North Elevation

# Attachment 7b: South Elevation



South Elevation

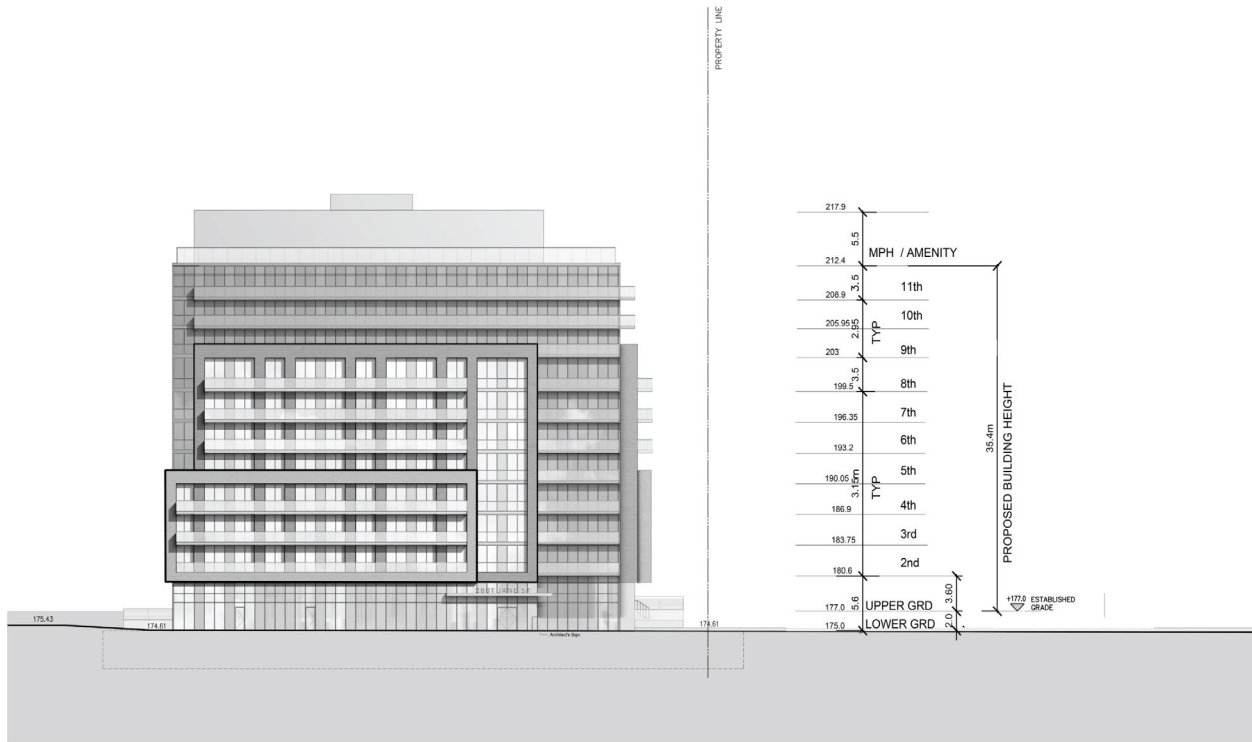
# Attachment 7c: East Elevation



East Elevation

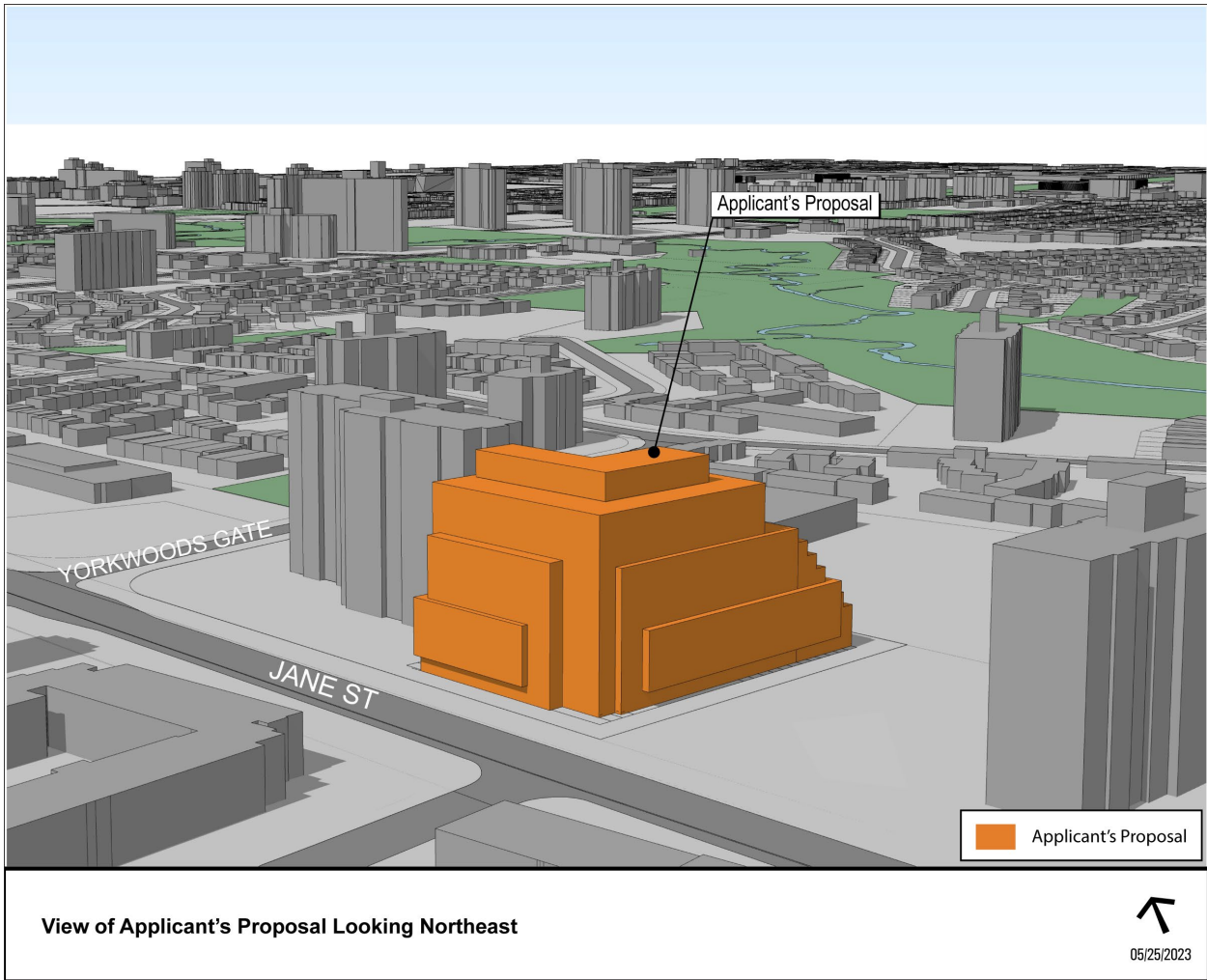


# Attachment 7d: West Elevation



West Elevation

# Attachment 8a: 3D Model of Proposal in Context (Looking Northeast)



## Attachment 8b: 3D Model of Proposal in Context (Looking Southwest)

