

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**BY-LAW #####-YEAR**

**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*; and

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. Where the provisions of this By-law conflict with the provisions of Zoning By-law 569-2013, the provisions of this By-law shall apply.
5. 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) The number of **dwelling units** which may be erected on Block "K" as shown on Map 37 of former City of North York By-law 7625, as amended, shall be restricted as follows:

- (i) On 2775 Jane Street, the number of dwelling units must not exceed **204 dwelling units.**
- (ii) On 2801 Jane Street, the number of dwelling units must not exceed **458 dwelling units**

5. Prevailing By-laws and Prevailing Sections: None Apply 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 [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to ([insert final letter of this section]) 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 [Clerks to insert By-law ##];
  - (ii) “Existing Building” means the existing **apartment building** as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (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 [Clerks to supply By-law ##];
- (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 [Clerks to insert By-law ##]:
  - (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 [Clerks to insert by-law number], 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;
  - (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% of the outdoor component may be a **green roof**;
  - (iv) No new **amenity space** is required for **dwelling units** in the “Existing Building”;
  - (v) In addition to (i) above, 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 [Clerks to supply By-law ##];
- (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 [Clerks to supply By-law ##];
- (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”;
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit** in “Building A” and the “Existing Building”;
  - (iii) a minimum of 11 accessible parking spaces for “Building A”
    - (i) a minimum of 2 visitor accessible parking spaces in “Building A”
- (O) In accordance with Regulations 230.5.10.11(1) and (2), **bicycle parking spaces** are not required for **dwelling units** in the “Existing Building”;

- (P) 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;
- (Q) 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**;
- (R) Despite Regulation 220.5.10.1(2), 1 Type “G” **loading space** and 1 Type “C” **loading space** is required on the **lot**;
- (S) Despite Regulations 15.5.50.10 (1)
  - (i) A minimum area of 3,845.54 square metres shall be provided as landscaping;
  - (ii) A minimum area of 1922.77 square metres shall be provided as soft landscaping

Prevailing By-laws and Prevailing Sections: None Apply

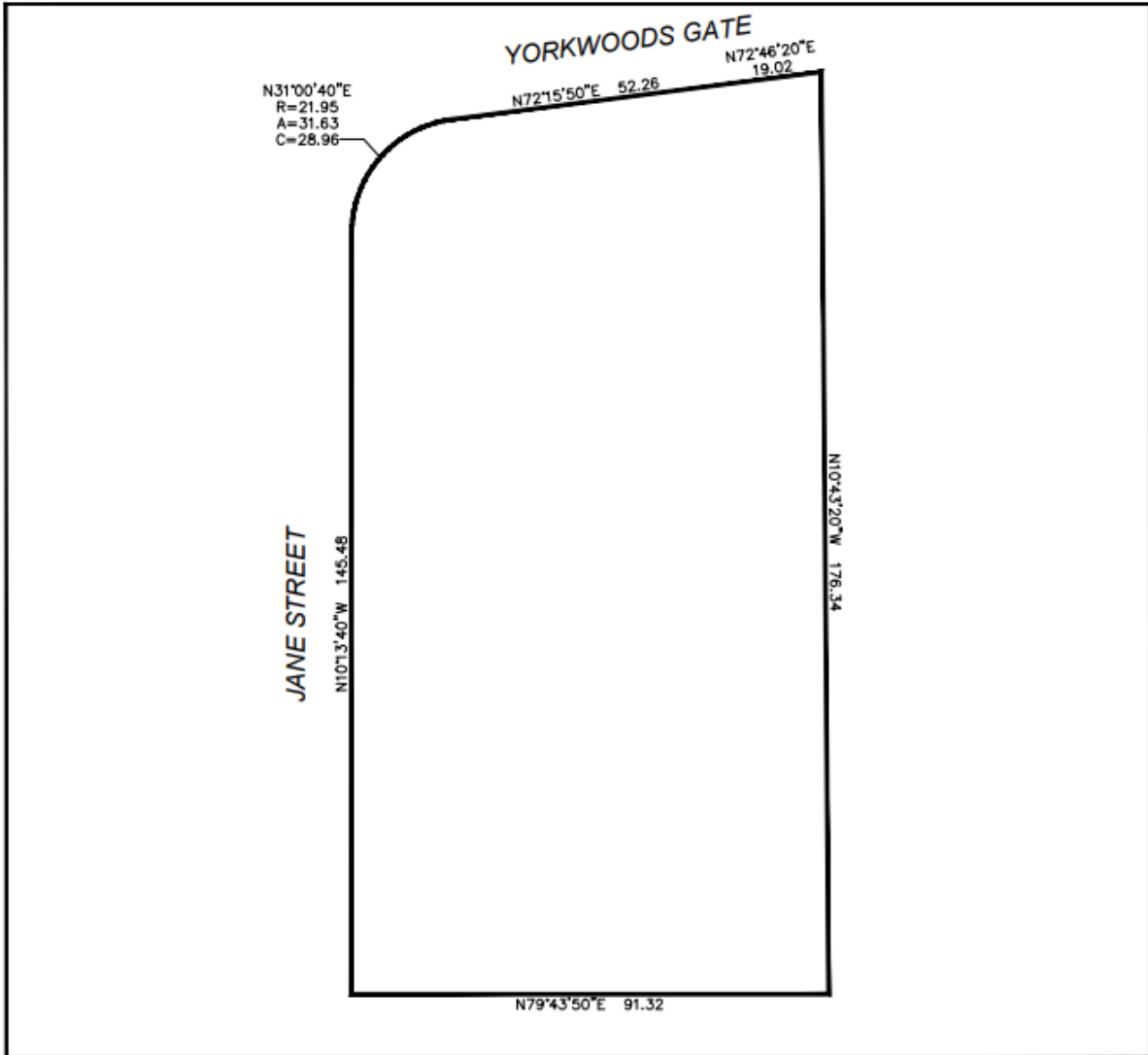
- 6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[name],  
Speaker

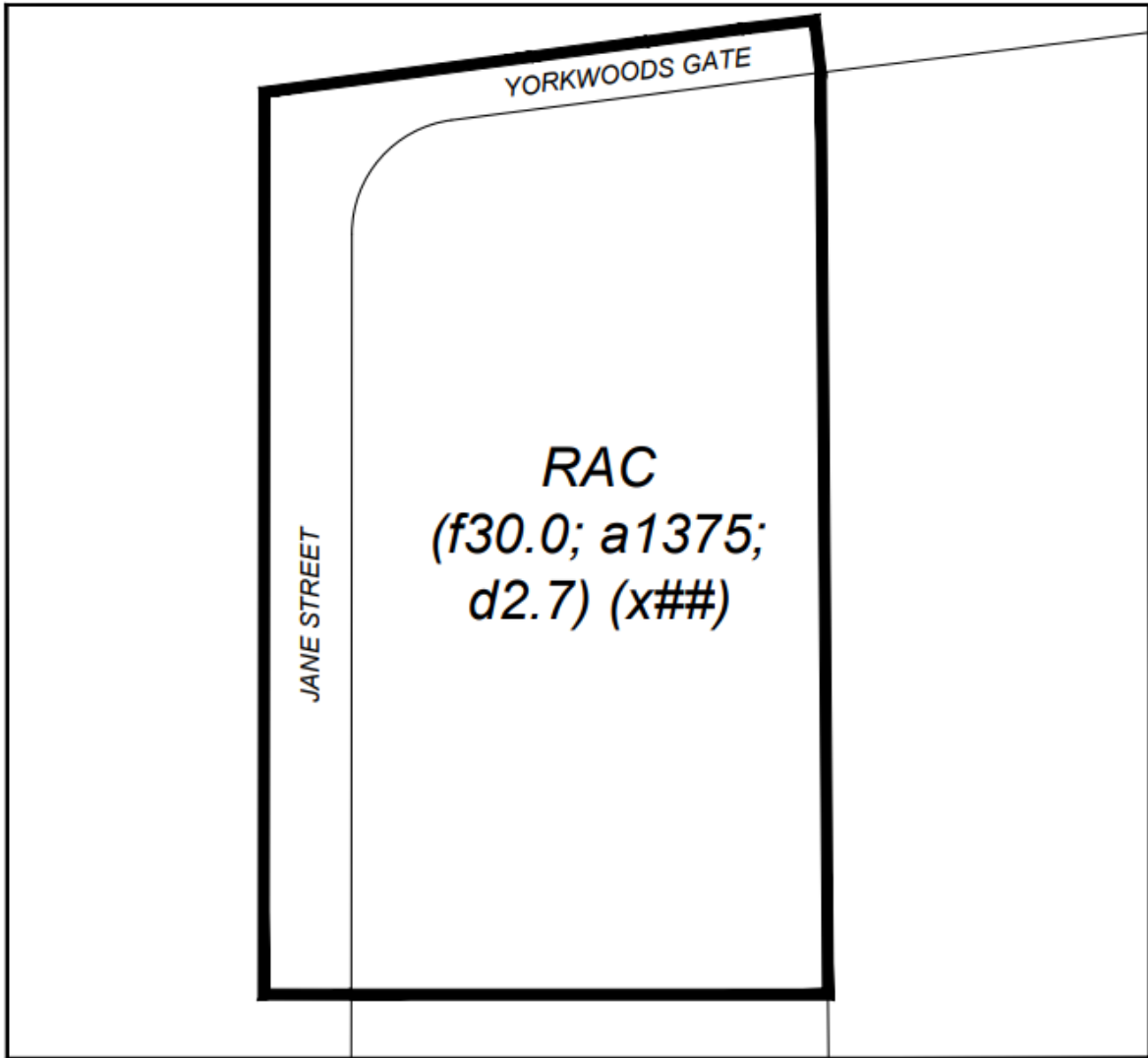
[name],  
City Clerk

(Seal of the City)

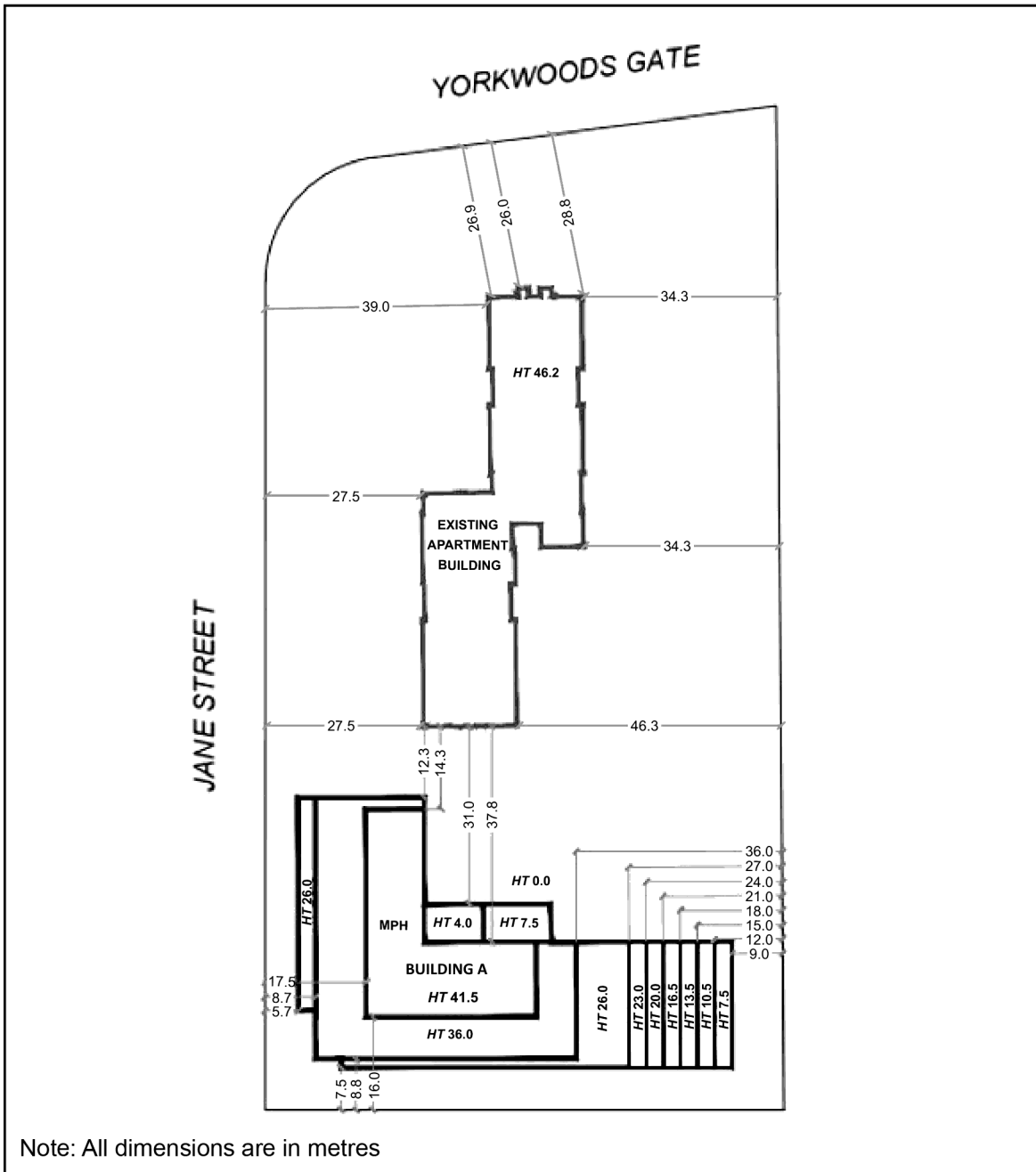


Not to Scale









 **TORONTO**  
Diagram 3

2801 Jane Street

File # 21 199452 WET 07 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
05/30/2023

Staff Preview - Not Final