

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

## CITY OF TORONTO

### BY-LAW ~~XXX~~-2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1747, 1749, 1755, 1771 and 1773 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, as amended; 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, as amended, 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 RD (f15.0; a550) (x5), RA (a1375) (x257) and RA (f30.0; a1375) (x259) to a zone label of CR 2.0 (c2.0; r2.0) SS4 (x~~XXXX~~) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number ~~XXXX~~  
(~~XXXX~~) Exception CR (~~XXXX~~)

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 lands municipally known as 1747, 1749, 1755, 1771 and 1773 Jane Street, if the requirements of By-law [Clerks to insert By-law number] are

complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 126.65 metres and the elevation of the highest point of the **building** or **structure**;
- (C) The height of the “Existing 14ST Building”, as shown on Diagram 3 of By-law [Clerks to insert By-law number], must not exceed the height of the building as it existed as of the date of passing By-law [Clerks to insert By-law number];
- (D) Despite regulation 40.10.40.10(8), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite regulations 40.5.40.10(3) to (8) and (C) 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 number]:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres above the elements in (i) and (ii) above;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres, which may also project 6.0 metres above the elements in (i) and (ii) above;
  - (v) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;

- (vii) antennae, flagpoles and satellite dishes, by a maximum of 6.5 metres; and
  - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop terraces or **amenity space**, by a maximum of 3.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area**:
- (i) for new **buildings**, must not exceed 20,900 square metres, provided:
    - (a) the residential **gross floor area** must not exceed 20,000 square metres;
    - (b) the non-residential **gross floor area** must not exceed 900 square metres;
  - (i) for the “Existing 14ST Building”, as shown on Diagram 3 of By-law [Clerks to insert By-law number], must not exceed 10,200 square metres;
- (G) Despite regulation 40.10.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 40.10.40.80(2), the required separation distances between **main walls** are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 40.10.40.60 and (G) 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 4.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vii) eaves, by a maximum of 1.0 metres;
  - (viii) a dormer, by a maximum of 1.5 metres;
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
- (J) Despite 40.10.100.10(1)(C), two **vehicle** accesses are permitted;
- (K) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length 5.6 metres;
  - (ii) width 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by two accessible **parking spaces**;
- (L) Despite Regulations 230.5.1.10(6), 230.5.1.10.19(9) and 230.40.1.20(2), both “long-term” and “short-term” **bicycle parking spaces** may be:
- (i) located outdoors, indoors, or in an enclosed room or enclosure, and located on any floor of a **building**, above or below grade; and
  - (ii) located more than 30 metres from a pedestrian entrance to the **building**; and
- (M) Despite Regulation 230.5.1.10(10), both “long-term” and “short-term” **bicycle parking spaces** may be provided in a **stacked bicycle parking space**.

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

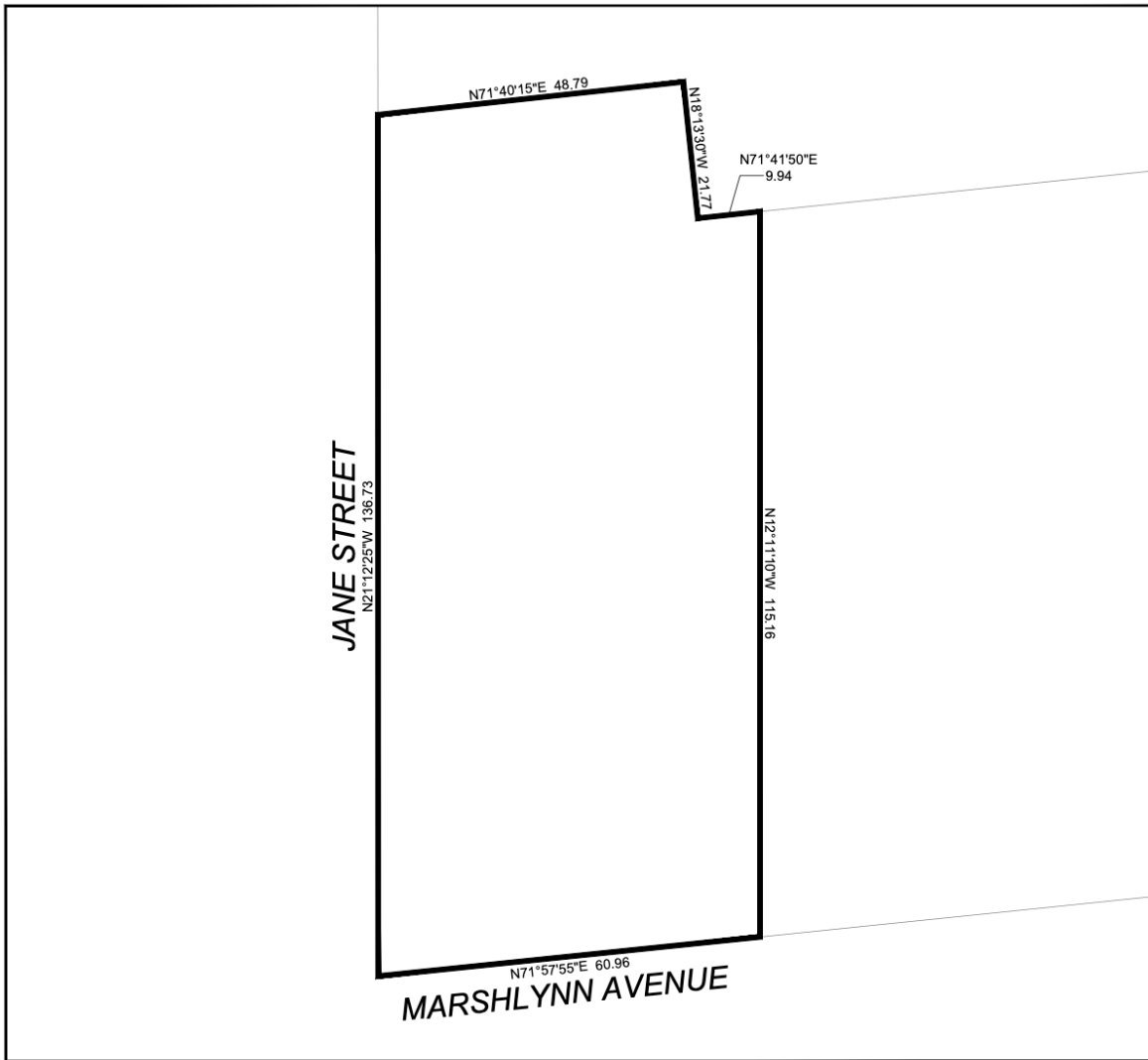
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

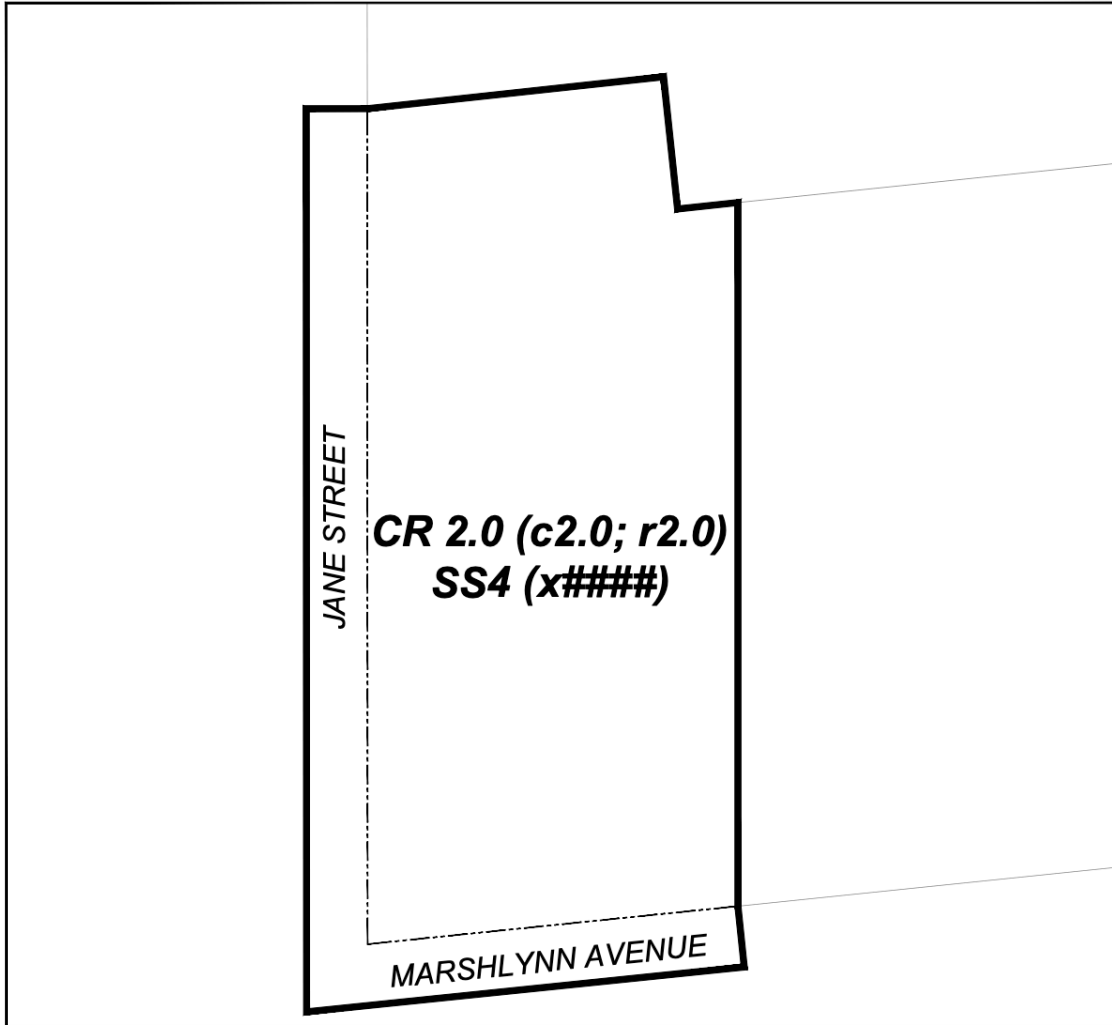


1747, 1749, 1755, 1771 and 1773 Jane Street

Diagram 1

File #25 \_\_\_\_\_



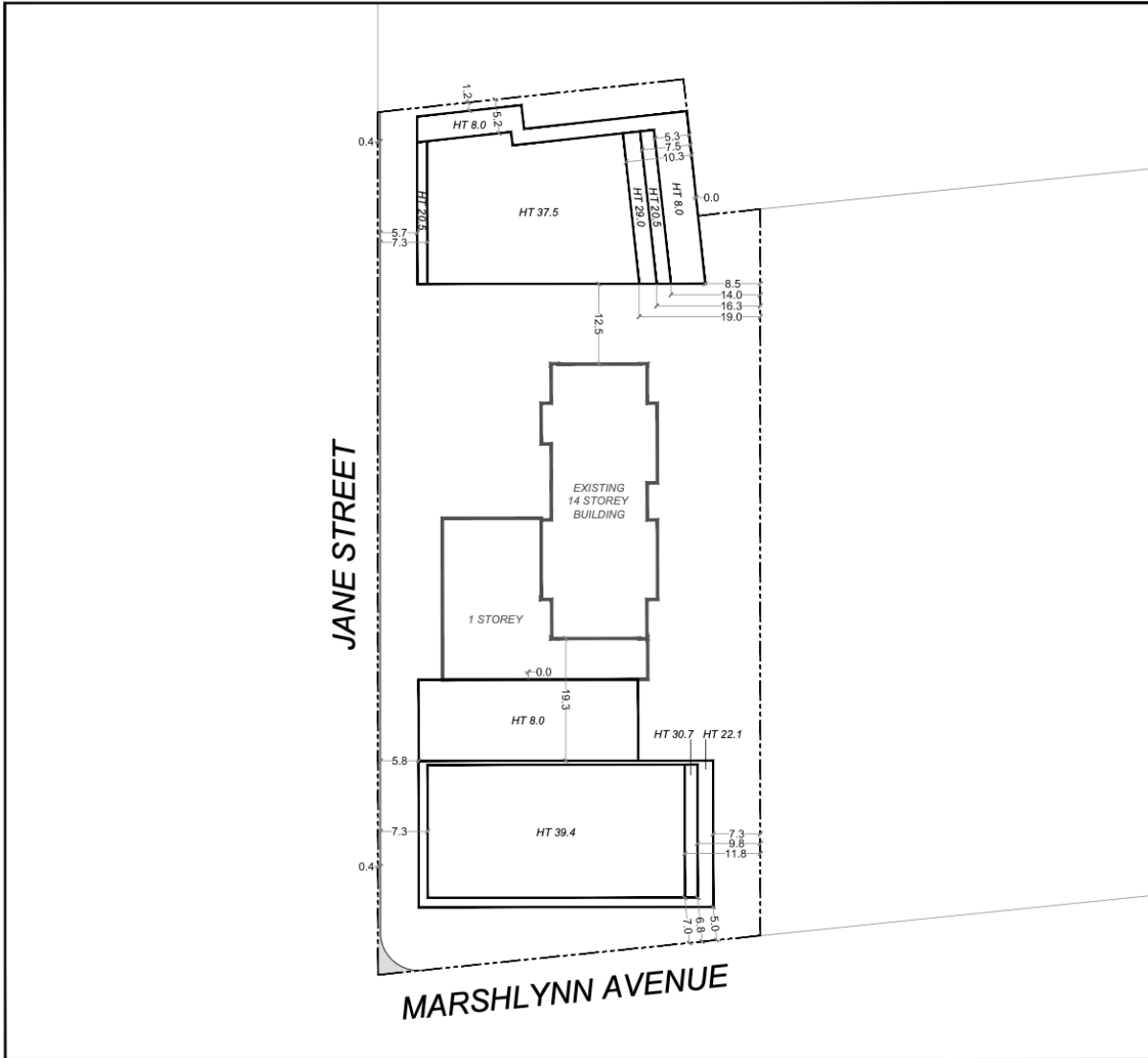


1747, 1749, 1755, 1771 and 1773 Jane Street

Diagram 2

File #25 \_\_\_\_\_





1747, 1749, 1755, 1771 and 1773 Jane Street

Diagram 3

File #25 \_\_\_\_\_

0.4m road widening



City of Toronto By-law 569-2013  
Not to Scale