

Authority: Etobicoke York Community Council Item
EY30.1, adopted as amended by City of Toronto Council
on April 22 and 23, 2026

CITY OF TORONTO

Bill 479

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2775 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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 deleting and replacing 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 lands municipally known as 2775 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 (DD) below;
- (B) Despite regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 174.0 metres and the elevation of the highest point of the **building** or **structure**;

- (C) In addition to the uses permitted in regulation 15.20.20.10(1), a "geo-energy facility" is permitted;
- (D) Regulation 15.20.30.40(1), regarding maximum **lot coverage**, does not apply;
- (E) Despite regulation 15.20.40.10(1), 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];
- (F) Despite (E) above, the permitted maximum height of "Building B" is the height of the **building** existing as of [the date of passing of this By-law];
- (G) Despite regulations 15.5.40.10(2) to (6) and (E) 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, ventilation, and maintenance equipment, as well as enclosed stairwells, roof access, 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) **building** maintenance units and window washing equipment, and **structures** that screen or cover them, by a maximum of 3.0 metres;
 - (iv) guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (v) **landscaping** features, planters, trellises, pergolas, and unenclosed **structures** providing safety or wind protection at grade or to rooftop **amenity space**, by a maximum of 3.5 metres;
 - (vi) wheelchair ramps, railings, and bollards by a maximum of 1.8 metres;
 - (vii) architectural features, parapets, roof assembly and drainage, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (viii) antennae, garbage chute overruns, chimneys, pipes, and vents by a maximum of 2.0 metres; and
 - (ix) the following equipment and **structures** may project above the permitted maximum height of the equipment and structures in (i) and (ii) above:

- (a) enclosed stairwells, roof access, maintenance equipment, elevator overruns, service rooms and access required for the function of elevators, by a maximum of 3.0 metres;
 - (b) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (c) equipment used for the functional operation of the **building** and "geo-energy facilities", including electrical, mechanical and ventilation equipment, by a maximum of 2.0 metres;
 - (d) **structures** that screen or cover the equipment, structures and parts of a **building** listed in (c) above, by a maximum of 2.0 metres;
 - (e) architectural features, parapets, roof assembly and drainage, and elements and structures associated with a green roof, by a maximum of 2.0 metres;
 - (f) antennae, garbage chute overruns, chimneys, pipes, and vents by a maximum of 2.0 metres;
- (H) Despite regulation 15.5.40.10(4), the equipment, **structures**, or parts of a **building**, as permitted by (G)(ix)(a) above, must comply with the following:
- (i) their total area may cover no more than 30 percent of the area of the roof, measured horizontally;
- (I) Equipment and **structures** existing on "Building B" as of [the date of passing of this By-law] that project beyond the permitted maximum height of "Building B" in (F) above may be maintained and are deemed to comply with (G) and (H) above;
- (J) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** is as follows:
- (i) the permitted maximum **gross floor area** for "Building A" is 27,300 square metres; and
 - (ii) the permitted maximum **gross floor area** for "Building B" is the **gross floor area** existing on [date of By-law enactment] on the lands;
- (K) In addition to the elements listed in regulation 15.5.40.40(1) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of "Building A";
- (i) "geo-energy facilities";

- (L) Despite regulation 15.20.40.50(1), **amenity space** must be provided as follows:
- (i) For "Building A", at the following rate:
 - (a) at least 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
 - (b) 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 indoor **amenity space**; and
 - (c) no more than 25 percent of the outdoor component may be a **green roof**;
 - (ii) For "Building B":
 - (a) no new **amenity space** is required for **dwelling units** existing on **[date of By-law enactment]** in "Building B"; and
 - (b) the indoor and outdoor **amenity space** required for "Building A" in (i) above and located on the ground floor must be available for use by residents of "Building B";
- (M) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of **[Clerks to insert By-law number]**;
- (N) Despite Clause 15.20.40.80, the required separation of **main walls** is as shown in metres on Diagram 3 of **[Clerks to insert By-law number]**;
- (O) Despite Clause 15.5.40.60, and (M) and (N) 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 2.0 metres;
 - (iii) exterior stairs, stair enclosures, access ramps, elevating devices, and screens, by a maximum of 1.5 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, roof overhang, roof drainage, parapets, balustrade, chimney breast or ornamental element, by a maximum of 1.0 metres;
 - (vi) architectural feature framing elements, lighting fixtures, landscape features, trellises, and planters, by a maximum of 3.0 metres;

- (vii) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (viii) eaves, by a maximum of 1.0 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (P) Elements existing on "Building B" as of [the date of passing of this By-law] that encroach into the required minimum **building setbacks** and **main wall** separation distances in (M) and (N) above may be maintained and are deemed to comply with (O) above;
- (Q) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided as follows:
- (i) a minimum of 0 residential occupant **parking spaces**, but not exceeding the maximum rates set out in Table 970.10.15.5 for each **dwelling unit** in "Building A"; and
 - (ii) a minimum of 2.0 residential visitor **parking spaces** plus 0.05 residential visitor **parking spaces** for each **dwelling unit** in "Building A";
- (R) **Parking spaces** provided for "Building B" and existing as of [the date of passing of this By-law] may be maintained and are deemed to comply with (Q) above;
- (S) Despite regulation 220.5.10.1(2), **loading spaces** must be provided as follows:
- (i) A minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space** in "Building A";
- (T) **Loading spaces** provided for "Building B" and existing as of [the date of passing of this By-law] may be maintained and are deemed to comply with (S) above;
- (U) Despite regulation 230.5.1.10(4)(C), the required minimum dimension of a **stacked bicycle parking space** is as follows:
- (i) width of 0.4 metres;
 - (ii) length or vertical clearance of 1.2 metres; and
 - (iii) horizontal clearance from the wall of 1.2 metres;
- (V) Despite regulation 230.5.1.10(9)(B), a "long-term" **bicycle parking space** may be located:
- (i) on any **storey** of the **building** up to a Canadian Geodetic Datum of 184.25 metres; and

- (ii) on levels of the **building** below-ground;
- (W) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;
- (X) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 12 of the provided **parking spaces** in "Building A" may be obstructed on one or two sides as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Y) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (Z) Despite regulations 200.5.1(3), 200.5.1.10(2), and 15.5.100.1(1), **parking spaces**, vehicle ramps to below-ground parking areas, parking **structures**, and **drive aisles** associated with "Building B" are permitted with their existing dimensions as of the date of passing of this **[By-law number]**;
- (AA) Despite regulation 15.5.50.10(1), the **lot** must have the following:
 - (i) a minimum of 40 percent of the area of the **lot** for **landscaping**; and
 - (ii) a minimum of 15 percent of the **landscaping** area required in (i), above, must be **soft landscaping**;
- (BB) The provision of **dwelling units** in "Building A" is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (CC) A "community connection" with a minimum width of 2.1 metres will be provided in the area identified by a dashed line on Diagram 2 of By-law **[Clerks to insert By-law number]**; and

- (DD) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Building A" means the proposed **building** on the lands;
 - (ii) "Building B" means the **apartment building** and **structures existing** on **[date of By-law enactment]** on the lands, as shown on Diagram 2 of By-law **[Clerks to insert By-law number]**;
 - (iii) "Community connection" means a space on the **lot** situated at ground level that may be located on private property and is accessible to the public and used principally as a pedestrian walkway; and
 - (iv) "Geo-energy facility" means premises containing devices used to generate **geo-energy** for the exclusive use of "Building A" and "Building B".

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

4. 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.
5. Temporary use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a sales office on the lands to which this By-law applies for a period of not more than 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires; and
 - (B) a **building** or **structure** containing the sales office permitted in (A) above is limited to a maximum height of 4.5 metres and one **storey**.

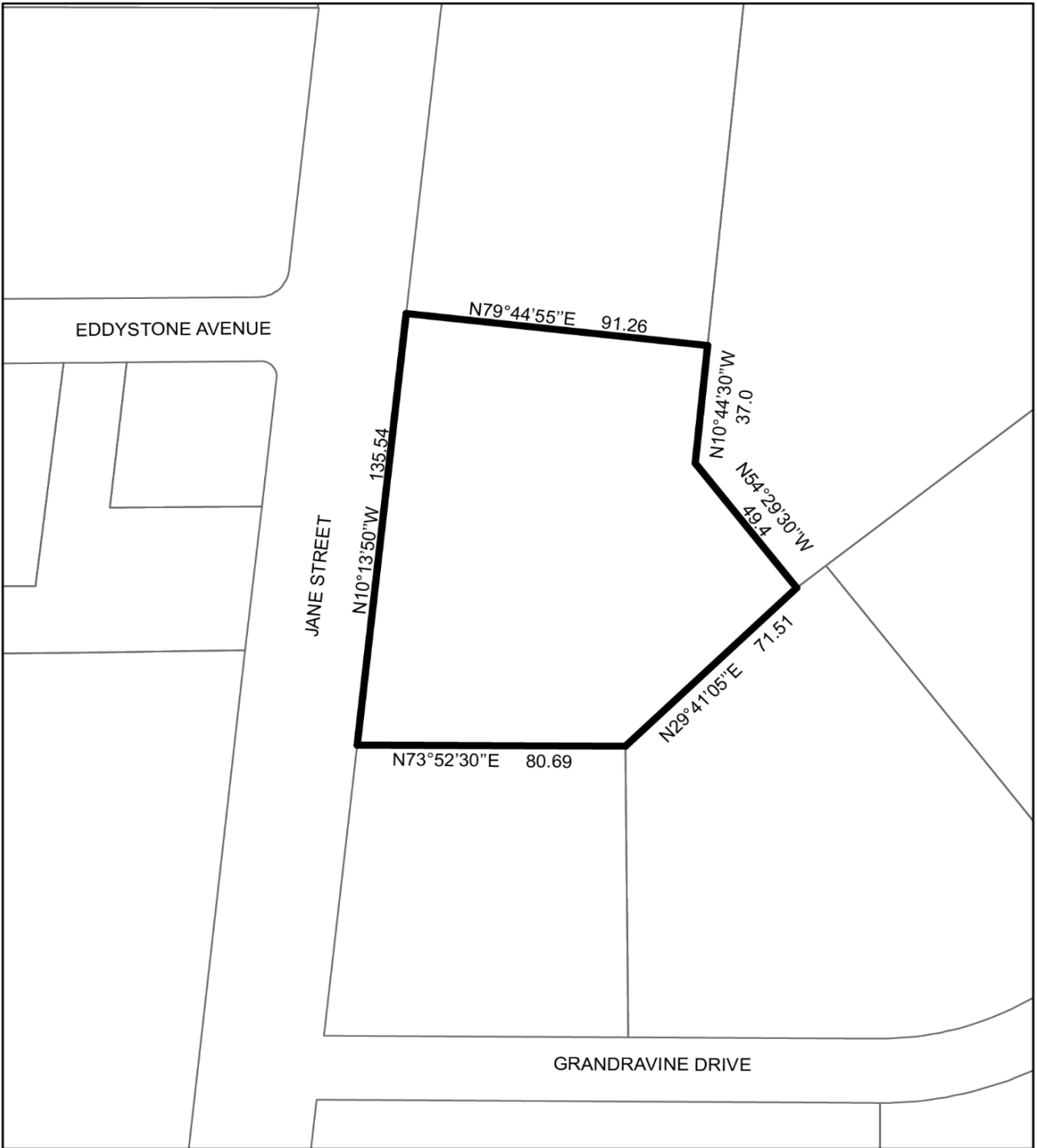
Enacted and passed on May , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

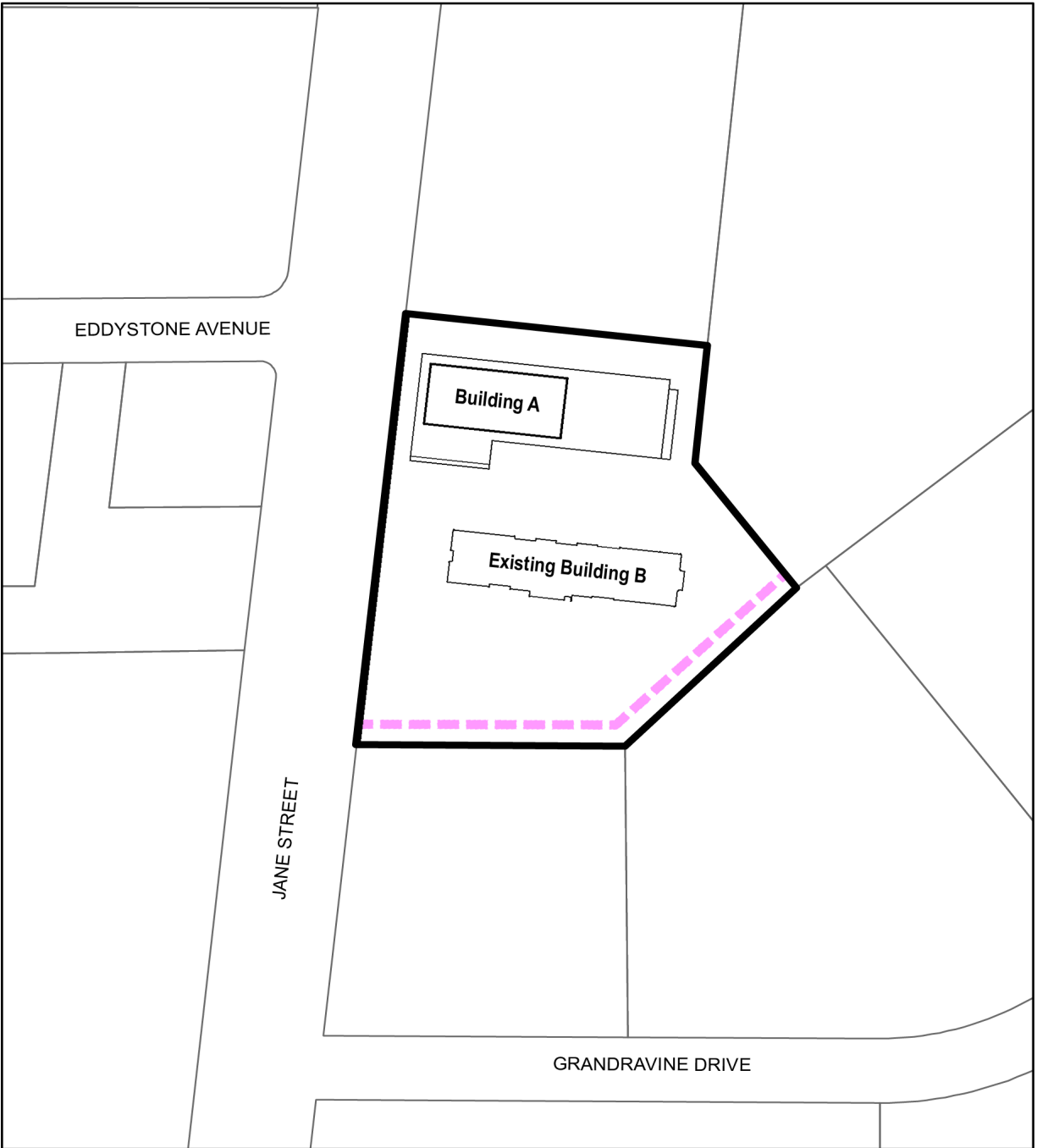


 **TORONTO**
Diagram 1

2775 Jane Street

File # 24 142776 WET 07 0Z

Diagram 2



 **TORONTO**
Diagram 2

2775 Jane Street

File # 24 142776 WET 07 0Z

--- Area of Community Connection



City of Toronto By-law 569-2013
Not to Scale
02/06/2026

Diagram 3

