

Authority: North York Community Council Item NY10.5,  
adopted as amended by City of Toronto Council on  
February 6 and 7, 2024  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## CITY OF TORONTO

### BY-LAW 80-2026

**To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2025 as 3 Swift Drive.**

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 amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of RM (f21.0; a835; d1.0) to a zone label of RAC (f30.0; a1375; d1.5)(x208) and OR (x49) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 208 so that it reads:

#### **(208) Exception RAC 208**

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 3 Swift Drive, 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 (X) below:
- (B) Despite Regulation 15.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 132.6 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted uses listed in Regulation 15.20.20.10 (1), a **public parking** is permitted, provided:
- (i) it is for "car-share" purposes; and
  - (ii) it is located in a **parking garage**.
- (D) Despite Regulation 15.20.30.40 (1) (A), the permitted maximum **lot coverage** is 62 percent;
- (E) Despite Regulation 15.5.50.10 (1) (A) and (B), a minimum of 21 percent of the area of the **lot** must be **landscaping**, of which a minimum of 37 percent must be **soft landscaping**;
- (F) Despite Regulation 15.5.50.10 (2), no **soft landscaping** strip abutting the **lot** to the north is required;
- (G) 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" on Diagram 3 of By-law 80-2026;
- (H) For the purposes of this exception, a "Tower" is the portion of a **building** that collectively enclose the entirety of a **storey** higher than as set for each applicable **building** below, above the average grade, and where the maximum gross construction area of any **storey** located above 27.8 metres above the Canadian Geodetic Datum of 132.6 metres, set out below for each applicable "Tower", excluding balconies, is as follows:
- (i) 789.0 square metres for "Tower A", as shown on Diagram 3 of By-law 80-2026, commencing above a height of 27.8 metres;
  - (ii) 792.0 square metres for "Tower B", as shown on Diagram 3 of By-law 80-2026, commencing above a height of 27.8 metres;
- (I) Despite Regulations 15.5.40.10 (2), (3), (5) and (6), and (G) above, the following equipment and **structures** may project above the permitted maximum height shown on Diagram 3 of this By-law 80-2026:
- (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 6.2 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 6.2 metres;
  - (iii) chimneys, pipes, and vents located on the roof of a "Tower" portion of the **building** may further exceed the permitted maximum height in (ii) above, by 3.0 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 6.0 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 6.0 metres;
  - (vii) antennae, flagpoles and satellite dishes, by a maximum of 6.0 metres; and
  - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.5 metres;
- (J) Despite Regulation 15.5.40.10 (4) (A), mechanical penthouse **structures** permitted by (I)(ii) above may cover no more than 60 percent of the total area of the "Tower" roofs, measured horizontally;
- (K) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 55,888 square metres;
- (L) Despite Regulation 15.20.40.50 (1), **amenity space** must be provided at the following rates:
- (i) At least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) At least 1.4 square metres for each **dwelling unit** as outdoor **amenity space**;
- (M) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 80-2026;
- (N) Despite Regulation 15.20.40.80 (1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 80-2026;

- (O) Despite Regulation 15.5.40.50(2) and 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) despite (i) above, balconies are not permitted to encroach into a building setback within 2.0 metres of all corners of "Tower A" or "Tower B", as shown on Diagram 3 of this By-law 80-2026;
  - (iii) platforms with a floor no higher than the first **storey** of the **building**, by a maximum of 4.0 metres;
  - (iv) canopies and awnings, by a maximum of 4.5 metres;
  - (v) exterior stairs, stair enclosures, access ramps, and elevating devices, by a maximum of 6.0 metres;
  - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (vii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
  - (viii) eaves, by a maximum of 0.5 metres;
  - (ix) air conditioners, satellite dishes, antennae, vents, pipes, and damper equipment to reduce **building** movement, to a maximum of 1.0 metre; and
  - (x) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
- (P) Despite Regulation 200.5.1.10(14), a minimum of 20 percent of all **parking spaces** provided must be equipped with an **energized outlet** capable of providing **Level 2 charging** or higher to the **parking space**;
- (Q) Despite Regulation 200.15.1 (4), accessible **parking spaces** are to be located a minimum of 30 metres to the passenger elevators;
- (R) Despite regulations 230.5.1.10(4), **stacked bicycle parking spaces** must be provided with the following dimension:
- (i) Minimum length of 1.8 metres;
  - (ii) Minimum width of 0.4 metres; and

- (iii) Minimum vertical clearance of 1.2 metres;
- (S) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **Bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (T) In addition to the locations a "long-term" **bicycle parking space** may be located as in Regulations 230.5.1.10(9)(B)(i), (ii) and (iii), "long-term" **bicycle parking spaces** may also be located in:
  - (i) an above-ground mezzanine level; and
  - (ii) on a second level below-ground, without at least 50 percent of the area of the first level below-ground being occupied by **bicycle parking spaces**;
- (U) Despite Regulation 230.20.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to a **building** on the **lot**, provided the **bicycle parking space**:
  - (i) is located on the first level of the **building** below-ground;
  - (ii) has access to a **street** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature, operable by a visitor to the **building**; and
  - (iii) is no more than 30 metres from a passenger elevator that provides access to the first **storey** of the **building**;
- (V) The provision of **dwelling units** 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;
- (W) 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) "car-share" or "car-sharing" means the practice where a number of people share the use of one or more **vehicles** that are owned by a profit or non-profit car-sharing organization and such car-share **vehicles** are made available to the public for short term rental, including hourly rental;
  - (ii) "car-share **parking space**" means a **parking space** exclusively reserved and signed for "car-share" purposes; and
  - (iii) "Tower" means both "Tower A" and "Tower B" as shown on Diagram 3 of By-law 80-2026;
  - (iv) "Tower A" means the portion of the **building** identified as Tower A as shown on Diagram 3 of By-law 80-2026;
  - (v) "Tower B" means the portion of the **building** identified as Tower B as shown on Diagram 3 of By-law 80-2026;
- (X) Despite Regulation 15.5.100.1(2), an unobstructed **vehicle** access enabling **vehicles** to enter and leave the **lot** while driving forward in one continuous movement, is not required.

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

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 49 so that it reads:

**(7) Exception OR 49**

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) Despite Regulation 90.30.40.10(1), the permitted maximum **height** of a "chimney swift tower" is 28.0 metres; and
- (B) Despite Regulations 90.30.40.70(1), (2) and (3), the required minimum **building setback** from a **front lot line**, a **rear lot line** and a **side lot line** for a "chimney swift tower" is 0.0 metres.
- (C) 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) "chimney swift tower" means a hollow **structure** that is specially constructed for the Chimney Swift variety of bird (*Chaetura pelagica*), either freestanding or attached to a

**building.**

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.
7. Temporary Use(s):
  - (A) Pursuant to Section 39(1) of the Planning Act, none of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a **retail store** on the lands in a **building, structure** or trailer for the purpose of selling, renting or leasing of **dwelling units** or non-residential uses on the lands in the RAC Zone to which this By-law applies, provided that any such new **building** or **structure** does not exceed a maximum height of 9 metres. Section 7 of this By-law shall expire on February 4, 2029.

Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

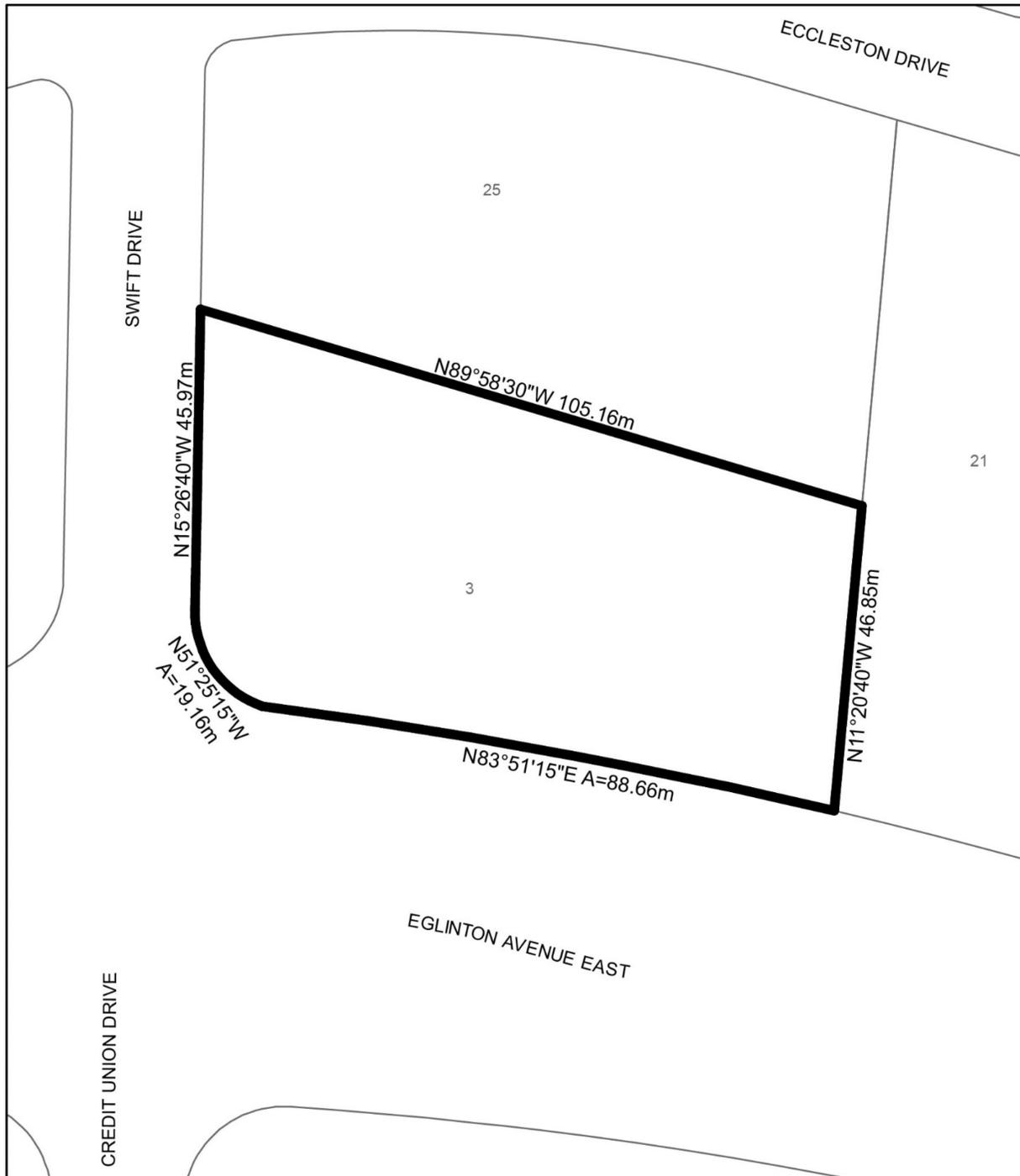


Diagram 2

