

2775 Jane Street – Zoning By-law Amendment – Decision Report – Approval

Date: January 29, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Number: 24 142776 WET 07 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 27-storey (89.4 metres, excluding the mechanical penthouse) infill residential building north of the existing 17-storey apartment building at 2775 Jane Street. The proposed building includes approximately 420 dwelling units and a residential gross floor area of 26,593 square metres.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2775 Jane Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct that before introducing the necessary Bills to City Council for enactment the applicant be required to withdraw its appeal of the Jane Finch Secondary Plan (Official Plan Amendment 633) to the Ontario Land Tribunal within Ontario Land Tribunal Case OLT-24-000833, or make other legal arrangements deemed acceptable to the City Solicitor.
4. City Council request the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning, to secure the following through the Site Plan Control process for the lands, pursuant to Section 114 of the City of Toronto Act, 2006:

- a. continue to provide and maintain the existing 198 rental dwelling units at 2775 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, to the satisfaction of the City Solicitor and the Executive Director, Development Review; and
- b. The Owner shall undertake improvements to the existing rental building, at its sole expense and at no cost to the tenants, at 2775 Jane Street, as follows:
 1. access to new outdoor amenities at grade and ground floor indoor amenities in the proposed new building for tenants of the existing rental apartment building;
 2. enhanced landscaped areas and new walkways;
 3. enhanced pick-up and drop-off area;
 4. new seating area in the laundry room; and
 5. new screening fence around the outdoor garbage storage area.
5. Prior to Site Plan Approval for the proposed development, City Council require the Owner to develop a Construction Mitigation and Tenant Communication Plan, including a Parking Plan to mitigate the impacts of construction of the development on tenants of the existing rental building, to the satisfaction of the Executive Director, Development Review.
6. City Council authorize the modification of the existing three-legged signalized intersection of Jane Street and Eddystone Avenue, including but not limited to the addition of traffic control signals at the intersection of Jane Street and Eddystone Avenue/the proposed Private Driveway. The Owner shall design, fund, and construct the traffic control signals to the satisfaction of the Director, Engineering Review, Development Review and the General Manager Transportation Services, the cost of which will be secured through the Site Plan Application.
7. Subject to approval of Recommendation 6 above, City Council amend the existing traffic control signals at Jane Street and Eddystone Avenue to be in effect at Jane Street and Eddystone Avenue / Private Access.

FINANCIAL IMPACT

The Development Review 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.

The Chief Financial Officer and Treasurer have reviewed this report and agrees with the information presented in the Financial Impact Section.

DECISION HISTORY

On June 27, 2024, City Council approved the Jane Finch Secondary Plan, adopted as part of Official Plan Amendment (OPA) 633 and the Jane Finch Urban Design Guidelines. The decision document can be found here: [2024.EY14.1](#).

The applicant appealed OPA 633 on July 29, 2024. The appeal was scoped to two sites and the Secondary Plan is in force and effect as of February 3, 2025, except for the subject site (2775 Jane Street) and the “Norfinch District” which are subject to appeals to the Ontario Land Tribunal ([OLT-24-000833](#)).

THE SITE AND SURROUNDING LANDS

Description

The site is generally rectangular in shape and has approximately 134 metres of frontage along Jane Street. The lot area is 13,240 square metres. The site contains a 17-storey apartment building with 198 rental units, 55 surface and 168 underground parking spaces. The site has a driveway that is connected to Jane Street which is used for access to the parking and a drop-off space. See Attachment 2 for the Location Map.

Surrounding Uses

North: There is an existing 17-storey apartment building and approved 11-storey infill apartment building at 2801 Jane Street immediately to the north. Yorkwoods Public School to the northeast. Further north on the west side of Jane Street, is the Toronto Community Housing Firgrove-Grassways site, which has zoning approval for redevelopment with heights ranging from 6 to 25 storeys.

South: To the south of the existing 17-storey building on site is a 12-storey apartment building at 2755 Jane Street. Oakdale Park and Community Centre are to the southeast. Southeast of Grandravine Drive is Oakdale Park Middle School. Immediately south of Grandravine Drive are two 15-storey residential buildings.

East: Immediately east of the subject site is Yorkwoods Public School. Further east is Yorkwoods Village, a low-rise residential development owned by Toronto Community Housing.

West: On the east side of Jane Street, directly in front of the site, there is a Toronto Transit Commission (TTC) bus stop. Immediately across Jane Street from the site is a car wash, a medical professional building and a low-rise residential condominium building. Further west from Jane Street is an area containing commercial, retail, and

employment uses fronting Eddystone Avenue and low-rise residential fronting Firgrove Crescent. Non-residential uses include auto service and sales, light industrial, food processing and distributing, food retail, and places of worship.

THE APPLICATION

Description

The proposal is for a 27-storey (89.4 metres, excluding the mechanical penthouse) infill apartment building on the site, north of the existing 17-storey building which would be retained. The portion of the site proposed to be developed is currently unused. The proposed building has 420 dwelling units and includes a residential gross floor area of 26,593 square metres.

Density

The proposal has a density of 3.43 times the area of the lot, including the existing building.

Unit Mix

The proposal includes 420 dwelling units, 24 studio (5.7%), 290 one-bedroom (69%), 63 two-bedroom (15%), and 43 three-bedroom units (10.2%).

Amenity

The proposal includes 1,680 square metres of amenity space (four square metres per residential unit), divided evenly between indoor and outdoor amenity space. The majority (94%) of the indoor amenity space would be located at the ground level, with the remainder located on the eighth floor. Most of the outdoor amenity space (77%) would be located on the eighth floor, with the remainder located at grade.

Access, Parking and Loading

The proposal includes a total of 253 vehicular parking spaces to be located within three underground parking levels. The parking garage for the existing building would be retained.

A total of 326 bike parking spaces are proposed for the new building, including 286 long-term and 30 short-term spaces. An additional 10 short-term spaces are to be located outside the building adjacent to the pick-up drop-off (PUDO) area. The long-term spaces are proposed to be located on the mezzanine floor and the short term on the ground floor. Two loading spaces are long-term, one Type 'G' and one Type 'C'.

Vehicular access for the existing building will be retained at its current location off Jane Street, with an additional access point for the new building proposed on Jane Street aligned with Eddystone Avenue.

An easement in favour of the City would be provided south of the existing building for pedestrian access between Jane Street and Oakdale Community Centre and Park.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/2775JaneSt

Reasons for Application

The proposed development requires amendments to city-wide Zoning By-law 569-2013 to vary performance standards including, but not limited to, maximum density, maximum height, maximum lot coverage, and maximum projections and encroachments.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 2, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre. Prior to submitting the application, a community open house was held on October 26, 2023, at the Oakdale Community Centre.

The current application was submitted on May 3, 2024, and deemed complete on June 19, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/2775JaneSt.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and formulating the appropriate Zoning By-law amendment.

POLICY AND REGULATION CONSIDERATIONS

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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates the site as Apartment Neighbourhoods. See Attachment 3 of this Report for the Land Use Map. Apartment Neighbourhoods are not intended to be areas of significant growth on a city-wide basis; however, compatible infill development

which improves the existing site conditions may be permitted, subject to the criteria in Chapter 4.2 of the Official Plan. The Official Plan can be found here: [Official Plan](#).

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. Policy 3.2.1.5(b) indicates that new development on sites containing six or more rental units, where existing rental units will be kept in the new development, should secure needed improvements and renovations to the existing rental housing to extend the life of the building that is to remain and to improve amenities, without pass-through costs to the tenants.

Jane Finch Secondary Plan

The Jane Finch Secondary Plan, part of OPA 633, identifies the site as Apartment Neighbourhoods and part of the Jane Street District, which specifies that heights should generally not exceed 25 storeys. OPA 633 also calls for a 40 metre wide right-of-way along Jane Street, which will be addressed during the Site Plan Control process. The Secondary Plan also contains policies intended to support the objectives of the Jane Finch Community Development Plan (CDP), adopted by City Council on June 27. The CDP can be found here: [Jane Finch Community Development Plan](#). The Secondary Plan has been adopted by Council but remains under appeal as it relates to the subject site. It can be found here: [Jane Finch Secondary Plan](#).

Zoning

The subject site is zoned RAC (f30.0; a1375; d1.5) (x109) under Zoning By-law 569-2013. The RAC zoning category permits residential apartment buildings and various non-residential uses, including retail stores and take-out eating establishments contained within an apartment building. The maximum permitted height is 24 metres, and Exception 109 limits the number of residential units on the site to 199. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Jane Finch Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are

secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

Prior to submitting the application, a community open house was held on October 26, 2023 at the Oakdale Community Centre. The following comments and issues were raised during the meeting:

- Concern about the building separation distances being insufficient and potential shadow impact on the existing building;
- Appreciation of the need for increased supply of housing;
- Concern about the loss of greenspace and trees;
- Support for new amenity space accessible to the tenants of the existing building; and
- Concern about the noise impact of construction.

On October 7, 2024, a community consultation meeting was held with approximately 15 people in attendance. The following comments and issues were raised during the meeting:

- The infill development should provide improvements for the existing building;
- Potential impact on rents within the existing building;
- Concern that the parking provided is insufficient;
- Concern about the duration and impact of construction;
- Need for more affordable housing and more two- and three-bedroom units;
- Questions about the amenity spaces within the proposed building and shared use with the existing building;
- Support for preserving mature trees on the site;
- Support for the proposed pedestrian connections, and desire to ensure they are well designed and well-lit; and
- Support for a tall building, but concerns that the height is too tall;

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024) and consider the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies (under appeal), planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed residential apartment infill land use conforms to the Official Plan.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a residential building with a unit mix that meets the Growing Up Guidelines.

The site contains an existing 17-storey rental apartment building with 198 units. There are no formal indoor or outdoor amenities associated with the existing rental building. The only outdoor amenity is an unprogrammed open space. The proposal includes the following improvements to the existing rental building and new access to amenities for existing tenants:

- Access to new outdoor amenities at grade and ground floor indoor amenities in the proposed new building that will be available for use for tenants of the existing rental apartment building;
- Enhanced landscaped areas and new walkways;
- Enhanced pick-up and drop-off area;
- New seating area in the laundry room; and
- New screening fence around the outdoor garbage storage area

The enhanced pick-up and drop-off area will result in more efficient vehicular movement and will form a central gathering area for residents in the planned seating and garden space.

The cost of the above-noted improvements will not be passed on to tenants in any form, including through an application to a Landlord Tenant Board for the purposes of increasing the rent above the rent increase guideline.

As part of the Site Plan Control process, the property owner will need to provide a Construction Mitigation and Tenant Communication Plan identifying how the impacts of construction on existing tenants will be mitigated and communicated to tenants.

The parking provided to existing tenants will be unaffected by the proposed redevelopment.

The tenure of the 198 units in the existing building will be maintained as rental through the Site Plan Control process in addition to the improvements identified above.

Density, Height, Massing

The application proposes a Floor Space Index (FSI) of 3.43 including the existing building. The proposed building is 27 storeys in height, measuring 89.4 metres to the roof, plus a six-metre mechanical penthouse. The proposed density, height, and massing conform with the intent of the Apartment Neighbourhoods, Built Form, and Public Realm policies of the Official Plan, fitting within the planned context while limiting impacts on neighbouring streets, parks, and open spaces. The planned context for the site includes the Jane Finch Secondary Plan, where the site is located within the Jane Street District. The policies of the Secondary Plan are in force and effect for the surrounding areas, although not for the site itself.

The Jane Street District envisions a mix of mid-rise buildings, Jane Finch Pavilion buildings (12 to 20 storeys), and tall buildings generally not exceeding 25 storeys. City staff worked with the applicant to reduce the height of the proposed tower from 29 storeys to 27 storeys. The revised tower height is closer to achieving the planned context despite not being subject to the policies of the Secondary Plan.

The Secondary Plan also provides for a maximum 27 metre tall base building, stepping back above the sixth storey. City staff worked with the applicant to reduce the total base building height from ten storeys to a maximum of seven storeys. The base building has been designed with appropriate setbacks and stepbacks to maintain good street proportion. The building is set back six metres from the front lot line along Jane Street to ensure space for trees, soft landscape, and a three metre wide pedestrian clearway. The building is set back 12.24 metres from the northern property line, and nine metres from the east property line facing the Yorkwoods Public School yard. In addition, the tower steps back from the east face of the base building by 32.9 metres, to provide appropriate transition to Yorkwoods Public School. The proposed building also includes a 20-metre separation distance at the ground floor and a 31.9 metres separation distance from the proposed tower to the existing building.

The tower is stepped back above the seventh storey of the base building by a minimum of three metres to the west, north, and south, and 32.9 metres in the east. The tower floorplate is 750 square metres. The overall massing and tower placement are consistent with the intent of the City's Tall Building Design Guidelines, the Jane Finch Secondary Plan and Urban Design Guidelines and respond appropriately to the site's context.

Public Realm

The proposed development secures a three-metre pedestrian clearway within the public right-of-way, with an additional 1.1 metre clearance within the property line, meeting the direction from the Jane Finch Urban Design Guidelines for a three to four metre sidewalk. The proposal also supports the implementation of the Jane Street Green Spine that is envisioned in the Secondary Plan, with seven trees planted along with retained landscaping within a six-metre setback from the building face, adjacent to the pedestrian clearway located within the City's right-of-way.

In addition, the development would add a new publicly accessible mid-block pedestrian connection through an easement on the southern edge of the property line, connecting Jane Street to Oakdale Park, the neighbourhood to the east, and to Yorkwoods Public School. All of these features will be secured as part of the Site Plan Control application.

Vehicular access to the new building would be limited to one access point across from Eddystone Avenue. Working with the applicant, the driveway was limited in size to permit more green and amenity space on the site. The vehicular access point for the existing building would remain.

Shadow Impact

City staff find the shadow impact from the proposal to be acceptable. The shadow study submitted in support of the application shows the extent of the shadow from the proposed building during the spring and fall equinoxes (March 21 and September 21), as well as June and December. The Yorkwoods Public School Yard is not impacted by shadow until 2:18 pm in March and September. At 2:18 pm, the shadow impact is minimal. The shadowing of the yard becomes more significant beginning at 3:18 pm.

The study confirms that the revised proposal meets Official Plan policies requiring shadow impacts to be minimized, particularly on sensitive uses such as nearby parks or open spaces. Staff worked with the applicant to reduce shadow impact on the Jane Street public realm, the Yorkwoods Public School yard, and nearly eliminate shadow impact on Yorkwoods Park. City staff are satisfied that the changes to the proposal achieved through the review of the application, including reducing the tower height by two storeys, the base building height by three storeys, improving the base building stepback from the east face of the building and increasing the tower stepback from the base building in the south, help to maximize sunlight access on sidewalks and the public realm.

Wind Impact

The applicant submitted a Pedestrian Level Wind Study that recommends wind mitigation measures and features that would help improve local conditions in key areas of the proposed development. This includes wind screens along the driveway towards the drop off area in between the existing and proposed buildings, pergolas, wind screens, and raised planters in and around the southeast outdoor amenity space, and wind barriers along the outdoor amenity terrace. Measures proposed in the addendum to the Wind Study will be implemented to mitigate any adverse wind conditions, and

minimum three-metre tower setbacks along the north and west sides of the building will also help mitigate impacts from down-washing winds on the Jane Street facing public realm. The necessary building setbacks, projections and encroachments to support wind mitigation are provided for in the draft Zoning By-law. Wind mitigation will be further refined through detailed site and building design and secured through the Site Plan Control process.

Servicing

Engineering Review staff have reviewed the submitted materials and accepted the reports associated with the proposed development. There is sufficient capacity with existing municipal infrastructure to support the proposed development.

Traffic Impact

The Transportation Impact Study submitted by the applicant concludes that the impact of the proposed development on the surrounding road network is acceptable. The site is expected to generate approximately 193 and 200 two-way vehicular trips during the weekday A.M. and P.M. peak hours, respectively (combined between the existing and proposed building). Traffic operations at nearby intersections are expected to remain at acceptable levels of service. The study proposes new signalized access for the development at Jane Street and Eddystone Avenue. The study also proposes Traffic Demand Management measures including PUDO) spaces and providing pre-loaded Presto cards. The traffic impacts of the proposed development are acceptable.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access is proposed through a new six-metre-wide driveway located at the existing signalized intersection of Jane Street and Eddystone Avenue, which would facilitate full movements. Access to the existing building would continue through the existing driveway north of that building.

The proposal includes a total of 253 vehicular parking spaces located across three levels of underground parking, consisting of 230 residential spaces and 23 visitor spaces. In accordance with City Wide-Zoning By-law 569-2013, as amended, residential vehicular parking is not required. The parking proposed for the development is acceptable.

A total of 326 bicycle parking spaces would be provided, including 286 long-term spaces located on the mezzanine level and 30 short-term spaces on the ground floor, and 10 additional short-term spaces located outside adjacent to the PUDO area.

Loading is accommodated by one Type 'G' and one Type 'C' space, accessed from the driveway aligned with Eddystone Avenue. These provisions meet the minimum requirements of Zoning By-law 569-2013 and are acceptable. Vehicle maneuvering diagrams confirm safe access to loading areas. Overall, the proposed access, parking, and loading arrangements are appropriate and support the development's operational needs.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required 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 the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The applicant submitted a Stage 1 Archaeological Assessment report. The report has determined that there are no further archaeological concerns regarding the subject property, and staff concurs with this determination.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. The applicant submitted an Arborist Report, Landscape Plans, including a Tree Management Plan and Soil Volume Plan.

The Tree Inventory and Preservation Plan indicates that the development proposes to remove a total of 16 protected private trees. The applicant proposes to plant 38 new trees on private property. Cash-in-lieu may be accepted for additional replacement of trees that cannot be accommodated on site due to constraints or direct conflict. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. 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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North Elevation
- Attachment 8: East Elevation
- Attachment 9: South Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D Massing Model Looking Northeast
- Attachment 12: 3D Massing Model Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2775 JANE ST Date Received: May 1, 2024

Application Number: 24 142776 WET 07 OZ

Application Type: Rezoning

Project Description: A Zoning By-law Amendment application to facilitate an infill development to construct a 27-storey residential apartment building containing 420 new dwelling units, ranging from studio to three-bedroom units, and grade-related townhome units. The development also proposes 253 parking spaces, 326 bicycle parking spaces, 840 square metres of indoor amenity space and 840 square metres of outdoor amenity space for residents, with the new amenities at ground floor accessible to the existing residents of the property. The existing 17-storey apartment building and surface parking areas are proposed to be retained.

Applicant	Agent	Architect	Owner
URBAN STRATEGIES			2775 JANE STREET LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood RAC (f30.0;

Zoning: a1375; d1.5) (x109) Site Specific Provision: Heritage Designation:

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

PROJECT INFORMATION

Site Area (sq m): 13,241 Frontage (m): 136 Depth (m): 126

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,129	1,129	2,003	3,132
Residential GFA (sq m):	18,713	18,713	26,665	45,378
Non-Residential GFA (sq m):				
Total GFA (sq m):	18,713	18,713	26,665	45,378
Height - Storeys:	17	17	27	27

Height - Metres: 50 50 89.4 89.4

Lot Coverage Ratio 23.62 Floor Space Index: 3.43
 (%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 45,306 72
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	198	198		198
Freehold:				
Condominium:			420	420
Other:				
Total Units:	198	198	420	618

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			66	116	16
Proposed:	24		290	63	43
Total Units:	24		356	179	77

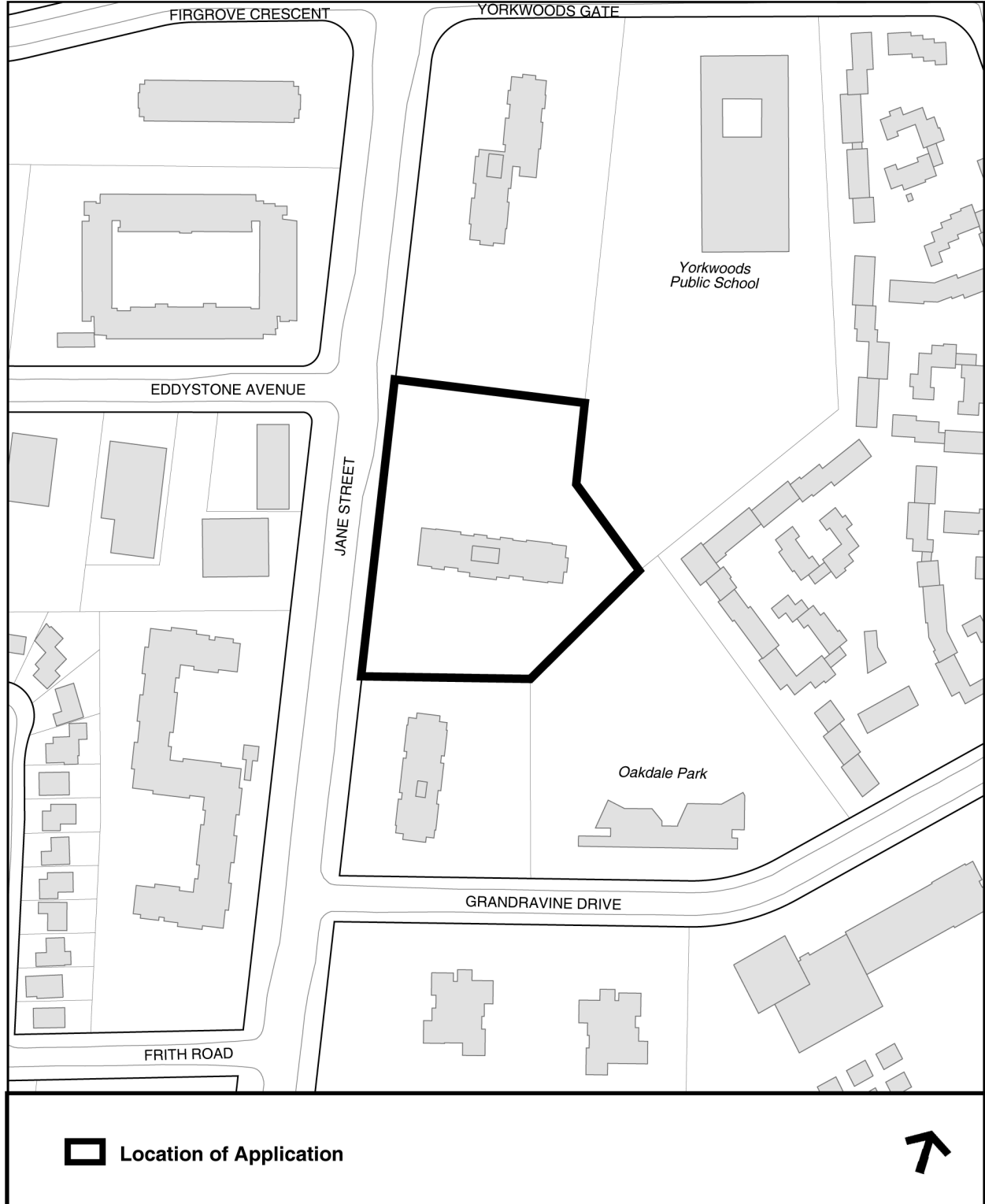
Parking and Loading

Parking 253 Bicycle Parking Spaces: 316 Loading Docks: 2
 Spaces:

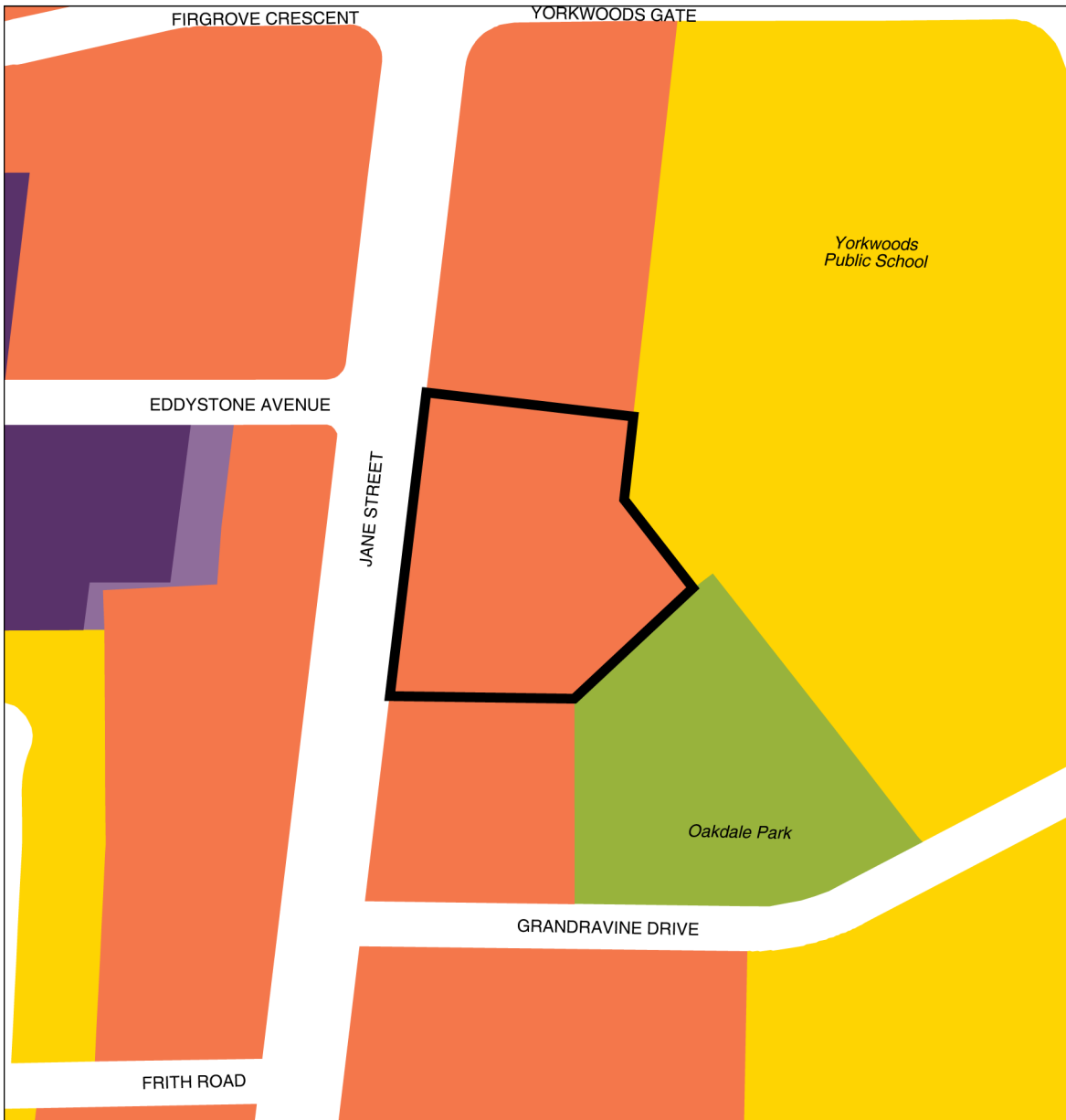
CONTACT:

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 416-394-8878
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Attachment 2: Location Map










Attachment 3: Official Plan Land Use Map



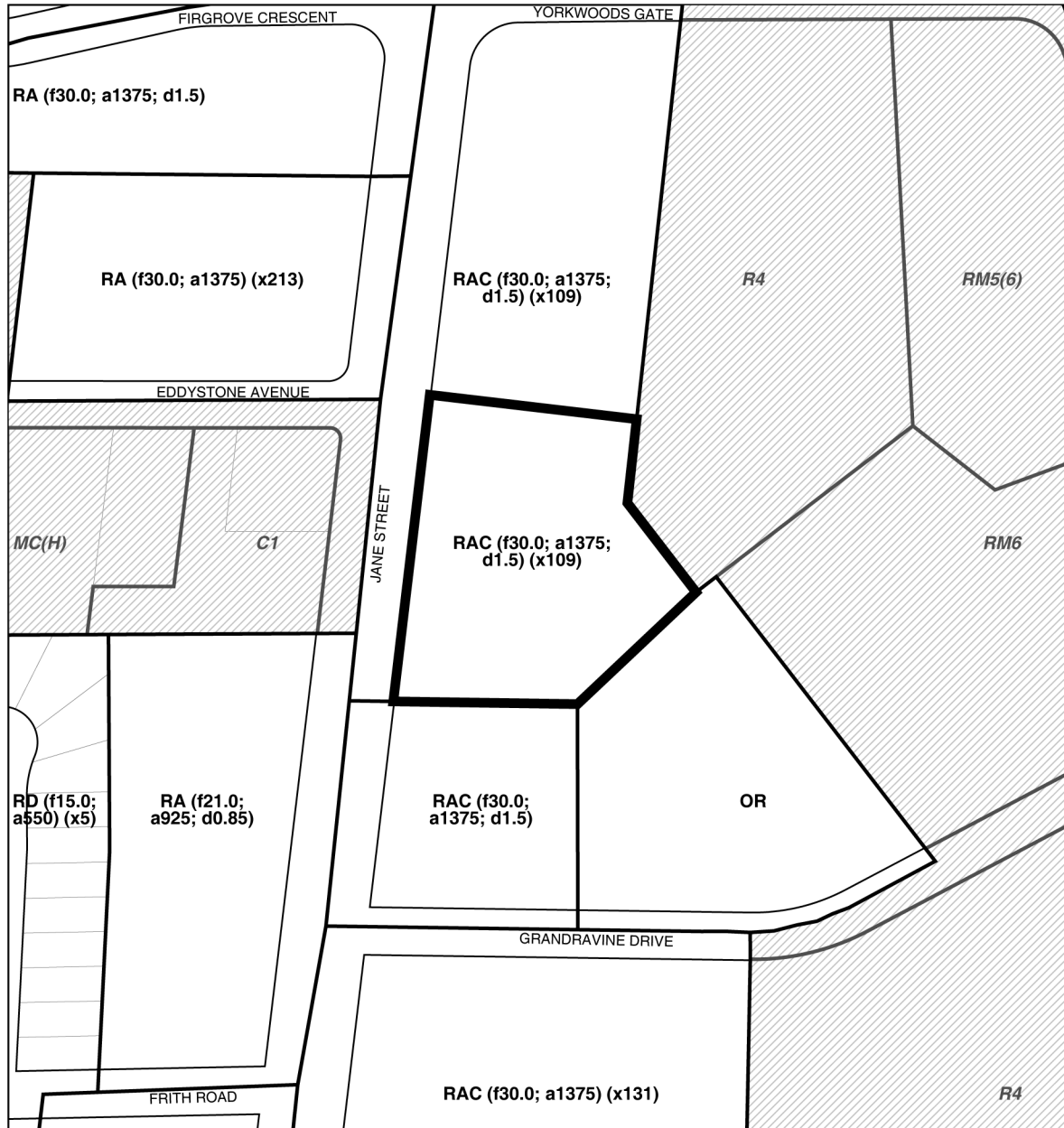
Official Plan Land Use Map 13

2775 Jane Street
File # 24 142776 WET 07 02

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


Not to Scale
Extracted: 05/06/2024



Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

2775 Jane Street

File # 24 142776 WET 07 0Z

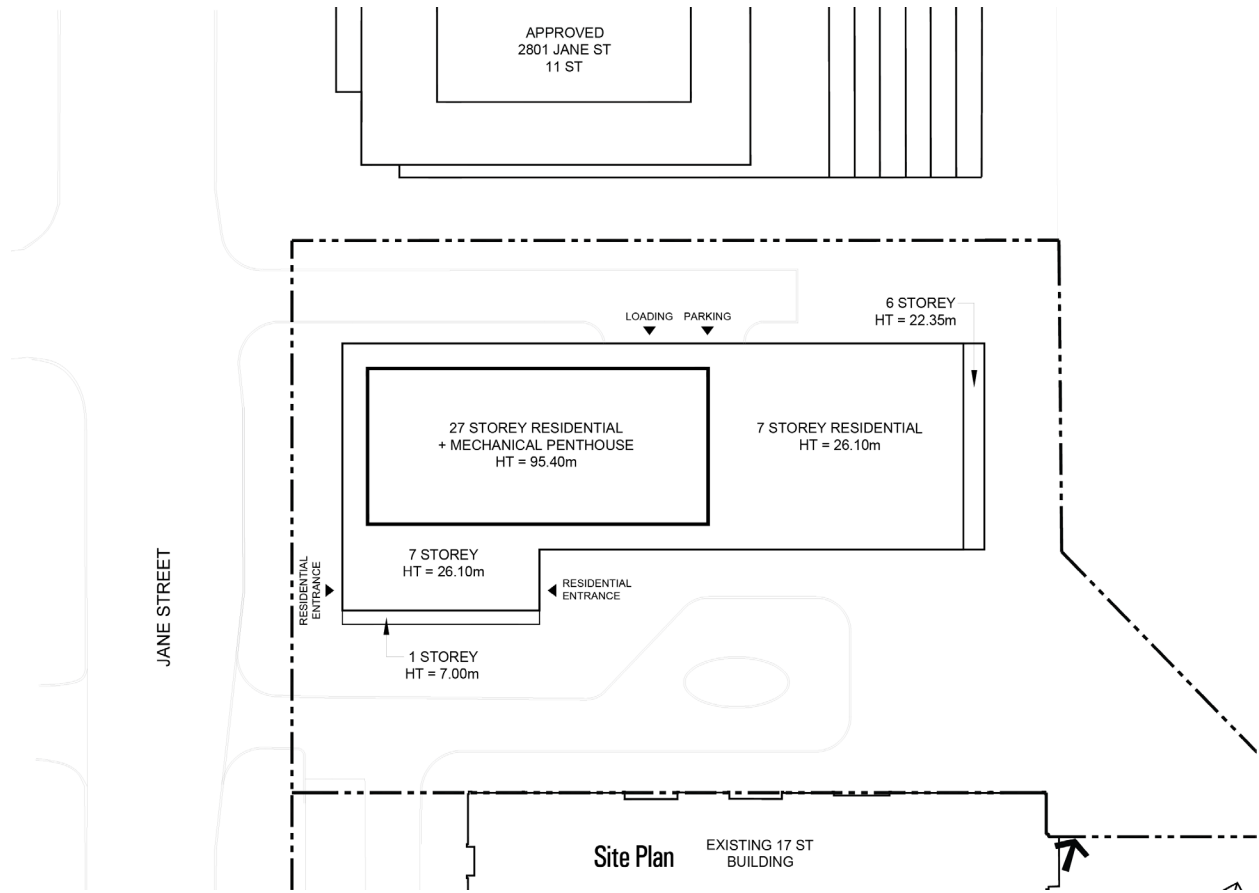
	Location of Application		See Former City of North York By-law No. 7625
RD	Residential Detached	R4	One-Family Detached Dwelling Fourth Density Zone
RM	Residential Multiple	RM5	Multiple-Family Dwellings Fifth Density Zone
RA	Residential Apartment	RM6	Multiple-Family Dwellings Sixth Density Zone
RAC	Residential Apartment Commercial	C1	General Commercial Zone
CR	Commercial Residential	MC	Industrial-Commercial Zone
OR	Open Space Recreation		


 Not to Scale
 Extracted: 05/06/2024

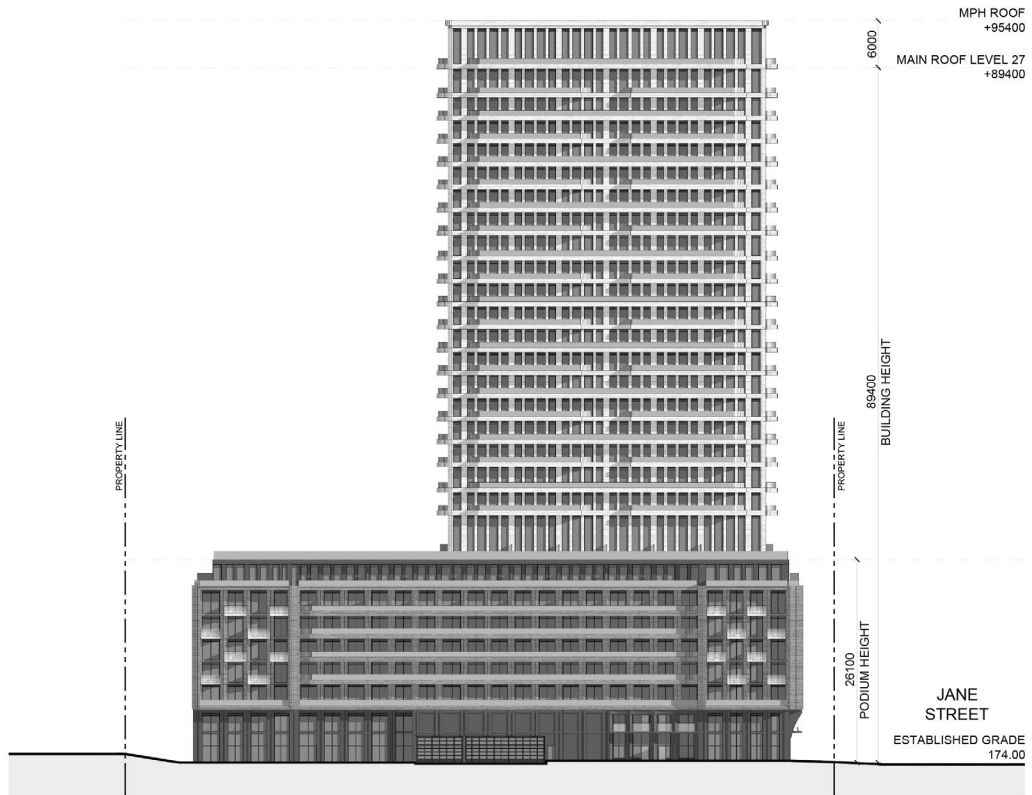
Attachment 5: Draft Zoning By-law Amendment

Attached under separate cover.

Attachment 6: Site Plan

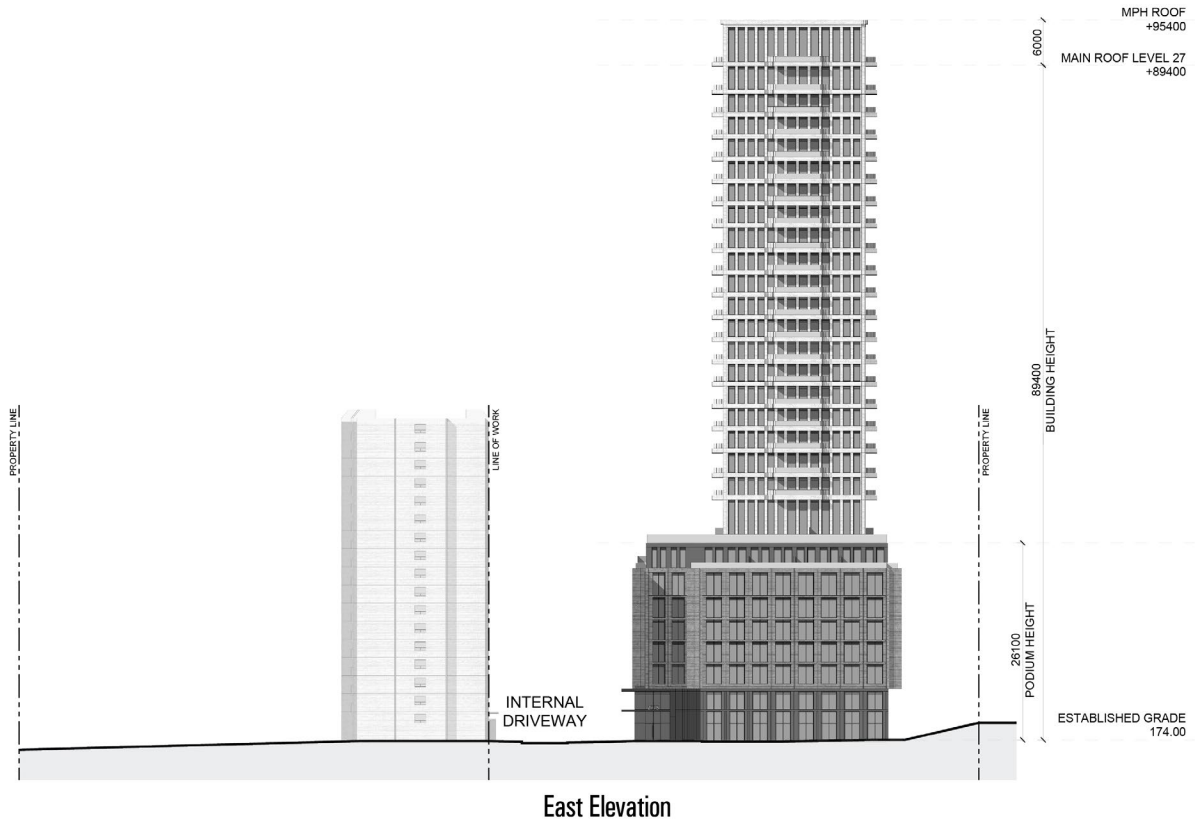


Attachment 7: North Elevation

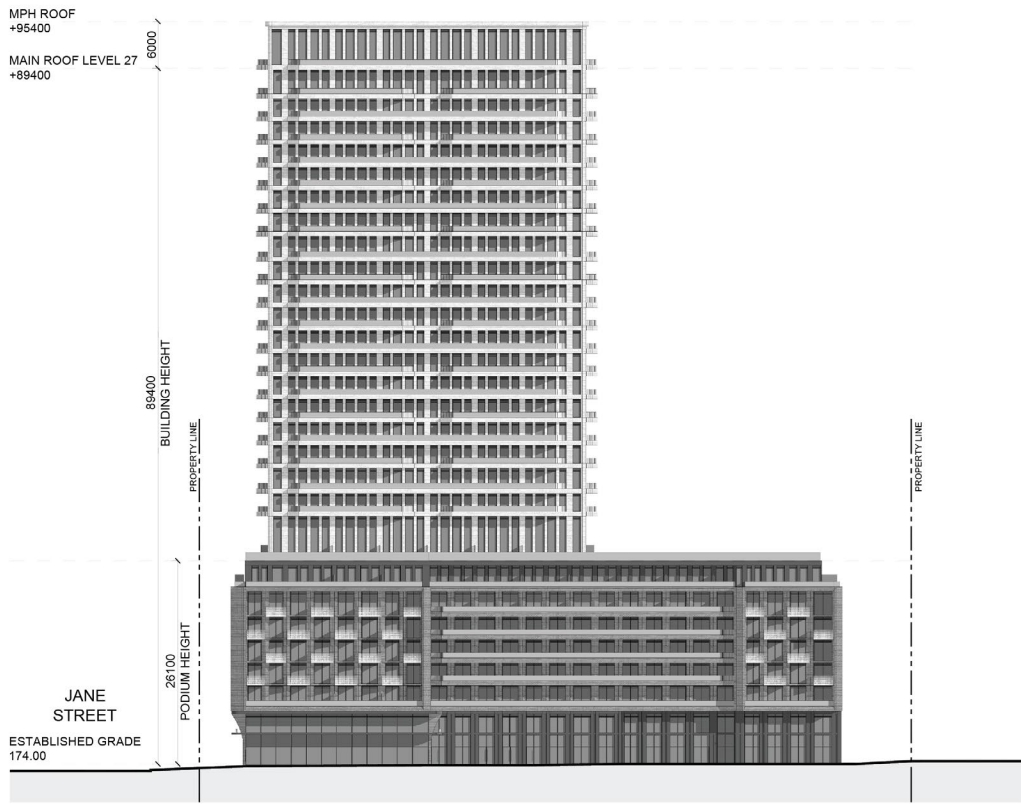


North Elevation

Attachment 8: East Elevation

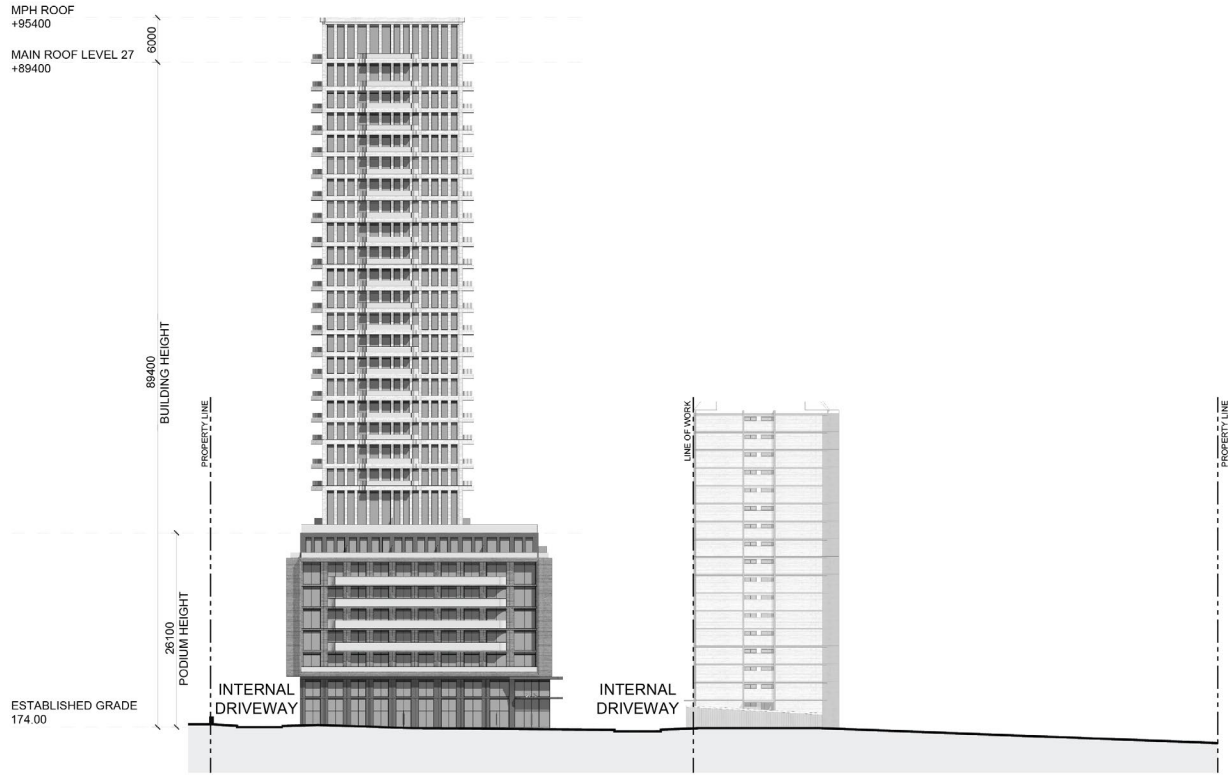


Attachment 9: South Elevation



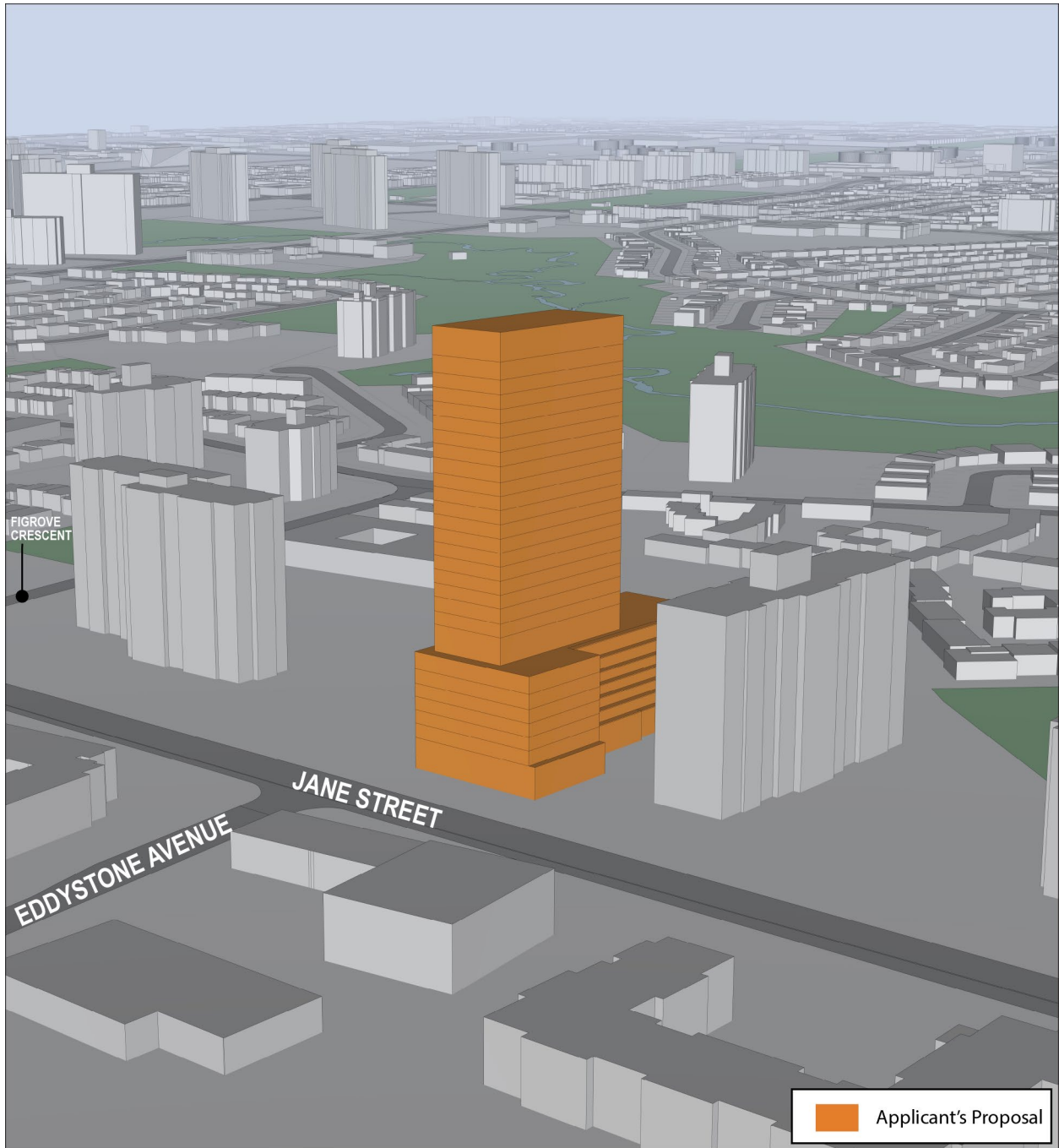
South Elevation

Attachment 10: West Elevation



West Elevation

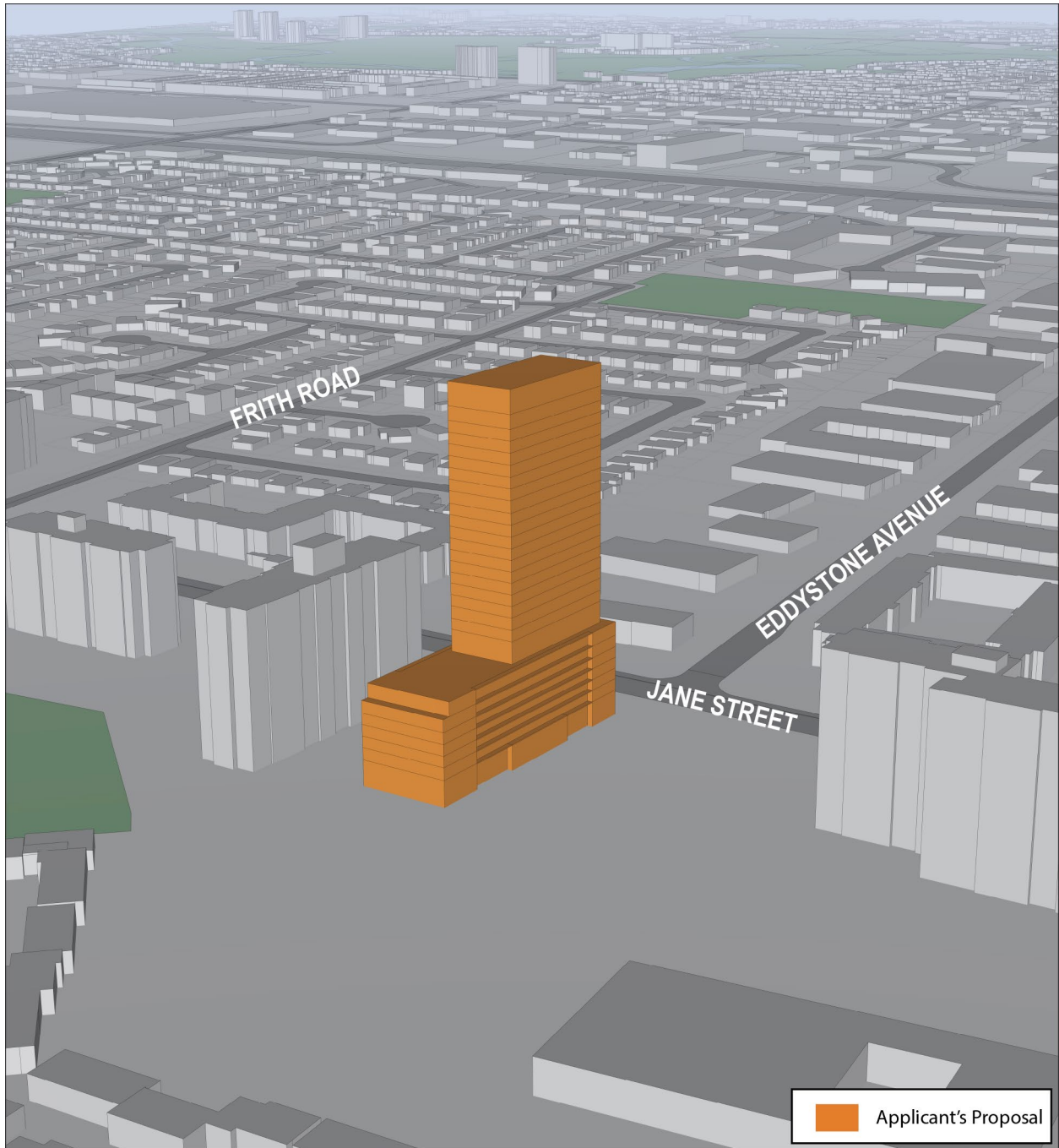
Attachment 11: 3D Massing Model Looking Northeast



View of Applicant's Proposal Looking Northeast


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Attachment 12: 3D Massing Model Looking Southwest



View of Applicant's Proposal Looking Southwest


10/04/2025