



John D. Elvidge
City Clerk

City Clerk's Office
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NOTICE OF PUBLIC MEETING

**To be held by the Etobicoke York Community Council
(Under the Planning Act)**

Request to Amend the Zoning By-law Application Number 24 142776 WET 07 OZ

Location of Application: 2775 Jane Street
Applicant: Urban Strategies

Date: February 18, 2026
Time: 9:30 a.m. or as soon as possible thereafter
Place: Council Chamber, Etobicoke Civic Centre, 399 The West Mall and by Video Conference

PROPOSAL

The application to amend the Zoning By-law proposes 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 has 420 dwelling units and includes a residential gross floor area of 26,593 square metres.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Ira Banks, Senior Planner at 416-394-8878, or by e-mail at Ira.Banks@toronto.ca.

Further information can be found at <http://www.toronto.ca/2775JaneSt>.

PURPOSE OF PUBLIC MEETING

The Etobicoke York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to etcc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address Etobicoke York Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Etobicoke York Community Council directly, please register by e-mail to etcc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on February 17, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

The Etobicoke York Community Council may request you to file an outline of your presentation with the Clerk.

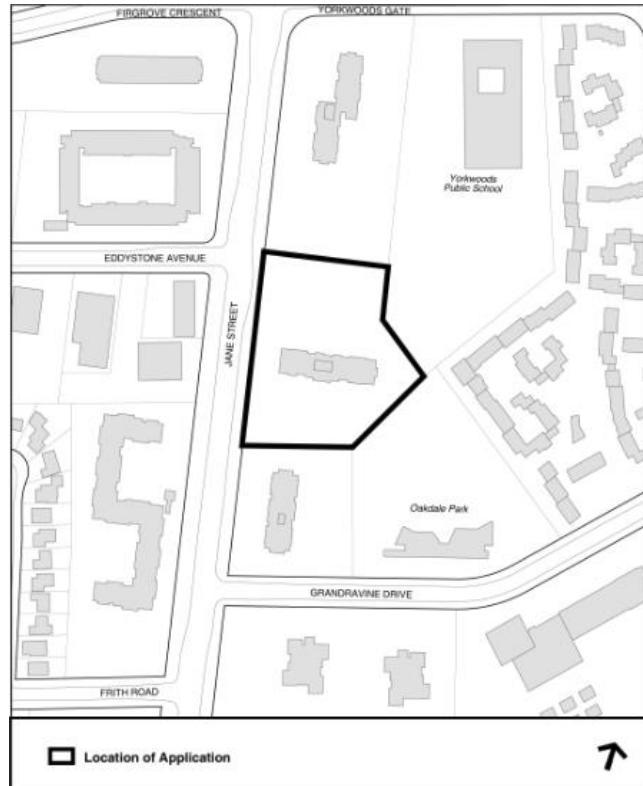
For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Etobicoke York Community Council, 100 Queen Street West 2nd Floor, West Tower, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: etcc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail at etcc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, at the address, fax number or e-mail set out above.

Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.



People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on January 21, 2026.

John D. Elvidge
City Clerk