

CITY OF TORONTO

Bill 710

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1276 Islington Avenue.

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;

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RAC (d3.5) (x224) and ON, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 60.0 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 33, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 224 so that it reads:

(224) Exception RAC 224

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 1276 Islington Ave, 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 (S) below;
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 attached to By-law [Clerks to insert By-law number];
- (C) Despite regulations 15.20.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 123.25 metres and the elevation of the highest point of the **building** or **structure**;
- (D) 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 6 of By-law [Clerks to insert By-law number];
- (E) Despite Regulation 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 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, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment by a maximum of 7.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** by a maximum of 3.0 metres;
- (F) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of "Building A" as identified on Diagram 6 of By-law [Clerks to insert By-law number] is 26,000 square metres;

- (G) Despite regulation 15.20.40.50(1), **amenity space** must be provided at the following rate:
- (i) for "Building A" as shown on Diagram 6 of By-law [Clerks to insert By-law number]:
 - (a) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (b) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (c) no more than 25 percent of the outdoor component may be a **green roof**;
 - (ii) The indoor and outdoor **amenity space** for "Building A" and "Existing Building" as shown on Diagram 6 of By-law [Clerks to insert By-law number] may be shared;
- (H) Despite regulation 15.20.40.70(1) to (4), the required minimum **building setbacks** for **buildings** are as shown in metres on Diagram 6 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 15.20.40.80(1) and (2), the required separation of **main walls** are as shown in metres on Diagram 6 of By-law [Clerks to insert By-law number];
- (J) Despite regulations 15.5.40.60(1) to (3) and (H) and (I) 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 5.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum extent of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, to a maximum extent of 2.0 metres;
 - (vii) eaves, to a maximum extent of 0.5 metres; and

- (viii) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 2.0 metres;
- (K) No **parking spaces** are permitted above ground unless they are located within a **building**, with the exception of:
 - (i) A maximum of 5.0 short-term **parking spaces** used for pick-up and drop-off; and
 - (ii) A maximum of 5.0 visitor **parking spaces** accessed from Cordova Avenue;
- (L) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the required **parking spaces** may be obstructed on one side, 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**;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the "Existing Building" as shown on Diagram 6 of By-law [Clerks to insert By-law number] must be provided as follows:
 - (i) a minimum of 0.5 resident occupant **parking spaces** per **dwelling unit**; and
 - (ii) a minimum of 10.0 visitor **parking spaces**;
- (N) Despite regulations 15.5.80.10(1) and (2), and (K) and (M) above, during the period following the issuance of the first building permit for "Building A", and prior to the issuance of above grade building permits for "Building A" as shown on Diagram 6 of By-law [Clerks to insert By-law number] a minimum of 101 residential occupant **parking spaces** must be provided, as follows:
 - (i) A minimum of 51 **parking spaces** must be provided on the **lot** as surface **parking spaces**; and
 - (ii) A minimum of 50 **parking spaces** must be provided on one or more **lots** within a 200 metre radius of the lands subject to Regulation 900.8.10(224);
- (O) Despite regulation 200.15.1(1), 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 on one side of the accessible **parking space**;
- (P) Despite regulation 220.5.10.1(2), **loading spaces** must be provided as follows:
 - (i) for "Building A" as shown on Diagram 6 of By-law [Clerks to insert By-law number]:
 - (a) 1 Type 'G', to be shared with the "Existing Building" as shown on Diagram 6 of this By-law, and 1 Type 'C' **loading space**; and
 - (ii) For "Existing Building" as shown on Diagram 6 of By-law [Clerks to insert By-law number]:
 - (a) 1 Type 'C' **loading space**;
- (Q) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **stacked bicycle parking space** is 0.45 metres; and
- (R) The provision of **dwelling units** for "Building A" as identified on Diagram 6 of By-law [Clerks to insert By-law number] 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 (iii) above;

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

8. 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.

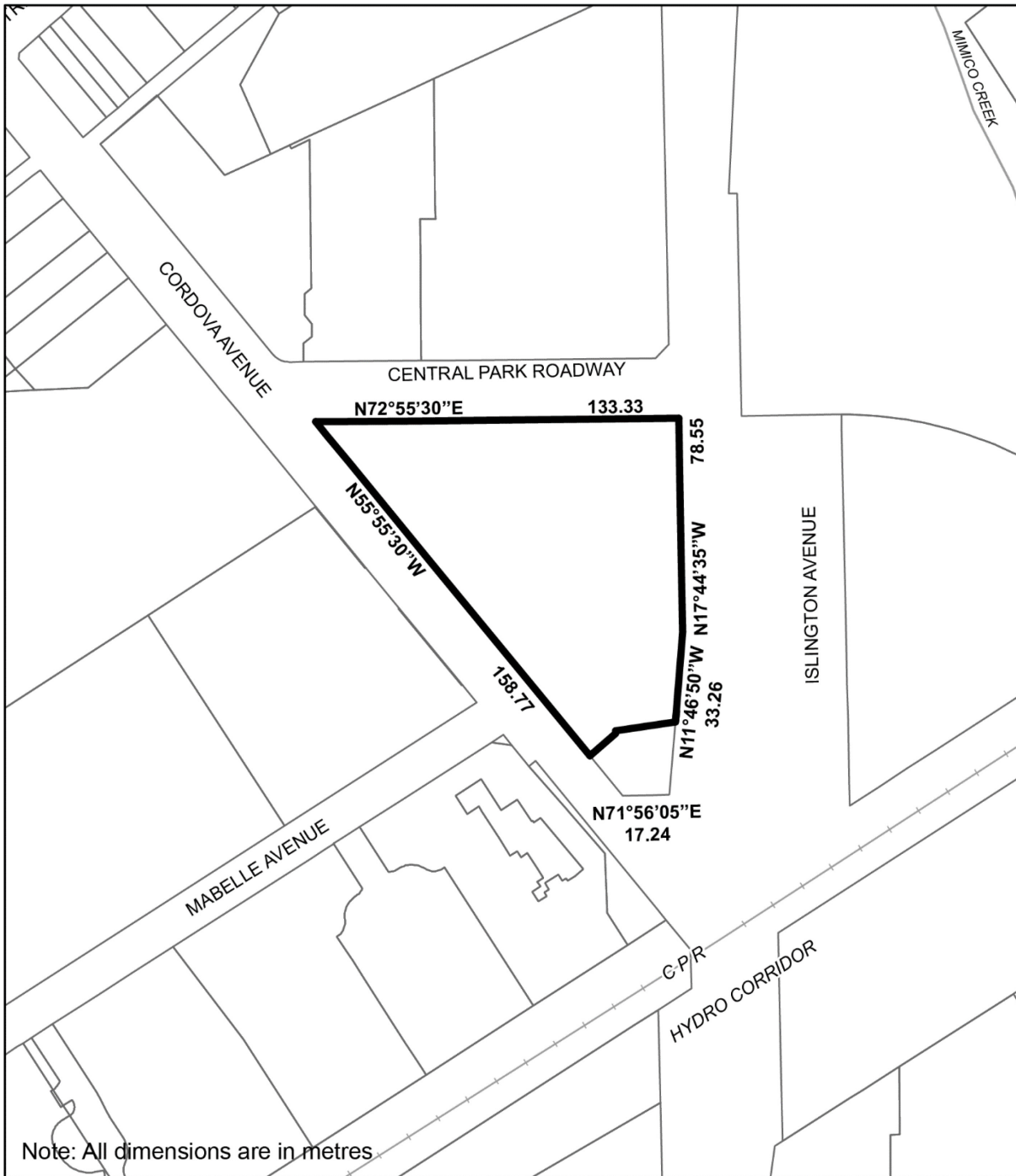
Enacted and passed on July , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

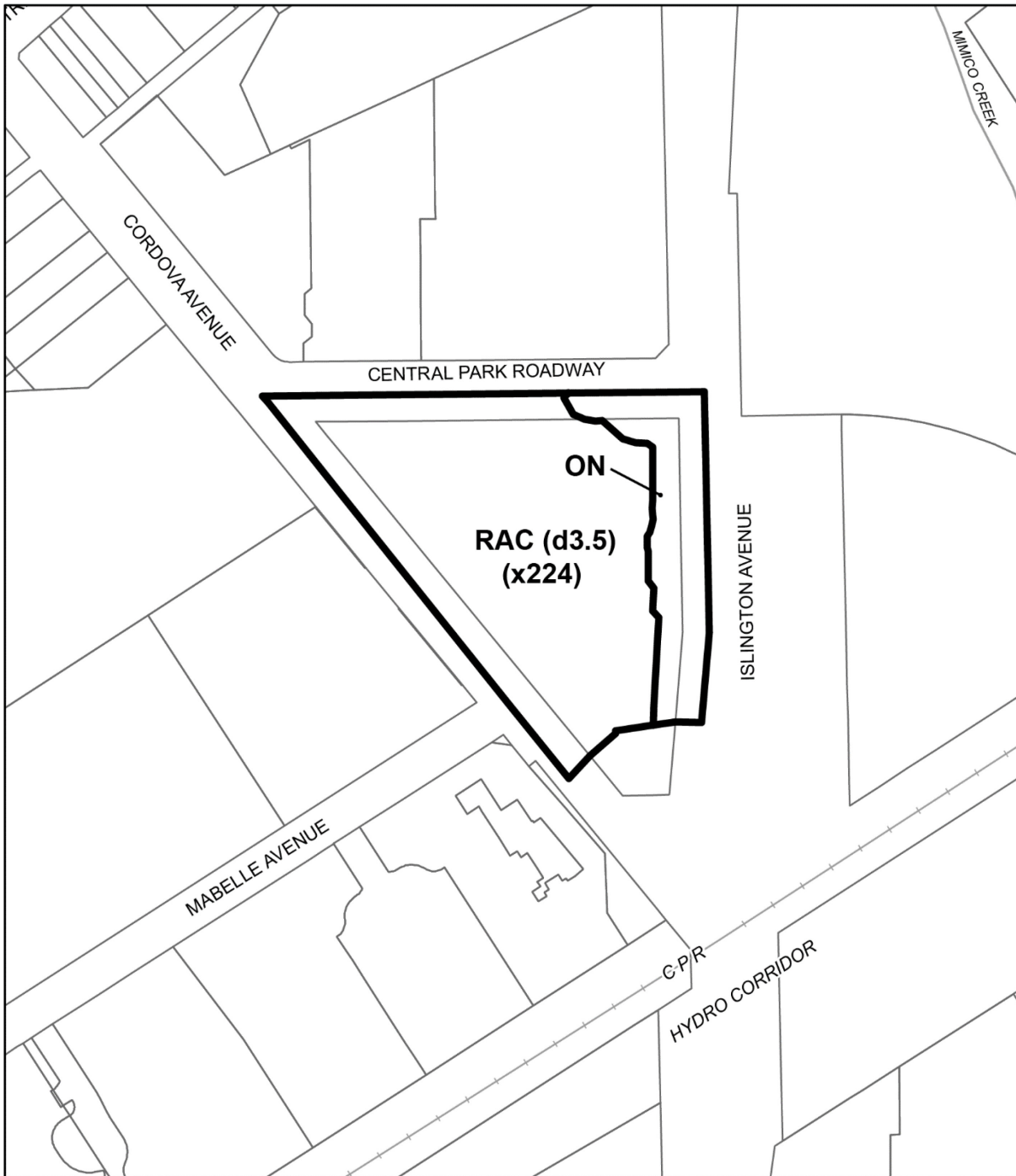


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Diagram 1

1276 ISLINGTON AVENUE

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Diagram 2

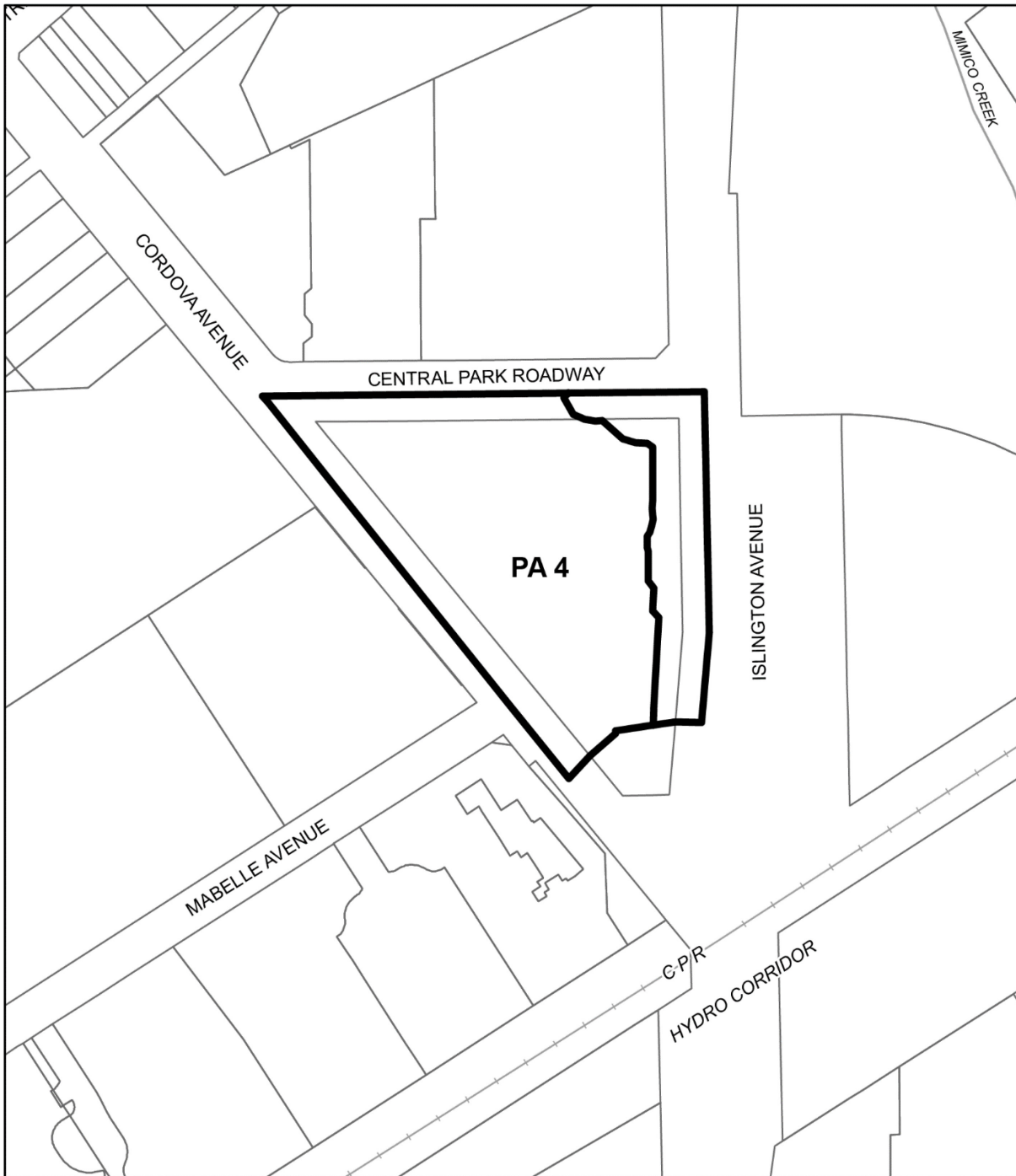


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Diagram 2

1276 ISLINGTON AVENUE

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Diagram 3

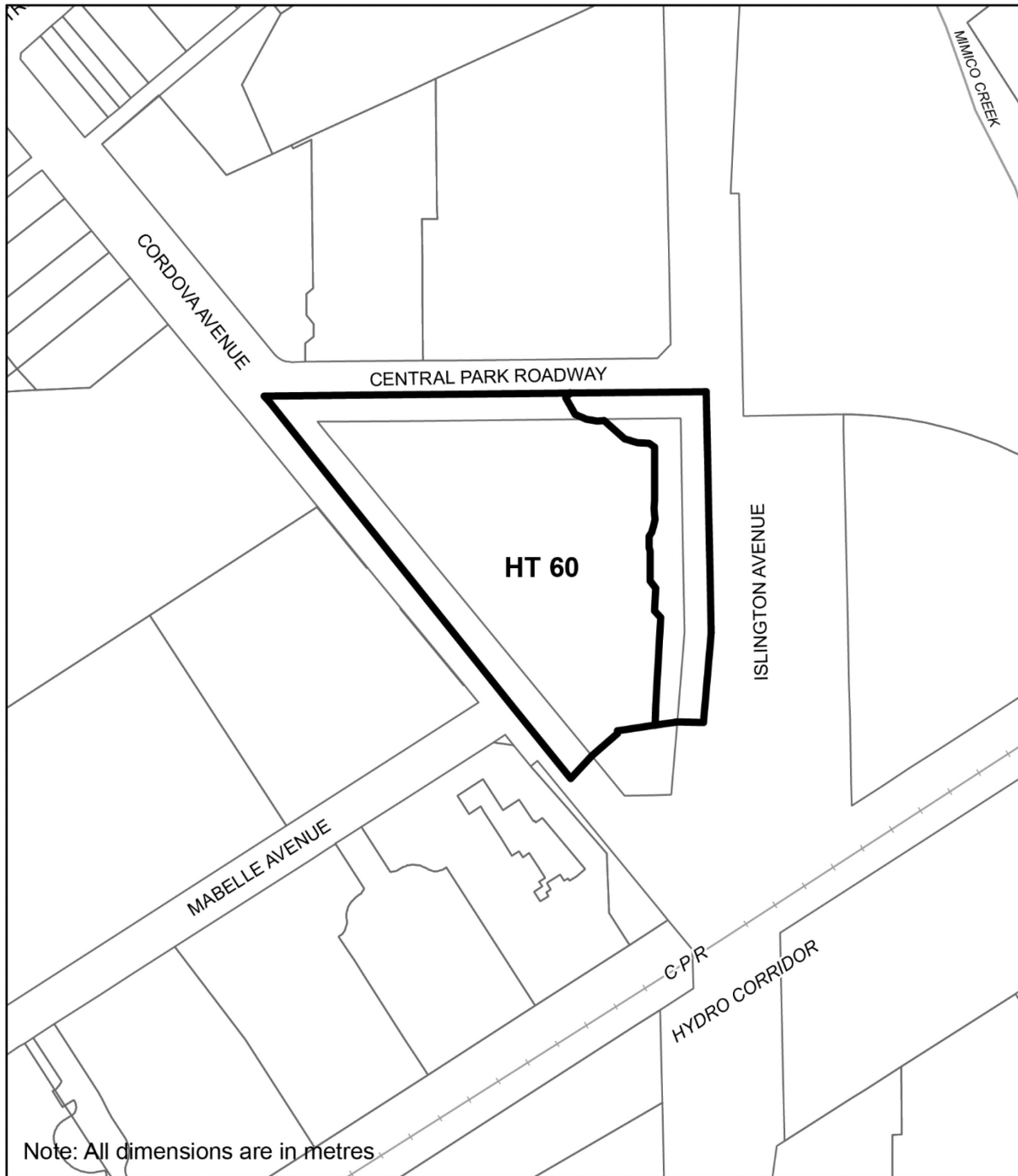


 **Toronto**
Diagram 3

1276 ISLINGTON AVENUE

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Diagram 4

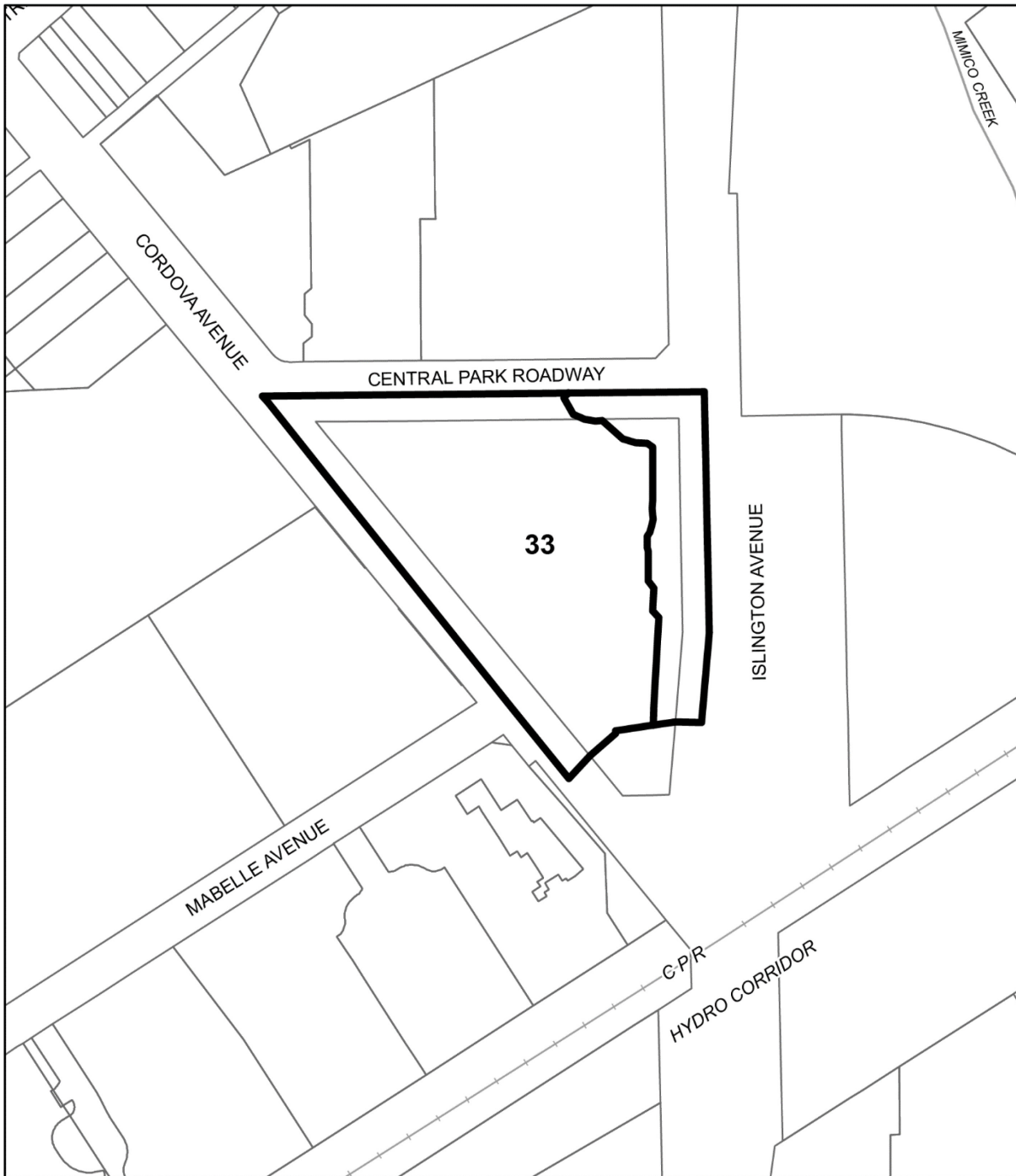


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Diagram 4

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Diagram 5



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Diagram 5

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Diagram 6

