

Authority: Etobicoke York Community Council Item  
EY26.2, adopted as amended by City of Toronto Council  
on November 12 and 13, 2025

## CITY OF TORONTO

### Bill 481

### BY-LAW -2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1138 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; 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 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f13.5; a510; d0.45) to a zone label of RD (f13.5; a510; d0.45) (x1340) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1340 so that it reads:

#### **(1340) Exception RD 1340**

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 1138 Islington Avenue, if the requirements of Bylaw [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 10.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 117.75 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 75percent;
- (D) Despite Regulation 10.20.40.10(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]**;
- (E) Despite Regulation 10.5.40.10(2) and (D) 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 and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, and screening associated with any or all of this equipment, by a maximum of 5.0 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres;
  - (iii) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
  - (v) antennae, flagpoles and satellite dishes, 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 Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (G) Despite Clause 10.5.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres, except in the areas identified as "projecting balconies are not permitted in this area" on Diagram 3 of By-law **[Clerks to insert By-law number]**;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (iv) cladding on the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
  - (vii) eaves, by a maximum of 1.0 metres;
  - (viii) dormers, by a maximum of 1.0 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (H) Despite Regulation 10.20.40.1(5), the maximum permitted number of **dwelling units** is 30;
- (I) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 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;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) **dwelling units**, as described in (ii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (J) Despite Regulation 10.5.50.10(4), a lot with an **apartment building** or **mixed use building** must have:
- (i) a minimum of 40 percent of the area of the **lot** for **landscaping**; and
  - (ii) a minimum of 70 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (K) Regulation 10.5.50.10(5), respecting the **landscaping** requirement for an **apartment building** abutting another **lot** in the Residential Zone Category, does not apply to an **apartment building** or **mixed use building**;

- (L) Despite Regulations 10.5.55.1(1) and 10.5.55.1(2), **amenity space** must be provided at the following rate:
- (i) at least 4.0 square metres of **amenity space** for each **dwelling unit**;
  - (ii) a maximum of 35.0 square metres of **amenity space** may include one guest suite; and
  - (iii) guest suites do not constitute **dwelling units** for the purposes of this By-law;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a maximum of 0.8 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45.0 square metres and 1.0 for each bachelor **dwelling unit** greater than 45.0 square metres;
  - (iii) a maximum of 0.9 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iv) a maximum of 1.0 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (v) a maximum of 1.2 residential occupant **parking spaces** for each three bedroom **dwelling unit**; and
  - (vi) a minimum of 1.0 residential visitor **parking space**;
- (N) Despite Regulations 10.5.80.10(2), (3), and (6), any **parking spaces** required by (M) above may be provided in a surface **parking area** located in a **rear yard**, **front yard**, or **side yard** abutting a **street** that is not a major **street** on the Policy Areas Overlay Map;
- (O) Despite 10.5.80.30(1), a surface **parking space** must be at least [-] metres from all **main walls** of an **apartment building**;
- (P) Despite Regulation 10.5.100.1(4)(B), a **driveway** may have a maximum total width of 6.5 metres;
- (Q) Regulation 10.5.80.30(1), respecting **parking space** separation from an **apartment building**, does not apply;
- (R) Regulation 10.5.100.1(5), respecting **driveway** access to **apartment buildings**, does not apply;

- (S) Despite 200.15.10.10(1), a minimum of 1 residential visitor accessible **parking space** is required;
- (T) Despite Regulation 200.15.1(1), accessible **parking spaces** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.6 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (U) Despite Regulation 200.15.1(3), accessible **parking spaces** must be adjacent to a 1.2 metre wide accessible barrier free aisle or path;
- (V) Despite Regulation 230.5.1.10(4)(B), the required minimum dimension of a **bicycle parking space** placed in a vertical position on a wall, **structure** or mechanical device is:
  - (i) minimum length or vertical clearance of 1.2 metres;
  - (ii) if a bicycle parked in a **bicycle parking space** has one wheel with a vertical clearance of at least 0.25 metres from that of an adjacent **bicycle parking space**, the minimum width of each **bicycle parking space** is 0.4 metres; and
  - (iii) minimum horizontal clearance from the wall of 0.9 metres
- (W) Despite Regulation 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum dimensions of a **stacked bicycle parking space** are;
  - (i) length or vertical clearance of 1.2 metres;
  - (ii) if a bicycle parked in a **bicycle parking space** has one wheel with a vertical clearance of at least 0.25 metres from that of an adjacent **bicycle parking space**, the minimum width of each **bicycle parking space** is 0.4 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres.

Prevailing By-laws and Prevailing Sections: None Apply

5. 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.

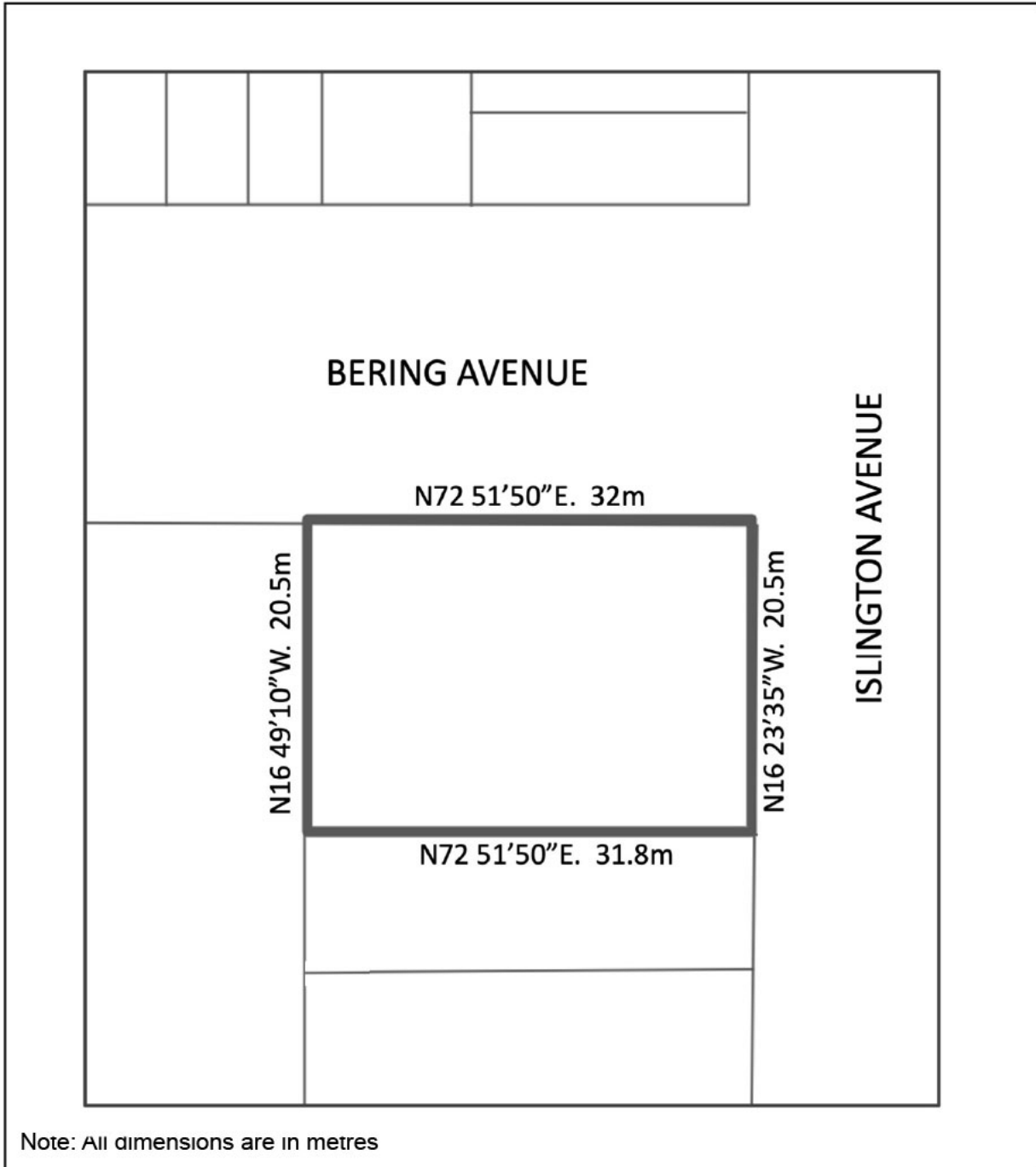
Enacted and passed on May , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



Note: All dimensions are in metres

Diagram 2

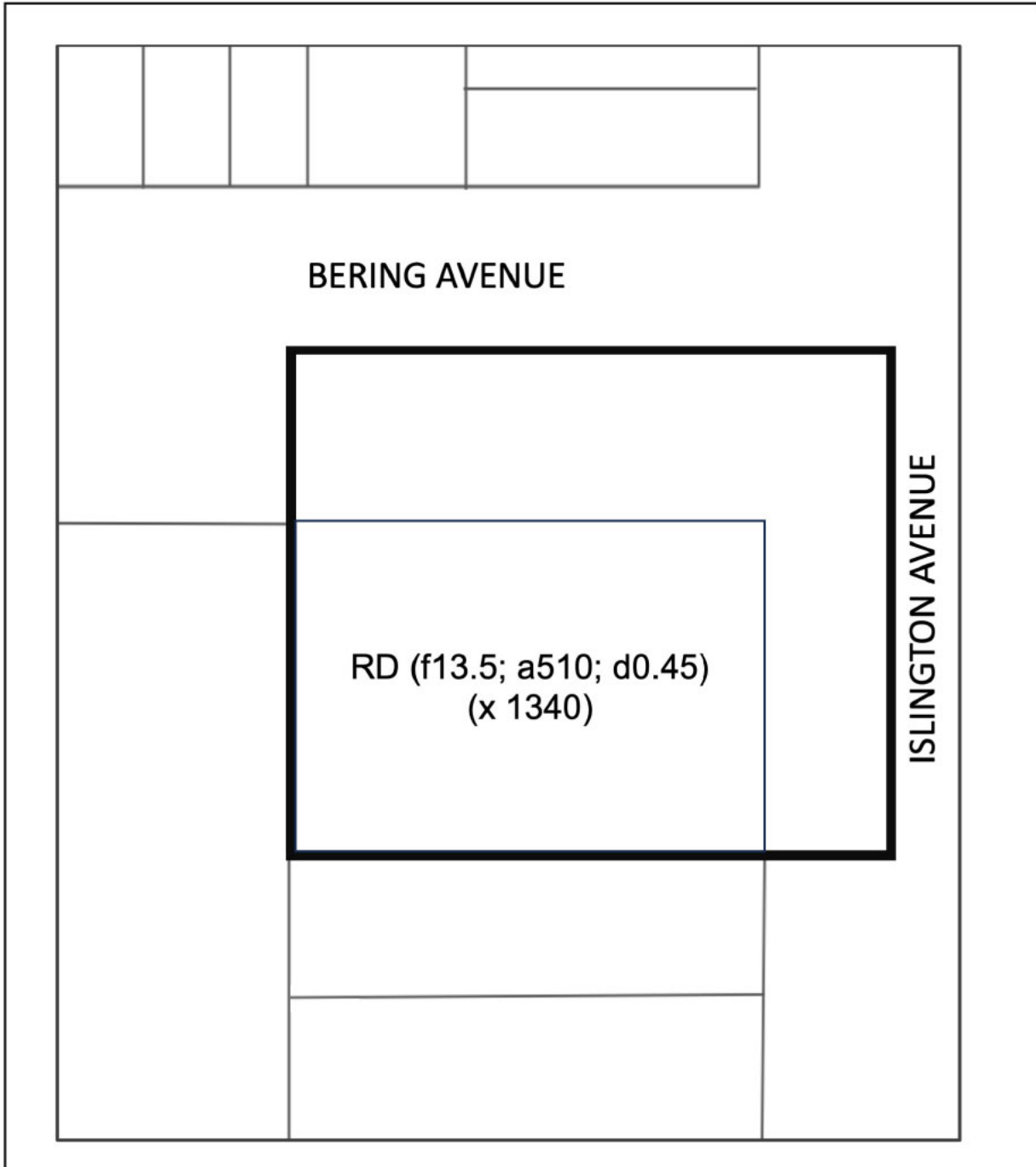




Diagram 3

