

Authority: Etobicoke York Community Council Item
EY32.4, as adopted by City of Toronto Council on June 24,
25 and 26, 2026

CITY OF TORONTO

Bill 643

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1243 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 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: CR 5.0 (c4.0; r4.0) SS1 x (1252) 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: 2, 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 label to these lands: HT 60, 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 no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1252 so that it reads:

(1252) Exception CR 1252

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 1243 Islington Avenue, 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 (W) below;
- (B) For the purposes of this exception, and in accordance with regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Aberfoyle Crescent;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 121.6 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (E) Despite regulations 40.5.40.10(3) to (8), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 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, by a maximum of 8.0 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 8.0 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 8.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 48,700 square metres, of which:
- (i) the required minimum **gross floor area** for non-residential uses is 90 square metres;
- (G) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) a minimum rate of 4.0 square metres for each **dwelling unit** as indoor and outdoor **amenity space**;
 - (ii) for the purpose of this exception, indoor **amenity space** may include guest suites, subject to the following:
 - (a) the area of a **building** used for guest suites must not exceed an aggregate **interior floor area** of 100 square metres; and
 - (b) the guest suites permitted by (a) above do not constitute a **dwelling unit**.
- (H) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagrams 5 and 6 of By-law [**Clerks to insert By-law number**];
- (I) In addition to the requirements of (H) above, no part of a **building** or **structure**, other than cladding or architectural features, may be located within the hatched area of the 'POPS' shown on Diagram 7 of By-law [**Clerks to insert By-law number**], from the ground to a minimum vertical clearance of 8.8 metres, as measured from a Canadian Geodetic Datum of 121.6 metres;
- (J) In addition to the requirements of (H) above, no part of a **building** or **structure** may be located within the hatched area of the 'Pedestrian Midblock Connection' shown on Diagram 8 of By-law [**Clerks to insert By-law number**], from the ground to a minimum vertical clearance of 5.0 metres, as measured from a Canadian Geodetic Datum of 121.6 metres;
- (K) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60, and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, terraces, balcony guards and dividers, only within the shaded areas as identified on Diagram 9;

- (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, dividers at ground level, access ramps, and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.35 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 window washing equipment, by a maximum of 1.0 metres;
 - (vii) eaves, by a maximum of 1.0 metres; and
 - (viii) lighting fixtures, air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (L) Despite Regulation 200.5.10.1.(1) and Table 200.5.10.1, no visitor **parking spaces** for residential uses are required;
- (M) Despite Regulation 200.5.10.1.(1) and Table 200.5.10.1, no **parking spaces** for non-residential uses are required;
- (N) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the required **parking spaces**, except accessible **parking spaces**, may be obstructed 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**;
- (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 200.15.1(4), an accessible **parking space** must be located within a maximum of 25 metres from a barrier-free entrance to:
- (i) a **building**; or

- (ii) a passenger elevator that provides access to the 1st **storey** of a **building**;
- (Q) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (R) Despite regulation 230.5.1.10(7), shower and change facilities are not required;
- (S) Despite Regulations 230.5.1.10(9)(A)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may be located below the Canadian Geodetic Datum of 130.4 metres in the **building** or any level below ground;
- (T) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (U) Despite regulation 230.20.1.10(2), a "short-term" **bicycle parking space** must be located no more than 60 metres from a pedestrian entrance to a **building** on the **lot**;
- (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;
 - (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) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded up to the nearest whole number;
- (W) A "Privately Owned Publicly Accessible Open Space" or "POPS" with a minimum area of 170 square metres must be provided within the shaded area as shown on Diagram 7 of By-law [**Clerks to insert By-law number**];
 - (i) for the purpose of this exception, "Privately Owned Publicly Accessible Open Space" or "POPS" means a **landscaped** open space on the lands situated at ground level within the hatched area shown on Diagram 7 of [**Clerks to insert By-law number**] that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, **landscaped** plazas, and ornamental **structures** and is used principally for the purpose of sitting, standing and other passive uses;

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.
9. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a **building** or **structure** for the purposes of a sales presentation centre or office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on June , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

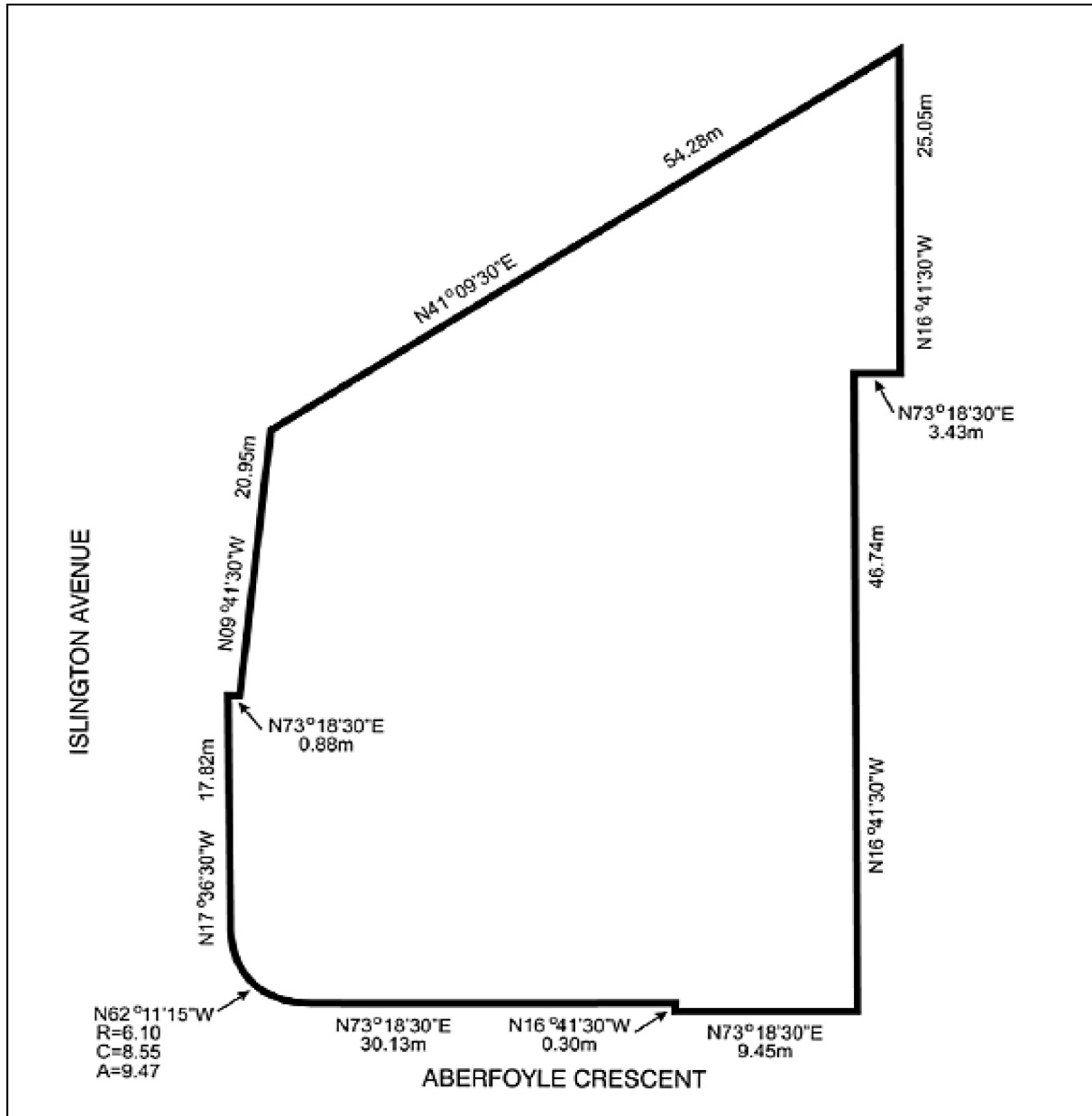


Diagram 1

1243 Islington Avenue

File # 25 244597 WET 03 OZ



City of Toronto By-law 569-2013
Not to Scale

Diagram 2

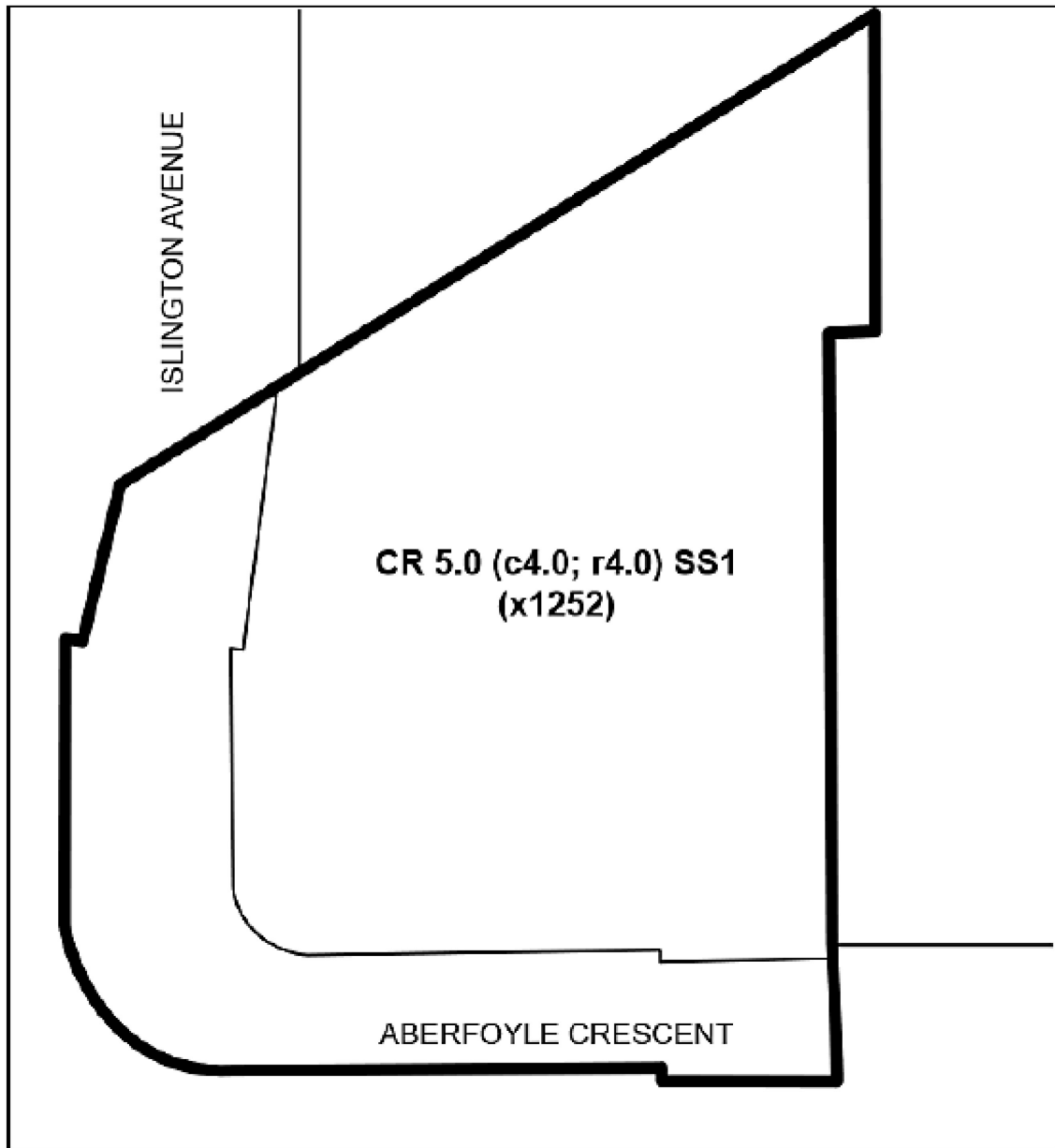


Diagram 2

1243 Islington Avenue

File # 25 244597 WET 03 OZ



City of Toronto By-law 569-2013
Not to Scale

Diagram 3

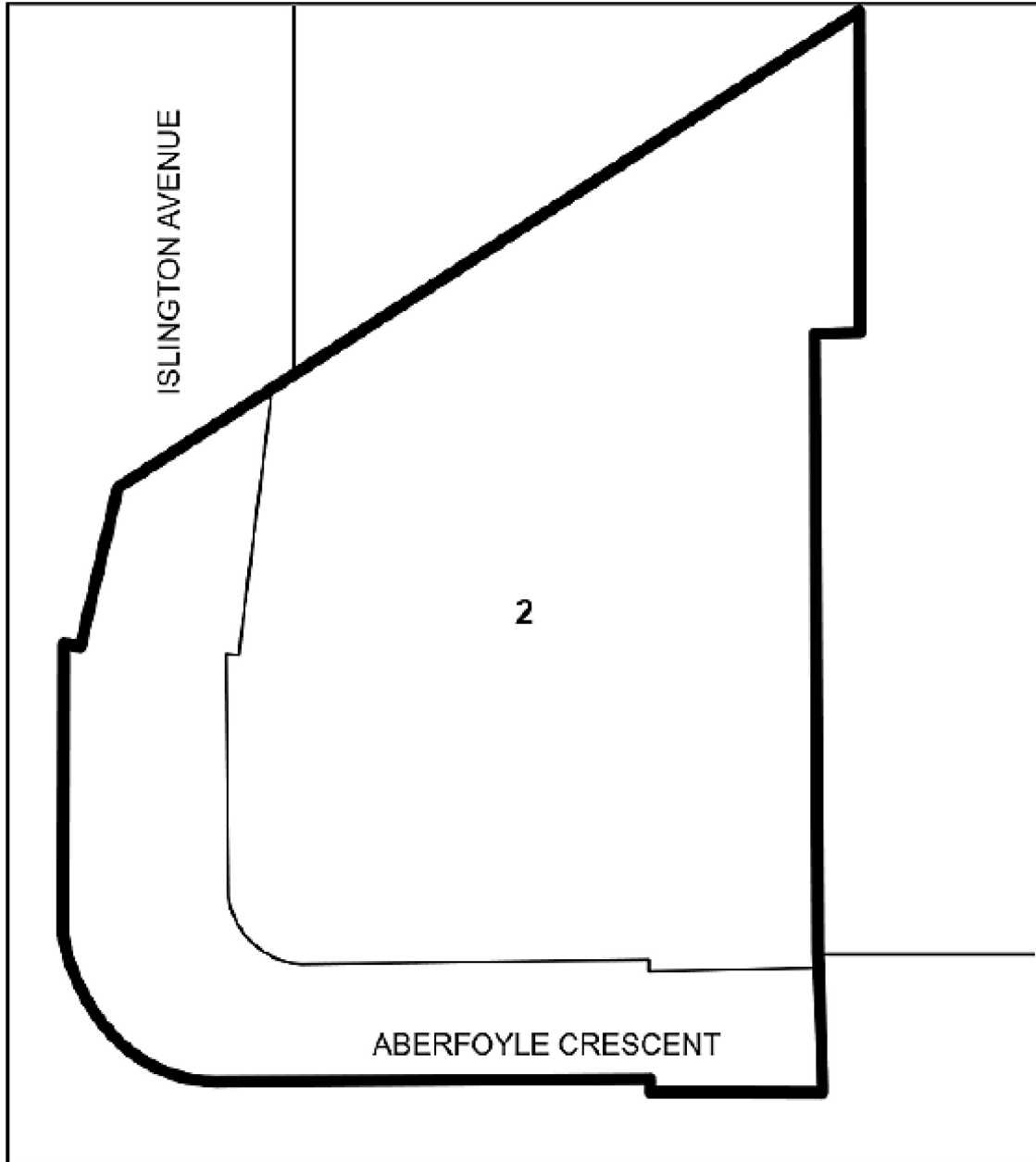


Diagram 3

1243 Islington Avenue

File # 25 244597 WET 03 OZ



Diagram 4

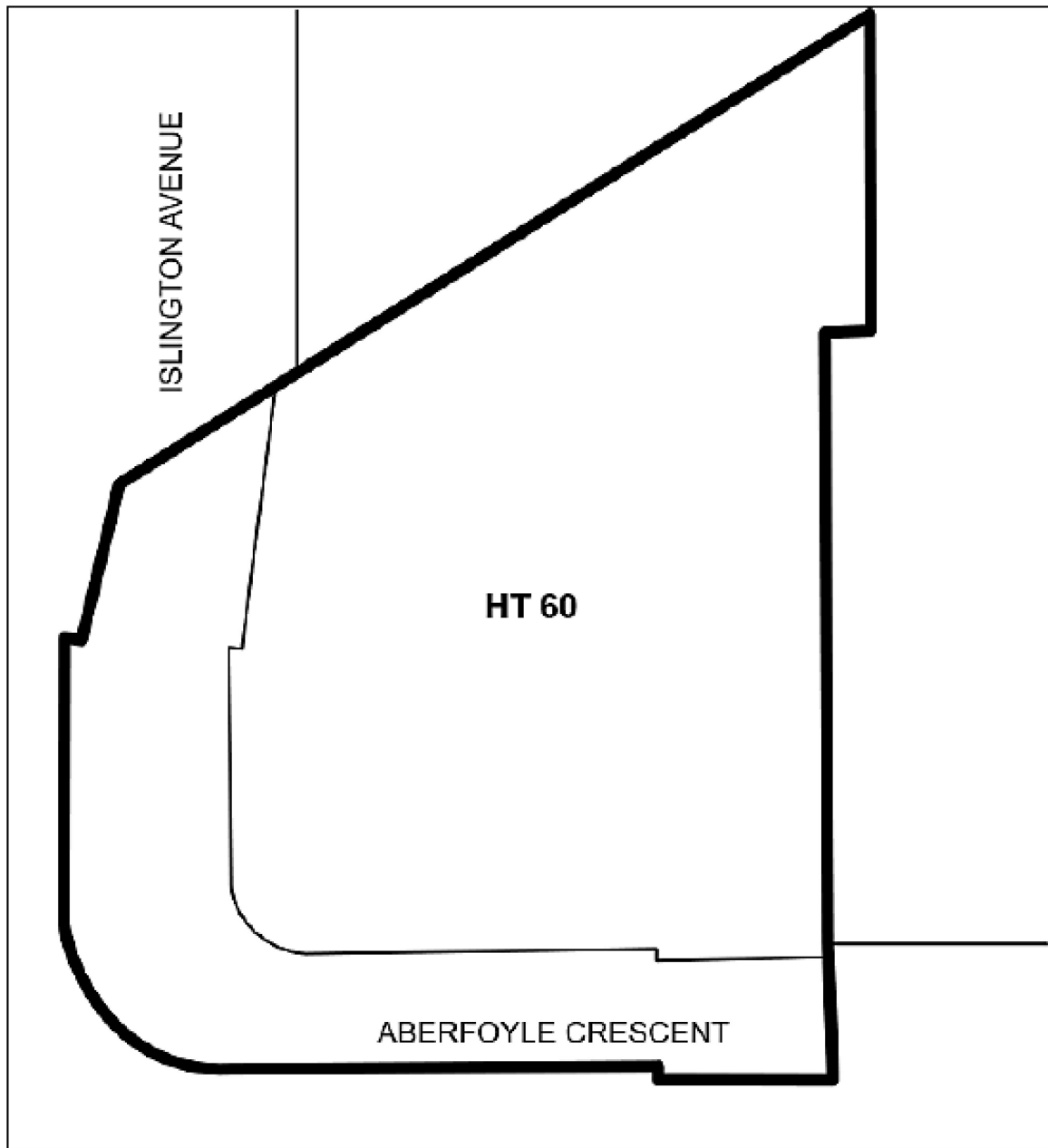


Diagram 4

1243 Islington Avenue

File # 25 244597 WET 03 OZ



City of Toronto By-law 569-2013
Not to Scale

Diagram 5

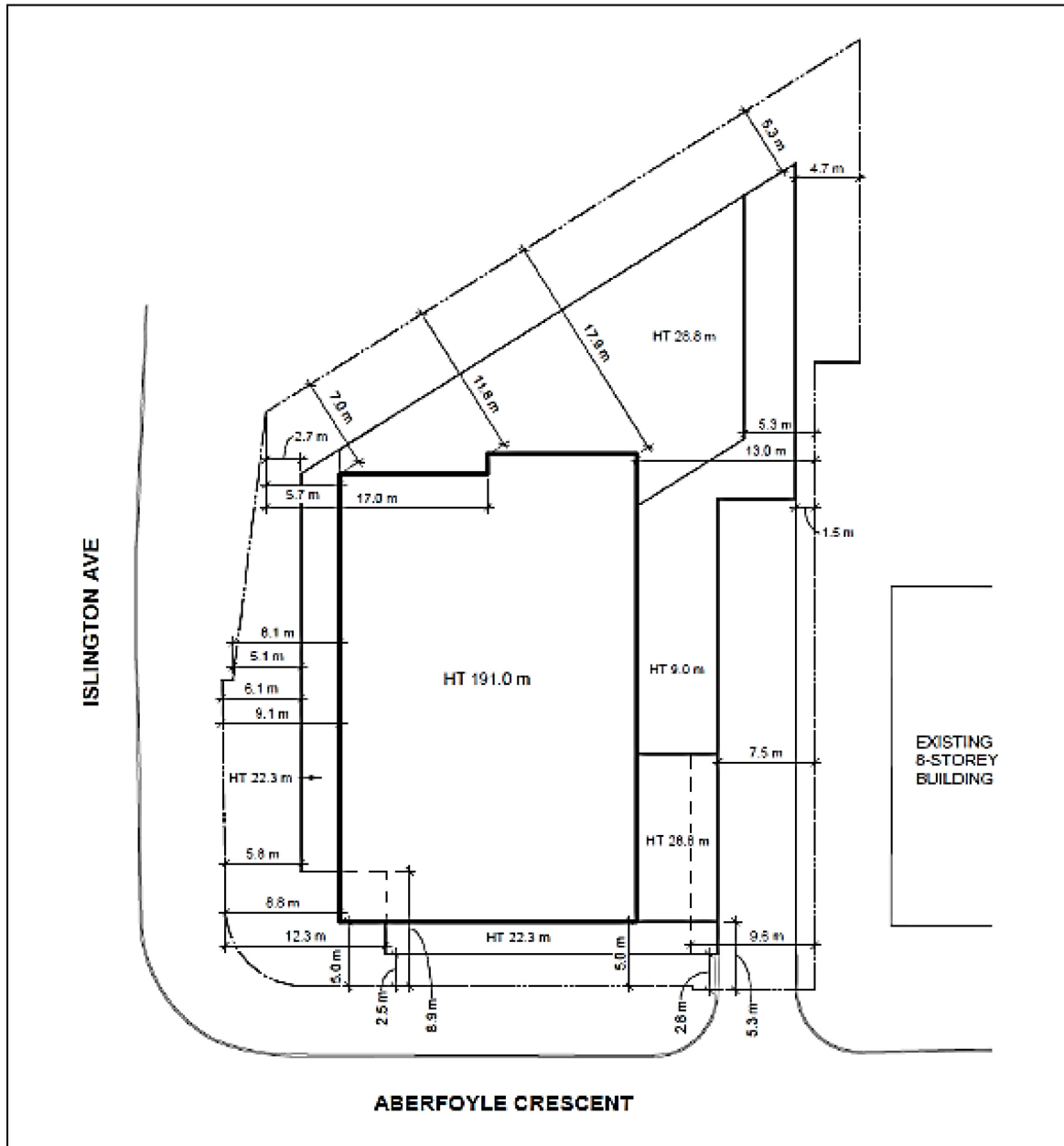


Diagram 5

1243 Islington Avenue

File # 25 244597 WET 03 OZ

----- Built Form at Grade



City of Toronto By-law 569-2013
Not to Scale

Diagram 6

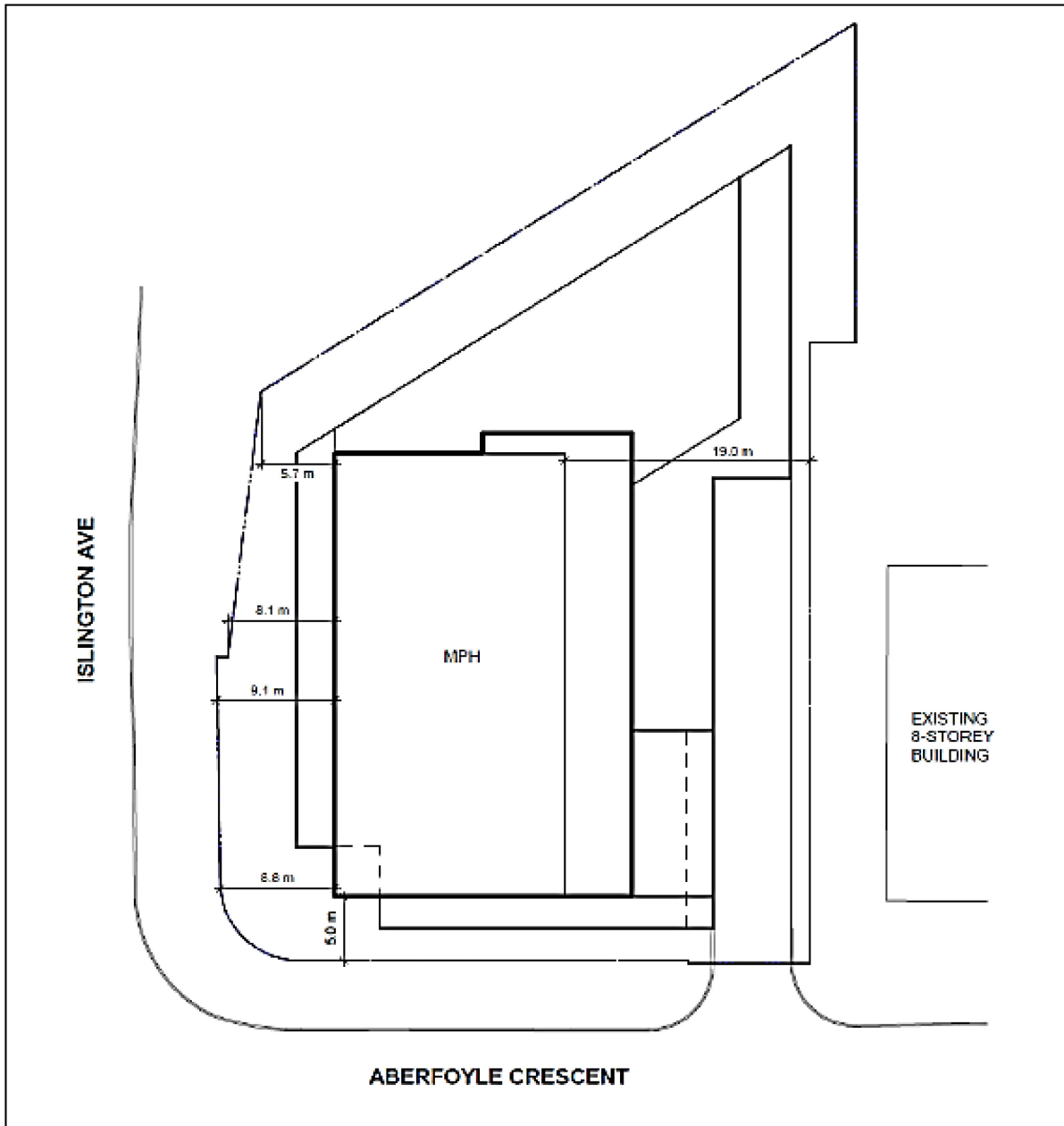


Diagram 6

1243 Islington Avenue

File # 25 244597 WET 03 OZ

----- Built Form at Grade



City of Toronto By-law 569-2013
Not to Scale

Diagram 7

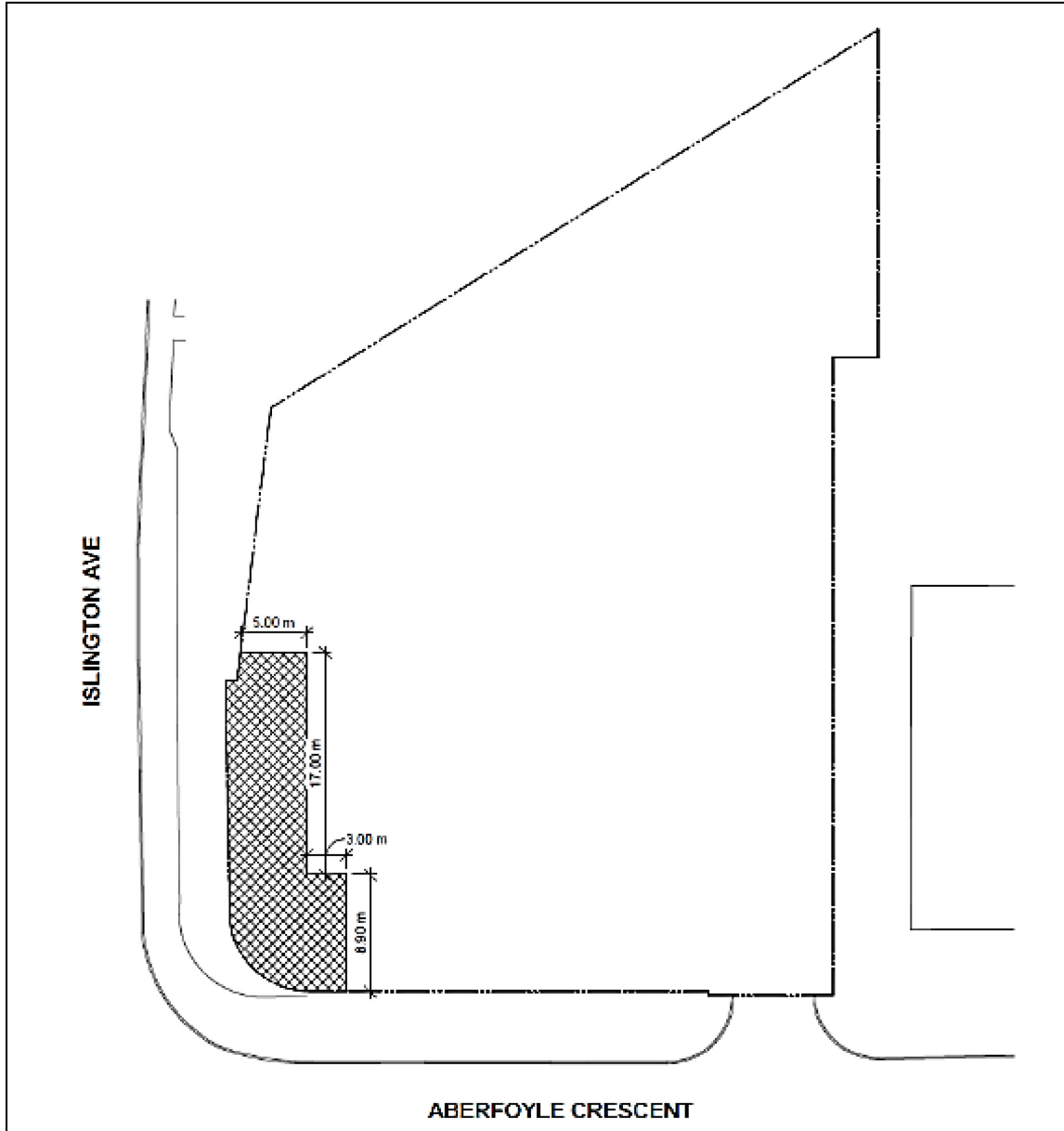


Diagram 7

1243 Islington Avenue

File # 25 244597 WET 03 OZ



No part of a building, except for any structural elements, associated cladding and architectural features, may be located between grade and a minimum vertical clearance of 8.8 metres.



City of Toronto By-law 569-2013
Not to Scale

Diagram 8

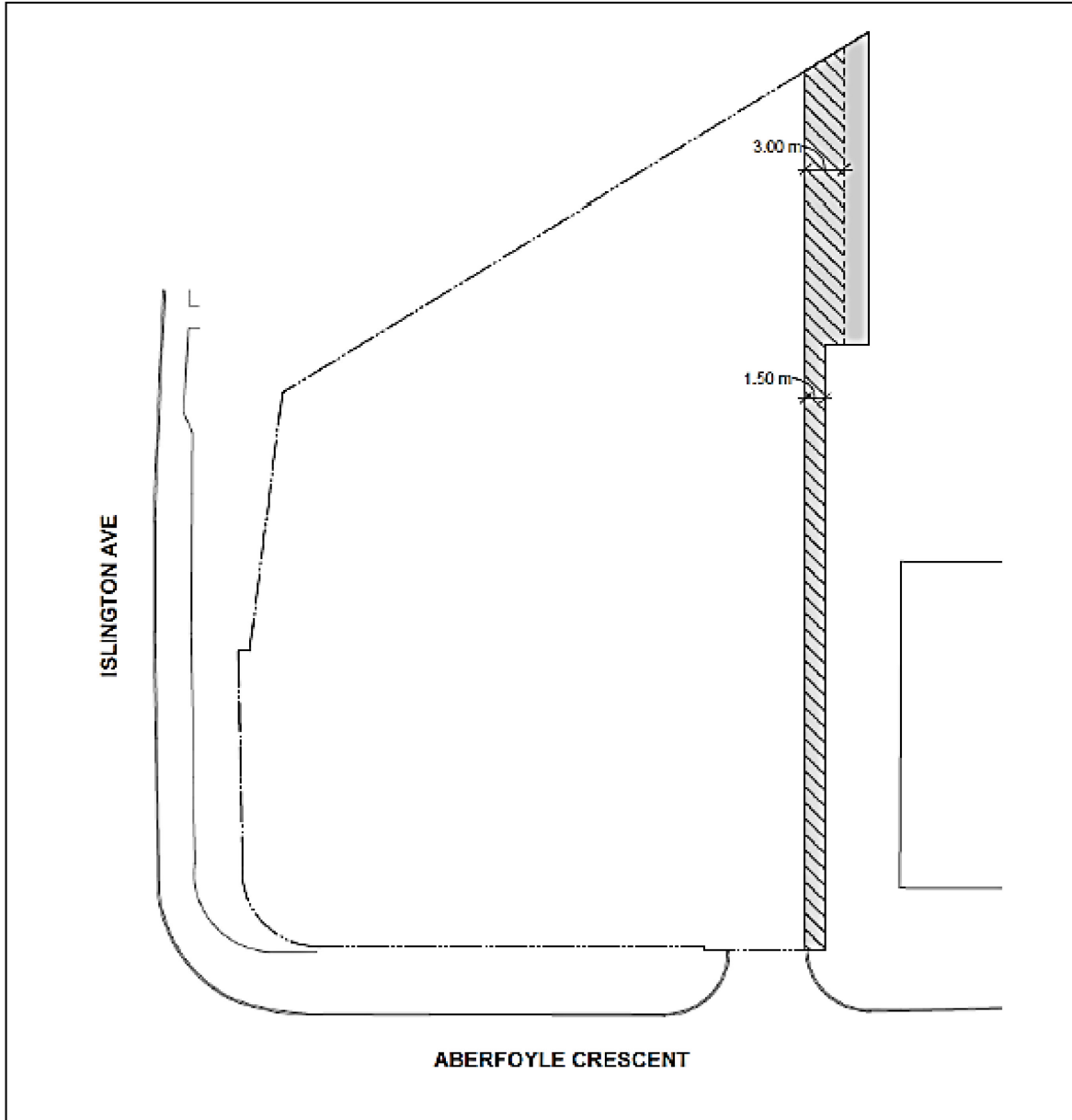




Diagram 8

1243 Islington Avenue

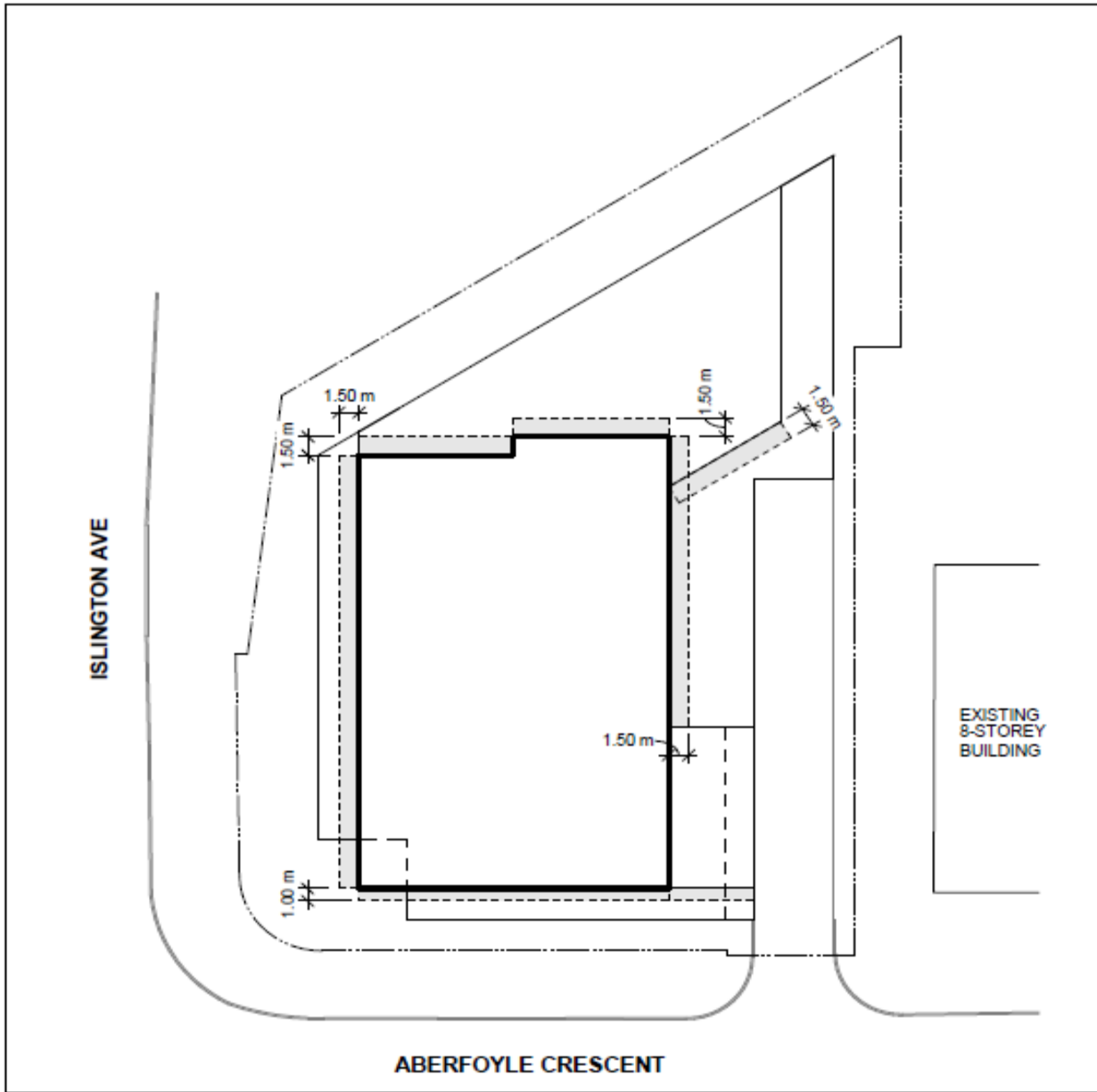
File # 25 244597 WET 03 OZ

-  No part of any building or structure may be located between grade and a minimum vertical clearance of 5 metres.
-  Pedestrian Midblock Connection



City of Toronto By-law 569-2013
Not to Scale


Diagram 9



1243 Islington Avenue

Diagram 9

File # 25 244597 WET 03 OZ

 Balconies, terraces, balcony guards and dividers permitted within these areas



City of Toronto By-law 569-2013
Not to Scale