

Authority: Etobicoke and York Community Council Item EY31.2, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 825-2018

To amend Zoning By-law 569-2013, as amended with respect to the lands municipally known in the year 2018 as 1124, 1128 and 1130 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; and

Whereas pursuant to Section 39 of the Planning Act, 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 by 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines by deleting the symbol "RD(f13.5; a510; d0.45)" and replacing it with "RT(u14) (x169)" as shown on Diagram 2 attached to this By-law;
 1. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.1 Exception Number 169 so that it reads:

Exception RT 169

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) Despite clause 10.60.40.70, the required minimum **building setbacks** are those shown on Diagram 3 of By-law 825-2018;
- (B) **Established grade** is the Canadian Geodetic Datum elevation of 116.76 metres;
- (C) Despite regulation 10.60.40.40(1), the maximum permitted residential **gross floor area** is 2,815.00 square metres;

- (D) Despite regulation 10.5.50.10(1)(A), a minimum of 39 percent of the lands on Diagram 1 of By-law 825-2018 must be soft landscaping;
- (E) Despite regulation 10.60.40.80(2)(B), the minimum separation distance between the **main walls** of the respective **buildings** is 7.0 metres as shown on Diagram 3 of By-law 825-2018;
- (F) Despite regulation 10.60.40.10(1)(A), the permitted maximum height for a **building** or **structure** is 12.95 metres;
- (G) Despite regulation 10.60.40.1(3)(A), the minimum width of a **townhouse** is 4.4 metres;
- (H) Despite regulation 10.60.40.1(3)(B), the minimum width of a **semi-detached house** is 5.4 metres;
- (I) Despite regulation 10.60.30.40(1), the maximum **lot coverage** (including garages) is 44 percent;
- (J) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit** (Resident) and 0.2 for each **dwelling unit** (Visitor); and
- (K) A temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the property is permitted, for a maximum of 3 years from the date of the enactment of By-law 825-2018. No development standards apply to the temporary sales office or structure.

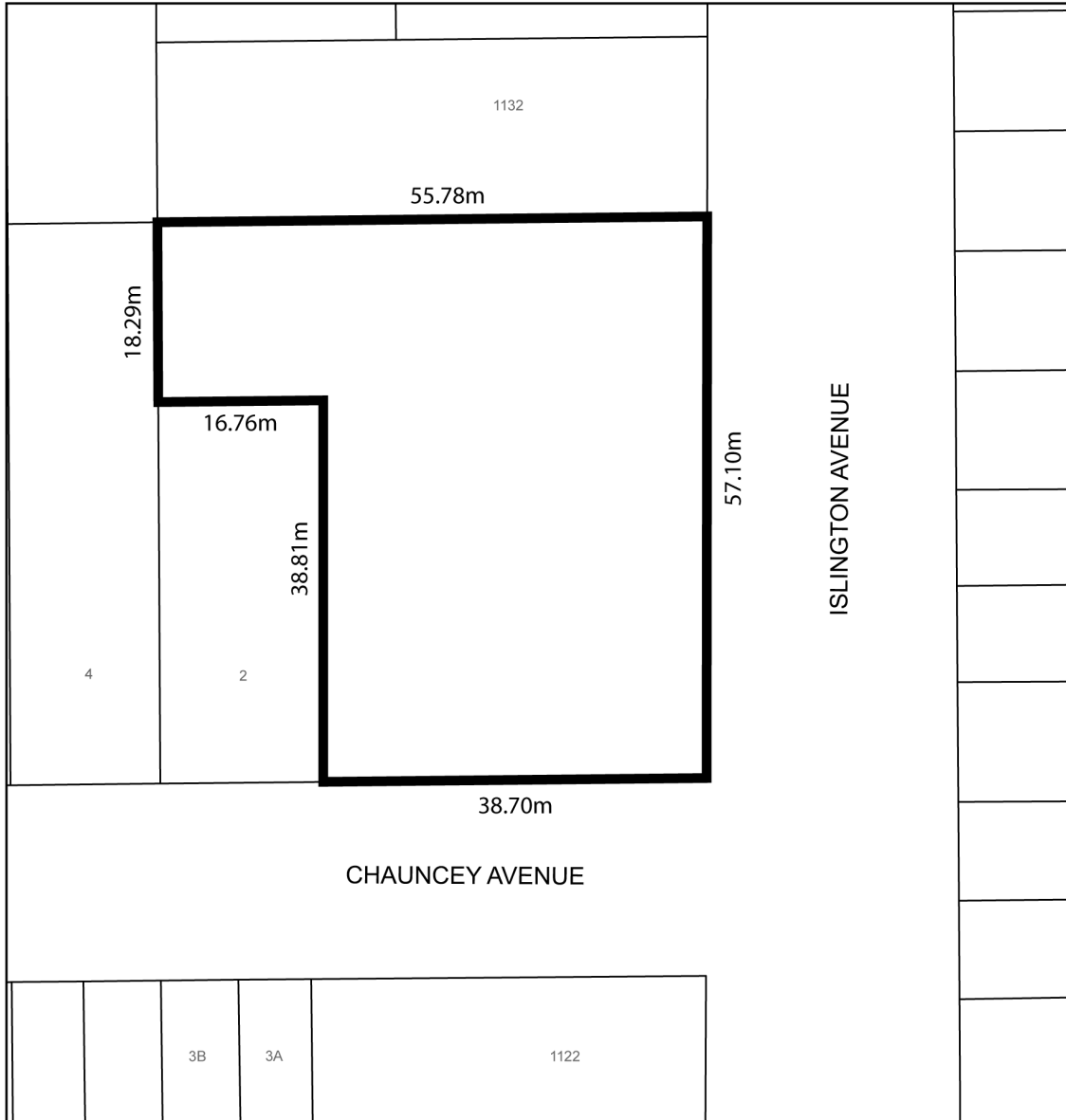
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on June 29, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

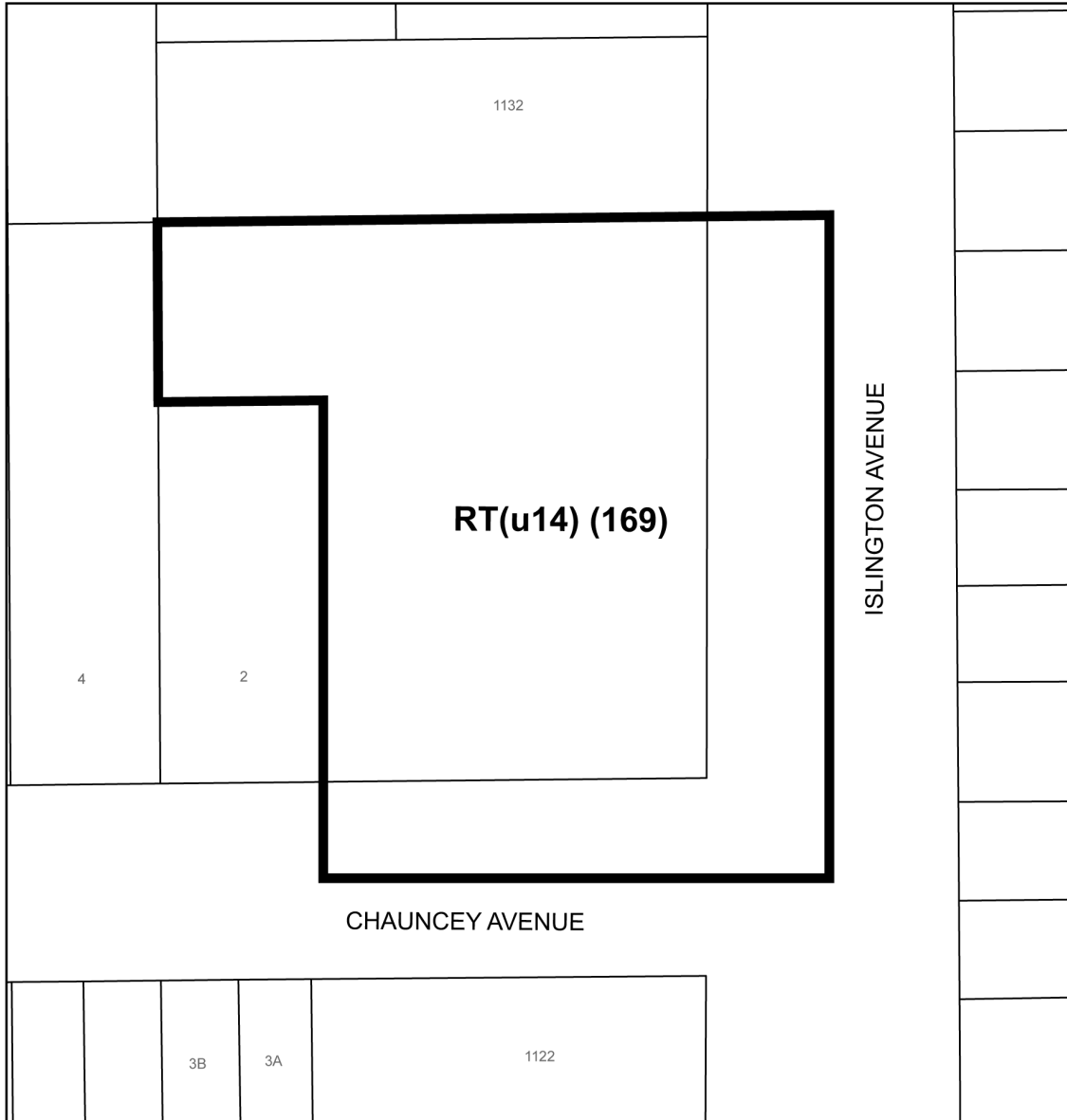
(Seal of the City)



 **TORONTO**
Diagram 1

1124, 1128 and 1130 Islington Avenue


File # 16 268406 WET 05 0Z

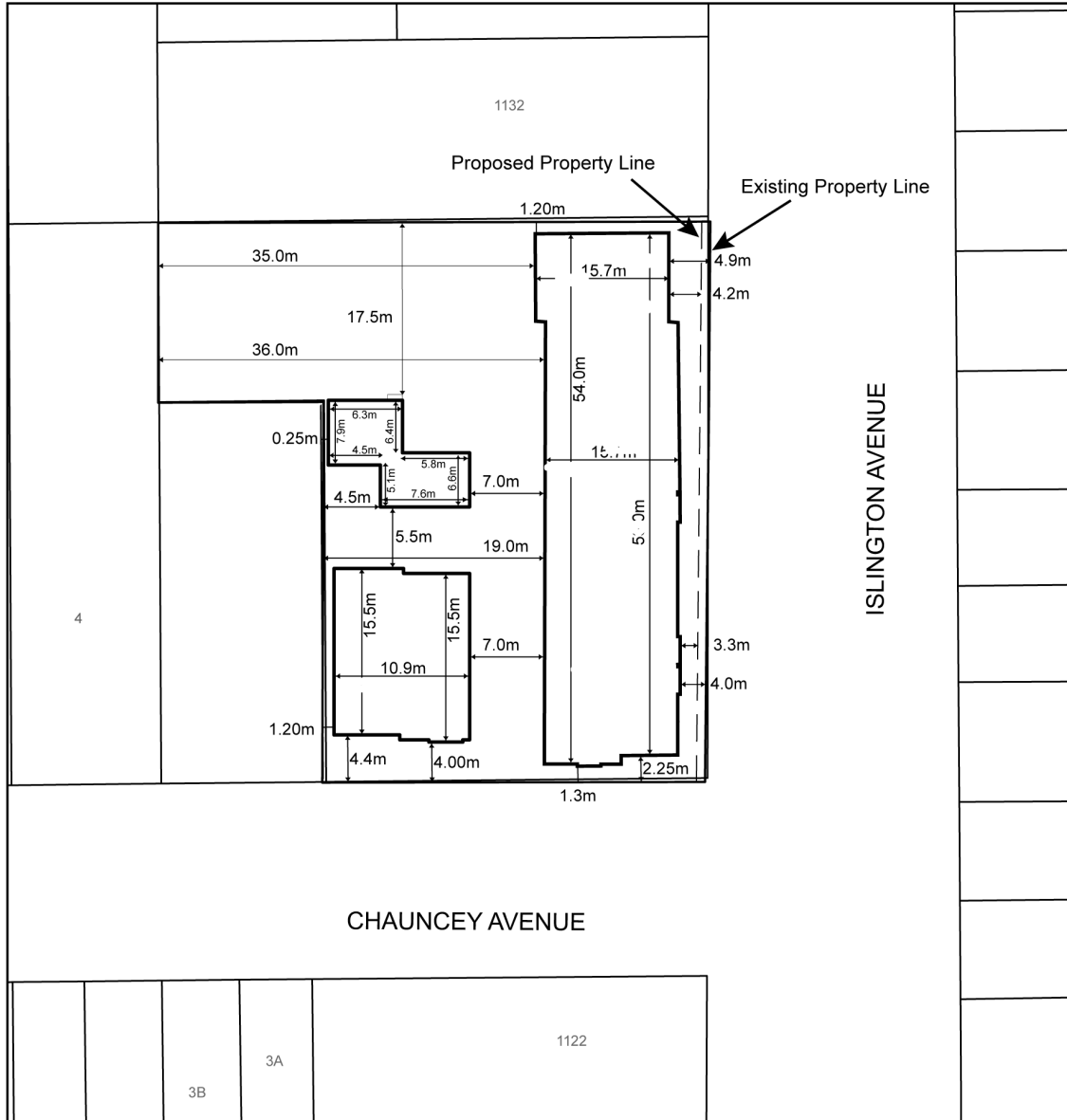


 **TORONTO**
Diagram 2

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 0Z



City of Toronto By-Law 569-2013
Not to Scale
5/16/2018



 **TORONTO**
Diagram 3

1124, 1128 and 1130 Islington Avenue

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City of Toronto By-Law 569-2013
Not to Scale
5/16/2018