

Authority: Planning and Housing Committee Item PH11.1,  
adopted as amended, by City of Toronto Council on  
April 17 and 18, 2024  
City Council voted in favour of this by-law on May 23,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 13-2024 dated May 23, 2024

## **CITY OF TORONTO**

### **BY-LAW 486-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1226 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;

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 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 (c;5.0 r;0.0) SS1 (940) 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 and storey label to these lands: HT 15.0, 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 no value.
7. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 940 so that it reads:

(940) Exception CR (940)

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 1226 Islington Avenue, if the requirements of By-law 486-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (D) below:
- (B) Regulation 40.10.40.1(2) regarding commercial uses – location of entrances and first floor elevation does not apply;
- (C) The following Clauses and Regulations do not apply to a **lot** or to a **building** containing a **transportation use**:
  - (i) Regulation 40.10.40.10(5), with regard to the required minimum height of the first **storey**;
  - (ii) Clause 40.10.40.70 with regard to **building setbacks**;
  - (iii) Clause 40.10.90.10 with regard to **loading space** locations;
  - (iv) Clause 40.10.150.1(1) with regard to waste and recyclable storage; and
  - (v) Regulation 200.5.10.1(1) and Table 200.5.10.1 with regard to required minimum **parking spaces**;
- (D) Despite Regulation 40.5.80.1(1), a required or provided **parking space** can be located on the **lot** or on the north abutting **lot**;
- (E) Despite Regulation 230.5.10.1(1) and (3) and Table 230.5.10.1(1), a minimum of 25 **bicycle parking spaces** are required to be provided on the **lot**.

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

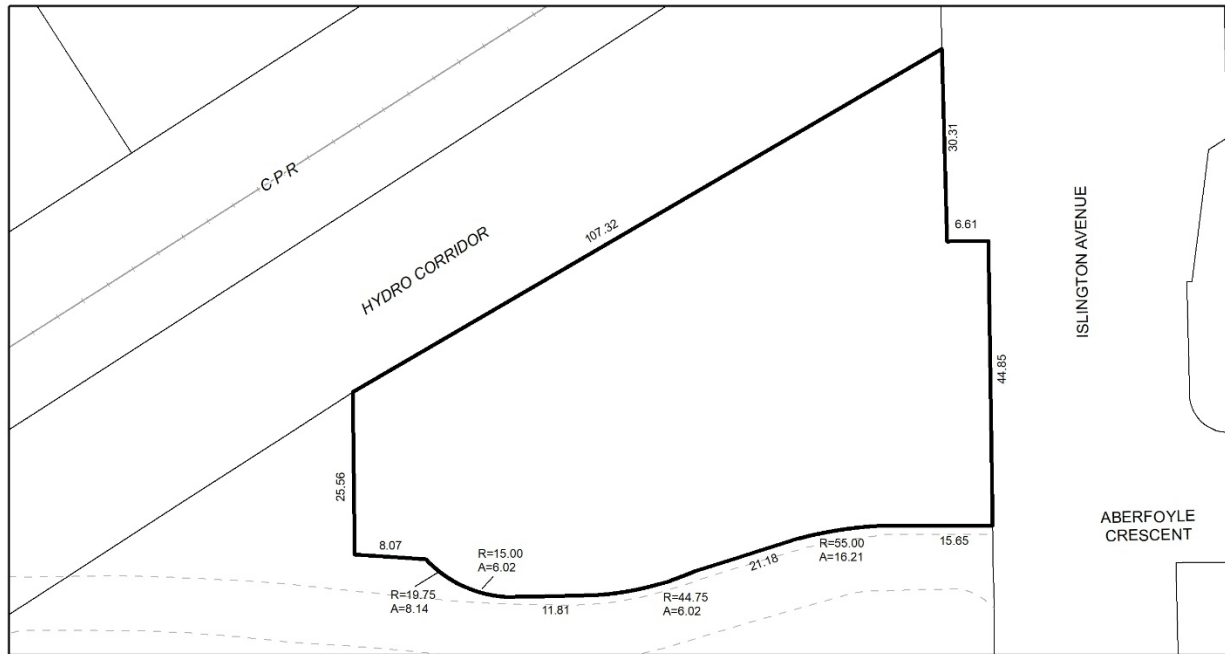
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on May 23, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**

**Toronto**  
Diagram 1

**1226 Islington Avenue**

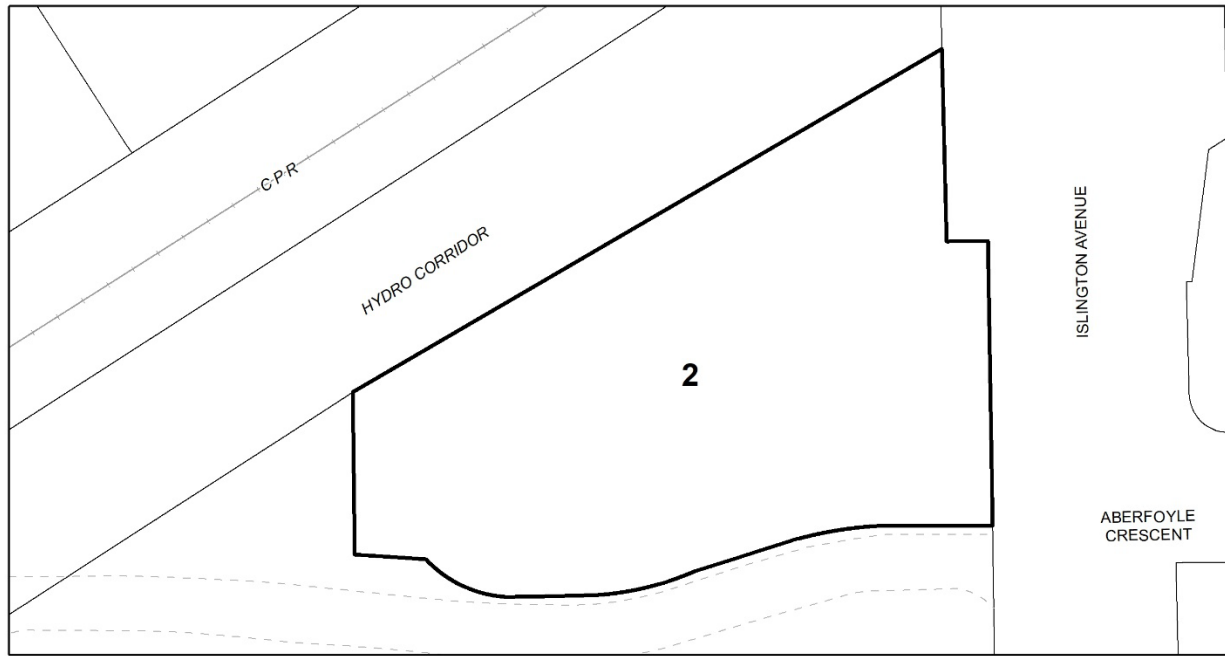
File # 21 249190 WET 03 OZ

City of Toronto By-law 569-2013  
Not to Scale  
12/21/2023

**Diagram 2**

 **Toronto**  
Diagram 2

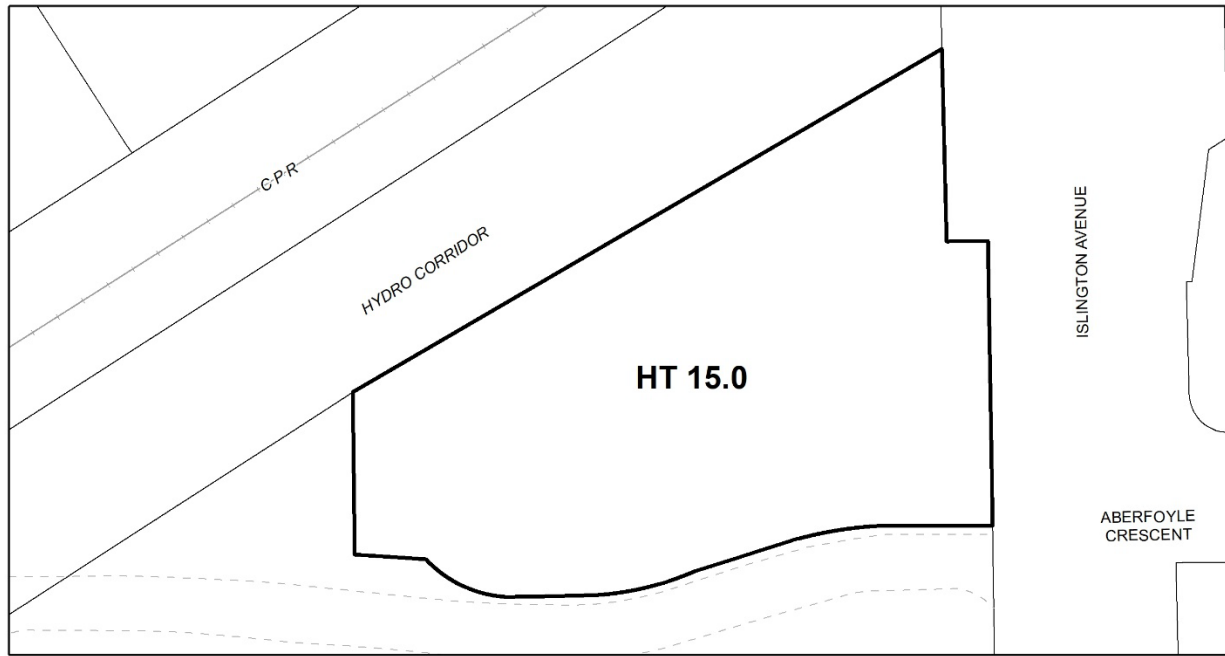
**1226 Islington Avenue**  
File # 21 249190 WET 03 OZ

**Diagram 3**

 **TORONTO**  
Diagram 3

**1226 Islington Avenue**  
File # 21 249190 WET 03 0Z

City of Toronto By-law 569-2013  
Not to Scale  
12/21/2023

**Diagram 4**

 **Toronto**  
Diagram 4

**1226 Islington Avenue**  
File # 21 249190 WET 03 0Z

City of Toronto By-law 569-2013  
Not to Scale  
12/21/2023

