

Authority: Etobicoke York Community Council Item
EY18.2 Item, as adopted by City of Toronto Council on
December 17 and 18, 2024
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 52-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2422, 2428 and 2434 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 shown on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10, and amending the zone label of CL 0.5 to a zone label of CR 3.6 (c0.5; r3.5) SS2 (x1057) 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 no value.
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 no value.
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 1057 so that it reads:

(1057) Exception CR 1057

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 2422, 2428 and 2434 Islington Avenue, if the requirements of By-law 52-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (DD) below:
- (B) Despite Regulation 40.10.20.10(1) and 40.10.20.20(1), the following non-residential uses are not permitted:
 - (i) Grocery Store;
 - (ii) Medical Office;
 - (iii) **Day Nursery**;
- (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 146.48 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** on a lot may not exceed 660.0 square metres;
- (E) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 41 percent;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided they are located on or above the ground floor level;
- (G) Despite Regulation 40.10.40.1(6), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** may not be within 7.5 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category other than:
 - (i) a service entrance;
 - (ii) an entrance to a residential use; or
 - (iii) an entrance or exit required by Federal or Provincial Regulations;
- (H) Despite Regulation 40.10.40.10(2), 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 52-2025;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 4.5 metres;

- (J) Despite Regulations 40.5.40.10(3) to (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 52-2025:
- (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 5.0 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 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (K) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 52-2025; and
- (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**; and,
 - (ii) for the purpose of this exception, the second **storey** of any at-grade **dwelling units** containing two levels does not constitute a **storey**;
- (L) Despite Regulations 40.10.40.40(1) (A), (B), and (C), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 31,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 27,200 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 660.0 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 600.0 square metres;
- (M) The permitted maximum number of **dwelling units** is 450;

- (N) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 8 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) 15 percent of the total number of **dwelling units** in (i) above will be any combination of two bedroom and three or more bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three or more bedroom **dwelling units**; and,
 - (v) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (O) A "Mid-block Connection" will be provided on the **lot** within the areas identified on Diagram 4 of By-law 52-2025;
- (i) For the purpose of this exception, a "Mid-block Connection" means a space on the **lot** situated at ground level that may be located on private property and is accessible to the public and used principally as a pedestrian walkway;
- (P) The provision of a "Mid-block Connection" is subject to the following:
- (i) Outside of any **building**, it must have a minimum width of 2.1 metres;
 - (ii) Inside of any **building**, it must have a minimum width of 3.5 metres and a clearance height of 4.5 metres;
 - (iii) For the portion that is partially enclosed, which extends through the building, it must have a minimum width of 3.5 metres and a vertical clearance height of 4.5 metres;
- (Q) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.62 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.99 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;

- (R) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 52-2025;
- (S) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (R) 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 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.2 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.8 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (vii) eaves, by a maximum of 0.9 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres;
- (T) Despite Regulation 200.5.1.10(2)(A)(iv), 18 of the required **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**;
- (U) 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; and
 - (iii) vertical clearance of 2.2 metres;
- (V) Despite Regulation 200.15.1(4), an accessible **parking space** must be the **parking spaces** closest to a barrier free entrance to a **building**;
- (W) Despite Regulations 200.5.10.1(1), 200.15.10.10(1) and (2), and Table 200.5.10.1, a minimum of 13 accessible **parking spaces** are required on the **lot**;
- (X) Despite Regulation 230.5.1.10(4)(A)(ii) and (C), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.8 metres;

- (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 2.4 metres;
- (Y) Despite Regulation 230.5.1.10(7), no shower and change facilities are required;
- (Z) In addition to the areas of a **building** permitted through Regulations 230.5.1.10(9)(A)(i), (ii) and (iii) and 230.5.1.10(9)(B)(i)(ii) and (iii), a "long-term" **bicycle parking space** may also be located in the following locations:
 - (i) Below-ground levels without restriction;
- (AA) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (BB) Despite Regulations 230.5.10.1(1), (3), (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 0.13 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
 - (iv) 0.25 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
 - (v) Despite (iv) above, at least 3 "short term" **bicycle parking spaces** are required for non-residential uses on the **lot**;
- (CC) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 38 metres from a pedestrian entrance to a **building** on the **lot**.

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.

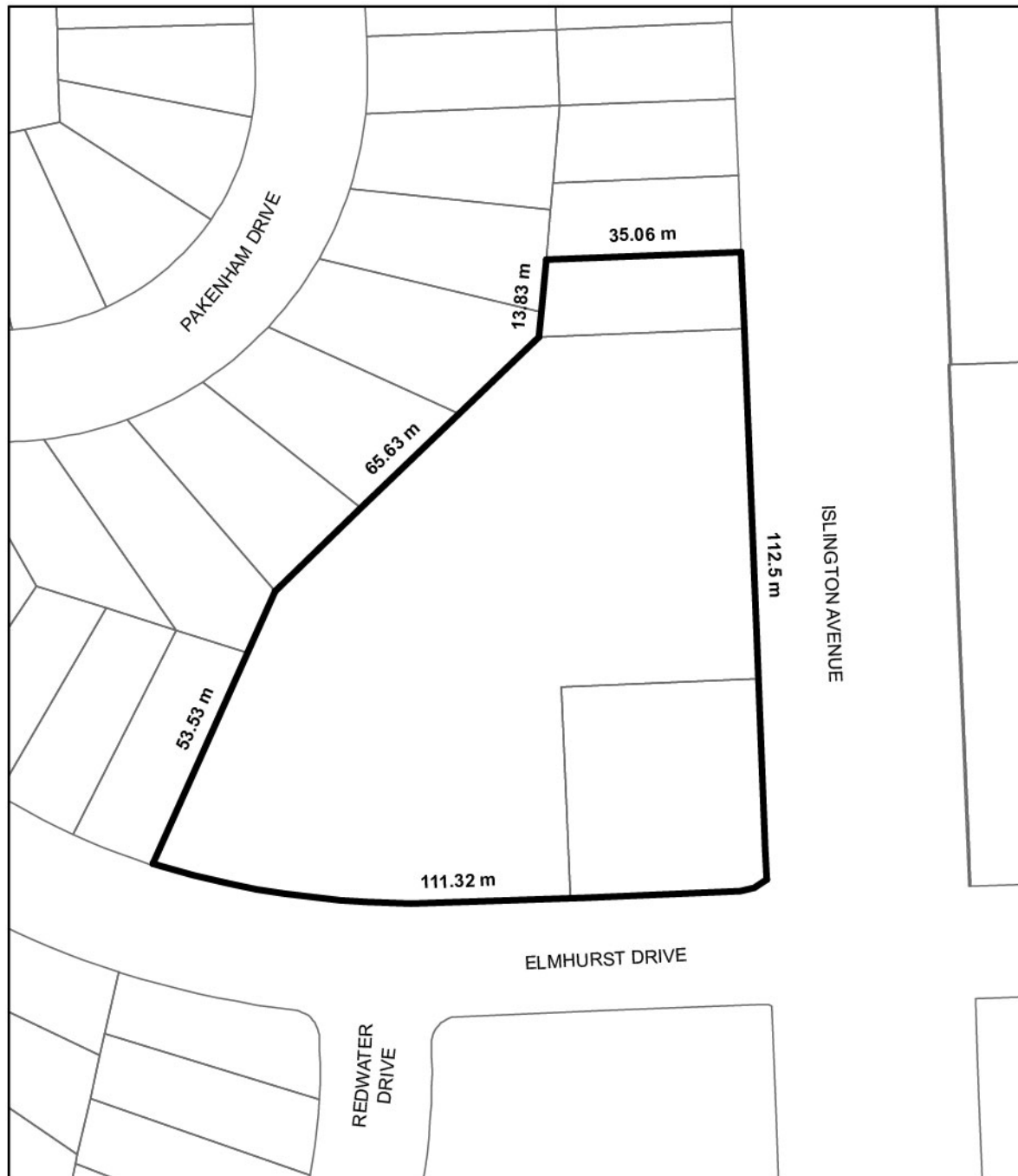
Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

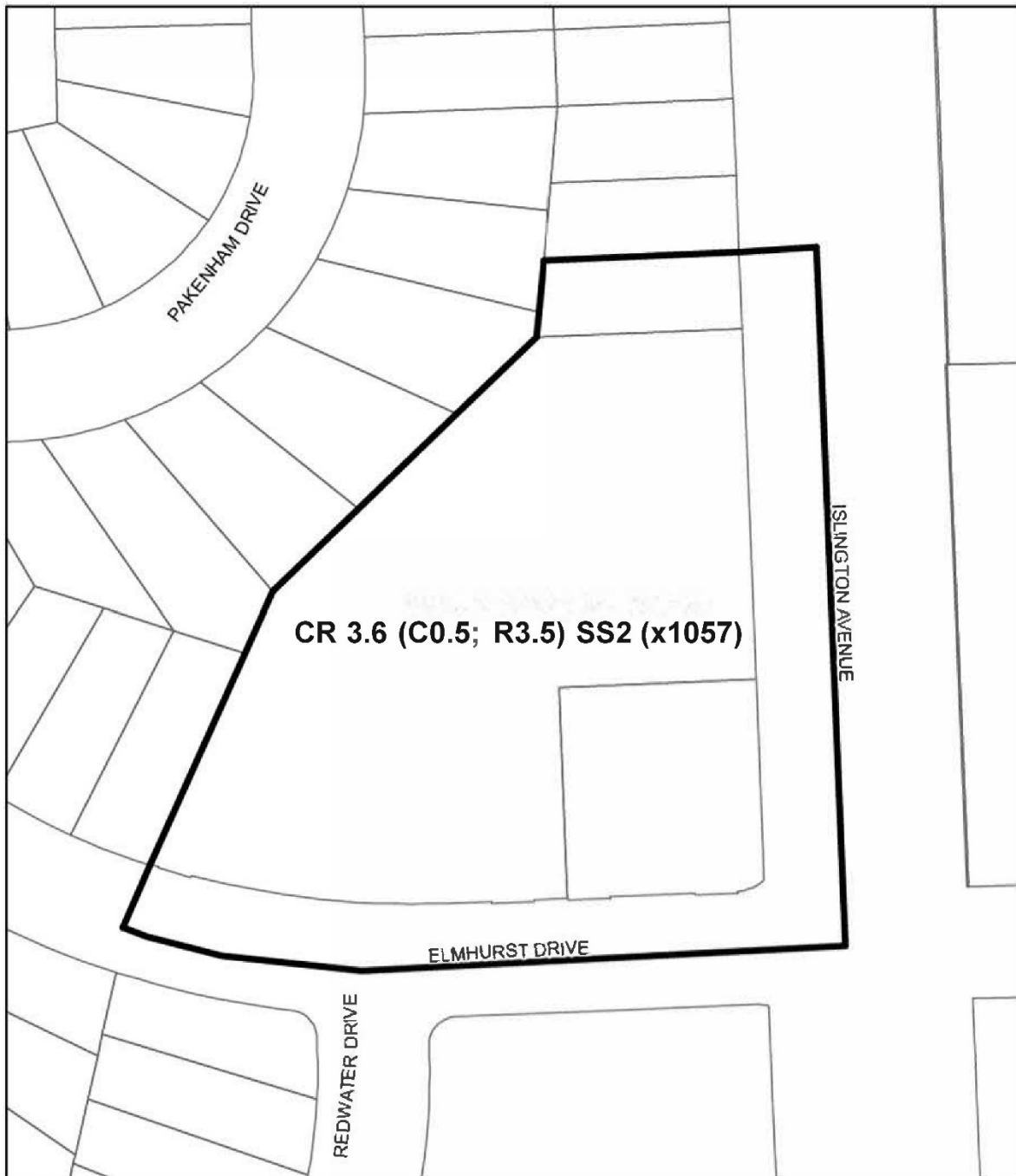


 **Toronto**
Diagram 1

2422, 2428, 2434 Islington Ave

File # 22 168994 WET 01 OZ

Diagram 2



 **TORONTO**
Diagram 2

2422, 2428, 2434 Islington Ave

File # 22 168994 WET 01 02


City of Toronto By-law 569-2013
Not to Scale
11/08/2024

2422-2434 Islington Avenue



Diagram not to scale

Diagram 4

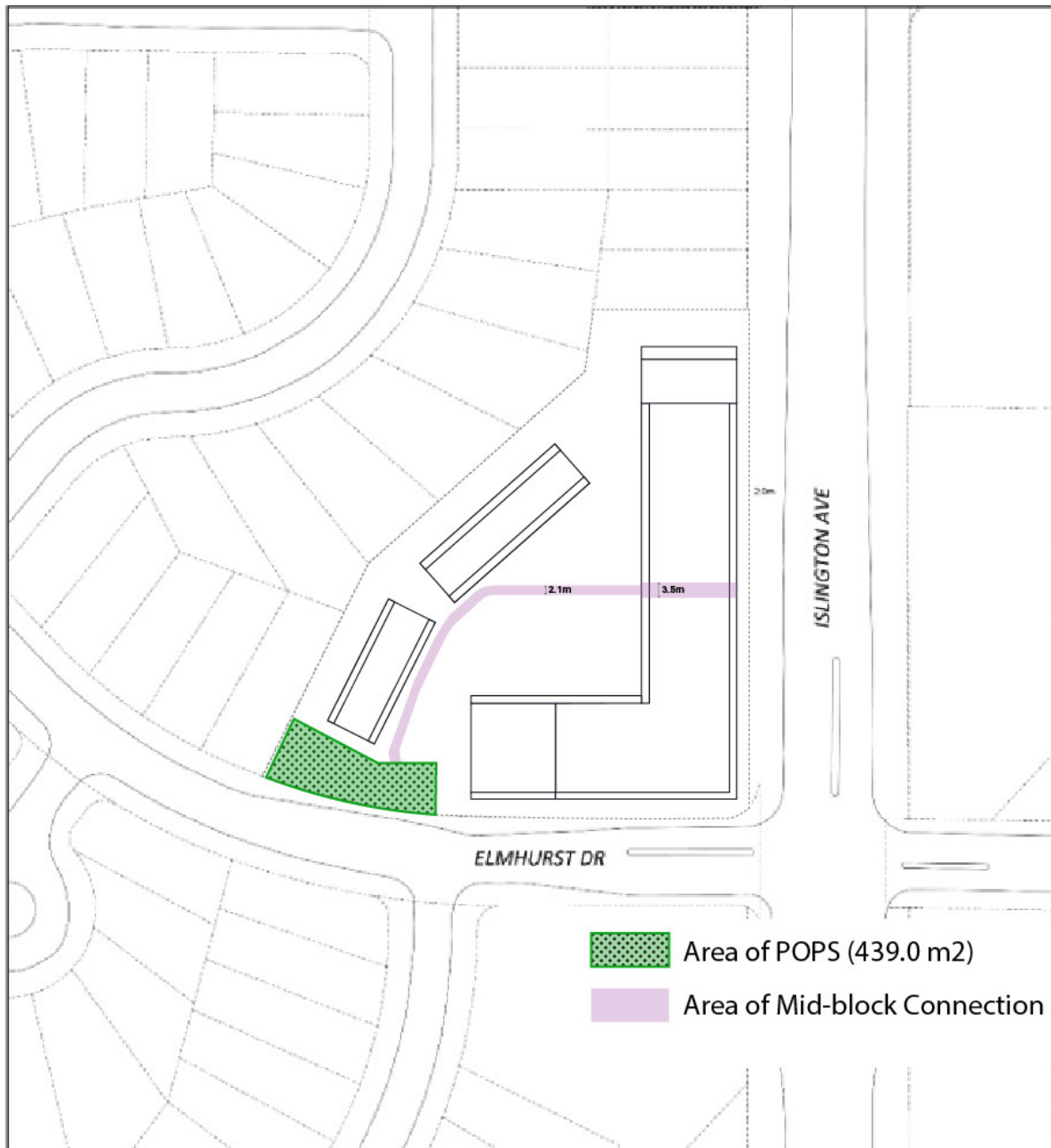


Diagram 4

2422–2434 Islington Avenue



Diagram 5



Diagram 5

2422-2434 Islington Avenue

