

Authority: Etobicoke York Community Council Item
EY23.6, as adopted by City of Toronto Council on June 25
and 26, 2025
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 583-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1122 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 (x381)" as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.1 Exception Number 381 so that it reads:

(x381) Exception RT 381

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 1122 Islington Avenue, if the requirements of the By-law 583-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (K) below;
- (B) Despite regulation 10.60.30.20, the required minimum **lot frontages** are shown on Diagram 1 of the By-law 583-2025;
- (C) Despite regulations 10.60.30.20(1)(B)(iii) and (C), where a **lot** with a **townhouse** has every **dwelling unit** fronting directly on a **street**, the required minimum **lot frontage** is 4 metres for each **dwelling unit**;
- (D) Despite regulation 10.60.30.40(1), the maximum permitted **lot coverage** for all principal **buildings** and **structures** is 50 percent of the **lot area**;
- (E) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4 metres;
- (F) Despite regulations 10.60.40.10(1)(A), (B), (C) and (D)(i), the permitted maximum **height** of a **townhouse** is the numerical value, in metres, following the letters "HT" as shown in metres on Diagram 3 of By-law 583-2025;
- (G) Despite regulations 10.60.40.40(1)(A) and (B), the permitted maximum floor space index regulations do not apply;
- (H) Despite regulations 10.60.40.70(1), (2) and (3), the required minimum **setbacks** are the numerical value in metres as shown on Diagram 3 of the By-law 583-2025;
- (I) Despite regulation 10.60.40.80(2), the required minimum above-ground separation distance between the **main walls** of one or more **residential buildings** on the same **lot** is the numerical value in metres as shown on Diagram 3 of the By-law 583-2025;
- (J) Despite regulations 10.5.50.10(1), (2) and (3), a minimum of 35 percent of the area of the **lot** must be **landscaping**; and
- (K) Despite regulations 10.5.50.10(1), (2) and (3), a minimum of 35 percent of the **landscaping** required in (J) must be **soft landscaping**.

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

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

6. 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 temporary sales 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 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

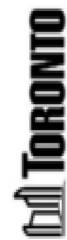
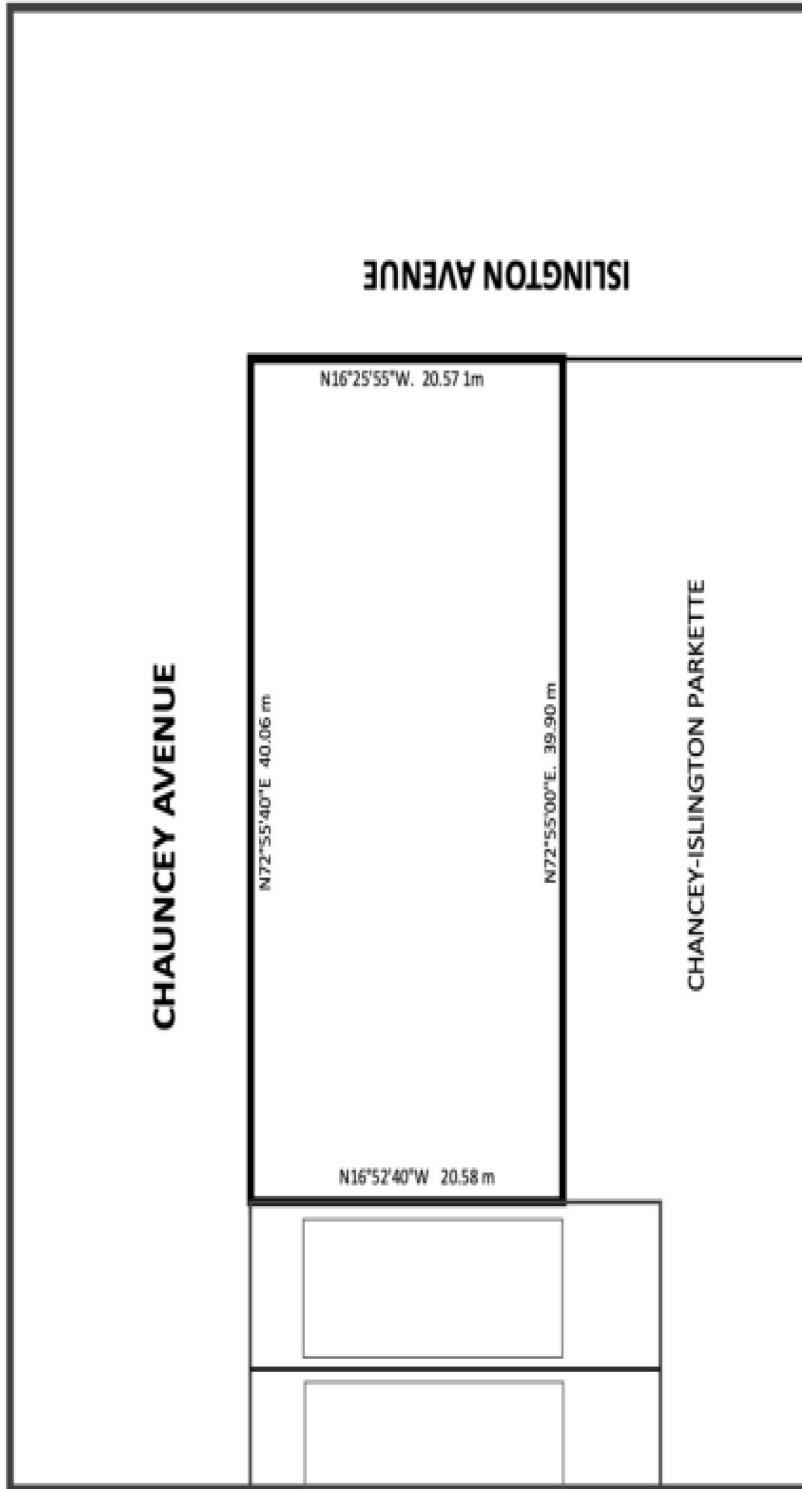


Diagram 1

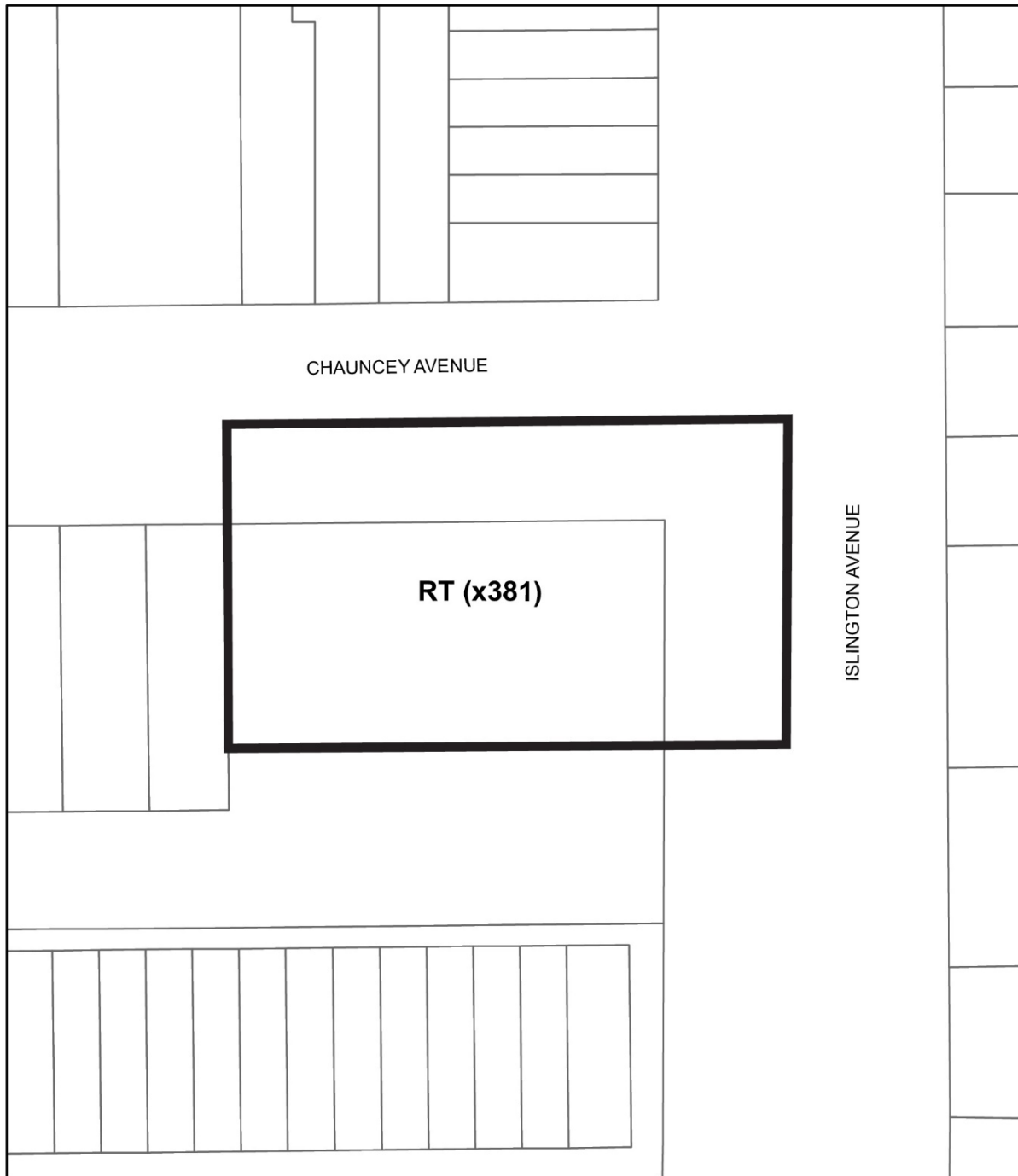
1122 ISLINGTON AVENUE

File # 22 221435 WET 03 OZ



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

Diagram 2



 **TORONTO**
Diagram 2

1122 Islington Avenue

File #: 22 221434 WET 03 02

Diagram 3

