

Authority: Etobicoke York Community Council / Planning and Housing Committee  
Item [-], as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**BY-LAW ###-YEAR**

**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; and

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 [Clerks to insert By-law ##] 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, 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 [Clerks to insert By-law ##];
- (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 [Clerks to insert By-law ##]:
  - (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 [Clerks to insert By-law ##]; 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 **[Clerks to insert By-law ##]**;
- (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 [Clerks to insert By-law ##];
- (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 [month day, year].

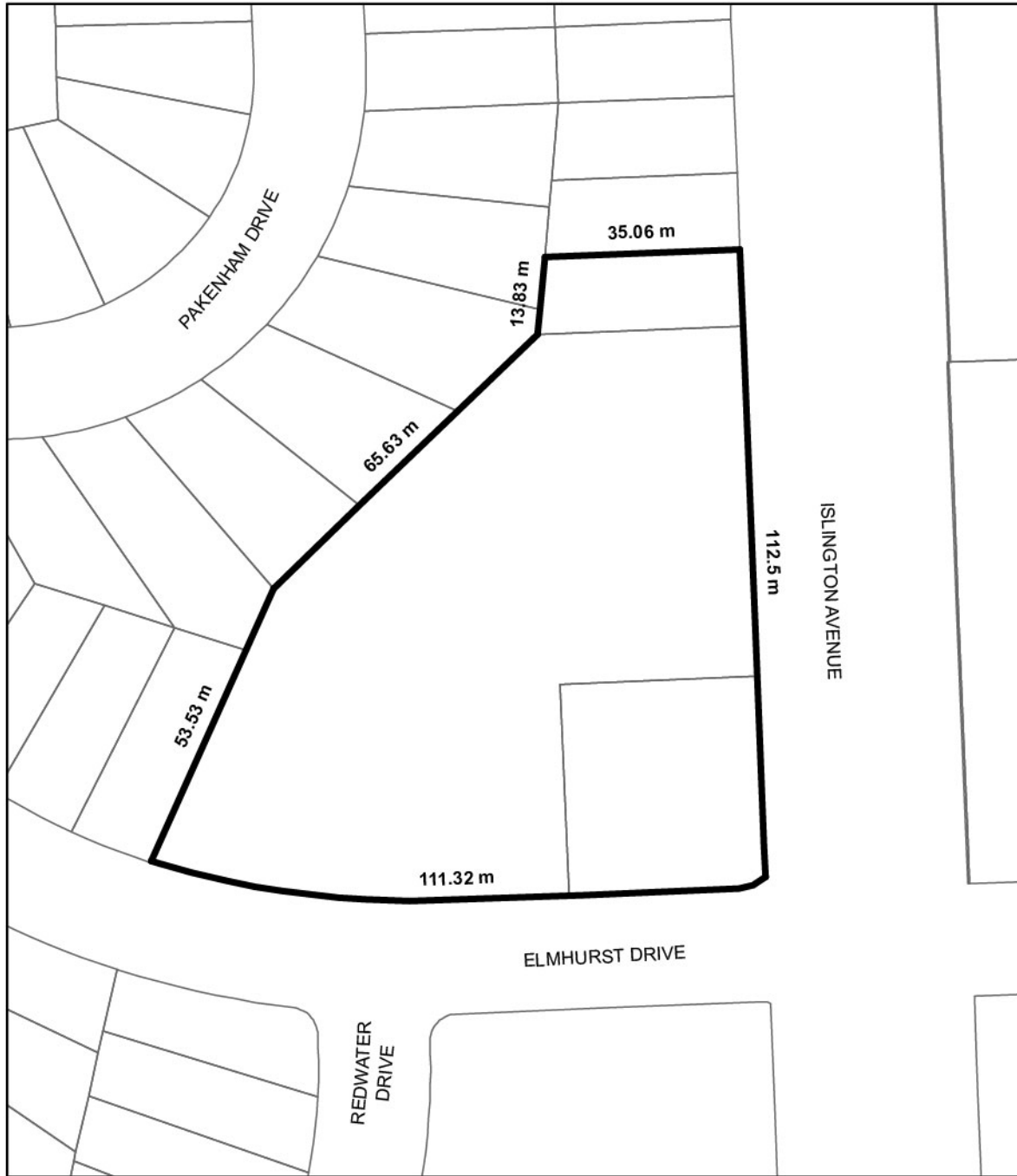
[full name],

Speaker

City Clerk

[full name],

(Seal of the City)

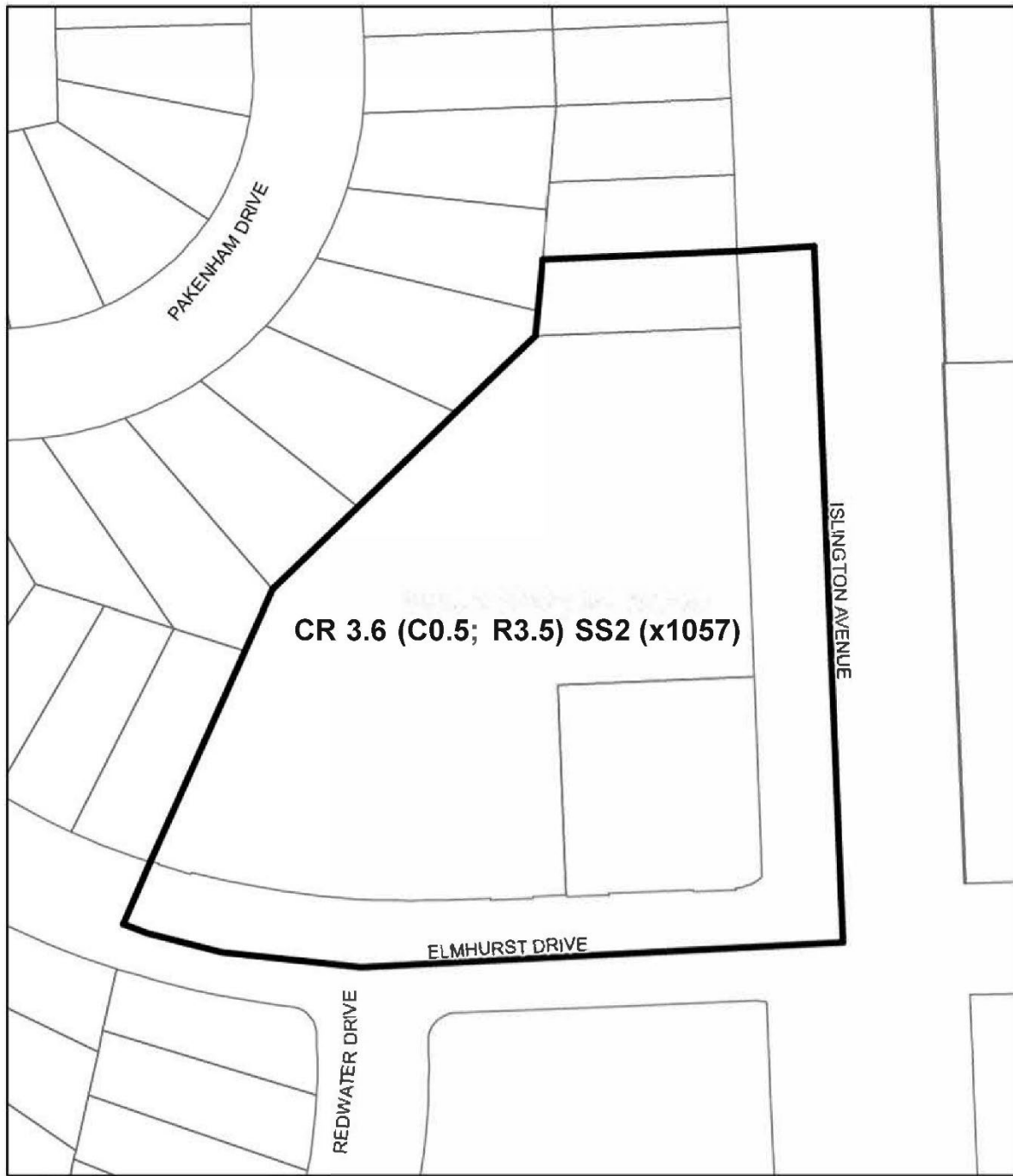


 **Toronto**  
Diagram 1

2422, 2428, 2434 Islington Ave

File # 22 168994 WET 01 OZ






 **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

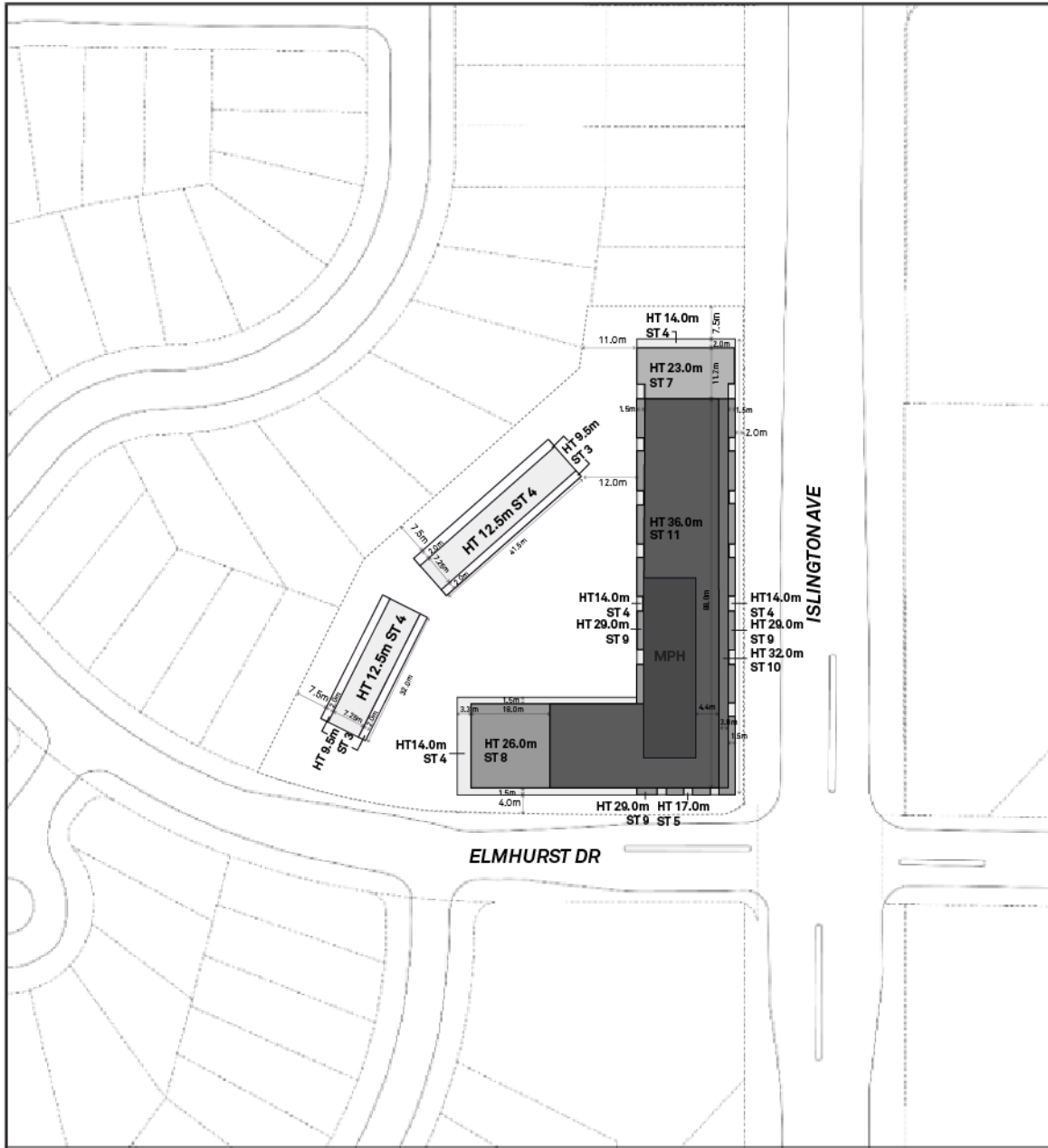


Diagram 3

2422-2434 Islington Avenue



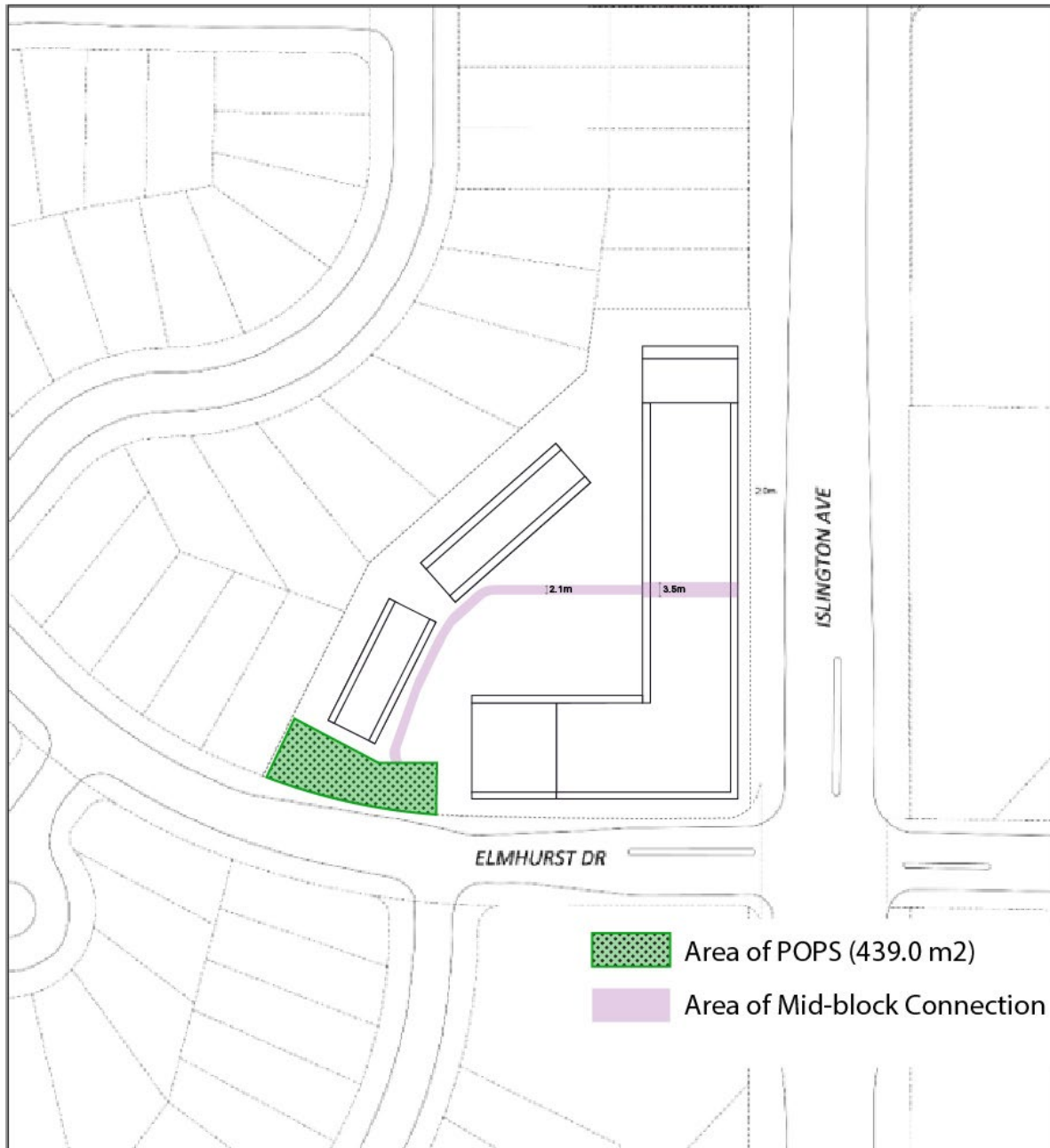


Diagram 4

**2422–2434 Islington Avenue**





Diagram 5

2422-2434 Islington Avenue

