

1276 Islington Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 242163 WET 03 OZ

SUMMARY

This report recommends approval of an application to amend the Zoning By-law to permit a 35-storey (108 metres, excluding the mechanical penthouse) infill residential building to replace the surface parking lot while retaining the existing 12-storey apartment building. The proposed building has 363 dwelling units and includes a residential gross floor area of 25,082 square metres. The portion of the site that is within the TRCA Regulated Area will be zoned Open Space - Natural Zone.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1276 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning, to secure the following through the Site Plan Control process for the lands, pursuant to Section 114 of the City of Toronto Act, 2006:
 - a. continue to provide and maintain the existing 202 rental dwelling units at 1276 Islington Avenue as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and

b. undertake improvements to the existing rental building, at its sole expense and at no cost to the tenants, at 1276 Islington Avenue, as follows:

1. 180 new secure underground vehicular parking spaces for exclusive use of tenants of the existing building at 1276 Islington Avenue,
2. New secure underground bicycle storage including 96 long-term spaces allocated for tenants of the existing building,
3. Garbage consolidation and upgrades resulting in no outdoor storage of waste,
4. Access to indoor and outdoor amenity space of proposed new building.

4. Prior to Site Plan Approval for the proposed development, City Council require the Owner to:

- a. develop a Construction Mitigation and Tenant Communication Plan, including a Parking Plan to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning.
- b. submit a Parking Plan that provides at least 1 parking space on-site for each tenant of 1276 Islington Avenue who had a parking space at the time of the rezoning application, dated December 23, 2022 and indicates the access to, and location of the parking spaces, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is triangular in shape and bounded by three street frontages - Islington Avenue to the east, Central Park Roadway to the north and Cordova Avenue to the southwest. The lot area is 10,672 square metres. The site drops in grade approximately four metres towards the northeast corner at the Islington Avenue and Central Park Roadway intersection. There is a hydro substation located immediately south of the site.

The eastern portion of the site along Islington Avenue falls within the Toronto Region Conservation Authority (TRCA) regulated area. The majority of the site is within the Ravine and Natural Feature Protection By-law. See Attachment 2 for the Location Map.

Existing Use

The site contains a 12-storey apartment building with 202 rental units with a parking structure. There are a total of 232 existing parking spaces on the site, of which 19 are visitor parking spaces and 180 are being leased by existing tenants.

The site has a driveway that is connected to both Islington Avenue and Central Park Roadway which is used for passenger pick-up and drop-off activities as well as access to the underground parking garage. There is separate loading and surface parking access from Cordova Avenue.

Surrounding Uses

North of Central Park Roadway are two existing eight-storey residential buildings with two infill buildings (20- and 25-storeys) that are under construction.

South of the site is approximately 80 metres away is the Canadian Pacific Railway and further south, approximately 300 metres away, is the TTC Islington Subway Station and bus terminal.

East of Islington Avenue is a 14-storey apartment building.

West of Cordova Avenue is the Islington Junior Middle School and southwest of Cordova Avenue is an apartment neighbourhood with buildings that range in height from 19 to 45 storeys.

THE APPLICATION

Description

The proposal is for a 35-storey (108 metres, excluding the mechanical penthouse) infill apartment building to replace the surface parking lot on the southern portion of the site while retaining the existing 12-storey apartment building. The proposed building has 363 dwelling units and includes a residential gross floor area of 25,082 square metres.

Density

The proposal has a density of 4.0 times the area of the lot, including the retained and proposed buildings.

Dwelling Units

The proposal includes 363 dwelling units, 260 one-bedroom (72%), 66 two-bedroom (18%), and 37 three-bedroom units (10%).

Amenity Space

The proposal includes a minimum of four square metres of combined indoor and outdoor amenity space per dwelling unit, including two square metres per unit for outdoor amenity and two square metres per unit for indoor amenity.

Access, Parking and Loading

The proposal includes a total of 287 vehicular parking spaces to be located within three underground parking levels, of which 180 are for the existing building and 107 are for the proposed building. During construction, the applicants will be providing some temporary on-site and off-site parking spaces for the residents of the existing building.

A total of 497 bicycle parking spaces and one Type 'G' loading area are also proposed for the new building. The application proposes to close off vehicular access to Islington Avenue while maintaining the existing north driveway from Central Park Roadway to provide access to the new building. The existing west access from Cordova Avenue is also retained to provide access to the loading and service areas for both buildings.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1276IslingtonAve

Reasons for Application

The proposal requires an amendment to bring the lands into Zoning By-law 569-2013 as Residential Apartment Commercial (RAC) zone, and to vary specific performance standards, including the maximum building height, maximum density, minimum setbacks, maximum projections and encroachments, and vehicular and bicycle parking requirements, among other standards. The portion of the site that is within the TRCA Regulated Area is proposed to be zoned Open Space - Natural Zone.

APPLICATION BACKGROUND

The current application was submitted on December 23, 2022 and deemed complete on May 29, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the [Application Information Centre](#).

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as part of a *Centre*, and designates the site as *Mixed Use Areas*. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 3.2.1.5(b) indicates that new development on sites containing six or more rental units, where existing rental units will be kept in the new development, should secure needed improvements and renovations to the existing rental housing to extend the life of the building that are to remain and to improve amenities, without pass-through costs to tenants.

Etobicoke Centre Secondary Plan

The Etobicoke Centre Secondary Plan identifies the site as *Mixed Use Area A* in the *Central Apartment Neighbourhood* area, which specifies that the area has the potential to develop further high density residential buildings with good street relationships and abundant pedestrian connections between old and new neighbourhoods.

Site and Area Specific Policy under Section 4.6 of the Secondary Plan applies to the eastern portion of the site and indicates that development is subject to the approval of the Toronto Region Conservation Authority.

Islington Protected Major Transit Station Area

The site is within a Council-adopted Protected Major Transit Station Area (PMTSA) for Islington Station on the Subway: Line 2 with a minimum density target of 300 people and jobs per hectare (refer to [2022.PH35.16](#)). The PPS places emphasis on ensuring that major transit station areas are prioritized for future growth and development to support the optimization of transit investments. OPA 570 delineates the Islington PMTSA. However, the associated Site and Area Specific Policy for the PMTSA has yet to be approved by the Ministry of Municipal Affairs and Housing.

Zoning

The site is subject to site specific Zoning By-laws 13,715 and 13,852 in the Etobicoke Zoning Code which identifies the site as Fourth Density Residential (R4). The R4 zoning category permits a variety of residential uses such as apartment buildings. The site specific Zoning By-laws establish permissions for the existing 12-storey apartment building, including parking requirements and minimum setbacks. See Attachment 6 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Etobicoke Centre Urban Design Guidelines;
- Etobicoke Centre Public Space & Streetscape Plan;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

On September 28, 2023, a virtual community consultation meeting took place with 36 people in attendance. The following comments and issues were raised during the consultation:

- Impact of the construction on the tenants of the existing rental building as it relates to impact on the existing parking supply, noise, and dust;
- Concerns with traffic and pedestrian safety in the area and desire for a stop sign at Cordova Avenue and Mabelle Avenue; and
- Concern over the provision of outdoor amenity areas that would be accessible to existing residents.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The application is proposing a residential building that is in keeping with the intended use permissions within the Etobicoke Centre Secondary Plan. The site is proposed to be brought into Zoning By-law 569-2013 under the Residential Apartment Commercial (RAC) zone. Although no commercial uses are being proposed, the RAC zone permits a number of small-scale commercial and community uses. Additionally, the portion of the site that is regulated by TRCA and the required setback is proposed to be zoned as Open Space - Natural Zone (ON).

Housing

The proposal would result in an infill residential building while retaining the existing rental building on site. The proposed building has a unit mix that meets the Growing Up Guidelines.

Improvements to Existing Rental Housing

The proposal includes improvements to the existing rental building and associated outdoor spaces, as follows:

- 180 new secure underground vehicle parking spaces in the new development for the exclusive use of tenant households currently leasing parking spots;
- New secure underground bicycle storage including 96 long-term spaces allocated for tenants of the existing building;
- Garbage consolidation and upgrades resulting in no outdoor storage of waste; and
- Access to indoor and outdoor amenity space of proposed new building.

The costs of all the above-mentioned improvements, will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Built Form

City staff are satisfied the built form of the proposed building conforms to the policies of the Official Plan and the Etobicoke Centre Secondary Plan, and that it meets the intent of the applicable guidelines. Commensurate with its location within a Centre, the site is appropriate for high-density intensification.

The proposed development is in proximity to the Islington Subway Station and is within an area of existing and planned high density residential buildings. The proposed 35-storey residential building represents an appropriate level of intensification given the surrounding heights in this Central Apartment Neighbourhood range from 12 to 45 storeys. The proposed height contributes to and reinforces the urban structure of the area by introducing a height that is generally less than the approved heights at the focal point of Islington Station, where the greatest heights and highest densities are permitted in the Secondary Plan.

The base building is between two and four storeys and the streetwall has been designed to frame the adjacent streets and surrounding public realm appropriately. The base building is set back between 4.5 metres to 7 metres from Cordova Avenue, achieving a curb to building face distance that ranges from 9.5 metres to 11 metres. The tower steps back from the base building by at least three metres at the two pedestrian entrances along Cordova Avenue and facing Islington Avenue.

The proposed tower has a floor plate size of 750 square metres and a tower separation from the existing 12-storey building of predominantly 25 metres, consistent with the Tall Building Design Guidelines. The tower achieves a compact form that minimizes shadow impacts and maximizes sunlight access on the public realm, allows for sky views and access to daylight and privacy for occupants within units. Due to the site shape and existing building orientation on the lot, one corner of the proposed building has a separation distance of 20 metres to the existing building. This is acceptable given it is limited to one corner where dwelling units would not have a direct line of sight into the neighbouring building and 25 metre or greater separation is provided between all directly opposing building faces.

The tower is stepped back from the base building three metres along the south side and up to eight metres on the north side where the two pedestrian entrances to the building are located. The tower stepbacks help to reinforce the base building as the defining element for the public realm, enhance pedestrian comfort by absorbing downward wind shear, and limit the visual impact of the tower at grade.

The building height, placement of the tower and massing is appropriate within the existing and planned context.

Public Realm

The proposed building is located at the south corner of the site, and only has one public realm interface facing Cordova Avenue where the building setback ranges from 4.5 to 7 metres. To minimize the impacts of loading and servicing activities on site, vehicular access to these areas have been consolidated along the Cordova Avenue frontage. The proposed building setback provides adequate space for street tree planting to screen

the existing and proposed loading areas and minimize their impact and improve the attractiveness of the public realm. The street tree planting details will be secured through the future Site Plan Control application process.

Shadow Impact

A Sun Shadow Study, prepared by Kirkor Architects and Planners was submitted in support of the application. The Sun Shadow Study shows that the shadow of the proposed development mainly falls within the shadows of the existing buildings on site and in the surrounding area. The proposal would cast marginal net new shadows on Tom Riley Park for approximately 2 hours from 5:18 to 6:18 pm on March 21st and September 21st. The Sun Shadow Study sufficiently demonstrates that the impact on the surrounding public realm and neighbouring properties have been minimized.

Wind Impact

A Pedestrian Level Wind Tunnel Study, dated December 23, 2022, prepared by RWDI was submitted in support of the application. The Study identifies that the pedestrian wind safety criterion is expected to be met at all grade-level and above-grade areas, however some uncomfortable wind conditions are predicted to the west, southwest and southeast sides of the building in the winter, including at building entrances and along adjacent streets. Additional wind mitigation measures to resolve remaining uncomfortable wind conditions at the above-mentioned locations will be secured at the Site Plan Control stage.

Servicing

A Functional Servicing and Stormwater Management Report by Masongsong Associates Engineering Limited was submitted in support of the application. This report evaluated existing subsurface conditions and the effects of development on the City's municipal servicing infrastructure and demonstrated that there is sufficient capacity to service the proposed development.

Development Engineering staff have reviewed the servicing reports and determined that there is sufficient capacity to service the proposal. The proposed building setbacks secured in the Draft By-law allows for Toronto Water to secure a sanitary sewer easement along the southern portion of Islington Avenue at the Site Plan Control stage.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Islington Avenue, a 3.44-metre road widening dedication along the Islington Avenue frontage of the site is required and is proposed to be conveyed to the City. Additionally, a six-metre corner rounding at the corner of Islington Avenue and Central Park Roadway is also required and proposed to be conveyed to the City.

Traffic Impact

The applicant submitted a Transportation Impact Study, prepared by BA Consulting Group Ltd. The proposed development will generate a total of 110 and 145 residential

two-way vehicle trips during the morning and afternoon peak hour, respectively. The report concluded that all signalized and unsignalized intersections within the study area network are expected to operate acceptably with no mitigation measures in future conditions. A revised Transportation Impact Study is required at Site Plan Control stage to determine if stop signs at Mabelle Avenue and Cordova Avenue is warranted.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access is proposed to be provided from the existing driveway along Central Park Roadway. The proposed driveway will provide access to the underground garage and the pick-up and drop-off area of the site. The existing loading and visitor parking driveway along Cordova Avenue will also be retained and be used to serve both the existing building and the proposed building.

The proposed building will meet the parking requirements in Zoning By-law 569-2013 and are acceptable. A minimum of 12 accessible parking and 7 visitor parking spaces are required, and the proposal is meeting the accessible parking requirement and exceeding the visitor parking by providing 31 spaces for the new building.

The majority of parking is being provided below grade, with surface parking spaces limited to 5 pick-up and drop-off spaces from Central Park Roadway and 5 visitor parking spaces from Cordova Avenue to maximize landscaping, on-site tree planting, and outdoor amenity space.

The application includes 497 bicycle parking spaces, of which 59 are short term and 438 are long term. This proposed bicycle parking meets the requirement of the Toronto Green Standard and is acceptable.

There is one Type G and one Type C loading space proposed for the new building and a Type C loading space for the existing building, all accessed from Cordova Avenue. The provision of loading spaces meet the requirements of Zoning By-law 569-2013 and are acceptable.

Construction Phasing and Tenant Parking Plan

The applicant has submitted a phasing plan to provide temporary parking for the existing residents of the 12-storey building during the construction of the proposed building, as follows:

- Phase 1a: provides 51 spaces on-site (17 spaces at grade accessed from the Cordova Avenue entrance and 34 spaces at grade accessed from the Central Park Roadway entrance) in addition to 49 spaces provided off-site at 90 Cordova Avenue while the existing parking garage is demolished.
- Phase 1b: would have a partially completed underground garage with 172 spaces that will be available to the existing residents and 17 spaces at grade from the Cordova Avenue entrance and 1 space from the Central Parkway Road Entrance.

- Phase 1c: is the construction of the remaining portion of P1, P2 and P3. A total of 267 parking spaces will be available of which 18 are visitor parking.

A Construction Mitigation Strategy and Tenant Communication Plan and a Parking Plan are required prior to Site Plan Control approval, to mitigate and minimize construction impacts on existing residents, including interim parking conditions during construction.

Parkland

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Ravine Protection

The eastern portion of the site along Islington Avenue is within a Toronto Regional Conservation Authority (TRCA) Regulated Area. The majority of the site is also within the City of Toronto Ravine and Natural Feature Protection (RNFP) By-law area. Given this is an infill project and the existing underground structure is setback 5 metres from the engineered flood line, the proposed 8.5-metre building to flood line setback is acceptable.

At the Site Plan Control stage, the at-grade amenities will need to meet a minimum six-metre setback to the flood line. Additionally, this buffer zone to the flood plain will be required to be naturalized to the greatest extent possible. A Stewardship Plan/Naturalization plan will be required for review at Site Plan for the proposed buffer to the flood line. The applicant is also required to obtain a RNFP permit prior to any site works.

As per TRCA's request, the lands within the regulatory flood plain and the buffer are zoned Open Space - Natural Zone in the Draft Zoning By-law.

Natural Heritage Protection

The site is partially in a Natural Heritage System as identified on Map 9 of the Official Plan. The applicant has submitted a letter prepared by Beacon Environmental Limited in support of this application. The letter indicates that given the subject property is urbanized, there are no natural heritage features or environmentally significant areas associated with the subject property. There are landscaped areas comprised of lawn and planted shade trees, however, none of the trees are endangered or threatened and the existing building does not provide habitat for urban species at risk such as bats and chimney swifts. Staff agreed that a full Natural Heritage Impact Study is not required for this application.

Archaeological Assessment

A Stage 1-2 Archaeological Property Assessment, prepared by AMICK Consultants Limited was submitted in support of the application. The report determined that there are no further archaeological concerns regarding the subject property and staff finds this acceptable.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law) and MC 658 Ravine and Natural Feature Protection. An Arborist Report prepared by Kuntz Forestry Consulting Inc was submitted in support of this application. The report indicates that 54 by-law-protected trees are within proximity to the proposed development lands. Five city-owned trees within the right-of-way are proposed to be directly impacted and 49 trees were identified as trees located in a ravine natural feature protection location.

A total of 28 new street trees are proposed. The applicant is required to submit a tree planting deposit to ensure the planting and survival of 28 new City trees at the Site Plan Control application stage.

Noise Mitigation

An Environmental Noise and Vibration Report, prepared by Jade Acoustics was submitted in support of this application. A peer review of this study will be required at the Site Plan Control application stage.

Toronto Green Standard

Tier 1 performance measures that will be secured through the site-specific Zoning Bylaw include rates of vehicular parking spaces and bicycle parking spaces to be equipped with energized outlets and soil volume on the site. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, would be secured through the Site Plan Control process.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Etobicoke Centre Secondary Plan Areas Map

Attachment 5: Etobicoke Centre Secondary Plan Land Use Map

Attachment 6: Existing Zoning By-law Map

Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: Elevations

Attachment 1: Application Data Sheet

Municipal Address:	1276 Islington Avenue	Date Received:	December 23, 2022
Application Number:	22 242163 WET 03 OZ		
Application Type:	Zoning By-law Amendment		
Project Description:	A 35-storey residential building at 1276 Islington Avenue. The existing 12-storey apartment building is proposed to be retained.		
Applicant	Agent	Architect	Owner
MHBC Planning	MHBC Planning	Kirkor Architects and Planners	Double Z Investments Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Etobicoke Centre Secondary Plan - SASP 6
Zoning:		Heritage Designation:	No
Height Limit (m):	60 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	10,672	Frontage (m):		Depth (m):	
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,300	1,300	526	1,826
Residential GFA (sq m):	17,800	17,800	25,082	42,882
Non-Residential GFA (sq m):				
Total GFA (sq m):	17,800	17,800	25,082	42,882
Height - Storeys:	12	12	35	12 and 35
Height - Metres:	36	35	108	35 and 106

Lot Coverage Ratio (%)	17.11	Floor Space Index:	4
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	25,082	
Retail GFA:		

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	202	202	363	565
Freehold:				
Condominium:				
Other:				
Total Units:	202	202	363	565

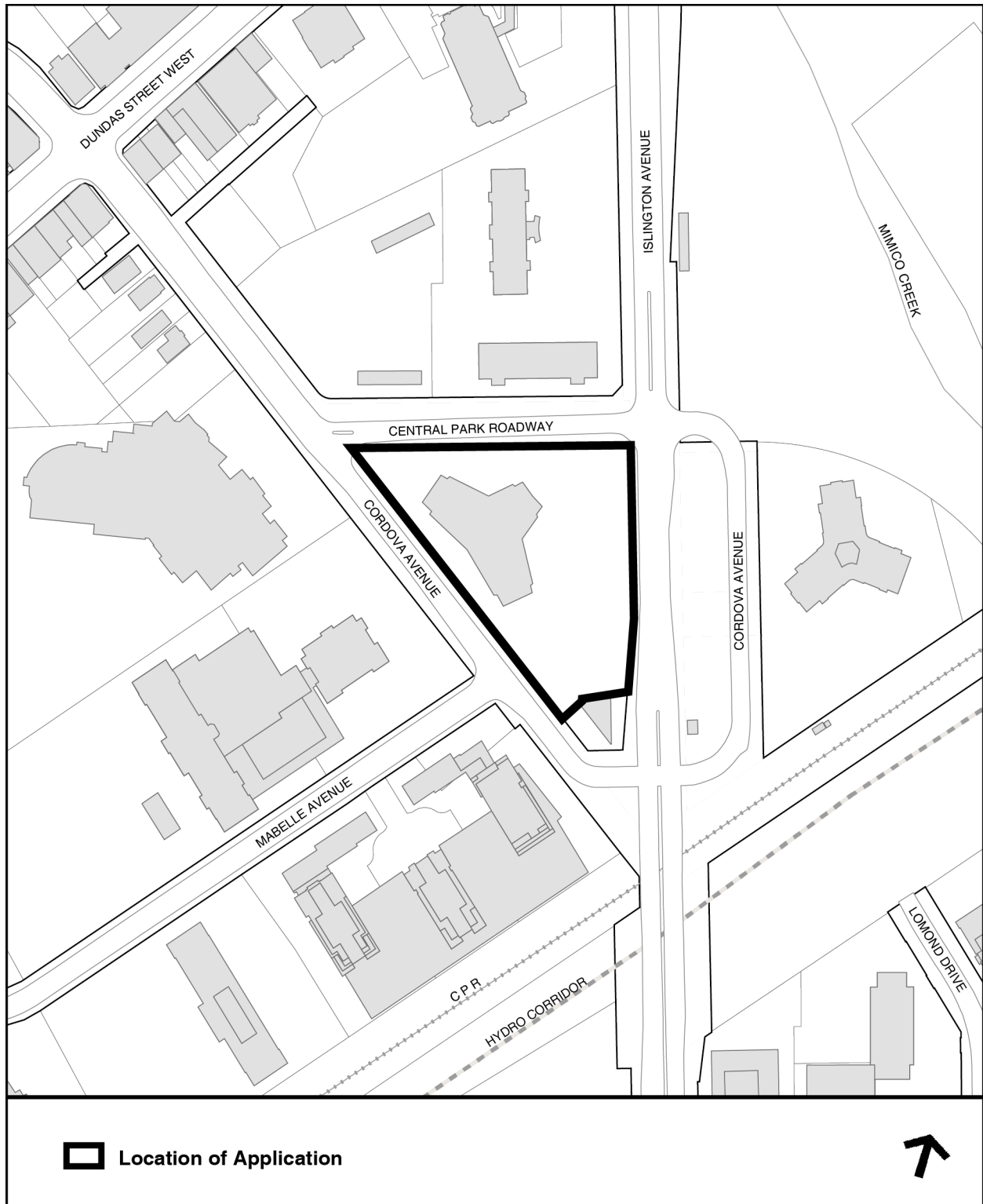
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			260	66	37
Total Units:					

Parking and Loading

Parking Spaces:	287	Bicycle Parking Spaces:	497	Loading Docks:	3
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

1276 Islington Avenue

File # 22 242163 WET 03 0Z



Location of Application

Mixed Use Areas



Natural Areas

Parks

Other Open Space Areas

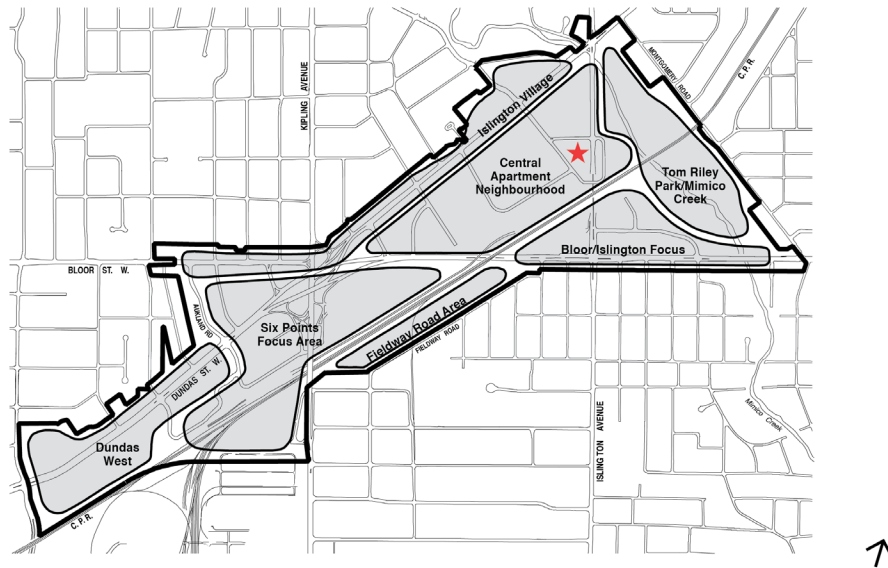


Utility Corridors



Not to Scale
Extracted: 01/03/2023

Attachment 4: Etobicoke Centre Secondary Plan Areas Map

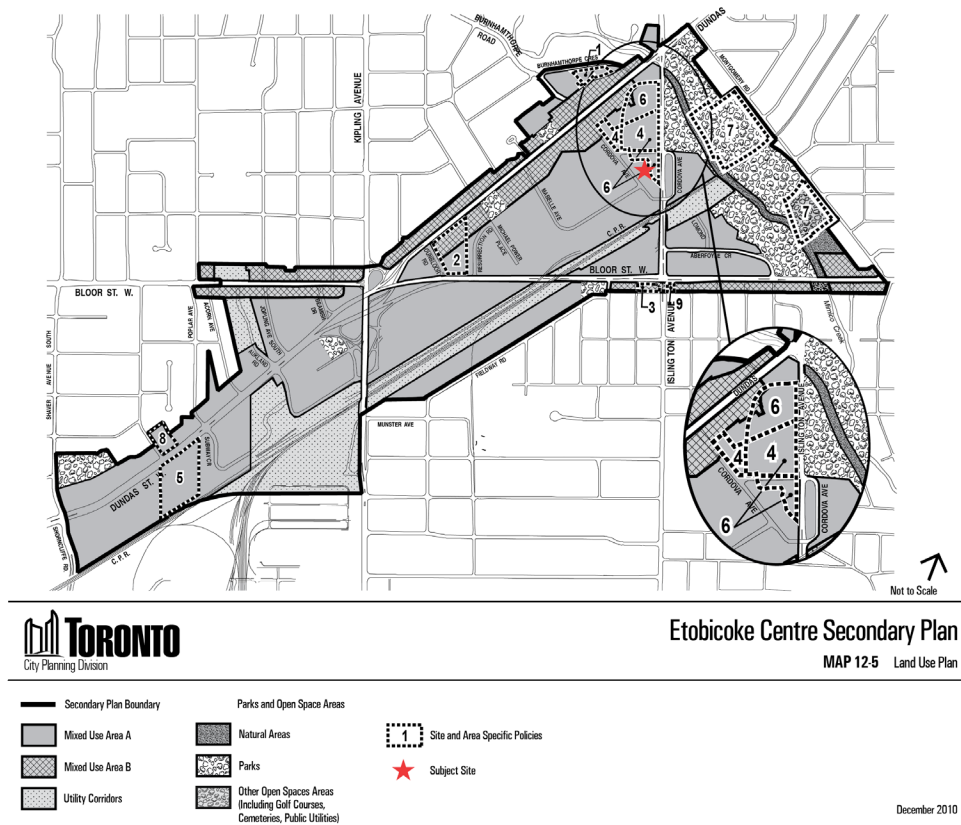


Etobicoke Centre Secondary Plan
MAP 12-1 Etobicoke Centre Areas

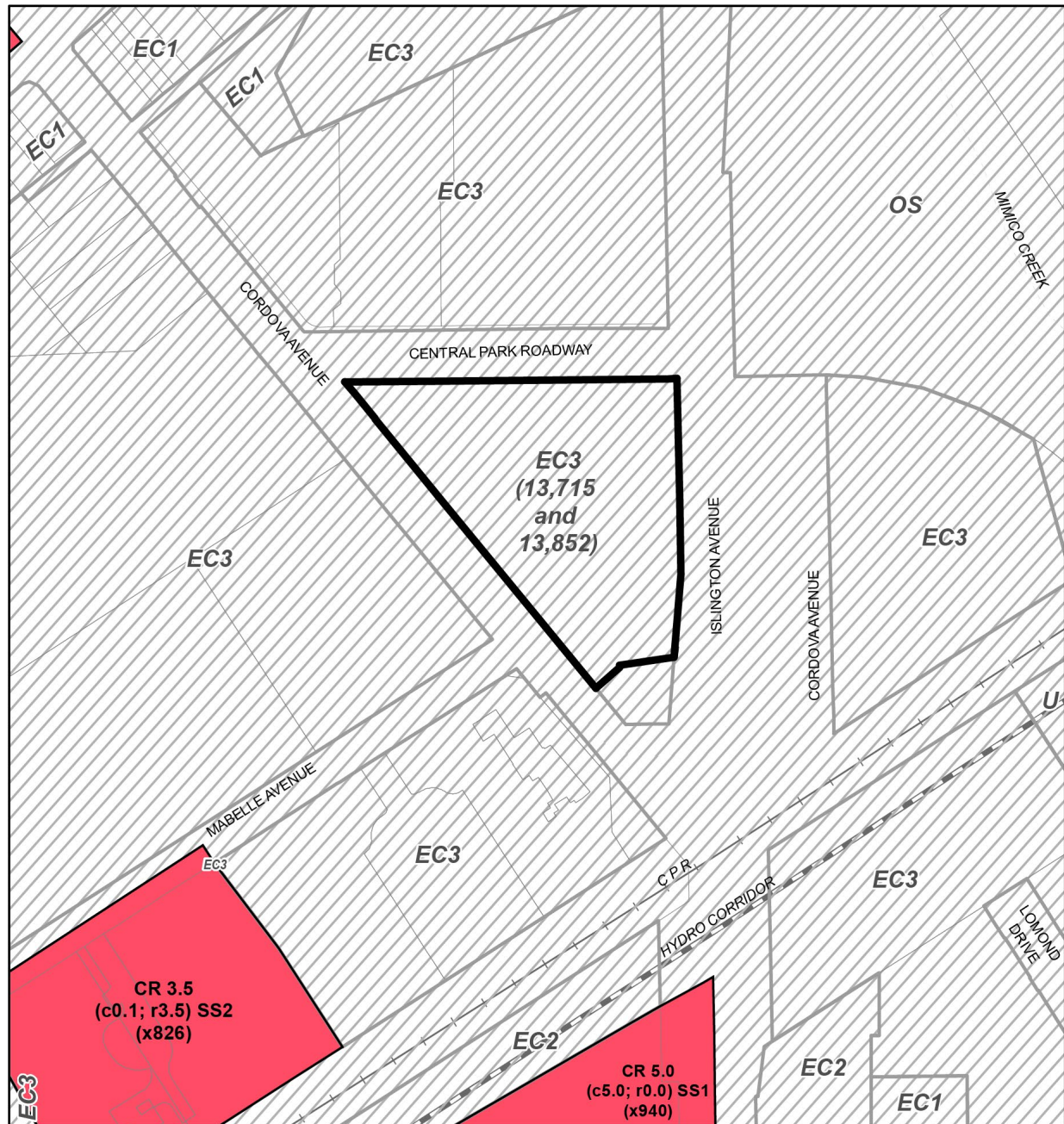
— Secondary Plan Boundary
★ Subject Site

October 2009

Attachment 5: Etobicoke Centre Secondary Plan Land Use Map



Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

1276 ISLINGTON AVENUE

File # 22 242163 WET 03 0Z

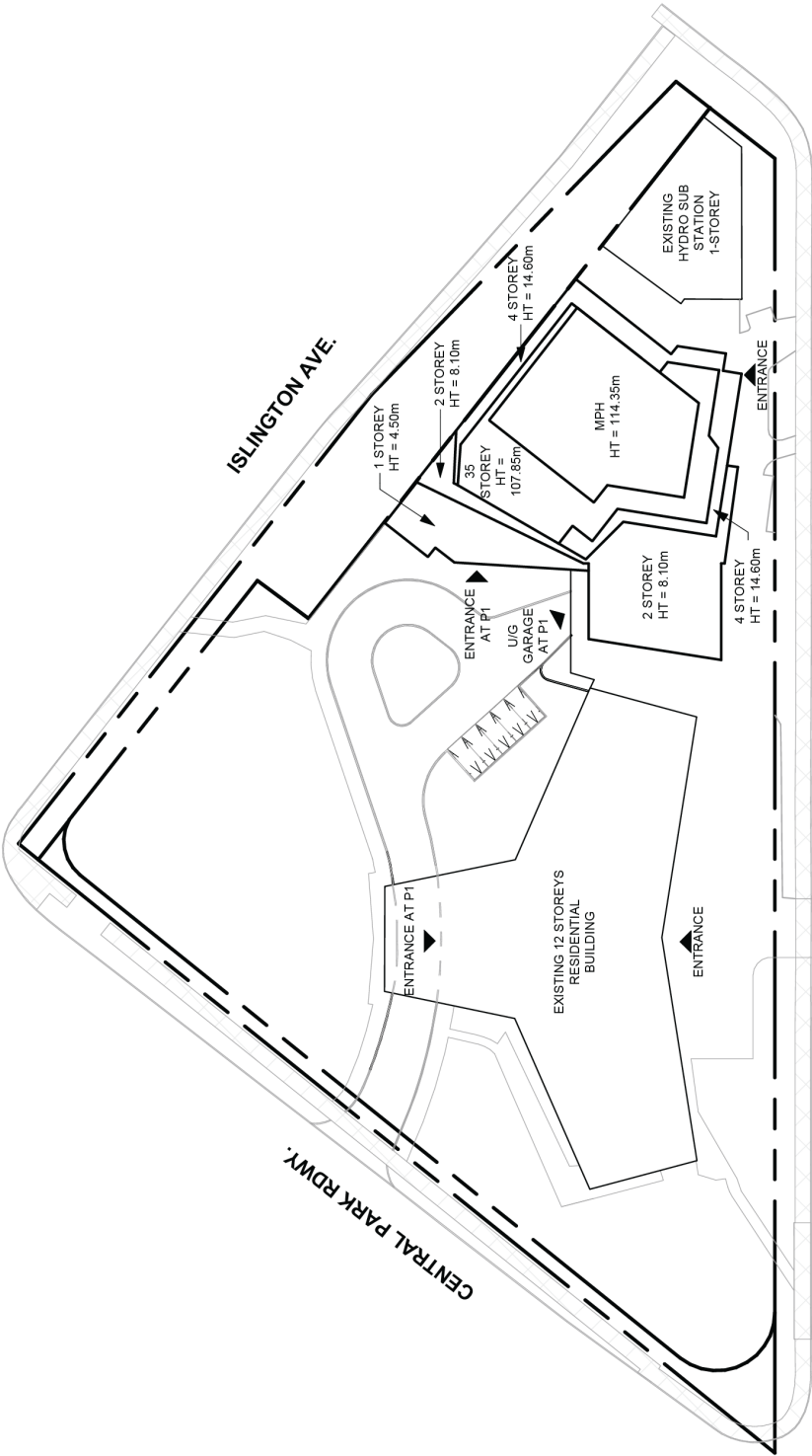
Location of Application
 CR Commercial Residential

See Former City of Etobicoke By-law No. 11,737
OS Public Open Space Zone
EC1 Etobicoke Centre 1
EC2 Etobicoke Centre 2
EC3 Etobicoke Centre 3
U Utilities Zone

Not to Scale
Extracted: 06/11/2025

Attachment 7: Draft Zoning By-law Amendment

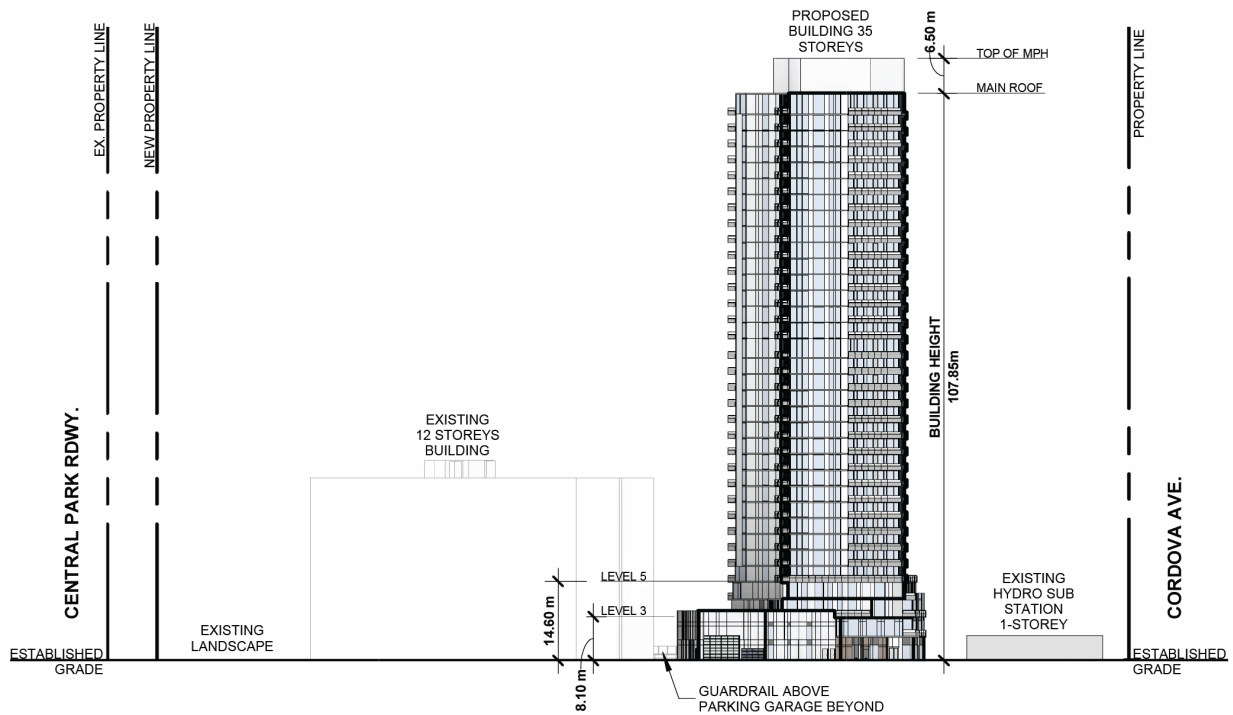
Attached under separate cover.



Site Plan

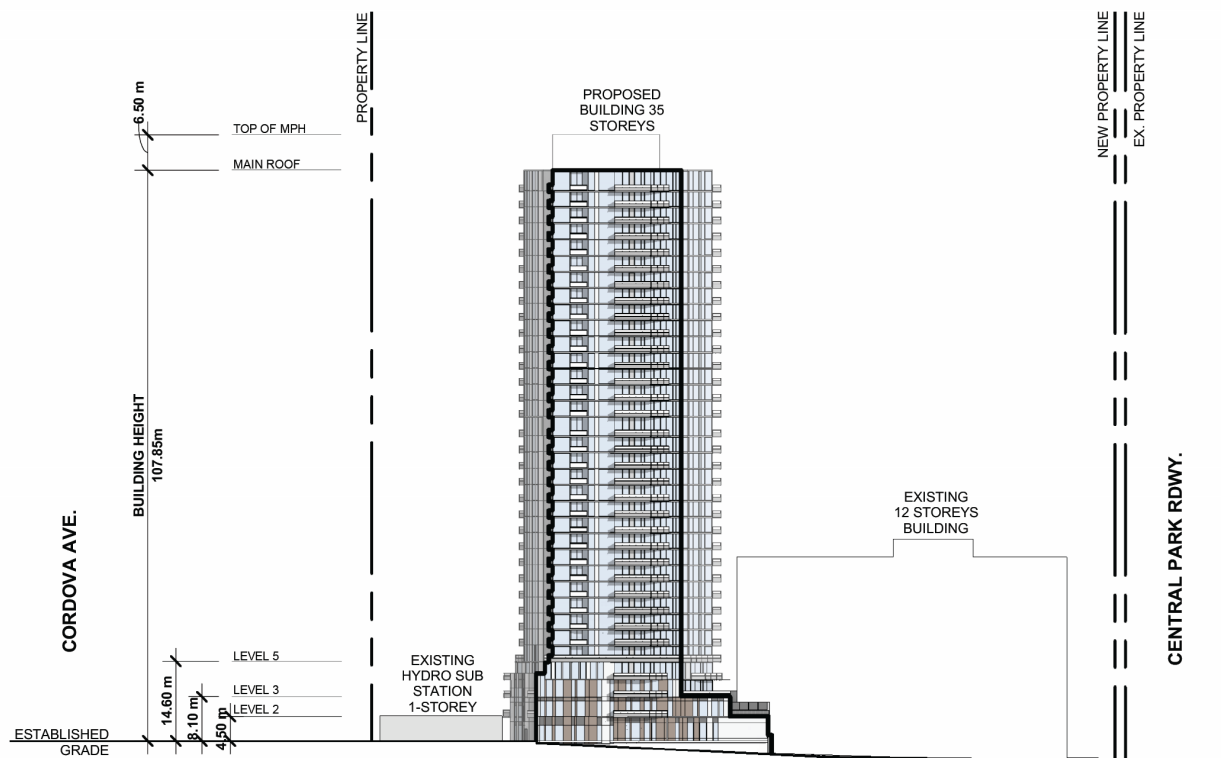
Attachment 9: Elevations

West Elevation



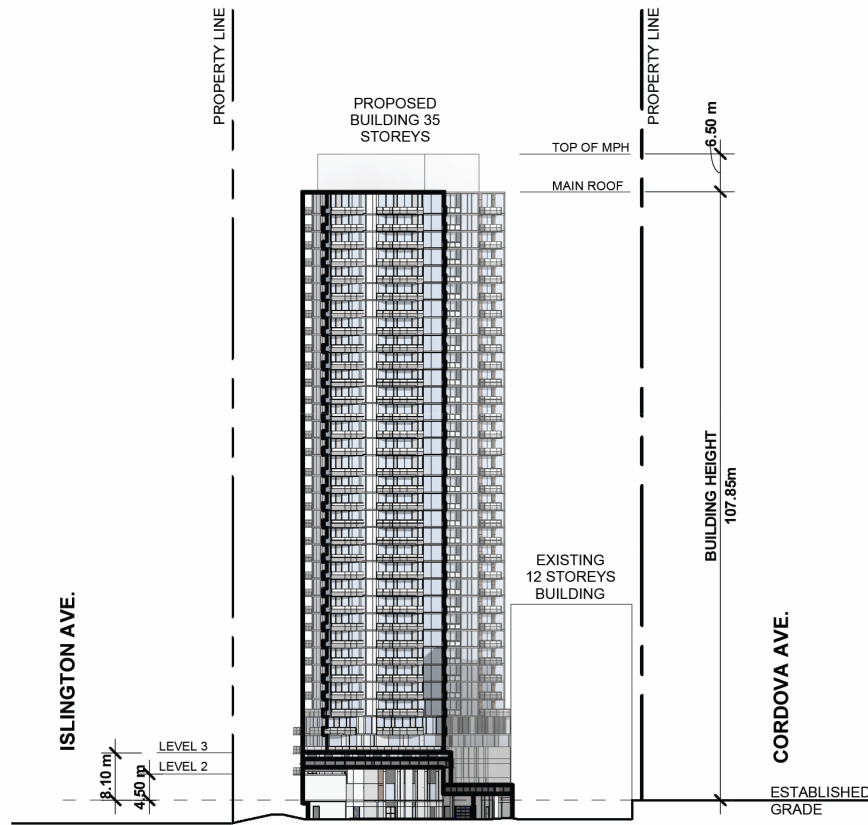
West Elevation

East Elevations



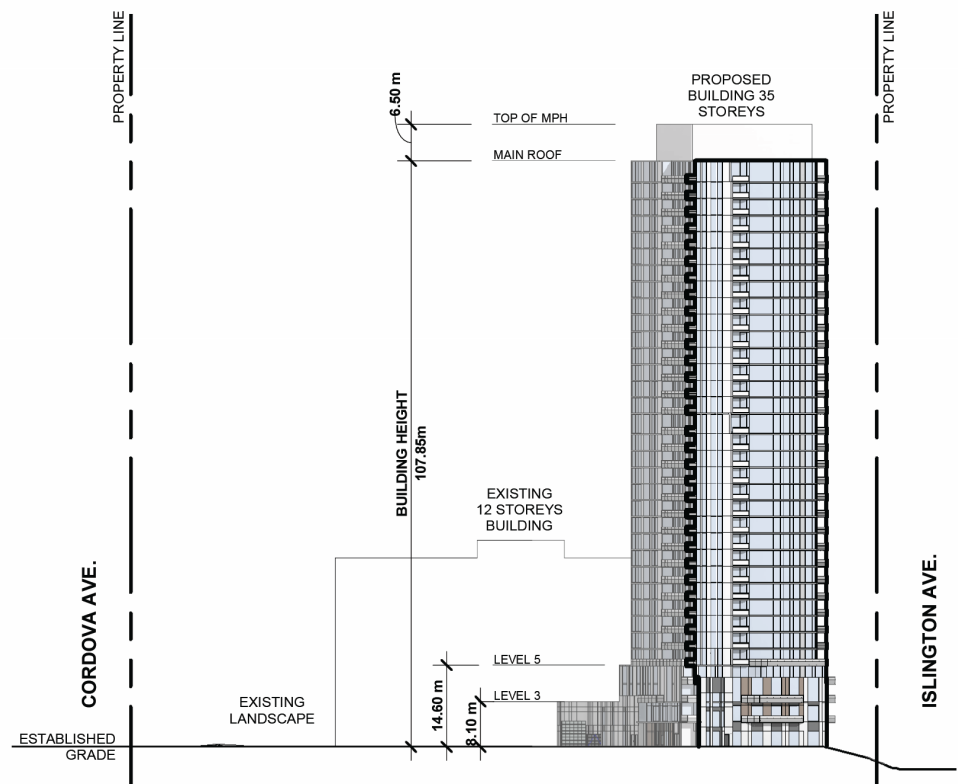
East Elevation

North Elevation



North Elevation

South Elevation



South Elevation