

**AVISON
YOUNG**

For Sale Vacant Land - 2.41 acres

Residential / Industrial Zone - Development Opportunity

2133 Islington Avenue, City of Toronto



Get more information

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Vacant Land for Sale - 2.41 acres
Potential Medium / High Density Residential Development

2133 Islington Avenue
Toronto, ON

Property Summary

Total Area: **2.41 acres**

Zoning: Residential / Industrial

Services: Connections from Adriatic Road

Occupancy: Immediate

Asking price: \$TBD

Realty tax: \$ per annum (2024)

Parcel 1: **2.26 acres**

PIN# : 073740249

Zoning: RD - Residential Detach & I.C1 - Class 1 Industrial

Legal description: PT LT 24, CON B FRONTING THE HUMBER AS IN EB408678, S/T EB287418 S/T EB276796 ETOBICOKE, CITY OF TORONTO.

Parcel 2: **0.14 acres**

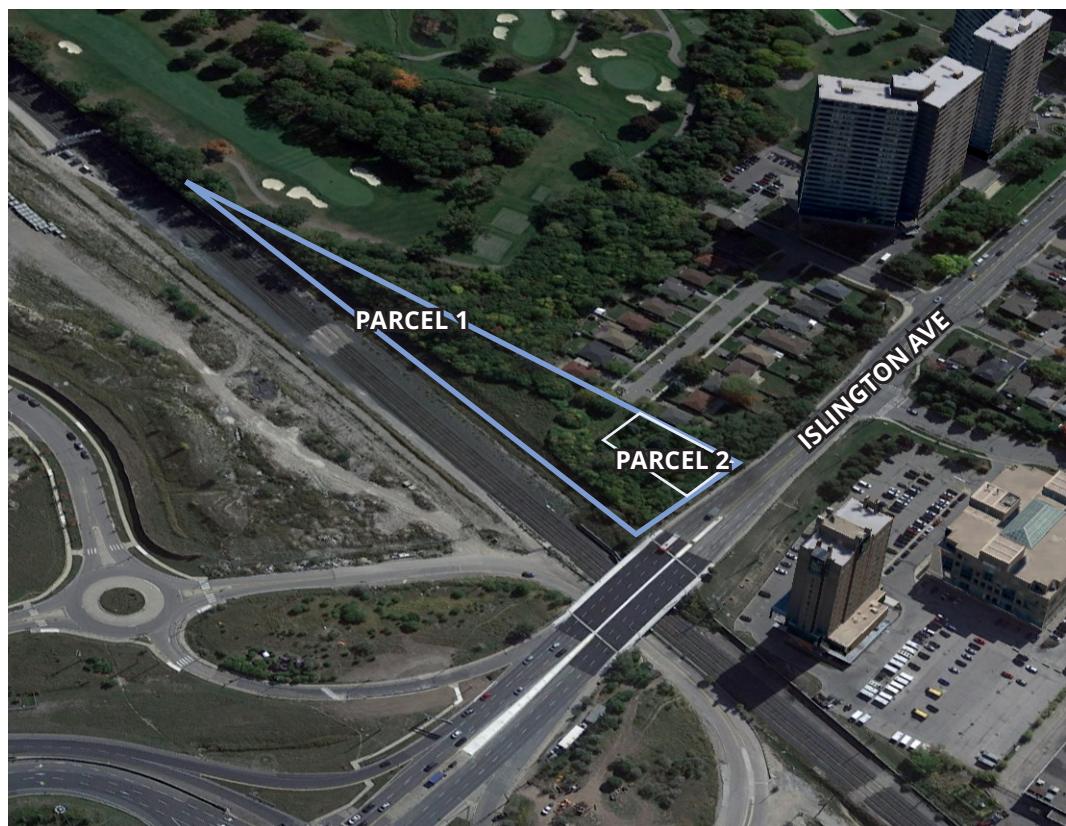
PIN# : 073740250

Zoning: RD - Residential Detach

Legal description: PT LT 24, CON B FRONTING THE HUMBER AS IN EB413115, T/W EB380798 ETOBICOKE, CITY OF TORONTO

Highlights

- Excellent infill medium/high density residential development
- Located in area of transition along Islington Ave/Hwy 401 corridor
- Well served by local amenities and multiple public transit connections via Toronto's TTC, Mississauga's MiWay and GO Transit services
- Current zoning permits Residential Detach and Industrial uses
- Services and utilities are available



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Zoning

The following list of permitted uses are subject to specific restrictions and/or conditions as outlined in the **City of Toronto's zoning By-law**:

Residential Detach (RD) - Permitted Uses

- Dwelling Unit, Detached House
- Municipal Shelter
- Park
- Ambulance Depot
- Cogeneration Energy
- Community Centre
- Day Nursery
- Fire Hall
- Garden / Laneway Suite
- Group Home
- Home Occupation
- Library
- Place of Worship
- Police Station
- Private Home Daycare
- Public Utility
- Renewable Energy
- Secondary Suite
- Seniors Community House
- Short-term Rental
- Transportation Use

Class 1 Industrial Zone (I.C1) - Permitted Uses

Business: flea market, trade / convention centres, business, professional or administrative offices, ancillary day-care facility and veterinary clinic.

Manufacturing: manufacturing operations excluding those involving use of paint, varnish, fuel oil storage yards, asphalt operations and cement works.

Medical: medical office/clinic or hospital.

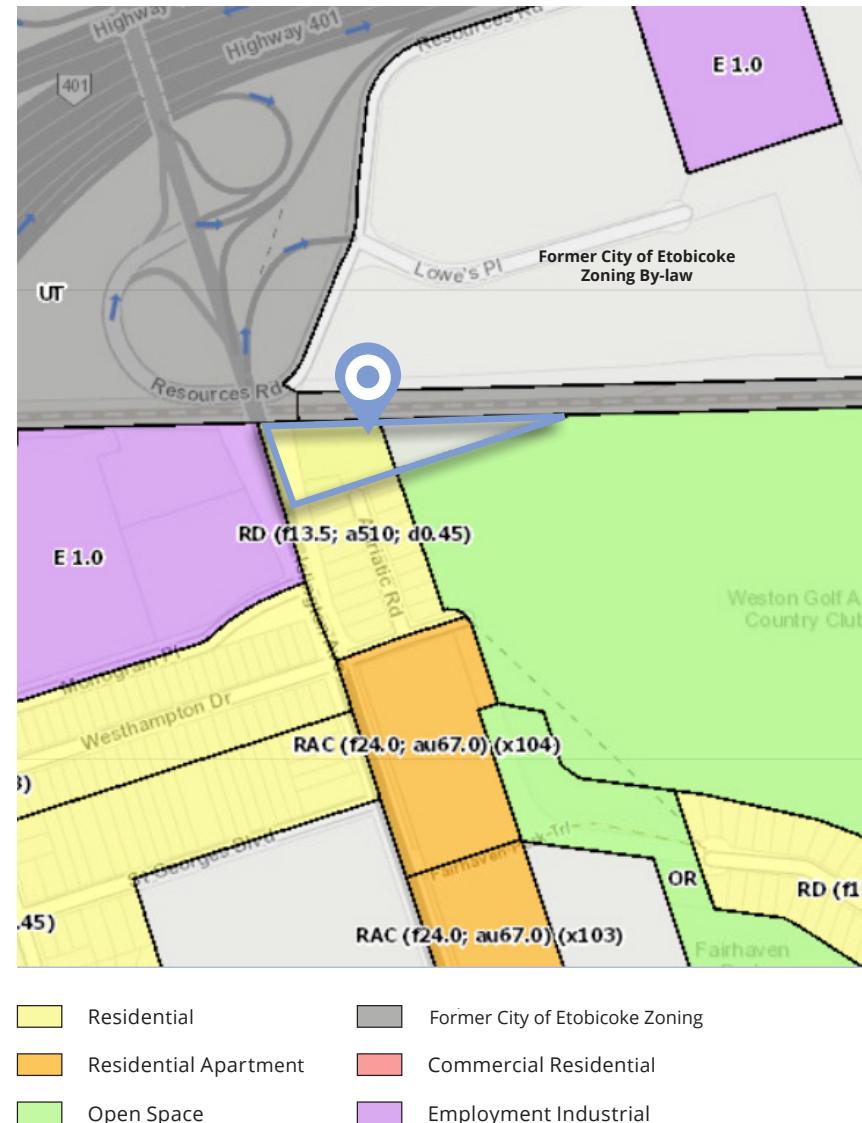
Institutional: community centre, athletic field, playgrounds, library, daycare and place of worship.

Commercial/Recreational: cinema, bowling alleys, curling rinks, bingo hall, arena, horse racetrack, nightclub, social club, fitness club, commercial sports and recreational facilities, studios for arts-related purposes, and amusement arcades.

Retail sales: retail sales of products manufactured or warehoused on-site, retail floor area not exceeding 25% of gross floor area (max. 700 sqm) of industrial building.

Outside storage: shall not exceed 10% of lot area; must be enclosed by solid screen fence or wall, not less than 2.4 m high; Metal, plastic, wood, topsoil, sand, or loose aggregate permitted in wholly enclosed building, sealed container, enclosed truck trailer or open trucks covered with tarpaulin; Materials containing salt or the potential nauseous substance must be stored in a solid structure or roofed bin.

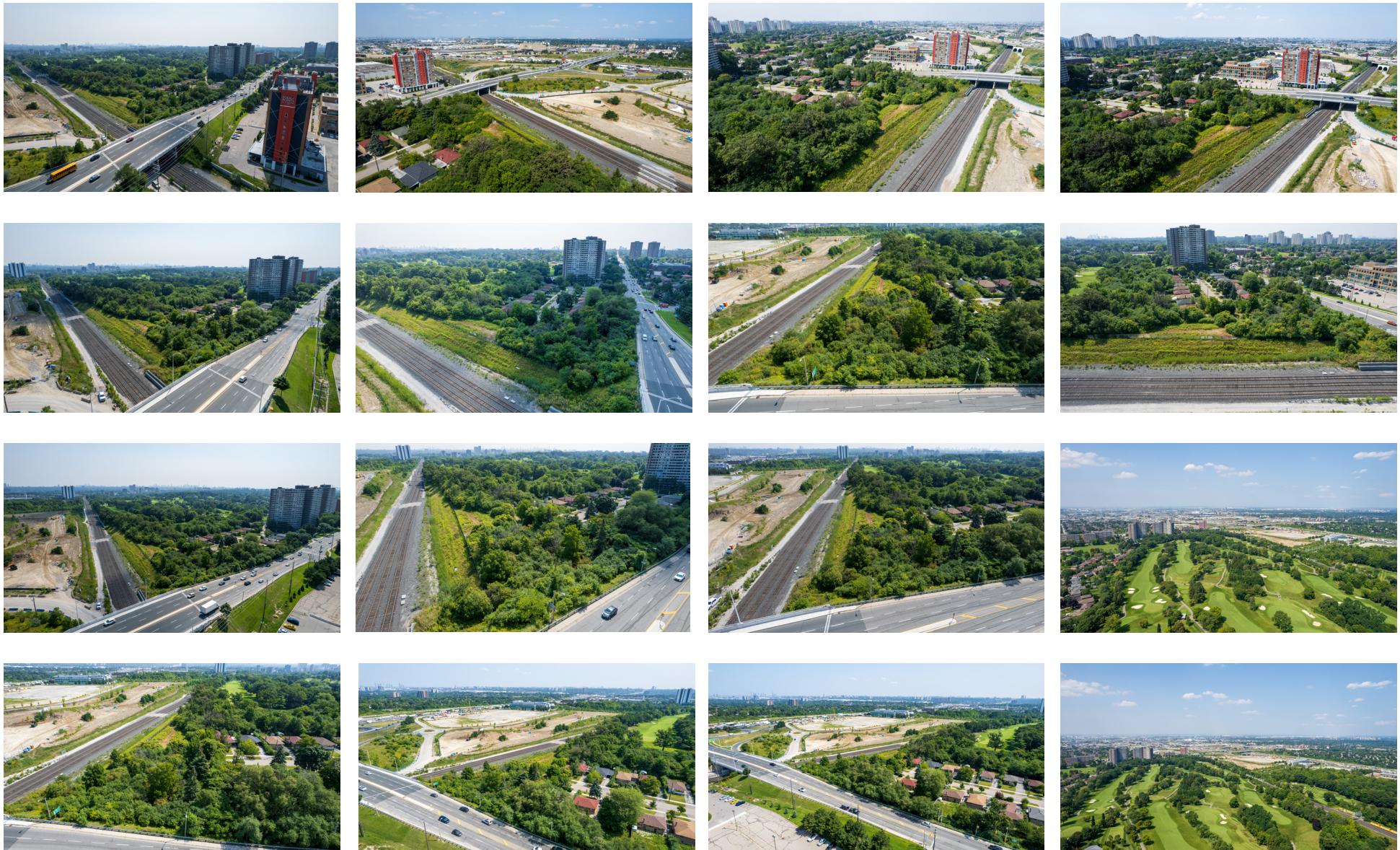
Residential: one accessory residential unit for a caretaker or official associated with a place of worship on the same lot. If a separate building, it must comply with general regulations for residential zones and a minimum of one parking space.



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Photographs



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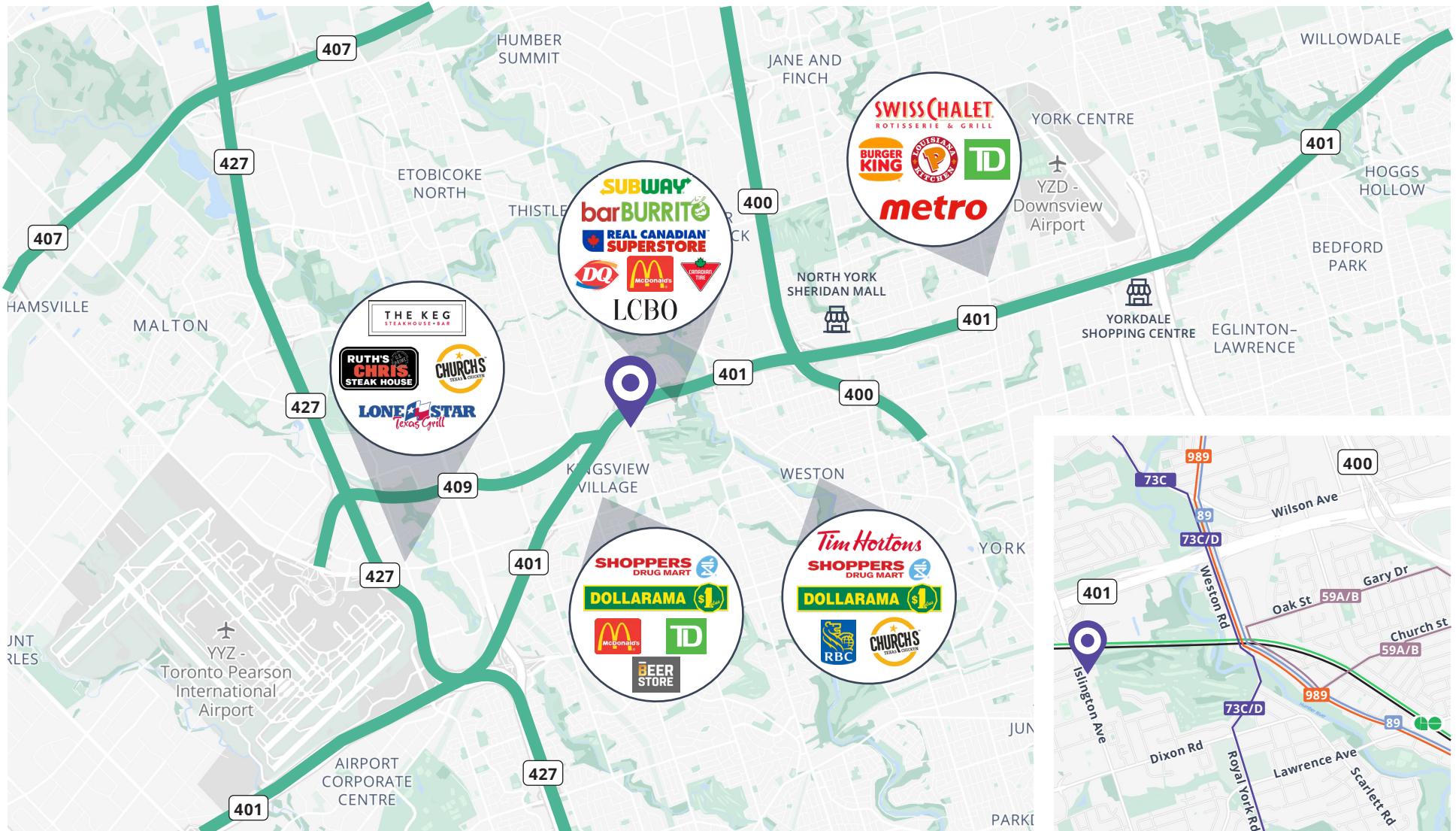
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Amenities within 5 km

310

484

25

11

47

30

RESTAURANTS

RETAIL

HOTELS

FITNESS CENTRES

BANKS

GAS STATIONS

Public Transit Service

— 59 - Maple Leaf

— 989 - Weston Express

— 73 - Royal York

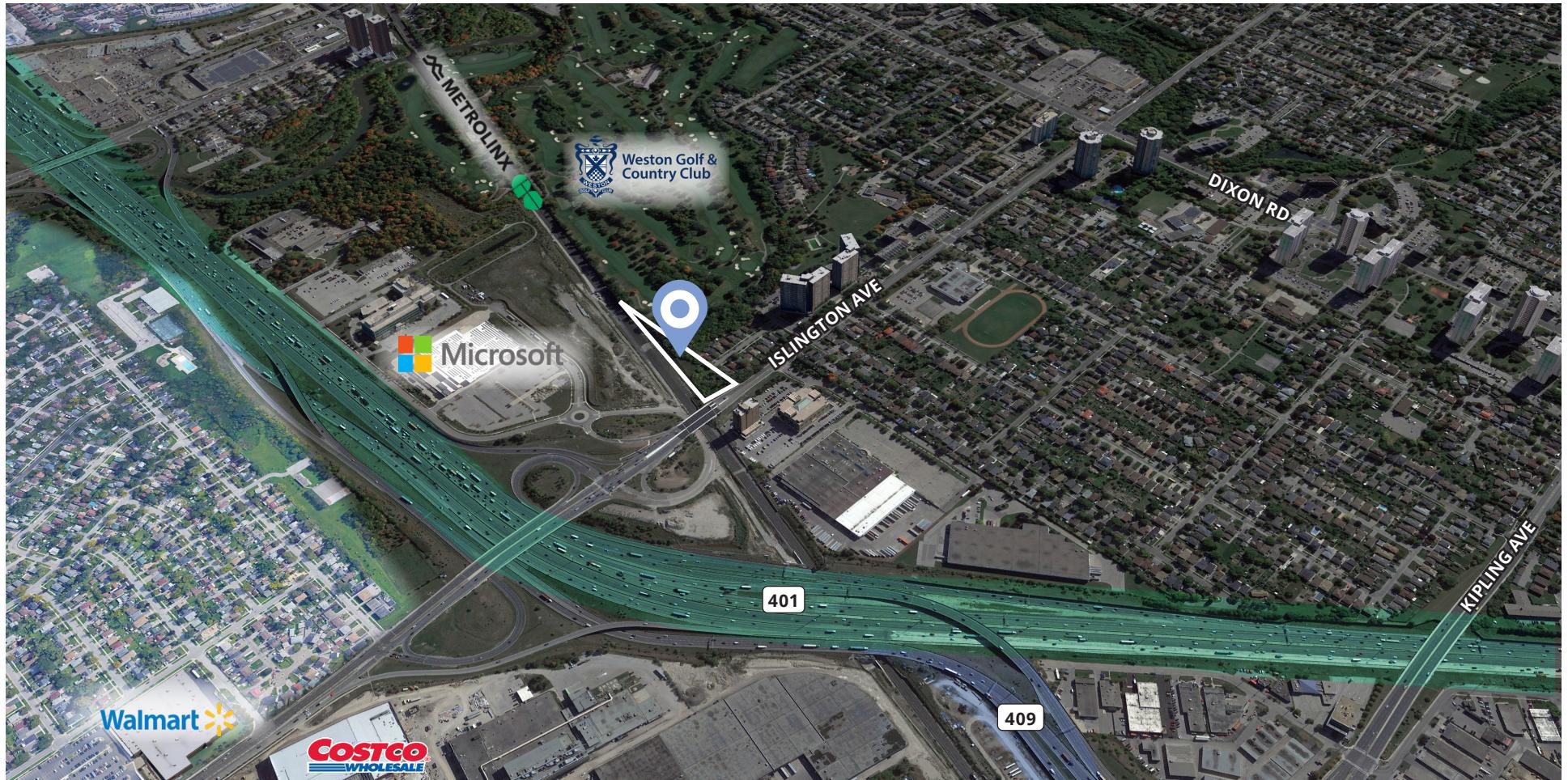
— GO - Weston

— 89 - Weston

— Union Pearson Express

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**AVISON
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COMPANIES**
Platinum member