

**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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\*Sales Representative \*\* Broker

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Platinum member

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

2133 Islington Avenue  
Toronto, ON

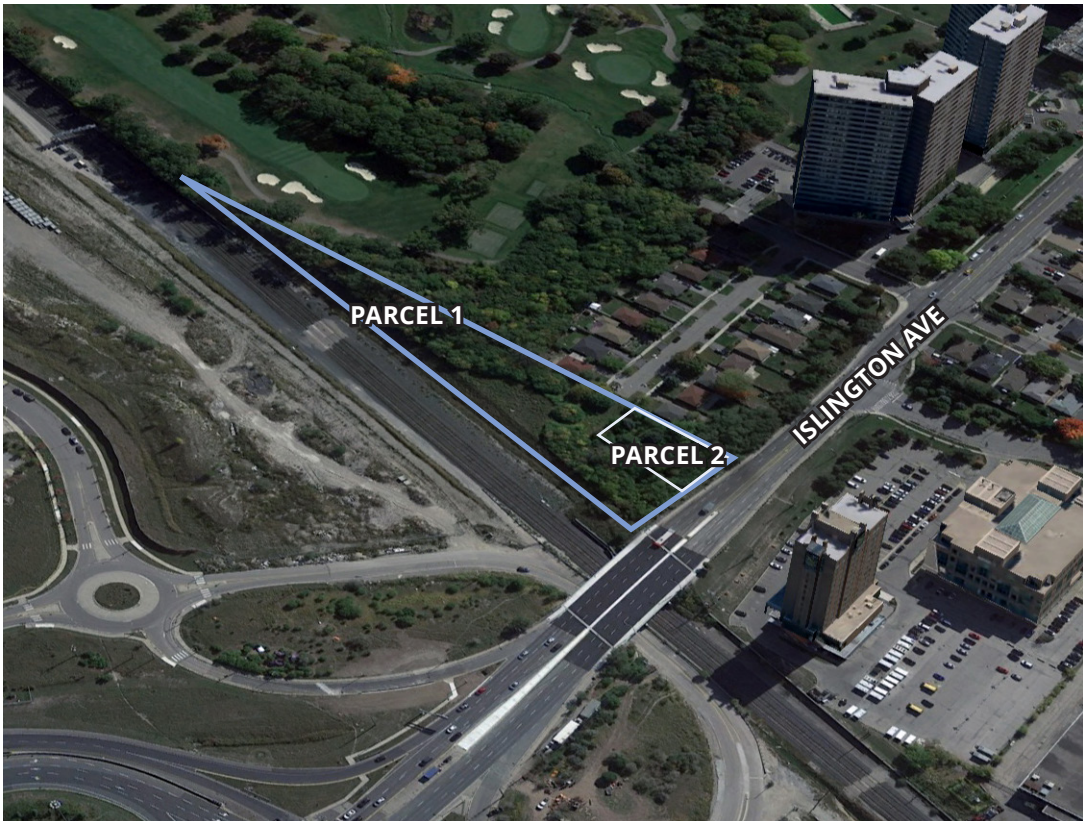
Property Summary

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 rescriptions 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.

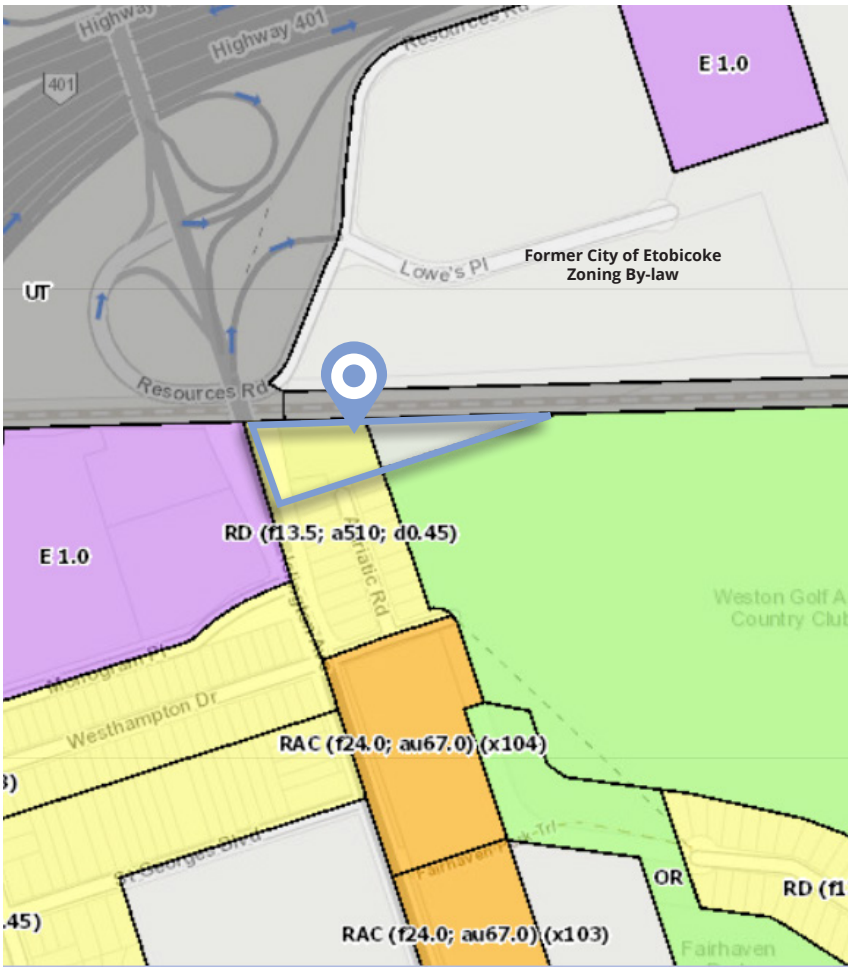
**Institutional:** community centre, athletic field, playgrounds, library, daycare and place of worship.

**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.



- Residential

Residential Apartment

Open Space
- Former City of Etobicoke Zoning

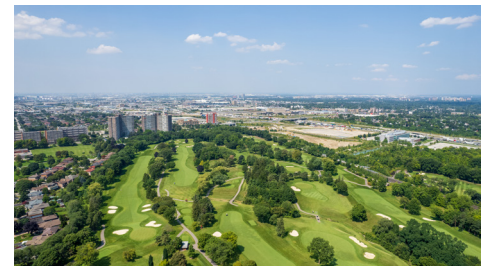
Commercial Residential

Employment Industrial

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## Photographs



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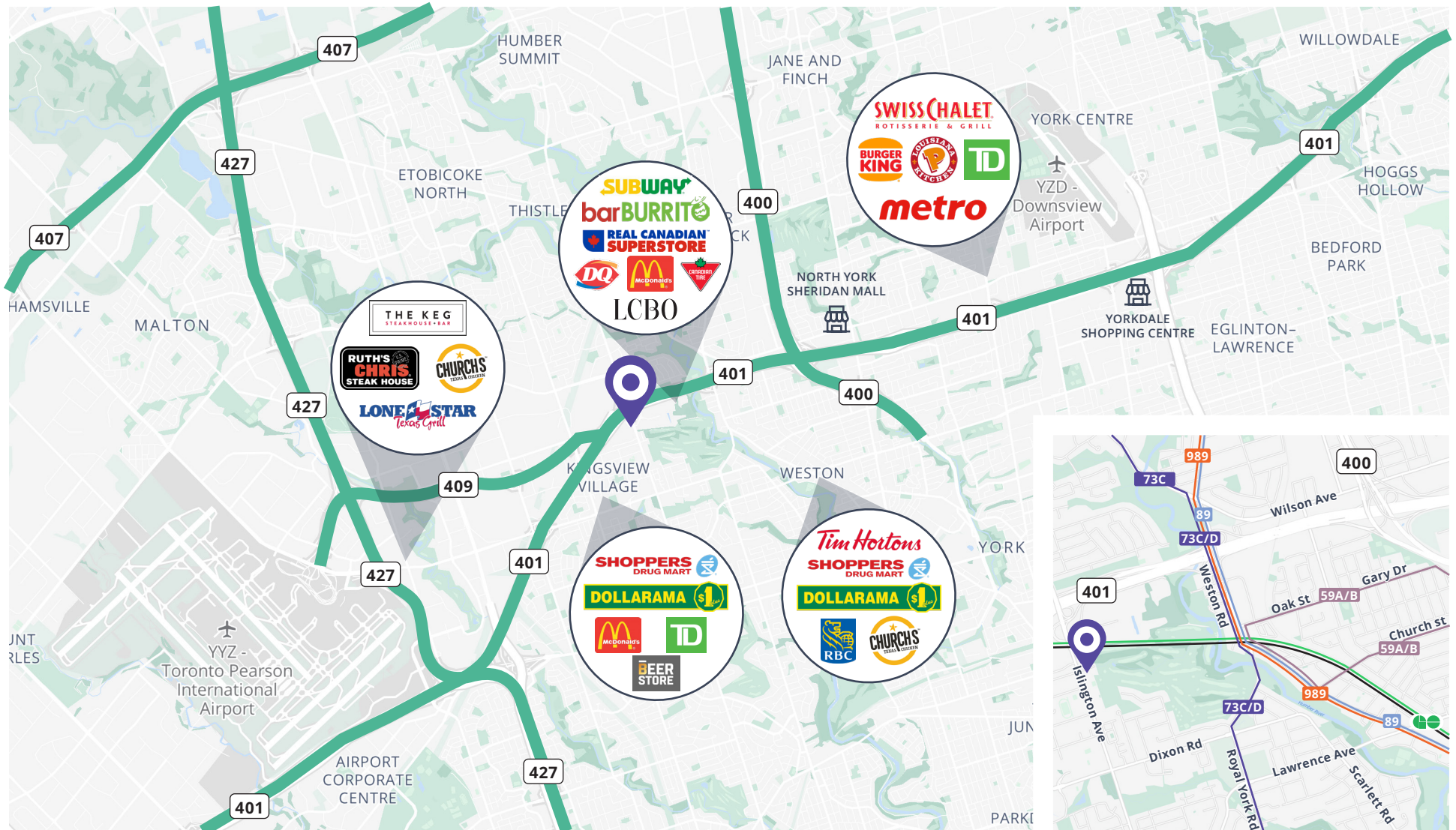
**Photographs**



## Vacant Land for Sale - 2.41 acres

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### Amenities within 5 km

310

## RESTAURANTS

484

RETAIL

25

HOTELS

11

## FITNESS CENTRES

47

BANKS

30

## GAS STATIONS

## Public Transit Service

■ 59 - Maple Leaf

73 - Royal York

89 - Weston

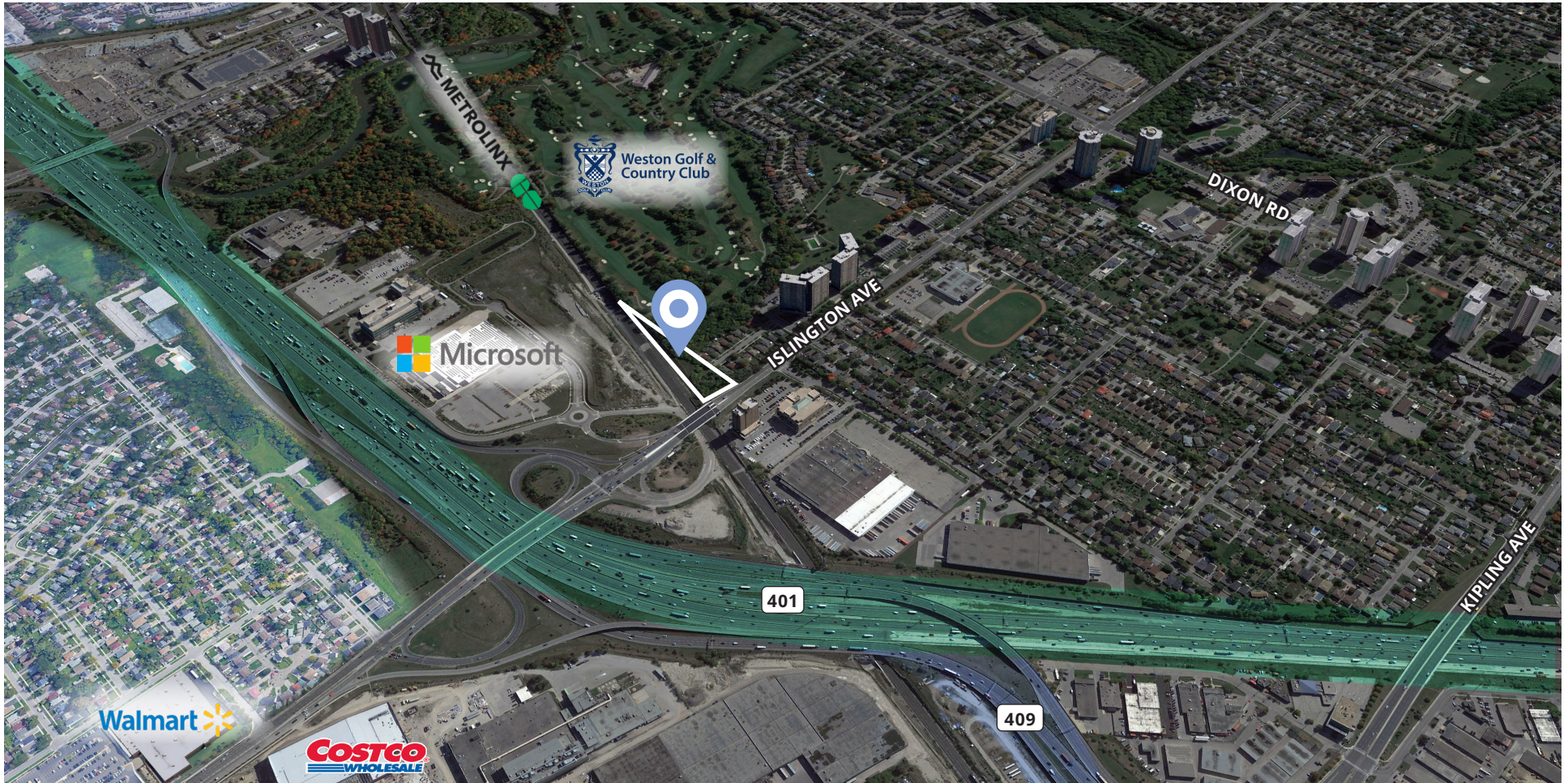
989 - Weston Express

GO - Weston

■ Union Pearson Express

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