

From: [Tim Finlayson](#)
To: [councilmeeting](#)
Subject: [External Sender] My comments for Item 2025.EY26.2 (1138 Islington Avenue) on November 12-14, 2025 City Council -Communique for Distribution to Council
Date: November 10, 2025 10:44:03 AM

To the City Clerk:

Please add my comments to the agenda as a communique for distribution to Council for the November 12-14, 2025 City Council meeting on item 2025.EY26.2, 1138 Islington Avenue - Zoning By-law Amendment Application - Decision Report - Approval

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Dear Mayor Chow and Councillors –

I am sending this email and petition link ([ProtectEtobicoke.ca](#)) for your consideration to ask that you oppose the proposed development at 1138 Islington Avenue at the Toronto City Council meeting on November 12th-14th. In reviewing the proposal, you will find this development has been rushed and is clearly too large for the property. The proposed development fails to comply with many standards mandated in the Official City Plan. Below is a summary that outlines how the proposed development fails to comply with the Official City Plan requirements.

Please note that a motion regarding 1138 Islington Avenue was heard before Etobicoke York City Council on October 21, 2025 and **failed**. Presenters clearly demonstrated that fundamental development requirements had not been met. These major development deficiencies remain unaddressed.

I kindly ask that you consider these critical issues and vote to oppose this development. A growing petition (online / physical signees) with nearly 800 area residents asking that you oppose this development will also be shared. The online petition can be found here: [ProtectEtobicoke.ca](#).

Below are some of the significant health, safety and environmental issues that remain unanswered.

Garbage & Solid Waste Management Plan – Fails to Meet Type G Loading By-Law Requirement for On-site Garbage Collection

This development fails to meet the Type G Loading space by-law requirement that mandates on-site loading space for garbage pickup. The garbage room is undersized for a 37-unit apartment building. By not providing on-site garbage collection (Type G Loading space), individual garbage bins, green bins and recycling bins must be put out on the street for pick-up (111 total bins with no clear pick-up or storage plan).

The current plan is not viable as garbage collection is proposed from either Islington Avenue or from Bering Avenue. Neither Islington or Bering can accommodate 74 bins for curb-side pick up. Islington Avenue has high vehicle and foot traffic and can not accommodate 74 bins on a weekly basis. On Bering the garbage collection would be next to a two-car, lay-by which is a very small space located on public property. The lay-by is proposed to service multiple "other uses" such as deliveries and ride share pickup/drop-off for the development and is barely enough space for any one of these uses. Having garbage collection next to it would be chaos. It is clear, more space is needed. Garbage collection should be on-site of the proposed development. This is an Official City Plan requirement that the developer has failed to fulfill.

Critical questions remain unanswered such as where will the 74 bins be placed each week? There is no room on either Islington Ave or Bering Ave. Who will manage overflowing/overturnd bins? Health and safety remain huge, unaddressed concerns, especially given the rat problem in Etobicoke.

Significant Tree Removal and Inadequate Replacement Plan

Mature trees are to be removed from 1138 Islington Ave. and City property. 10 new trees must be replanted, yet the replacement plan is for only 2. Mature tree canopies are a critical element in protecting our environment. This considerable environmental concern must be addressed, as "cash-in-lieu" is no substitute for the benefits mature trees provide.

Parking

The "Parking Justification Brief" the developer submitted in support of the proposal irresponsibly directs the future residents of 1138 Islington Ave to illegally park on Chauncey Avenue, Northrop Ave and Cardigan Ave. The developer has not provided adequate parking, yet is directing vehicles to illegally park on streets with already high vehicle and foot traffic.

Insufficient information for Functional Servicing and Stormwater Management

The Functional Servicing and Stormwater Management report by City of Toronto Development Engineering concluded that the applicant has failed to provide sufficient materials in support of the proposal. A breakdown of demand and capacity of sanitary and water infrastructure has been requested, but not yet provided. How will potential sanitation and flooding issues be addressed? This is a significant issue that remains unaddressed.

Failure to Meet Official City Plan Requirements

1138 Islington Avenue requires multiple and substantial amendments to City by-laws. Rather than complying with the requirements set out in the Official City Plan, the developer is asking that significant exceptions to the rules be permitted for this development. These rules are in place to protect residents and neighbourhoods. Rather than asking the City to change the Official City Plan rules, the developer should revise the 1138 Islington Avenue proposal to meet the standards established in the Official City Plan.

The developer amendments are significant and fail to meet Official City Plan standards. Some of these are:

1.

Failure to provide a Type G Loading space for on-site garbage collection. This is a critical Official City Plan requirement that has not been met.

2.

Insufficient information for Functional Servicing and Stormwater Management. This is an important requirement for demand and capacity of sanitary and water infrastructure which has not been provided. Flooding is an issue in the immediate area, and the developer has failed to address this important matter.

3.

Development approval requires **Islington Avenue be widened by 1.1m (3.6ft)** in front of the development site to meet the 27m Public Realm “right-of-way” requirement on Islington Avenue. This is a needless and hugely disruptive undertaking on a major public roadway. If granted, **it still fails to satisfy the front yard Official Plan setback requirement** needed for the proposed development. The proposal must be revised to comply with the Official City Plan.

4.

This private development is dependent on use of a public “right-of-way” lay-by for pick-up/drop-off and delivery activities. This lay-by is public property. The development requires use of this space as the development site does not have

enough room to accommodate these activities. If lay-by use is granted, it is still too small a space to manage all the proposed uses outlined above.

5.

Building fails to comply with height and setback requirements:

o Front yard setback is 11.8 ft (3.6m) when 19.7ft (6m) is required

o South yard setback is 6.6 ft (2m) when 7.9ft (2.4m) is required

o Building height is 63.3ft (19.3m) when 62.3ft (19m) is permitted

6.

Removal of mature trees - Does not meet Urban Forestry replacement requirements outlined in Official City Plan. Only 2 of the 10 matures trees are in the developer's replacement plan.

7.

No Parkland space has been set aside by the development. Instead, "cash-in-lieu" will be offered in place of valuable green neighbourhood space. If "cash-in-lieu" is allowed for all developments, we will have a shortage of green space, adversely impacting resident enjoyment and quality-of life.

These are just some of the major amendments being requested by the developer. This clearly demonstrates a poorly planned development that fails to comply with the Official City Plan. It is simply too large for the property and requires far too many special exceptions.

In conclusion, I ask that you oppose the proposed 1138 Islington Avenue development. The proposal has many critical and unresolved issues that will negatively impact future and current residents if allowed to proceed. It fails to meet fundamental requirement standards set out in the Official City Plan and creates an irresponsible and concerning precedent that encourages non-compliance of City Plan standards.

Please Vote No on this proposed development.

Thank you for your consideration.

Tim Finlayson (timfin@gmail.com)
on behalf of Protect Etobicoke Neighbourhoods protectetobicoke.ca