

1122 Islington Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: May 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 221435 WET 03 OZ

SUMMARY

This report reviews and recommends approval of an application to amend the Zoning By-law to permit seven 4-storey townhouse units at 1122 Islington Avenue.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands municipally addressed as 1122 Islington Avenue substantially in accordance with the Zoning By-law Amendment included as Attachment No. 5 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. Prior to introducing the necessary Bill for enactment, City Council require the applicant to provide a Functional Servicing Report to the satisfaction of the Director of Engineering Review. If capacity upgrades are required, the applicant must make satisfactory arrangements with Engineering Review and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure to the satisfaction of the Director of Engineering Review.

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.

DECISION HISTORY

On May 22, 2024, City Council amended the Official Plan and Zoning By-law to permit townhouses and small-scale apartment buildings along Major Streets in Neighbourhoods. The Official Plan and Zoning By-law Amendments are currently under appeal with the Ontario Land Tribunal (OLT-24-000837). This can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>.

THE SITE

Description: The site is located at the southwest corner of Chauncey Avenue and Islington Avenue with frontages of 40 and 20.5 metres respectively. The site is generally flat, and rectangular in shape, with an area of 823 square metres. To the immediate south of the site is the Islington Parkette.

Existing Use: A vacant 2-storey detached dwelling with driveway access along Chauncey Avenue.

THE APPLICATION

Description: Seven 14-metre (4-storey) townhouse units in two blocks, with 4 units fronting onto Islington Avenue and 3 units fronting onto Chauncey Avenue.

Density: 1.62 times the area of the lot.

Dwelling Units: The townhouses are each proposed to contain three-bedrooms.

Parking, Loading and Access: Vehicular and bicycle access to the townhouse units is provided along a private driveway accessed from Chauncey Avenue. The proposal contains 0 visitor vehicular parking spaces, and 7 resident vehicular parking spaces.

Additional Information: See Attachment 2 to this report for the location map, Attachment 1 for the application data sheet, Attachment 6 for the site plan, and Attachments 7-8 for elevations. 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/1122IslingtonAve

Reasons for the Application: The proposed development requires an amendment to city-wide Zoning by-law 569-2013 to vary performance standards, including maximum building height, permitted use, maximum gross floor area, maximum projections and encroachments, landscaping requirements, among other standards.

POLICY 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 site is designated as Neighbourhoods. Islington Avenue is identified as a Major Street.

Zoning: The site is zoned Residential Detached (RD) in the city-wide Zoning by-law 569-2013 and the maximum permitted height is 9.5 metres.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-rise Apartment Guidelines
- Streetscape manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3, and 4 are voluntary, higher levels of performance with financial incentives.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting (CCM) was hosted by City staff on October 24, 2023. Approximately 20 people attended. Following a presentation by City staff, the following concerns were raised:

- Number of units being proposed;
- Insufficient parking being proposed;
- Surrounding area being too congested;
- Insufficient school capacity;
- An excessive number of driveways;
- Need for an appropriate driveway setback from the intersection; and
- Lack of greenspace.

The issues raised through community consultation have been considered through the review of this application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given the opportunity to view 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

The application for 7 townhouse dwelling units is appropriate intensification of land along a Major Street that is approximately 850 metres south of Islington Subway Station. It is in keeping with Council direction to expand housing opportunities in Neighbourhoods.

Provincial Land-Use Policies

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the proposal for consistency with the Provincial Planning Statement (PPS 2024). The proposal is consistent with the PPS.

Built Form

The proposed built form fits within the existing and planned context and conforms with the Official Plan and is in keeping with Council direction on the Major Streets Study, which is currently under appeal with the Ontario Land Tribunal.

The proposal is for seven townhouses with a height of 14.1 metres, whereas the Major Street Study allows for townhouses up to 13 metres (4 storeys) and small-scale apartment buildings up to 19 metres (6 storeys) on Major Streets. The application is seeking additional height to allow for rooftop access, which will not be perceivable from the street.

The organization of the two blocks of townhouses has been designed to minimize curb cuts on the site and to provide vehicular access along a consolidated private driveway at the rear of the townhouses. To allow for the consolidated access, the two blocks of townhouses are set back 1.3 to 2.2 metres along Chauncey Avenue and 3.3 metres along Islington Avenue. The reduced setback along Chauncey Avenue enhances the public realm with a 2.1-metre sidewalk and improved landscaping, while also providing unobstructed pedestrian access to the townhouses. To the south, the application proposes a 0.75 to 4.3-metre setback from the Islington Parkette and 1.5 metres to the west. These setbacks align with recent approvals in the area, notably 1124-1130 Islington Avenue, on the north side Chauncey Avenue and provide adequate separation from the parkette.

Public Realm

The application conforms with the applicable public realm policies of the Official Plan and is in keeping with the Townhouse and Low-Rise Apartment Guidelines.

The proposed organization of the site minimizes conflicts for pedestrians along Chauncey Avenue and Islington Avenue and allows space for a 2.1-metre pedestrian clearway and 6 street trees along the public boulevards.

The proposed setback of 0.75 to 4.3 metres from the Islington Parkette to the south, mitigates the impact of the proposed development on the park while allowing adequate space for site function.

Traffic Impact, Access, Parking

Transportation Staff have confirmed that the traffic impact of the proposed development is acceptable, generating approximately 3 to 4 total two-way vehicle trips during peak weekday hours. Access to the site has been consolidated along one private driveway with garage access at the rear of the units.

Road Widening

To satisfy the Official Plan policies with respect to planned right-of-way widths, the applicant is required to convey a strip of land along Islington Avenue measuring 0.70-metres-wide.

Open Space/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.

Servicing

Engineering Review staff have reviewed the submitted materials and identified outstanding items and require a revised Functional Servicing and Stormwater Management Report for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Bill.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: North Elevation
Attachment 8: East Elevation

Attachment 1: Application Data Sheet

Municipal Address: 1122 Islington Avenue **Date Received:** October 25, 2022

Application Number: 22 221435 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: A 4-storey 7-unit townhouse development.

Applicant	Architect	Owner
Batory Planning + Management 4-1550 Kingston Road, Pickering, ON L1V 6W9	Project Studio Architects 339 Boon Avenue York, ON M6E 4A4	2703380 ONTARIO INC 1122 Islington Avenue, Toronto, ON M8Z 4S2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning:	RD	Heritage Designation:	No
Height Limit (m):	9.5 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 822.50 Frontage (m): 20.57 Depth (m): 40.06

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			1,324.80	1,324.80
Non-Residential GFA (sq m):				
Total GFA (sq m):			1,324.80	1,324.80
Height - Storeys:			4	4
Height - Metres:			14.1	14.1

Lot Coverage Ratio (%): 21 Floor Space Index: 1.62

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,324.80	
Retail GFA:		
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1	0	0	0
Condominium:			7	7
Other:				
Total Units:			7	7

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					7
Total Units:					7

Parking and Loading

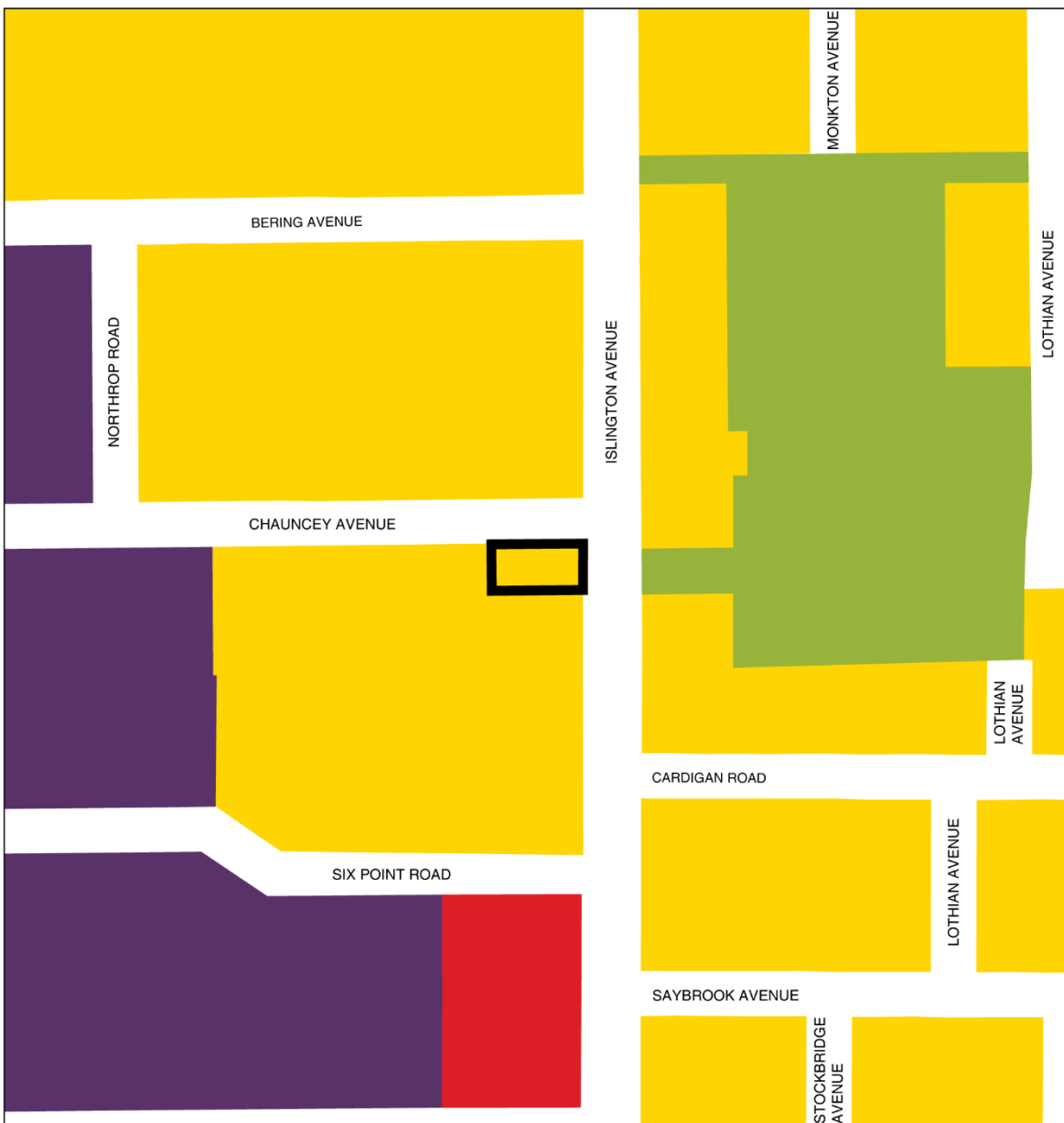
Parking Spaces:	7	Bicycle Parking Spaces:	0	Loading Docks:	0
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Planner Contact: Cameron Rose, Cameron.Rose@toronto.ca, 416-392-4931

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

1122 Islington Avenue

File # 22 221435 WET 03 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

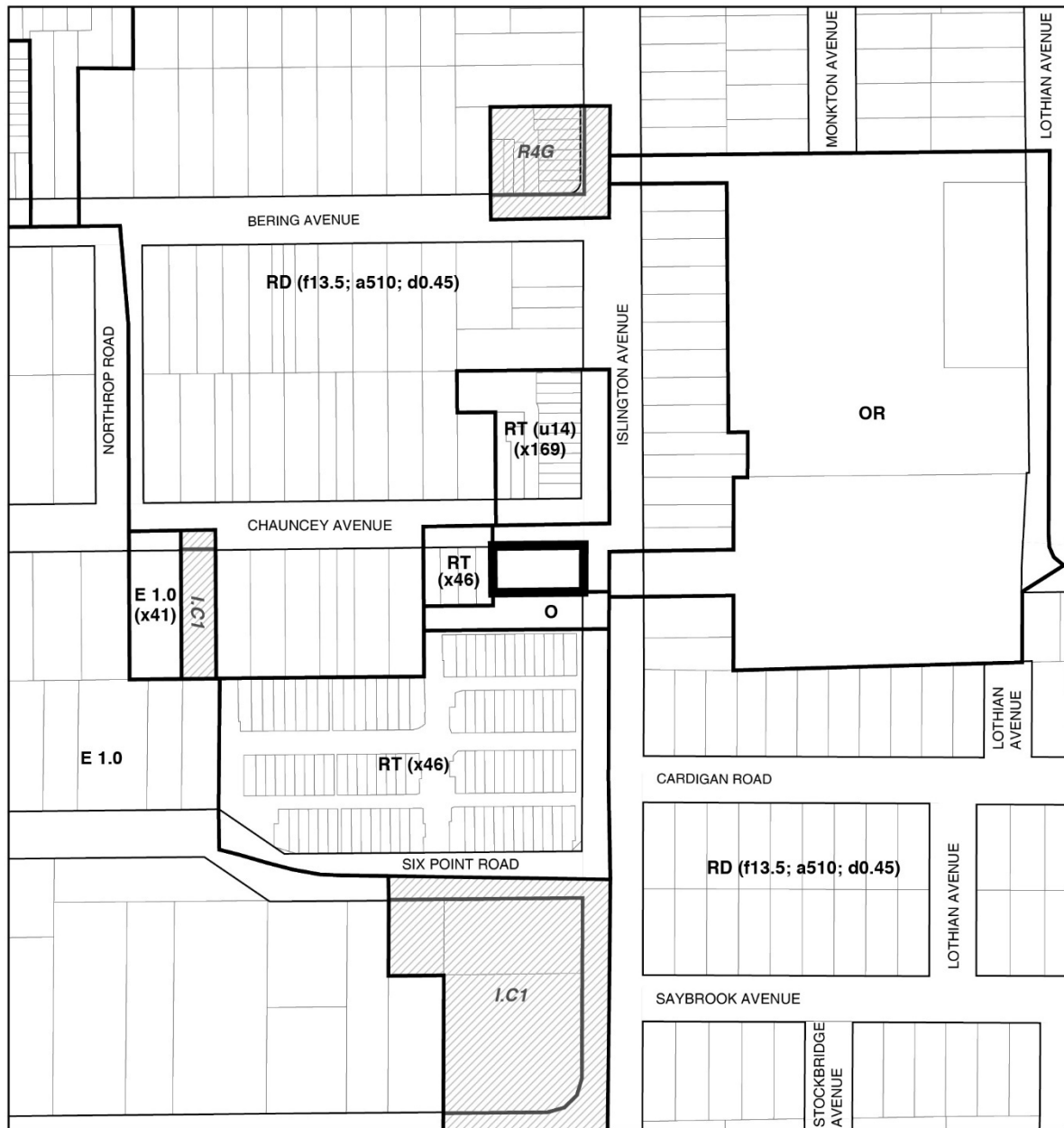
Parks

Core Employment Areas



Not to Scale
Extracted: 10/31/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1122 Islington Avenue

File # 22 221435 WET 03 02

Location of Application

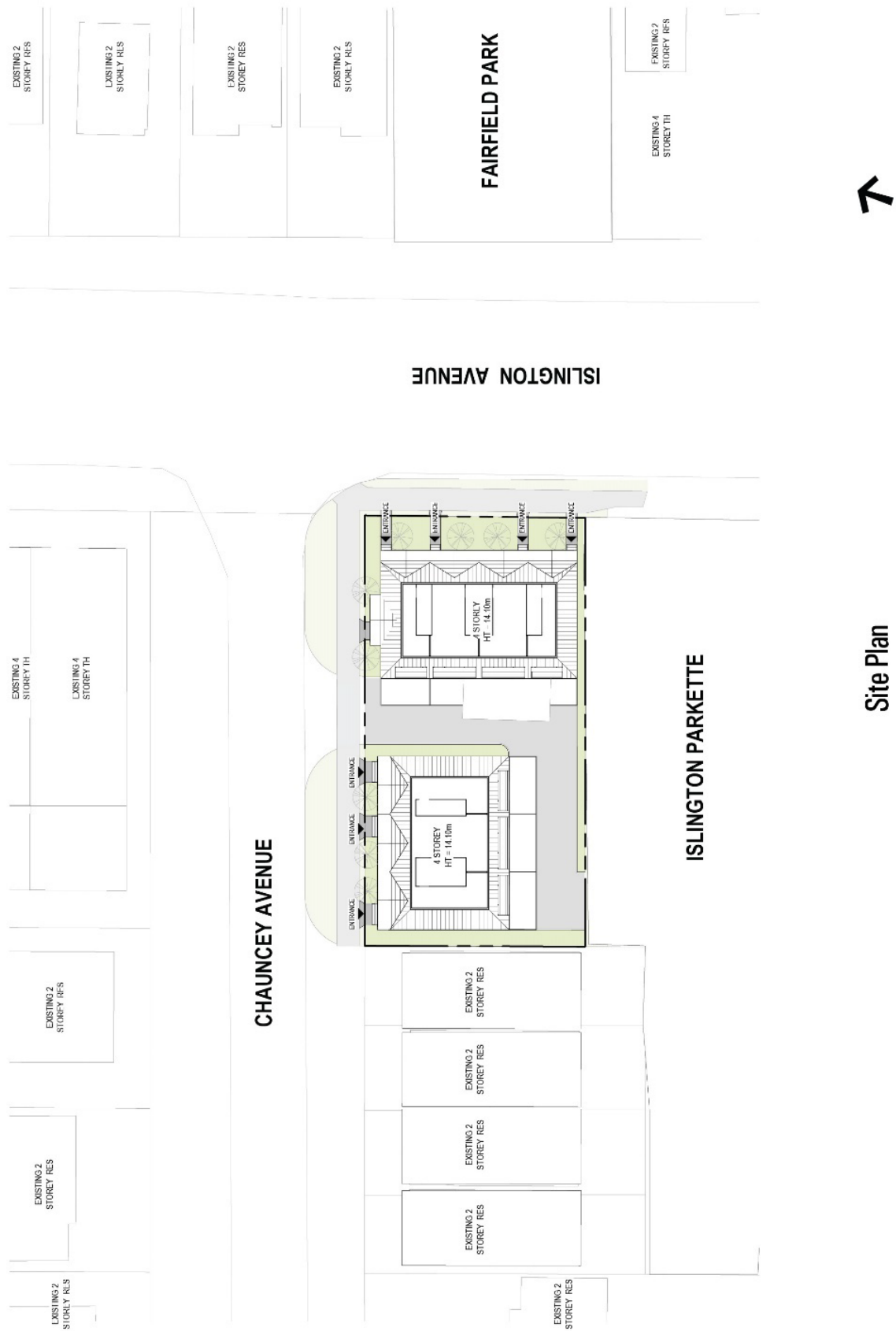
RD Residential Detached
RT Residential Townhouse
E Employment Industrial
O Open Space
OR Open Space Recreation

R4G See Former City of Etobicoke By-Law No. 11,737
I.C1 Fourth Density Group Residential Zone
 Class 1 Industrial Zone

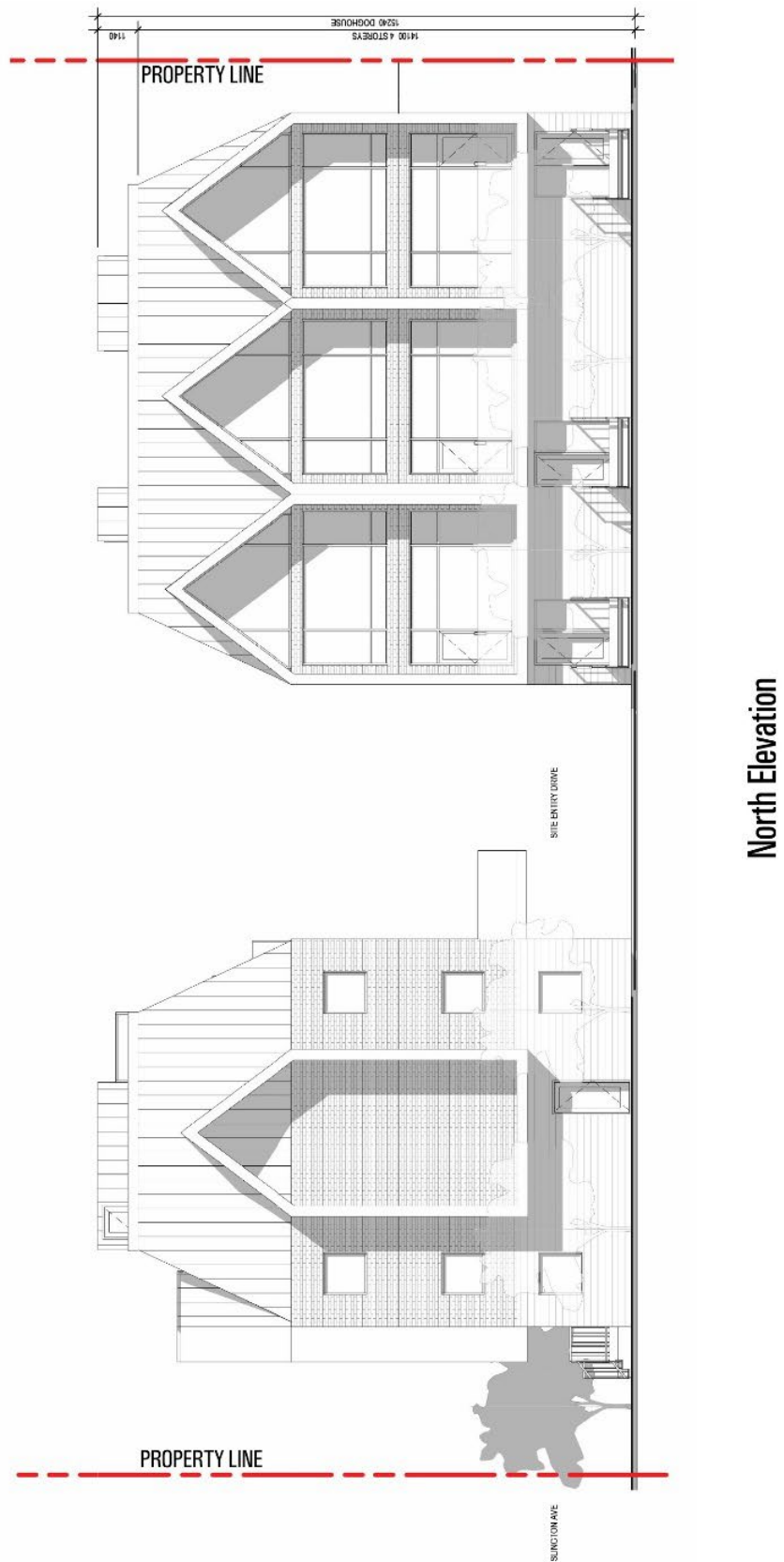
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 Extracted: 10/31/2022

Attachment 5: Draft Zoning By-law Amendment

The draft Zoning By-law Amendment will be made available on or before the June 4, 2025, Etobicoke York Community Council meeting.



Attachment 7: North Elevation



Attachment 8: East Elevation

