

1138 Islington Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 2, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 205614 WET 03 OZ

SUMMARY

This report recommends approval of an application to amend the Zoning By-law to permit a 6-storey (19.3 metres, excluding mechanical penthouse) residential building with associated amenity space, landscaping, and surface parking accessed from Bering Avenue. The proposed building comprises 37 dwelling units and a gross floor area of approximately 2,049 square metres.

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 1138 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for the enactment of the Zoning By-law Amendment, City Council require the applicant to submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review.
4. Before introducing the necessary Bill to City Council for the enactment of the Zoning By-law Amendment, City Council require the applicant to enter into an agreement with the City to secure the design and construction of, and provide security in the form of a Letter of Credit or other satisfactory security instrument for, any new municipal infrastructure or upgrades or improvements to the existing municipal infrastructure that are identified in the accepted Report to support the proposed development, and to ensure that they are constructed and operational, and that this is secured through the

Site Plan Control process, to the satisfaction of the City Solicitor and Director, Engineering Review, Development 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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the southwestern corner of Islington Avenue and Bering Avenue. It is rectangular in shape with approximately 21 metres of frontage on Islington Avenue and 32 metres of frontage on Bering Avenue, comprising a total lot area of approximately 656.7 square metres.

See Attachment 2 for the Location Map.

Existing Use

The site currently contains a detached dwelling fronting Islington Avenue along with an associated attached garage and surface parking areas with driveways accessed from Islington Avenue and Bering Avenue.

Surrounding Uses

North of Bering Avenue, there is a three-storey townhouse development with dwellings fronting both Islington Avenue and Bering Avenue.

East of Islington Avenue, there are detached dwellings fronting Islington and backing onto a public park (Fairfield Park) which also contains a pedestrian entrance on Islington Avenue, just north of Bering Avenue.

South of the site, there are three detached dwellings fronting Islington Avenue, south of which there is a four-storey townhouse development.

West of the site, there are detached dwellings fronting Bering Avenue.

THE APPLICATION

Description

The proposal is for a 6-storey (19.3-metre plus mechanical penthouse) residential building including 37 residential dwelling units and approximately 2,049 square metres of total GFA.

Density

The proposal has a density of 3.1 times the area of the lot.

Dwelling Units

The proposal includes a total of 37 dwelling units, comprised of two studio units (5% of the total), 23 one-bedroom units (62%), eight two-bedroom units (22%), and four three-bedroom units (11%).

Amenity Space

The proposal includes a minimum of 74.0 square metres of indoor amenity space at the ground floor level. In addition, 74.0 square metres of outdoor amenity space is provided adjoining the ground floor indoor amenity. This results in a minimum ratio of 4.0 square metres of amenity space per residential unit.

Access, Parking and Loading

The proposal includes two vehicular parking spaces, consisting of one standard residential visitor space and one accessible residential visitor space. Vehicular access to the proposed parking spaces is taken directly from Bering Avenue.

In addition to vehicular parking spaces, the proposal also provides a total of 29 bicycle parking spaces with three short-term spaces located on an exterior rack adjacent to the vehicular parking and 26 long-term spaces provided in a secure interior bicycle room located on the ground floor.

No on-site loading space is proposed. However, the proposal incorporates the existing on-street lay-by for use as a short-term pick-up/drop-off (PUDO) and move-in/-out area.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, and elevations 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/1138/Islington

Reasons for Application

The proposal requires an amendment to Zoning By-law 569-2013 to permit certain site-specific standards including building height, side and front yard setbacks and standards related to loading and accessible parking spaces. The site is also subject to By-law 608-2024 which permits 6-storey apartment buildings up to a maximum of 60 units in the

Residential Detached (RD) zone provided they have frontage on a *Major Street* as identified in the Official Plan. The site is proposed to remain in the RD (f13.5; a510; d0.45) zone, with a site-specific exemption to permit the built form standards associated with the proposal.

APPLICATION BACKGROUND

The application was deemed complete on September 23, 2022, satisfying the City's minimum application requirements. At that time, the proposal was for four townhouse dwelling units.

Following emerging changes to Official Plan policy, the applicant revised their proposal to a six-storey apartment building consistent with the intent of the emerging policy from the Expanding Housing Options in Neighbourhoods (EHON) Major Streets study being undertaken by the City.

The revised proposal, comprising the current application for a six-storey residential building, was submitted on June 6, 2025. An additional resubmission to address minor outstanding City comments was submitted in October 2025.

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 identifies the site as being within the *Neighbourhoods* designation on Map 15: Land Use (refer to Attachment 3). Section 4.1.5 of the OP provides policies relative to development within *Neighbourhoods*. The site also fronts onto Islington Avenue, identified as a *Major Street* on Map 3: Right-of-Way Widths Associated with Existing Major Streets with a Right-of-Way Width of 27 metres. Development on

Neighbourhoods-designated sites fronting *Major Streets* is subject to Official Plan policies as amended by OPA 727.

Expanding Housing Options in Neighbourhoods (EHON) – Major Streets Official Plan Amendment & Zoning By-law Amendment

On June 26, 2024, Toronto City Council adopted OPA 727 and ZBA 608 amending the Official Plan and Zoning By-law 569-2013 in regard to lands located on *Major Streets*. The Major Streets Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) expand permissions for development on lands designated *Neighbourhoods* that front onto *Major Streets*.

Both the OPA and the ZBA were appealed to the Ontario Land Tribunal (OLT) by a number of parties. By way of an order dated January 13, 2025, the OLT brought both the OPA and the ZBA substantially into force. A further order dated September 11, 2025 brought the remainder of the OPA and ZBA into force, with some modifications. As such, review of the proposal has taken OPA 727 and ZBA 608 into consideration.

The Major Streets OPA and ZBA permit additional medium-density uses, including apartment buildings up to six storeys (19 metres) in height, on lots designated *Neighbourhoods* and generally zoned for residential uses provided that they have frontage on a public street designated a *Major Street* in the Official Plan. The ZBA allows for up to 60 units on these lots and introduces new development standards that control matters such as setbacks, landscaping, and vehicular access.

Zoning

The site is subject to City-wide Zoning By-law 569-2013. Under this by-law, it is zoned RD (f13.5; a510; d0.45). The RD zone category permits a variety of building types, including detached houses, multiplexes, and, on lots fronting *Major Streets*, apartment buildings up to a height of six storeys containing up to 60 units.

Refer to Attachment 4 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:

- 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

A virtual Community Consultation Meeting was hosted by City staff on July 31, 2025. Approximately 70 people attended, as well as the applicant and a representative from the Ward Councillor's office. At the meeting, City staff and the applicant's team gave presentations on the planning policies, development review process and the details of the proposal. Following the presentations, City staff led a question and comment period. Issues raised by attendees at the meeting and through other correspondence included:

- Impact of the proposal on traffic congestion on Bering Avenue and the broader area.
- Cumulative impact of additional density on public services in the area, including hospitals and schools.
- Lack of residential vehicular parking and insufficient visitor parking, as well as insufficient accommodation for pick-up and drop-off activities, leading to illegal parking and traffic/parking spillover.
- Road/lane closures associated with construction and potential for large trucks using local streets.
- Overdevelopment of the site in regard to height and density.
- Overlook, shadowing, and loss of privacy.
- Potential for noise and disruption as a result of increased density.
- Sufficiency of servicing capacity to accommodate the proposal.
- Perceived incompatibility between a six-storey built form and the existing low-rise character of the area.
- Single-use nature of the proposal when other uses (e.g. retail, live-work) could be accommodated.
- Insufficient public notice and consultation relative to the proposal.

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 and design guidelines as described in further detail in the subsections below.

Land Use

The proposed residential use conforms to the Official Plan.

Built Form

City staff is satisfied the built form of the proposed building conforms to the policies of the Official Plan, including the new Major Streets policies implemented through OPA 727.

Height

The proposal has a height of 19.3 metres to the top of the main roof which equates to a total of six storeys. This slightly exceeds the 19-metre height permitted as-of-right under OPA 727 for apartment buildings located on *Major Streets*. The deviation of 0.3 metres from the as-of-right standard is considered minor and consistent with Official Plan policies.

Setbacks

In regard to the setback standards, the proposal is situated 3.6 metres from the front line along Islington Avenue. Following a road widening conveyance of 1.1 metres, the setback will be 2.5 metres. The required setback under By-law 608 is 6.0 metres.

The proposed front yard setback is consistent with the pattern of setbacks emerging along Islington Avenue. The townhouses to the north of the site at 1140-1146 Islington Avenue feature a setback of approximately 2.5 metres. On the same block as the subject site, the 4-storey townhouse development at 1124-1130 Islington Avenue, the front yard setback to the post-conveyance lot line is 3.3 metres. Relative to the emerging context the proposed front yard setback is appropriate.

The proposal includes a rear yard setback of 7.5 metres. This meets the as-of-right zoning and is a standard urban setback condition that ensures impacts on adjacent properties are appropriately mitigated while accommodating building functions such as outdoor amenity, tree planting, visitor parking, and short-term bicycle parking.

The north side yard setback (along Bering Avenue) is proposed to be 1.5 metres. This is generally consistent with setbacks to local streets on recent developments in the area, including 1140-1146 Islington and 1124-1130 Islington, and will allow for an appropriate

streetwall condition while facilitating streetscape improvements, including space for a new sidewalk and tree planting.

The south side yard setback (adjacent to the neighbouring property at 1136 Islington Avenue) is proposed to be 2.0 metres. No primary windows are proposed along this side of the proposed building. While the in-force zoning requires 2.4 metres, a setback of 2.0 metres is generally consistent with the pattern of side yard setbacks of new developments, including the four-storey townhouses at 1124-1130 Islington located on the same block as the proposed development and which features a side yard setback of 1.2 metres adjacent to the abutting dwelling. In context, the proposed setback of 2.0 metres is considered appropriate and will maintain a reasonable separation distance to the adjacent property.

Housing

The proposal would provide an additional 37 residential units including four 3-bedrooms (11% of the total), eight 2-bedrooms (22%), 23 1-bedrooms (62%), and two studios (5%) units. This exceeds the proportion of family-sized units recommended within the Growing Up Guidelines and is acceptable.

Public Realm

The proposed building is located at the corner of Islington Avenue, a major street, and Bering Avenue, a local street, with frontage along both streets.

The proposal incorporates new streetscaping and public realm improvements along Bering, including a new sidewalk and tree planting. The existing lay-by is proposed to be retained and used for pick-up/drop-off functions.

Along Islington Avenue, a road widening conveyance of 1.1 metres is required, which is reflected on the plans and the Draft Zoning By-law included as Attachment 5. The proposal includes new residential unit entrances along Islington, promoting a more active frontage, as well as space for additional landscaping and tree planting, including new boulevard trees.

Details related to planting and streetscaping will be secured through the Site Plan Control process.

Servicing

A Functional Servicing and Stormwater Management Report by Candevcon Group 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.

The servicing materials, including the Functional Servicing Report, were reviewed by Development Engineering and comments provided to the applicant. Development Engineering concluded that insufficient materials had been provided by the applicant to make a determination as to whether sufficient servicing capacity exists. Consequently,

Development Engineering requested the submission of additional materials, including a revised Functional Servicing and Stormwater Management Report that provides a breakdown of demand and capacity of sanitary and water infrastructure. Discussions are ongoing between the applicant and Development Engineering on appropriate revisions to these materials.

Based on the revised materials received thus far, it was concluded that there likely is sufficient sanitary capacity to accommodate the proposal, subject to a comprehensive review by Development Engineering. However, it could not be determined based on the materials provided whether there is sufficient water capacity. Development Engineering has thus requested the submission of a revised Functional Servicing and Stormwater Management Report, including a revised hydrant flow test, to demonstrate that there is sufficient capacity.

As such, it is recommended that enactment of the final bills be delayed until such time as a revised Functional Servicing and Stormwater Management Report be provided to Development Engineering to the satisfaction of the Director, Engineering Review (Recommendation #3) and, if identified as necessary, that the applicant enter into an agreement with the City to upgrade the necessary infrastructure (Recommendation #4).

Site-specific improvements and connections to municipal infrastructure will be further reviewed and refined through Site Plan Control application review process. It should be noted that development under the *Major Streets* by-laws is not required to provide servicing capacity analysis until submission of a Building Permit application.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Islington Avenue, a 1.1-metre road widening dedication along the Islington Avenue frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact

The applicant submitted a Traffic and Loading Brief, prepared by Candevcon Group Inc. The proposal includes two visitor parking spaces. No residential parking spaces are required or proposed. Staff has reviewed the Traffic and Loading Brief and is satisfied by the conclusions that the availability of public transit, including the 110 Islington bus route and Islington subway station within a 10-minute walk, as well as various amenities located within a short walk or cycle from the site, will appropriately mitigate potential traffic impacts. It is not anticipated that the 37-unit development will be a significant trip generator. The existing lay-by will be maintained to accommodate small-scale pick-up/drop-off and delivery activities.

Staff anticipates traffic impacts resulting from the proposed development will be minor and can be accommodated by the existing road network.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access is provided to the two visitor parking spaces (one standard and one barrier-free space). As stated above, no residential spaces are required or proposed.

The Major Streets Zoning By-law 608, exempts apartment buildings fronting Major Streets from the requirement for a driveway and on-site turnaround. Further, vehicle access directly from Bering Avenue is an established existing condition along Bering (including on the subject site) and surrounding local streets. The proposed vehicular access is acceptable.

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.

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 Adesso Design Inc. was submitted in support of the application. The report indicates the presence of seven by-law protected trees, all of which are recommended for removal due to a combination of poor condition and conflicts with proposed works, including new sidewalks and public realm elements. A Permit to Injure or Remove Trees will be required to be submitted to facilitate this.

A total of four new trees are proposed, including three on private property (along the Islington street frontage and the rear yard) and one in the public boulevard on Bering. Planting details will be finalized at the Site Plan Control stage.

The applicant is also required to submit a tree planting deposit to ensure the planting and survival of new City trees at the Site Plan 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

Alex Teixeira, MCIP, RPP
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: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1138 Islington Avenue Date Received: August 31, 2022
Application Number: 22 205614 WET 03 OZ
Application Type: Zoning By-law Amendment
Project Description: A 6-storey residential building at 1138 Islington Avenue.
Applicant Agent Architect Owner
MHBC Planning Batory Project Studio Maria Jones
Architects

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A
Zoning: RD (f13.5; a510; d0.45) Heritage Designation: No
Height Limit (m): 9.5 metres Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 656.7 Frontage (m): 20.6 Depth (m): 32.0

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	178.39	0	2,049	2,049
Residential GFA (sq m):	49.63	0	2,049	2,049
Non-Residential GFA (sq m):				
Total GFA (sq m):	49.63	0	2,049	2,049
Height - Storeys:	2	0	6	6
Height - Metres:	6	0	20	20

Lot Coverage Ratio (%) 52 Floor Space Index: 3.1

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
Residential GFA: 2,049
Retail GFA:
Office GFA:
Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1	0	37	37
Freehold:	0	0	0	0
Condominium:				
Other:				
Total Units:	1	0	37	37

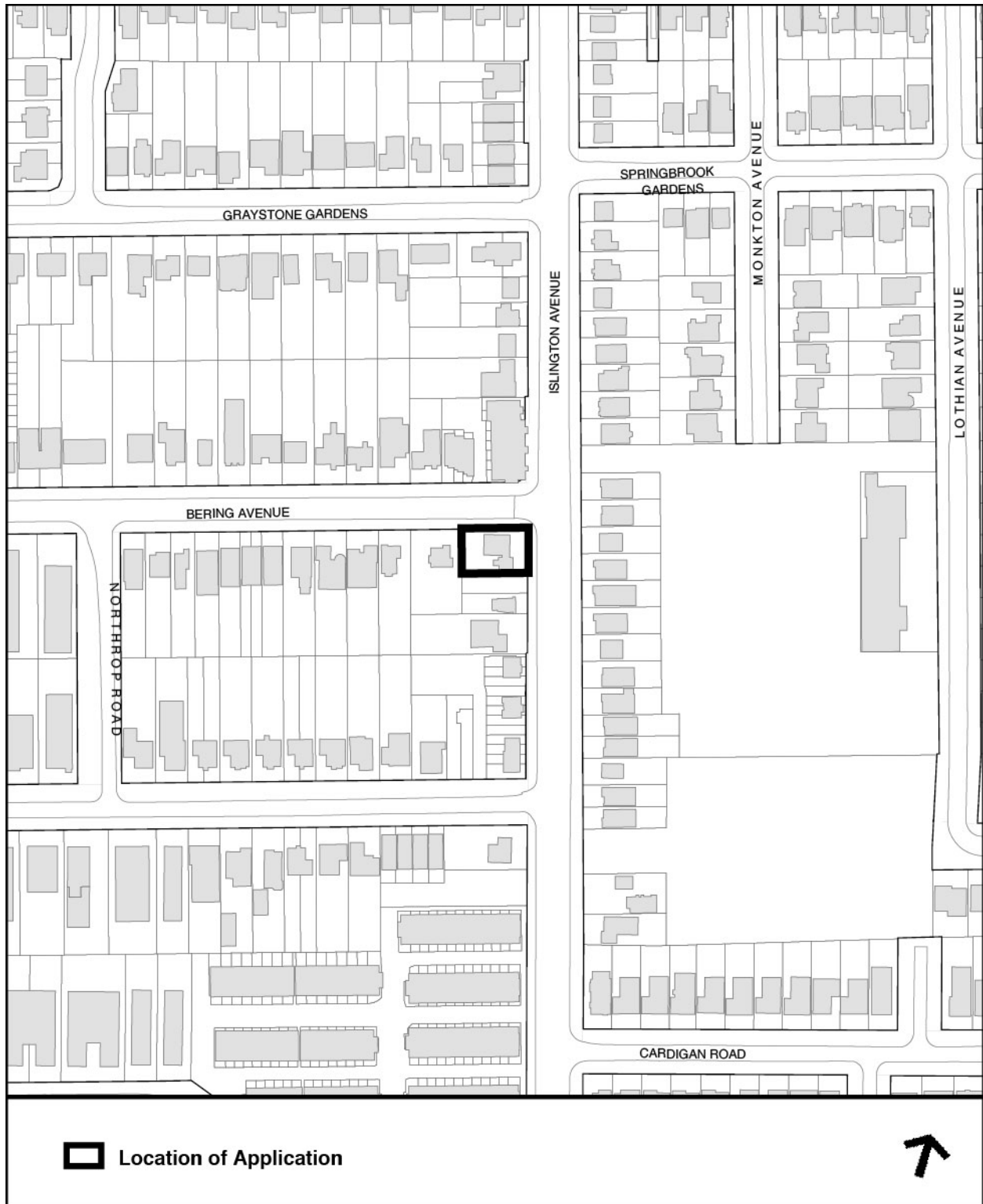
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		2	23	8	4
Total Units:	37				

Parking and Loading

Parking Spaces:	2	Bicycle Parking Spaces:	29	Loading Docks:	0
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

1138 Islington Avenue

File # 22 205614 WET 03 02



Location of Application



Neighbourhoods



Parks

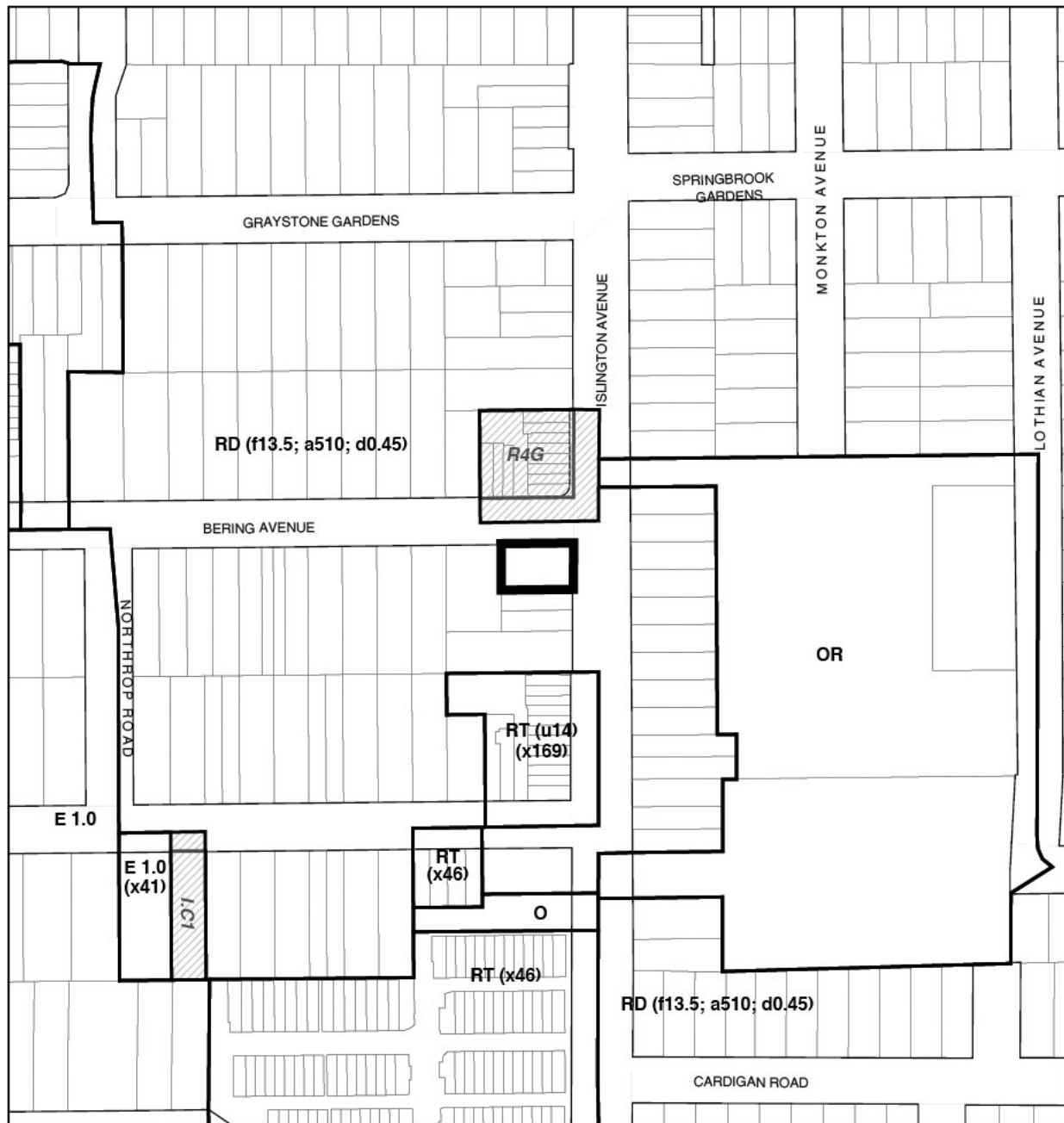


Core Employment Areas



Not to Scale
Extracted: 09/26/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1138 Islington Avenue

File # 22 205614 WET 03 02



Location of Application

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



See Former City of Etobicoke By-Law No. 11,737
R4G Fourth Density Group Residential Zone
LC1 Class 1 Industrial Zone

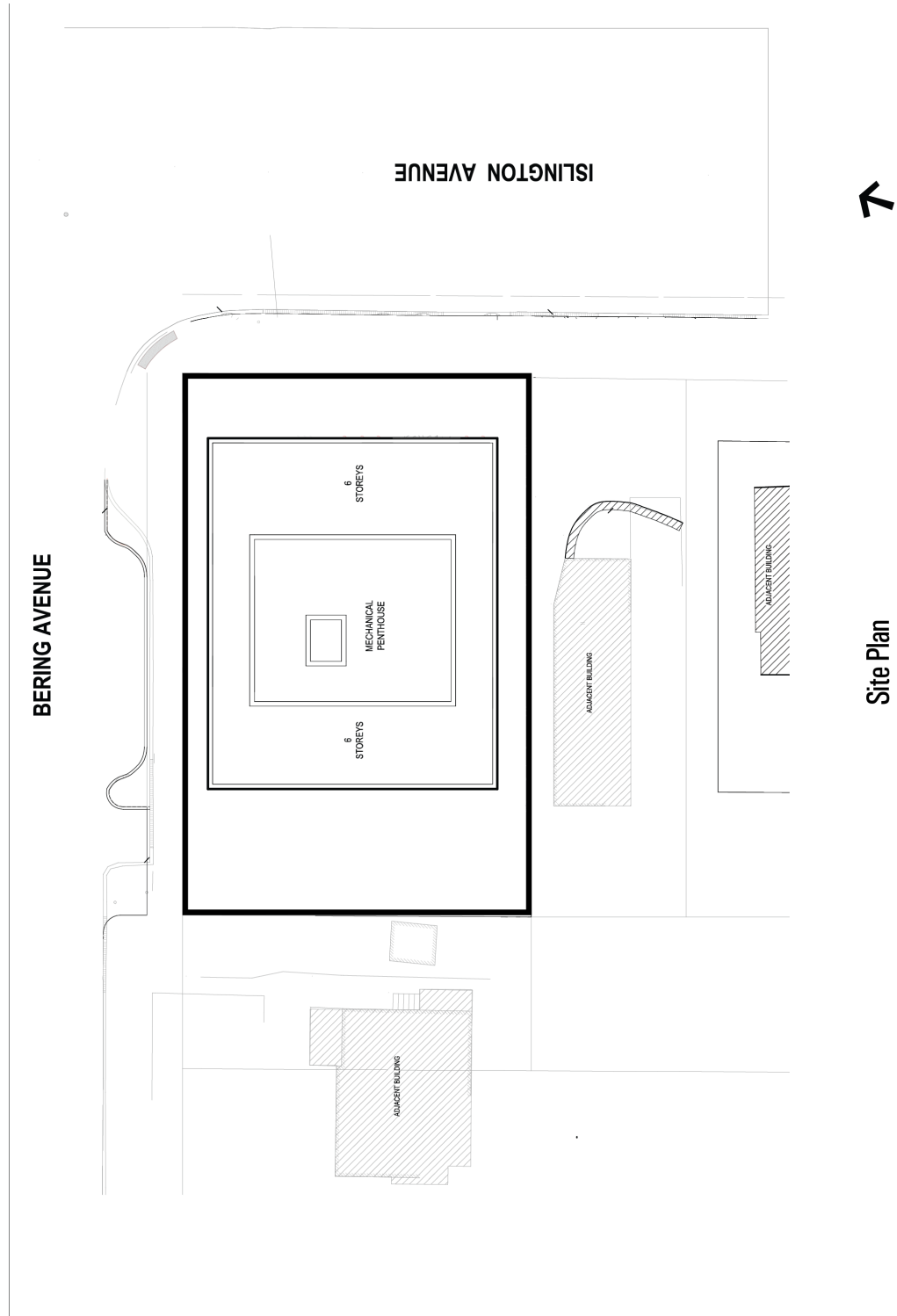


Not to Scale
 Extracted: 09/26/2022

Attachment 5: Draft Zoning By-law Amendment

Attached under separate cover.

Attachment 6: Site Plan



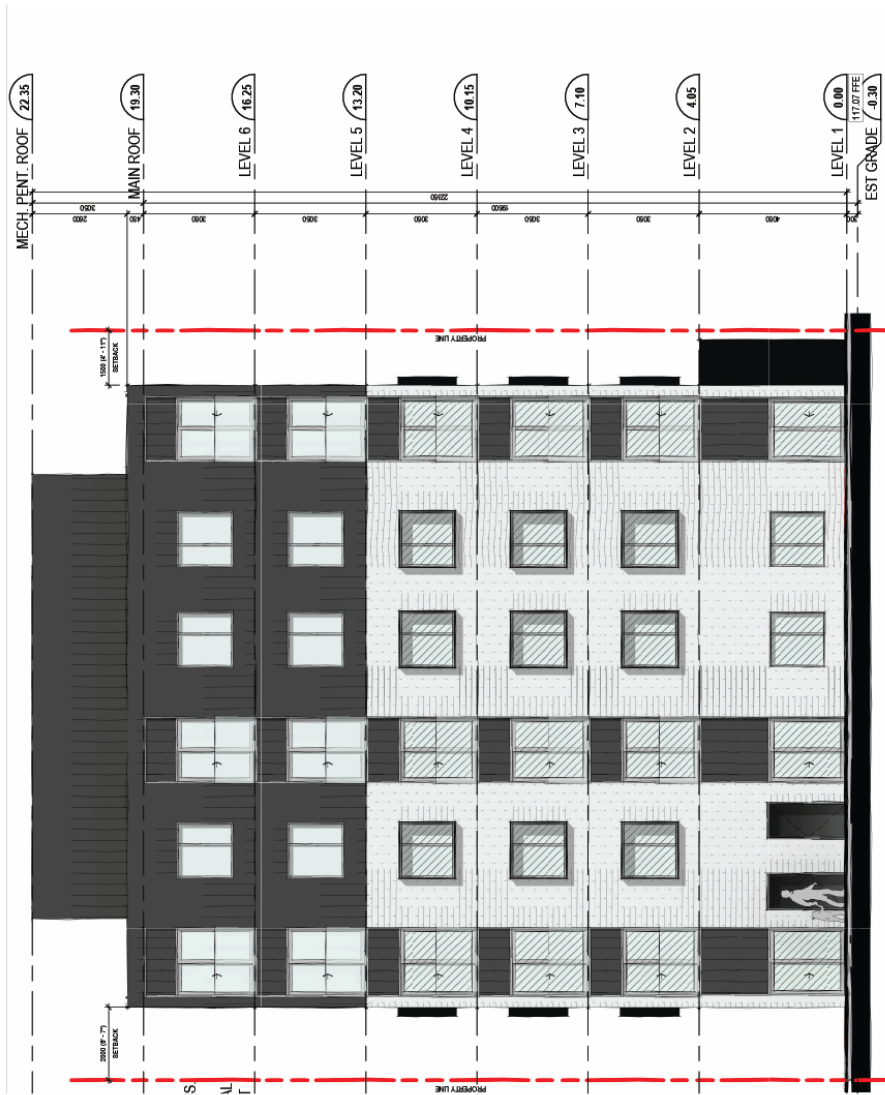
Attachment 7: Elevations

North Elevation



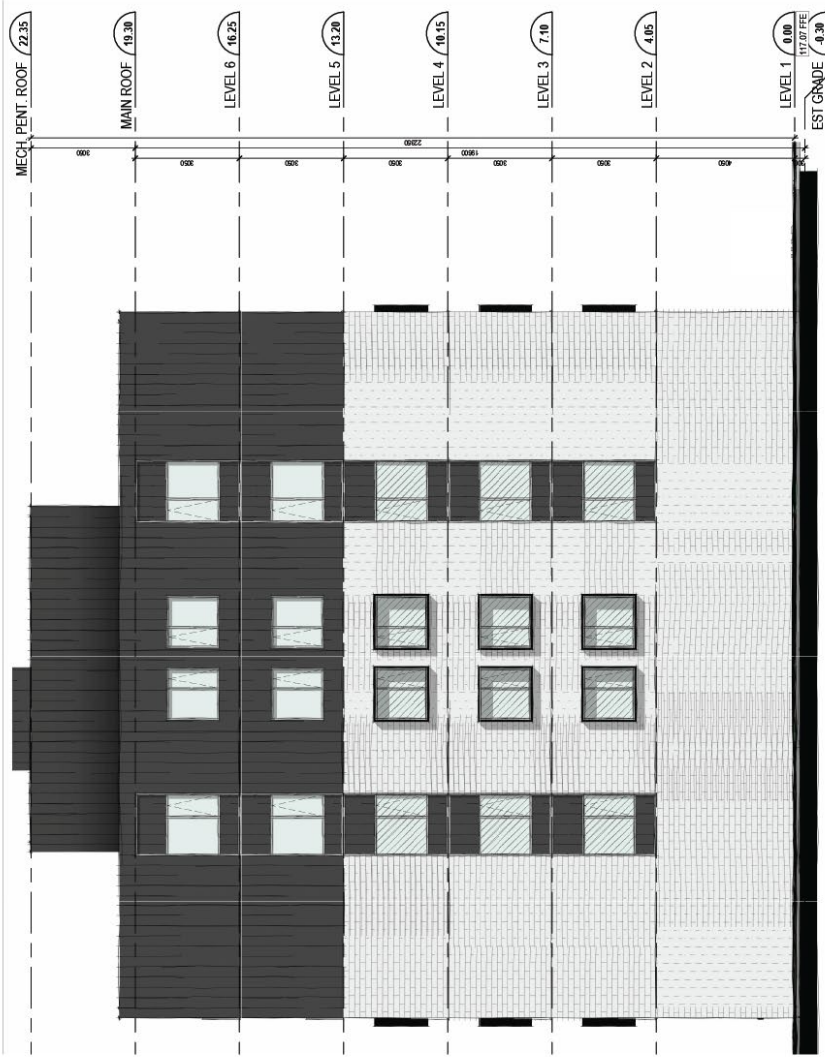
North Elevation

East Elevation



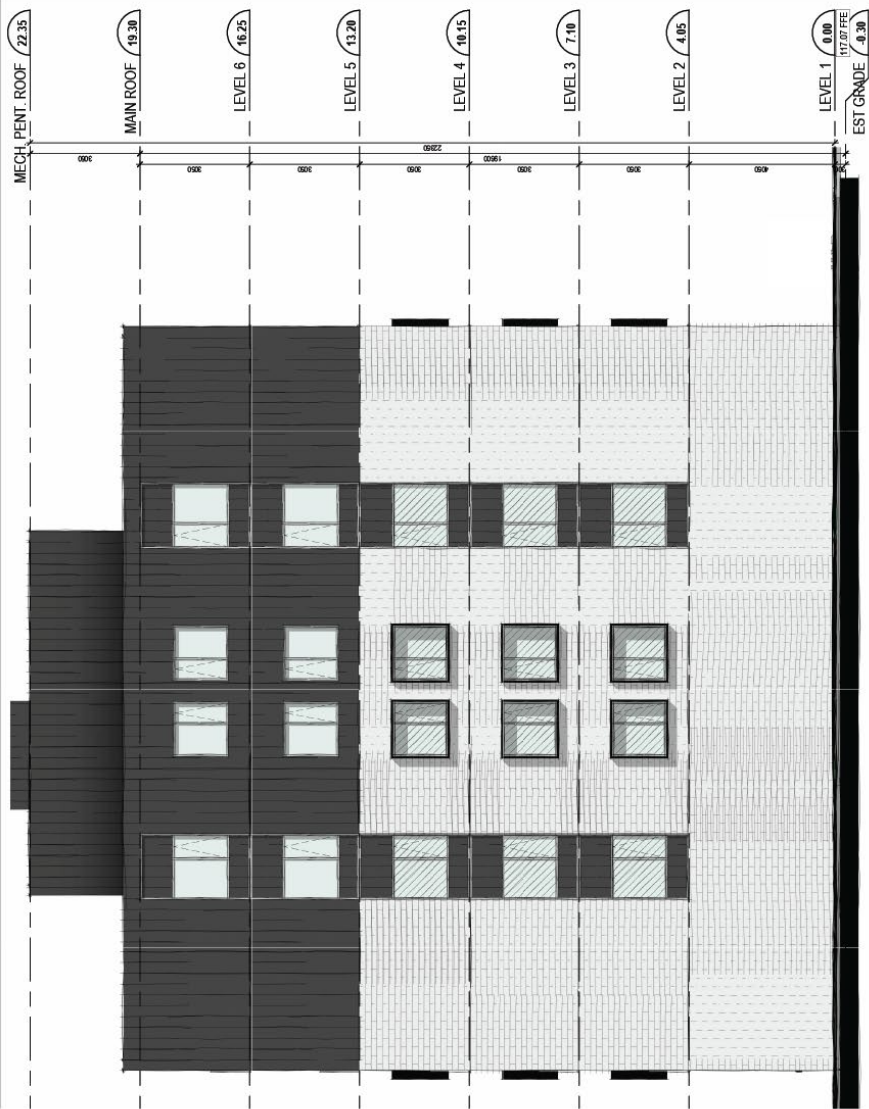
East Elevation

South Elevation



South Elevation

West Elevation



South Elevation