

From: [REDACTED]
To: [Etobicoke Community Council](#)
Subject: [External Sender] 1138 Islington Ave
Date: September 29, 2025 8:20:37 PM

Dear Etobicoke York Community Council,

This email is in response to the notice of public meeting for the proposed development at 1138 Islington Avenue, dated 25SEP2025.

I am opposed to the development in its current state. I am not opposed to a more appropriate sized development, such as the townhouses nearby.

Here are some observations and comments:

1. There are only two visitor parking spots where the parking study report suggests that four are required. Even four will not be sufficient in reality. Chauncey Avenue is suggested as the main alternate parking option, but it suggests that parking is allowed indefinitely whereas it would be limited to 3h if unsigned. Further to this, most properties on Chauncey Avenue are using all of their frontage already. More visitor parking should be made available, such as via an underground level or via a reduced building footprint.
2. The garbage room seems to be grossly undersized for 37 units, unless there is daily garbage collection.
3. Garbage collection is proposed to be from the layby, whereas this layby is also supposed to service multiple other uses such as deliveries and ride share pickup/drop. The layby will barely be enough for any one of those uses alone. More space is needed, and in particular, garbage collection should be taking place on private property for apartment buildings, at the rear of the building rather than out front.
4. The bicycle storage room is undersized if it is to be used on a regular basis. The fact that there are no resident parking spaces suggest that residents will rely heavily on bicycle transportation as a mode of transportation and there are only 8 spaces that are easy to use, placed outdoors where commuters will not wish to store their bicycle as it would be subject to the elements and theft. The bicycle storage room needs to be much larger to support realistic use by commuters.
5. This building is too large in terms of height for both the character of the neighbourhood and also the neighbouring properties. It will cast huge shadows and block views on/for the single family dwellings adjacent, which is unfair to those homeowners as it grossly interferes with their enjoyment of their property. A more appropriate height of building would be four storeys and with a height conforming to the existing 9.5m maximum instead of the proposed 19+m height.

While I recognize that there was a ruling by the OLT which may allow this development to proceed, it does need to take into account the opinions of the community and also be reasonably and appropriately designed to integrate properly into the well established community that it will exist in.

Note: Please remove my email address and family name from any public posting of this email.

Chris Lawrence