

From: [Protect Etobicoke](#)
To: [Etobicoke Community Council](#)
Subject: [External Sender] Petition opposing proposed development at 1138 Islington Avenue
Date: October 20, 2025 3:35:37 PM

Dear Etobicoke York City Council members -
(Please weblink this communicate)

I am sending this communicate linking to the petition of more than 600 residents collected through [ProtectEtobicoke.ca](#) asking you to oppose the proposed development at 1138 Islington Avenue. We are deeply concerned by the rapid "As of Right" changes being deployed through the newly revised Toronto Official City Plan. The rushed nature of the decision-making process and the lack of opportunity for meaningful engagement from constituents is very troubling. We are a group of Etobicoke residents advocating for thoughtful, balanced, and people-first urban planning in Etobicoke. We believe growth can and should coexist with the safety, character, and quality of existing communities.

In particular, we are concerned by the scale of these large developments (on what are currently single-family lots) both on main and small side streets, just steps away from single-dwelling homes. **Developments like the 6 storey, 37 unit rental apartment proposed for 1138 Islington Avenue intersecting at Bering Avenue.**

We are concerned that you, our elected representatives are prioritizing irresponsible developments over protecting the livability of our neighbourhoods, the safety of our families and our already stressed emergency services and infrastructure.

We are concerned that the new Toronto Official Plan Amendments permit:

1) 6 storey rental apartment buildings within 200m of transit stations on main and small side streets next to single-dwelling homes.

2) 4 storey rental apartment buildings, 6-plexes and multiplexes on all small side streets next to single-dwelling homes. Etobicoke-Lakeshore (Ward 3) is already the most populated Toronto riding. Our concern is that the speed and scale of these builds will overwhelm our already strained infrastructure and stressed emergency services. These large builds irresponsibly strain hospitals, schools, parking, increase traffic and further stress critical infrastructure and services.

We are asking you, our elected representatives to stop supporting these large, poorly planned developments and to support us, your constituents, in protecting our neighbourhoods and prioritizing safe, responsible and sustainable developments.

Thank you.

Tim Finlayson (on behalf of Protect Etobicoke Neighbours)