



**MORE NEIGHBOURS
TORONTO**

Dear Etobicoke-York Community Council,

**Re: 2025.EY26.2 - 1138 Islington Avenue – Zoning By-law Amendment
Application – Decision Report – Approval**

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto supports the proposed development at 1138 Islington Avenue. Had the application been started today, it would likely be allowed as-of right under the Major Streets policy. Whereas Islington Avenue, at the intersection with Bering Avenue, is 27 metres wide and allows for an eight storey building; this proposal stands at six and is within the by-right envelope.

This proposal represents the exact sort of gentle density that we have advocated for from the beginning: buildings that let low-rise neighbourhoods steadily take in more housing over time while fostering walkable communities and access to multiple transit options. Notably, this site abuts an existing bus stop on the 110 bus route, notwithstanding the subway line further north. We are glad to see staff recommend approval for this application.

Sincerely,

Thaddeus W. Sherlock
More Neighbours Toronto