

Islington Village Planning Framework - Status Report

Date: June 15, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 2 - Etobicoke Centre, 3 - Etobicoke-Lakeshore

Planning Application Number: 26 123528 WET 03 TM

SUMMARY

This report provides a status update on the [Islington Village Planning Framework](#) (the Planning Framework), including information on its draft area of focus, scope, phasing, and timing.

Through the Planning Framework, Staff will be engaging with the local community and Ward Councillors to review the existing policies, strategies, and guidelines applicable to Islington Village (the Village) to identify opportunities to reinforce the area's main street character. The Planning Framework will focus on the pedestrian-oriented character of the Village, streetscape and public realm improvements, and opportunities for placemaking that enhance this character, while accounting for new Provincial direction for increased density around delineated Protected Major Transit Station Areas (PMTSA).

A report with final recommendations is targeted for Q2 2027.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District, recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Etobicoke Centre Secondary Plan

In November 2002, City Council adopted the Etobicoke Centre Secondary Plan (the ECSP). The ECSP was subsequently appealed and on February 25, 2005, the Ontario Municipal Board (OMB) issued its Decision and Order No. 0412, PL030066 and PL030681, which approved the ECSP, with amendments.

Review of Existing Islington Village Policies and Guidelines

On May 13, 2024, Etobicoke York Community Council adopted [Item 2024.EY13.17](#) directing City Planning staff to conduct a scoped review of the existing Village policies and guidelines to identify opportunities for placemaking and recommend policy or guideline updates to better maintain the Village character.

PLANNING FRAMEWORK AREA AND CONTEXT

Description

The draft Planning Framework boundary is generally defined by the properties fronting the north and south sides of Bloor Street West and Dundas Street West, between Poplar Avenue/Ashbourne Drive to the west and Burnhamthorpe Crescent to the east. See Attachment 1 of this report for the Draft Boundary Map.

The Village is primarily comprised of one- to three-storey commercial retail buildings with walk-up store fronts and strip plazas, often with residential units located on the upper floors, as well as mid- to high-rise residential buildings, many of which incorporate retail uses at grade. An identifiable characteristic of the Village, particularly along Dundas Street West, is its collection of murals displayed on the facades of buildings. The murals have become a notable attraction that contribute to the area's identity and visitor appeal. These murals, along with other streetscape elements, are the result of improvements undertaken by the Village of Islington Business Improvement Area (BIA), which represents businesses in the area.

POLICY AND 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 (PPS), 2024, and shall conform to Provincial plans.

The PPS sets out policy direction on matters of Provincial interest related to land use and development. Policy 2.1.6 directs municipalities to support the achievement of complete communities and expresses a clear need for providing a mix of housing and transportation options with multi-modal access and other elements co-existing in an area. The PPS also sets out minimum density targets of 200 residents and jobs combined per hectare for those that are served by subways.

Official Plan

The Official Plan designates most of the Village as *Mixed Use Areas*, with the exception of the Islington Pioneer Cemetery and Michael Power Park, which are designated *Parks* and *Other Open Space Areas*. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. See Attachment 2 of this report for the Official Plan Land Use map.

Protected Major Transit Station Area

On August 15, 2025, the Ministry of Municipal Affairs and Housing (MMAH) approved, with modifications, 120 Major Transit Station Area (MTSA) and Protected Major Transit Station Area (PMTSA) boundaries and policies. A P/MTSA is a defined area that is located about a ten-minute walk of a subway or GO Transit station.

The P/MTSA policies direct that lands designated *Apartment Neighbourhoods*, *Mixed Use Areas*, and *Regeneration Areas* in the Official Plan may permit a Floor Space Index (FSI) of 6 and 8 based on the distance from a planned or existing station, whereas some lands may also have building heights of 20 to 30 storeys. Additional height and density may be considered on certain large sites if a block context plan is provided through a planning application process. Legislative changes through Bill 185 removed parking minimums in P/MTSAs, including zoning requirements for visitor parking. Development with parking facilities within a P/MTSA must still comply with the *Accessibility for Ontarians with Disabilities Act* (“AODA”), and should any parking be provided, the spaces will be subject to applicable zoning performance standards for parking spaces, such as location and minimum dimensions, as well as standards for accessible parking.

The draft Planning Framework boundary is located within the Kipling and Islington Station PMTSA boundaries, which are subject to Site and Area Specific Policies (SASP) 626 and 627, respectively. See Attachment 3 of this report for the PMTSA Map.

Etobicoke Centre Secondary Plan (ECSP)

The Village is located within the ECSP. See Attachment 4 of this report for the ECSP Map.

The ECSP describes the Village as the historic “main street” shopping core, located primarily along the north side of Dundas Street and extending westward across Kipling Avenue onto Bloor Street. The ECSP envisions that the scale of buildings in areas outside of the Village will generally be of mid- to high-rise character, consistent with their location and surrounding context, whereas buildings in the Village will reflect much of their existing context. The existing built-form context in the Village is described as consisting of buildings of up to five storeys with at-grade retail or office uses and residential units on the upper floors.

The ECSP identifies the Village as a *Mixed Use Area*, consistent with Official Plan Land Use Map 14. The ECSP further delineates the *Mixed Use Areas* into *Mixed Use Areas A* and *B*, each with distinct policy directions. The Village is comprised primarily of *Mixed Use Areas B*, with some lands being *Mixed Use Areas A*.

Mixed Use Areas A is envisioned as a higher-density designation in proximity to transit stations, intended to accommodate a wide range of land uses supporting reduced vehicle reliance, in addition to parks, open spaces and single-use commercial/institutional or mixed-use commercial/institutional and residential use buildings.

Mixed Use Areas B is the pedestrian-focused designation of the ECSP. It is envisioned to consist of single-use commercial and/or institutional buildings, or mixed-use commercial, institutional and residential buildings, built to the street line and developed at a pedestrian-scale height. Buildings in this designation are intended to contain at-grade retail, office or service uses to enhance and expand its pedestrian-oriented retail shopping strip character.

It should be noted that the in-force P/MTSA policies provide density permissions that may be challenging to achieve within the height limitations of the current ECSP policy framework. The PMTSA policies apply alongside all other relevant Official Plan policies, including the ECSP; however, where there is a conflict, the in-force PMTSA policies permitting greater densities prevail over existing municipal policy and zoning.

Site and Area Specific Policy 626 and 627

Chapter 8 of the Official Plan implements a framework to facilitate transit supportive development through the delineation of P/MTSAs across the City. Each SASP sets out the residents and jobs per hectare, use of land, and minimum density targets for the delineated areas within each SASP boundary.

The Village is subject to both SASP 626 and 627 as it relates to PMTSAs. SASP 626 includes the area surrounding and including the existing Kipling Subway/GO Interchange Station and SASP 627 includes the area surrounding and including the existing Islington Subway Station. Both areas are planned to achieve a minimum population and employment target of 300 residents and jobs combined per hectare. Most lands included within the boundaries of SASP 626 and 627 that are directly abutting the north and south sides of Dundas Street West and Bloor Street West are required to meet a minimum density of 2.0. See Attachment 5 of this report for the Protected Major Transit Station Areas (PMTSA) Map.

Zoning

Zoning By-laws provide performance standards that regulate the development and use of land and buildings, including, but not limited to, height, density, lot coverage, and setbacks. The Village is zoned primarily under the former Etobicoke Zoning Code, as amended by [By-law 1088-2002](#). See Attachment 3 of this report for the existing Zoning By-law Map. The majority of properties are zoned Etobicoke Centre 1 (EC1), which permits a range of residential and commercial uses, a maximum density of 3.5, and a maximum height of 15 metres. Some properties are zoned Etobicoke Centre 2 (EC2) and Etobicoke Centre 3 (EC3), which permit an even broader range of residential and commercial uses than the EC1 Zone. Additional lands within the Village are zoned Public Open Space (OS), including Michael Power Park; Private Open Space (POS), including the Islington Pioneer Cemetery; and Utilities (U), including the Etobicoke Hydro Corridor.

As of the date of this Status Report, nine sites within the Village have been recently approved for site-specific Official Plan and/or Zoning By-law Amendments. These sites include [4875 Dundas Street West](#), [4888 Dundas Street West](#), [4916-4946 Dundas Street West](#) and [4-16 Burnhamthorpe Road](#), [5250 Dundas Street West](#), [3700 Bloor Street](#)

[West, 11 Dunbloor Road \(5145 Dundas Street West\), 970 Kipling Avenue and 5207 Dundas Street West, 3755 Bloor Street West, and 3838 Bloor Street West](#). The majority of these applications were approved for heights greater than five-storeys, with the massing stepped back above the base building to maintain and reinforce the pedestrian scale of the Village.

There are also several active development applications within the draft Planning Framework boundary that are currently under review by the City of Toronto. Information on these active development applications is available through the City's [Application Information Centre](#).

The *Planning Act* requires that municipalities bring Zoning By-laws into conformity with Official Plan policies for P/MTSAs within one year from the date that the P/MTSA policies came into effect. City Planning is undertaking zoning updates for PMTSAs and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

The Etobicoke Centre Urban Design Guidelines and Etobicoke Centre Public Space and Streetscape Plan

The Etobicoke Centre Urban Design Guidelines (UDG) and Etobicoke Centre Public Space and Streetscape Plan (Streetscape Plan) form a cohesive framework that support and implement the urban design, streetscape, and public realm policies of the ECSP. They set out a guide for the form and layout of new development in the area in a way that prioritizes pedestrian-oriented design, promotes safety and comfort, and enhances the character of each focus area of the ECSP.

The UDG envisions redevelopment opportunities that include a mix of uses in a variety of building forms, supported by a public road network that balances vehicular and pedestrian needs and ensures access to the Islington and Kipling subway stations. It emphasizes the importance of street proportion, particularly the relationship between street width and the height of adjacent buildings, in creating a comfortable and safe public realm.

The Streetscape Plan distinguishes the Village from the other ECSP focus areas and envisions the Village as a commercial, pedestrian-scaled environment with an Old Town feel extending from Islington Avenue to Kipling Avenue. It prioritizes greening and tree planting and the integration of public art. Pedestrian mobility and shopping are identified as key activities supported by seating areas and weather protection elements. It also identifies opportunities for new pedestrian connections that will strengthen relationships between the Village and surrounding neighbourhoods.

SCOPE OF WORK, PHASING, AND TIMING

Scope of Work

The Planning Framework will focus on the draft Planning Framework area. The scope of work will include a review of existing policies, strategies, and guidelines applicable to the Village to identify opportunities to reinforce and enhance the area's main street character. The work will also include a Cultural Heritage Resource Assessment (CHRA) to improve an understanding of the area's historical development and identify cultural heritage resources within the study area. The conservation of cultural heritage resources is an important component of city-building that contributes to a sense of place and identity. Findings from the CHRA will help inform the Planning Framework's placemaking objectives, policies, and urban design guidelines. This work will be undertaken in consultation with other City divisions, the local community, and Ward 2 and 3 Councillors.

The Planning Framework will focus on enhancing streetscape and public realm while addressing recent Provincial policy changes. The draft Planning Framework is organized around four key priorities:

- 1. Emerging Development Trends and Built Form** - This priority will explore opportunities to accommodate growth permitted through new PMTSA policies while simultaneously minimizing the visual impact of tall buildings. Particular emphasis will be placed on achieving a human-scale public realm that reinforces the Village's main street character.
- 2. Public Realm Improvements** - This priority will build upon the vision of the Streetscape Plan to enhance the pedestrian experience through wider, safer and unobstructed sidewalks, improved wayfinding, and a high-quality streetscape that accommodates street furniture, open spaces, patios, landscaping, and tree planting.
- 3. Cultural Heritage** - This priority will identify the Village's cultural heritage values and guide redevelopment to incorporate design elements that reinforce them. Through consultation with the community and local Ward Councillors, it will also explore opportunities to celebrate local cultural heritage and strengthen a sense of place.
- 4. Commercial and Non-Residential Development** - This priority will seek to enhance the retail experience along the Village's main street by supporting a high-quality at-grade retail interface with clearly defined storefronts, a fine-grained storefront rhythm, and programming elements such as spill-out areas and patios that extend the retail activity into the public realm.

Phasing and Timing

The Planning Framework team includes Development Review and City Planning staff, consisting of Community Planning, Urban Design, and Heritage Planning. A Technical Advisory Committee (TAC) has also been formed, comprising internal City Divisions and external stakeholders. The TAC includes Transportation Planning, Transportation Review, Transportation Services, Parks Planning, Strategic Initiatives Planning and

Analysis (SIPA), Urban Forestry, and Development Engineering, as well as representatives from the Toronto Parking Authority and the Toronto Transit Commission. The TAC will provide technical input on infrastructure, community services and facilities, opportunities for streetscape improvements, safety, connectivity, and other relevant matters.

Phasing

The Planning Framework will include two phases, with completion targeted for the end of Q2 2027.

Phase 1 (Q4 2025-Q3 2026) will focus on data collection and a detailed evaluation of the Planning Framework area, preparation of the draft Planning Framework and Priorities, and initial community and stakeholder consultation. This phase will also include the establishment of the TAC and the Local Advisory Committee (LAC), comprised of local residents, community organizations, property owners, local employers, and other stakeholders. Phase 1 includes the following consultation events: a community walking tour, Community Consultation Meeting #1, a drop-in open house, social pinpoint tool and online survey, TAC, and LAC meeting #1. Phase 1 will conclude in Q3 2026 and will establish the Planning Framework boundary and summarize resident feedback received through a Community Consultation Meeting and Open House and presented to the TAC and LAC for comment.

Phase 2 (Q4 2026-Q2 2027) will commence in Q4 2026 and include continued community and stakeholder consultation. Resident feedback and draft recommendations will be presented to the community for feedback and refinement to the TAC and LAC to inform the final Planning Framework Priorities and recommendations. Final recommendations will be presented to Etobicoke York Community Council and City Council as a Final Report. Phase 2 will conclude with the Final Report in Q2 2027.

COMMUNITY AND STAKEHOLDER CONSULTATION

The Planning Framework will include public consultation designed to engage and inform a broad range of stakeholders, including residents, tenants, equity-deserving groups, community organizations, youth, seniors, pedestrians, transit-users, businesses and business groups (including the Islington Village Business Improvement Area), and institutions. Consultation will involve a variety of in-person and virtual engagement opportunities, including two CCMs, at least two TAC and LAC meetings, an open house drop-in session, additional consultation events as required, and an online engagement tool.

Islington Village Walking Tour

In Q4 2025, Development Review staff held a walking tour with Deputy Mayor Morley and Councillor Holyday alongside leadership from the Business Improvement Association, Islington Ratepayer and Residents Association and Mabelle Arts.

Community Consultation Meeting #1

On May 13, 2026, Staff held the first CCM for the Planning Framework at Montgomery's Inn, attended by approximately 90 members of the public. The CCM included a presentation outlining the purpose, scope, phasing, draft boundary, priorities, and next steps, followed by an opportunity for discussion and feedback.

Key themes from the feedback received included appreciation for the Village's history and character, concerns with traffic, pedestrian safety, impacts on local businesses, shadow and privacy impacts of redevelopment onto existing properties, and the potential loss the Village character through redevelopment. A summary of feedback is provided below.

Resident feedback regarding what is valued about the Village:

- Long-standing history
- Village feel and main street character
- Pedestrian-scale buildings
- Public art, such as the murals
- Local businesses and services
- Village of Islington Business Improvement Area
- Proximity to transit

Resident feedback on what should be secured through the Planning Framework:

- To preserve existing murals and public art and to incorporate murals and public art into new developments
- To maintain the Village scale through sufficient setbacks and stepbacks to minimize the appearance and impact of new tall buildings
- Active street frontage
- New developments to incorporate material that complements the character of the area
- To maintain the walkability of the area, where shops and services are located within proximity of each other
- Inclusion of an affordable grocery store
- Wider, aligned sidewalks that are free of obstructions
- More intentional placement of landscaped open spaces/parkettes
- More places to play, gather, and socialize

Resident concerns about the current status of the Village:

- Loss of cultural heritage
- Loss of local, long-standing businesses and introduction of new chain retailers
- Loss of light, views, and privacy onto existing properties due to new developments.
- Narrow, obstructed sidewalks
- New developments creating precedent for height and density
- Worsened congestion due to new developments
- Limited or no parking proposed in new developments that result in more vehicles parking on local streets

- Pedestrian-vehicular conflicts due to no clear separation between the pedestrian sidewalk and existing surface parking
- Retail tenant support through construction process

Online Engagement Tool

On May 19, 2026, City staff launched an online public engagement tool. The tool will be open for the duration of Phase 1 until September 30, 2026. The purpose of the tool is to gather additional input from the community and included the following questions:

- What do you value most about Islington Village?
- Which buildings have cultural heritage value in Islington Village?
- What should new development contribute to Islington Village?
- What outcomes do you hope are achieved through the scope of the Planning Framework?

The survey asked respondents to then rank their top three community priorities from the following options:

Getting Around and Safety: traffic calming, safe and comfortable pedestrian experience, bike infrastructure, vehicular parking, and walkability

Comfort and Everyday Use: comfortable seating, gathering places, adequate lighting (day and night), and weather protection

Local Life and Services: local shopping and business, diverse community users and access to daily needs, and community services and facilities

Green and Open Spaces: small parks, privately-owned public spaces, street trees, greenery and landscaping elements, and climate control

Look, Feel and Identity: cultural heritage, public art, wayfinding, and attractive new buildings

The tool includes an interactive map that allows respondents to identify what works well, what is generally enjoyed but could be improved, and what requires improvement within the Village, as well as to provide additional comments by dropping pins at specific locations.

As of June 8, 2026, the online engagement tool has received responses from a total of 84 respondents on the survey and 69 respondents on the interactive mapping tool. A summary of the feedback received from the Online Engagement Tool thus far is provided in Attachment 6.

Open House Drop-in Session

On June 8, 2026, Staff held an additional open house drop-in session at Montgomery's Inn. The session featured information boards presented at the initial Community Consultation in May and provided community members with an additional opportunity to provide feedback.

Approximately 70 members of the public attended the drop-in event. A summary of the feedback received from the open house drop-in session is provided below:

What are your thoughts on the draft boundary?

- Revise to capture Montgomery's Inn (4709 Dundas Street West) and eastward to Chestnut Hills Crescent.
- Revise to remove the area west of Kipling Avenue

What is your vision for the Village?

- Maintaining the area's small-town feel and village character
- Supporting local businesses, daycares, and grocery stores that serve existing residents and attract new families to the area
- Introducing additional "third places" - accessible spaces where people can relax, socialize, and build a sense of belonging - including cafés, shops, seating areas, and patios with landscaping along the street
- Introducing small-scale green spaces, such as parkettes and landscaped open spaces, along the main street
- Creating safer pedestrian environments through wider sidewalks and additional pedestrian crossings
- Expanding opportunities for public art, including murals
- Protecting, celebrating, and reimagining heritage and cultural resources, including Montgomery's Inn, the Islington Burying Grounds, Islington United Church, Etobicoke Town Hall, and the Macpherson-Newlove House
- Providing additional public parking spaces to support local retail and restaurant uses
- Limiting high-rise redevelopment within the area
- Encouraging new development to include upgrades to existing commercial buildings that are outdated
- Reusing existing building materials and incorporating design elements that preserve the area's village character
- Preserving the area largely in its current form

What are your top 3 priorities for the Village? (Community Members indicated top priorities with stickers in each category):

- Getting around and safety (Traffic calming, safe and comfortable pedestrian experience, bike infrastructure, vehicular parking, walkability) – 30 stickers
- Green and open spaces (Small parks, POPS, street trees, greenery and landscaping) – 26 stickers
- Local life and services (Local shopping and business, diverse community users and access to daily needs, community services and facilities – 24 stickers
- Look, feel and identity (Cultural heritage, public art, wayfinding, attractive new buildings) – 22 stickers
- Comfort and everyday use (Comfortable seating, gathering places, adequate lighting, weather protection) – 13 stickers
- What outcomes do you hope are achieved through the scope of the Planning Framework?
- If legislative PMTSA changes do not prevent high-rise development, influence the built form by setting upper storeys deeper on lots to preserve the village character and walkability of the area

- Density can increase compared to current conditions if at-grade retail and grocery space is maintained and expanded
- Set a precedent of thoughtful development – no high-rise redevelopment to preserve the historic village feel
- Provide communal gathering and green spaces
- Improve pedestrian safety and provide wider sidewalks while co-existing with vehicles
- Improve accessibility in the Village
- Introduce bike lanes and improve cycling connectivity to Tom Riley Park at Islington Avenue
- Increase spaces for public parking, including expanding Green P but limiting its interface with sidewalks

NEXT STEPS

City staff will commence Phase 2 of the Planning Framework in Q3 2026. Additional consultation opportunities, as previously described, will be provided to the community to continue offering feedback on the scope of work and Planning Framework Priorities. The work will conclude with a Final Report to Etobicoke York Community Council and subsequently City Council in Q2 2027.

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SIGNATURE

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ATTACHMENTS

- Attachment 1: Draft Boundary Map of Islington Village Planning Framework
- Attachment 2: Official Plan Land Use Map
- Attachment 3: Protected Major Transit Station Areas (PMTSA) Map
- Attachment 4: Etobicoke Centre Secondary Plan Map
- Attachment 5: Zoning Map
- Attachment 6: Summary of Feedback Received from Online Engagement Tool

Attachment 1: Draft Boundary Map of Islington Village Planning Framework



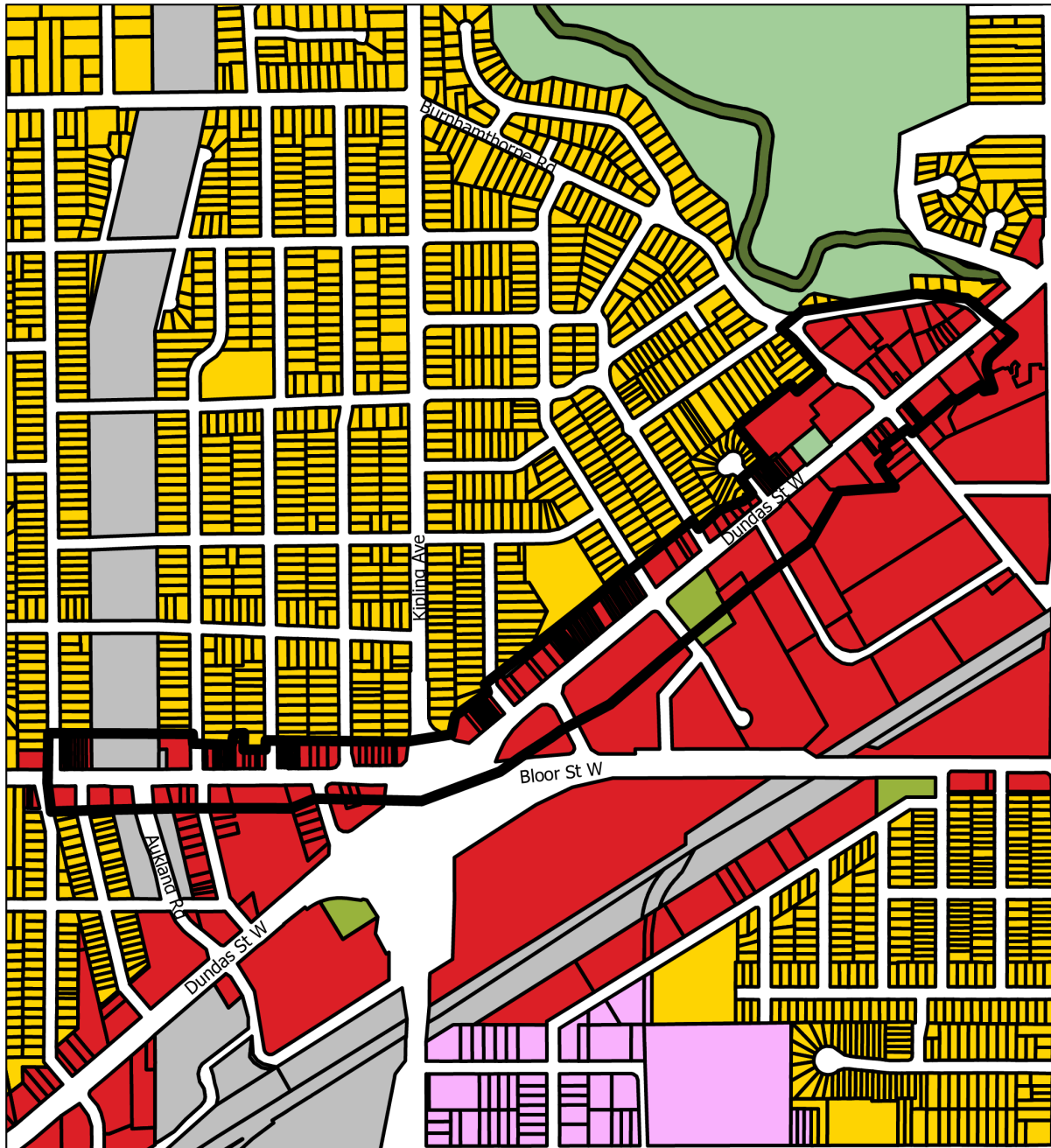
Draft Boundary Map of Islington Village Planning Framework

 Draft Islington Village Planning Framework Boundary



Not to Scale
05/14/2026

Attachment 2: Official Plan Land Use Map



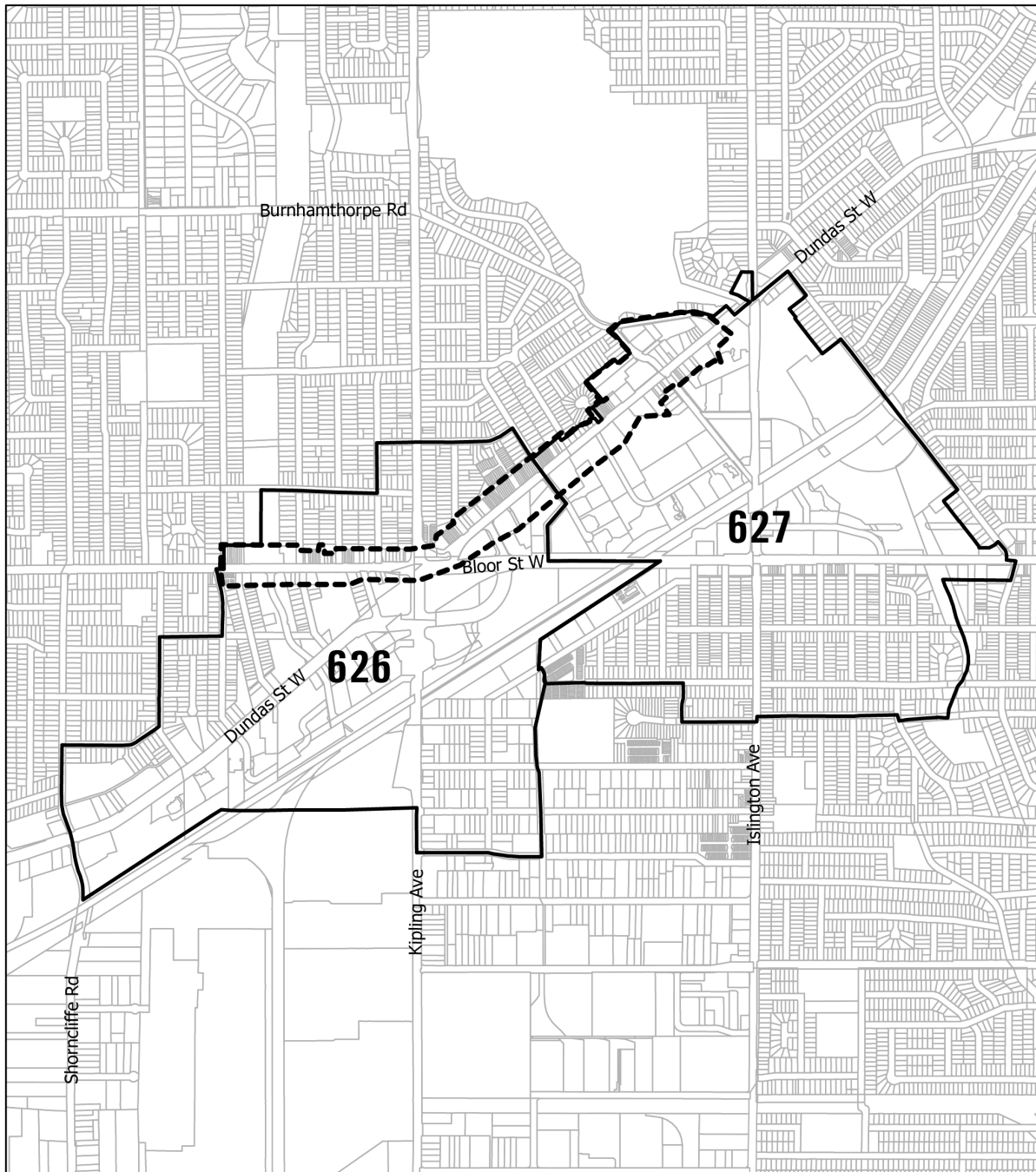
Official Plan Land Use Map

- | | | |
|---|------------------------|-------------------|
| Draft Islington Village Planning Framework Boundary | Natural Areas | Utility Corridors |
| Core Employment Areas | Neighbourhoods | |
| Mixed Use Areas | Other Open Space Areas | |
| | Parks | |



Not to Scale
05/14/2026

Attachment 3: Protected Major Transit Station Areas (PMTSA) Map



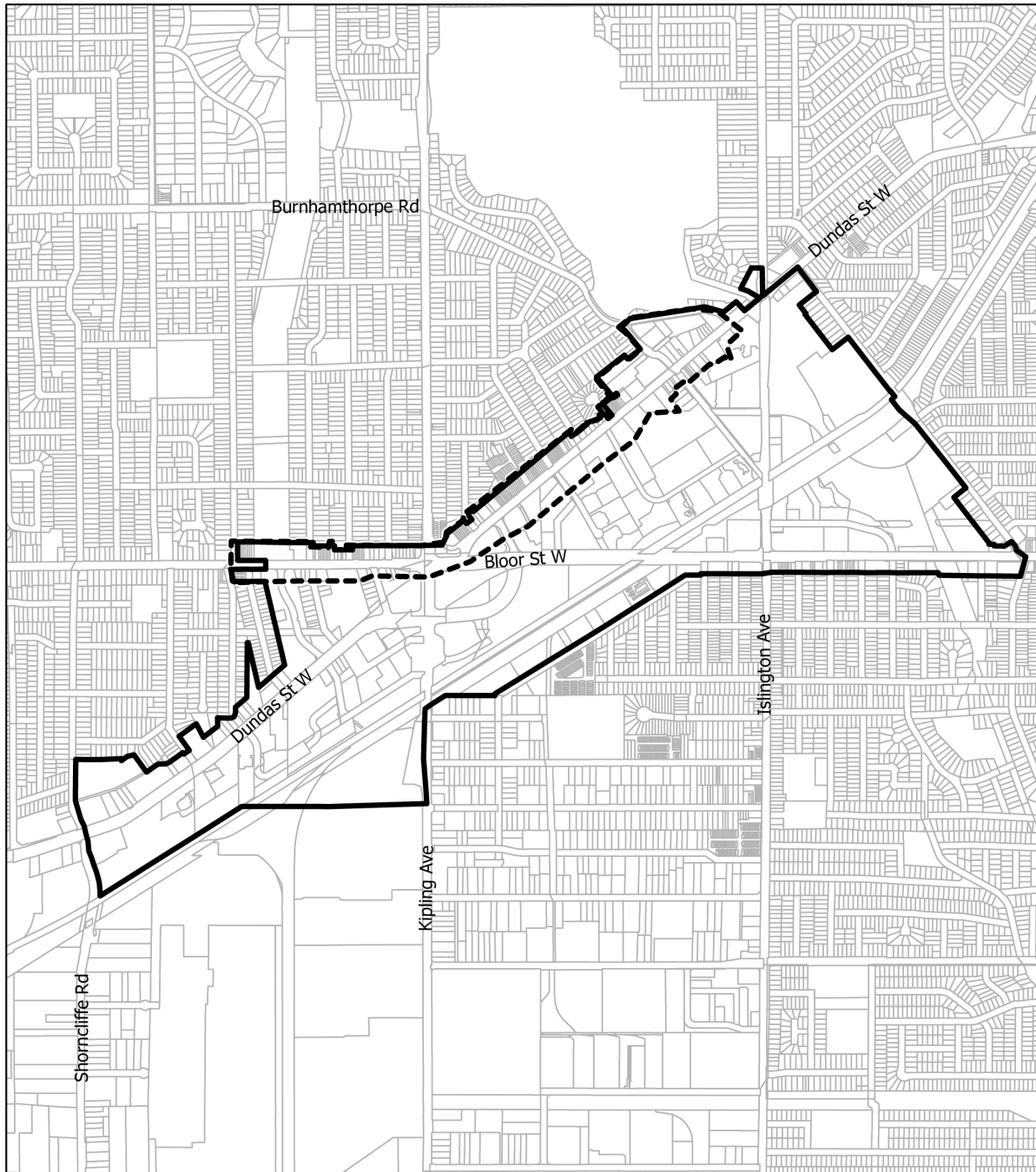
Protected Major Transit Station Areas (PMTSA) Map

-  Draft Islington Village Planning Framework Boundary
-  **626** Kipling Station PMTSA Boundary (Site and Area Specific Policy 626)
-  **627** Islington Station PMTSA Boundary (Site and Area Specific Policy 627)



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Attachment 4: Etobicoke Centre Secondary Plan Map



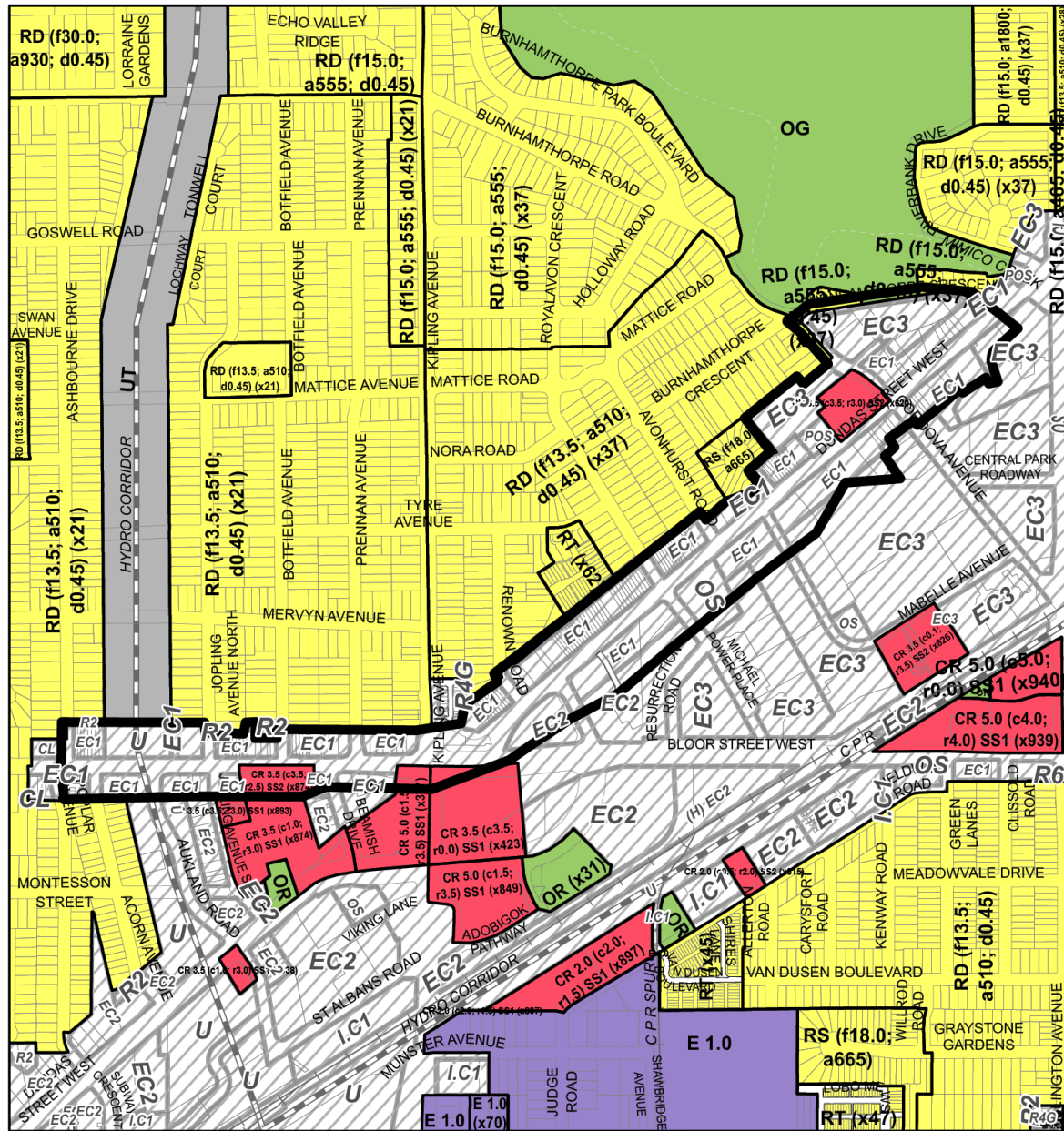
Etobicoke Centre Secondary Plan Map

-  Draft Islington Village Planning Framework Boundary
-  Etobicoke Centre Secondary Plan



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Attachment 5: Zoning Map



Zoning Map

- Draft Islington Village Planning Framework Boundary**
- RD Residential Detached
 - RS Residential Semi-Detached
 - RT Residential Townhouse
 - CR Commercial Residential
 - E Employment Industrial
 - OR Open Space Recreation
 - OG Open Space Golf Course
 - UT Utility and Transportation



- See Former City of Etobicoke By-law No. 11,737
- R2 Second Density Residential Zone
 - R4G Fourth Density Group Residential Zone
 - R6 Sixth Density Residential Zone
 - OS Public Open Space Zone
 - POS Private Open Space Zone

- I.C1 Class 1 Industrial Zone
- CL Limited Commercial Zone
- EC1 Etobicoke Centre 1
- EC2 Etobicoke Centre 2
- EC3 Etobicoke Centre 3
- U Utilities Zone



Not to Scale
Extracted: 06/21/2026

Attachment 6: Summary of Feedback Received from Online Engagement Tool

Resident feedback regarding what is valued about the Village:

- Proximity to local shops and services, transit and major highways, parks and open space, Lake Ontario, and Montgomery's Inn
- The "village" feel and historical character, such as the murals, low-rise buildings, and heritage sites
- Safety and walkability of the area
- Local farmers market and restaurants
- Quiet neighbourhoods with a mix of traditional and modern single-family homes
- Greenery, such as private and street trees, flower beds, and hanging flower baskets

Resident feedback on buildings that have cultural heritage value in the Village:

- Montgomery's Inn
- Macpherson-Newlove House ("Musson House")
- Islington Burial Grounds
- Islington United Church
- Etobicoke Township Hall/Methodist Church
- The Johnston Homesteads (1056, 1078, and 1100 Kipling Ave and 66 Burnhamthorpe Road)
- 189 Burnhamthorpe Road
- Most buildings that have murals on them
- Local detached dwellings that capture the character of Islington Village
- St. Georges on-the-Hill Church
- Stretch of uniform storefronts on south side of Dundas Street West
- The Barking Lot building
- Any buildings over 100 years old
- Islington Seniors Centre

Resident feedback on what new development should contribute to Islington Village:

- More schools, parks and landscaped open spaces with children's play structures, open space, trees, and outdoor seating and lighting
- Space for outdoor events and community gathering hubs
- Affordable grocery stores and more local shops with accessible storefronts.
- City facilities, such as a library
- New buildings that utilize stepbacks to minimum the visual impact of tall buildings, constructed with sustainable, environmentally conscious materials and practices, that also incorporate materials and public art, such as murals, into the design that reflect the character of the Village
- Prioritizes pedestrian safety and comfort and mitigates wind and noise impact onto the existing community because of new development
- Updates to City infrastructure
- Expand cycling routes through the Village.
- Provide adequate parking, while also working to improve vehicular congestion and vehicular-pedestrian conflicts

Resident feedback on what outcomes are hoped to be achieved through this work:

- That community feedback is considered throughout the entire Planning Framework process
- That the character and history of the Village is embraced and maintained with new development
- A long-term plan that will result in a vibrant, walkable neighbourhood that encourages a positive pedestrian experience for working, living and playing.
- That age-friendly design is taken into consideration
- That more shared, community gathering spaces are added to the area.
- Positive outcomes in future development applications that allow for new development, while also preserving community elements
- Inviting atmosphere that draws people in

Results from the ranking survey:

While the ranking survey identified the priorities most important to the public, City staff recognize that each priority is valuable and will be considered through the Planning Framework.

- 47% ranked "Getting Around and Safety" as their top priority
- 42% ranked "Green and Open Spaces" as their second priority
- 68% ranked "Comfort and Everyday Use" as their third priority

Results from interactive mapping tool:

Comments received regarding what is working well in the area:

- Daycares in the area
- St. James Gate and other establishments that work well in the area
- Off street parking

Comments received for what is generally enjoyed but could be improved in the area:

- Appreciation for existing coffee shops in the area, but request for more
- Michael Power Park, but request for regular maintenance of pedestrian connections through the park, especially during the winter, and to upgrade the public facilities within the park, and suggestion to add a mini soccer pitch, improve lighting, and add more community gathering spaces to the park
- Alleyway just east of Cordova Avenue on the south side of Dundas Street West could be improved to have more murals and lighting to provide an inviting space

Comments received for what needs improvement in the area:

- Underutilized private greenspace throughout the Village that could be used for pop-up and community events
- Overflowing garbage in certain areas along Dundas Street West
- Poorly maintained sidewalk along Dundas Street West
- Accessible signage required for certain focal points within the Village
- Unkept buildings that need attention
- Suggestion for community gardens within the Hydro Corridor, similar to other areas across the City

- Cross walks required at Jopling Avenue to allow for safe crossing of pedestrians
- Cycling infrastructure should extend to the Hydro Corridor cycling path
- Traffic volume onto Bloor Street West, west of Kipling Avenue
- Landscaping strips need to be added to certain areas along Dundas Street West.
- Concerns with compatibility of specific retail tenants
- Concerns with vehicular-pedestrian conflict at the Dundas Street West intersection where it intersects itself and at the Dundas Street West and Cordova Avenue/Burnhamthorpe Road intersection
- Better signage to identify the Village
- Requests for a pedestrian connection between other properties and Michael Power Park
- Improvements to greenspace on private property
- The Islington Burying Grounds should be better maintained

General comments received included:

- Eastern boundary should include Montgomery's Inn and the properties surrounding Chestnut Lane
- Western boundary should stop at Kipling Avenue. If the boundary is to be extended past Kipling Avenue, as currently proposed, the murals and Business Improvement Area should also extend past Kipling Avenue
- Pedestrian connections from the neighbourhoods to Dundas Street West should be considered in new developments
- More murals should be added to the Village
- More areas for community gathering should be considered