

Community Consultation Meeting #1

Islington Village Planning Framework

May 13, 2026



Land Acknowledgment

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



Agenda



7:10 p.m.

Presentation by City Team



7:40 p.m.

Questions and Comments



8:40 p.m.

Break out session



9:00 p.m.

Meeting Concludes

Introductions



City of Toronto Staff

- **Vanessa Covello**, Manager, Community Planning
- **Anthony Soscia**, Senior Planner, Community Planning
- **Dominik Matusik**, Senior Planner, Community Planning
- **Alyssa Hawley**, Planner, Community Planning
- **Anjelica Tzortzos**, Assistant Planner, Community Planning
- **Hannah Sterne**, Student Intern, Community Planning
- **Allison Reid**, Manager, Urban Design
- **Maxine Cudlip**, Planner, Urban Design
- **Jhamela Stapleton**, Planner, Heritage Planning

Councillor's Offices

Ward 3 Etobicoke-Lakeshore

- Councillor Morley and Team

Ward 2 Etobicoke Centre

- Councillor Holyday and Team

Councillors

Opening Remarks



Why are we here?



Why are we here?

On May 13, 2024, Etobicoke York Community Council directed City Planning staff to conduct a scoped review of existing Islington Village policies and guidelines to better maintain the Village character.

Islington Village Context



Islington Village Over the Years: 1947



Kipling Avenue

Dundas Street West

Islington Avenue

Bloor Street West

Islington Village Over the Years: 1978



Kipling Avenue

Dundas Street West

Bloor Street West

Islington Avenue

Islington Village Over the Years: 2005



Islington Village Over the Years: 2015



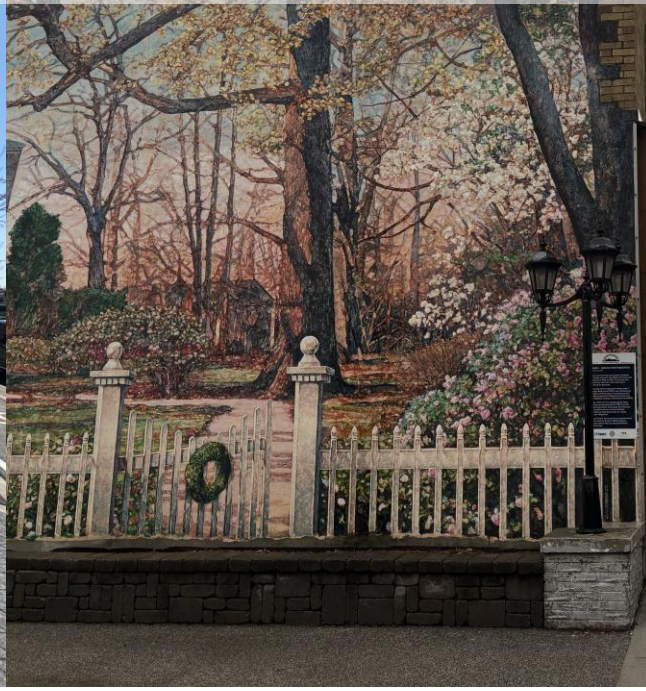
Islington Village Over the Years: 2025



Islington Village Character



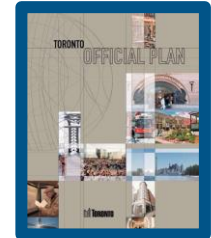
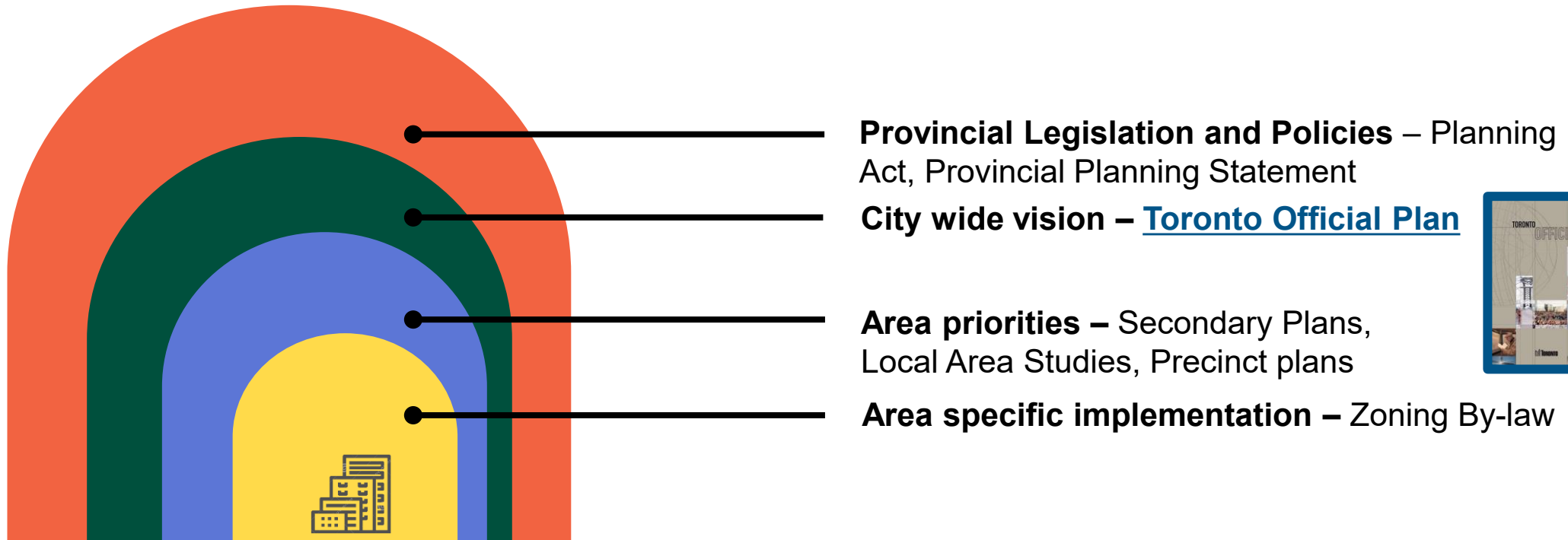
Islington Village Streetscape Conditions



Planning Hierarchy

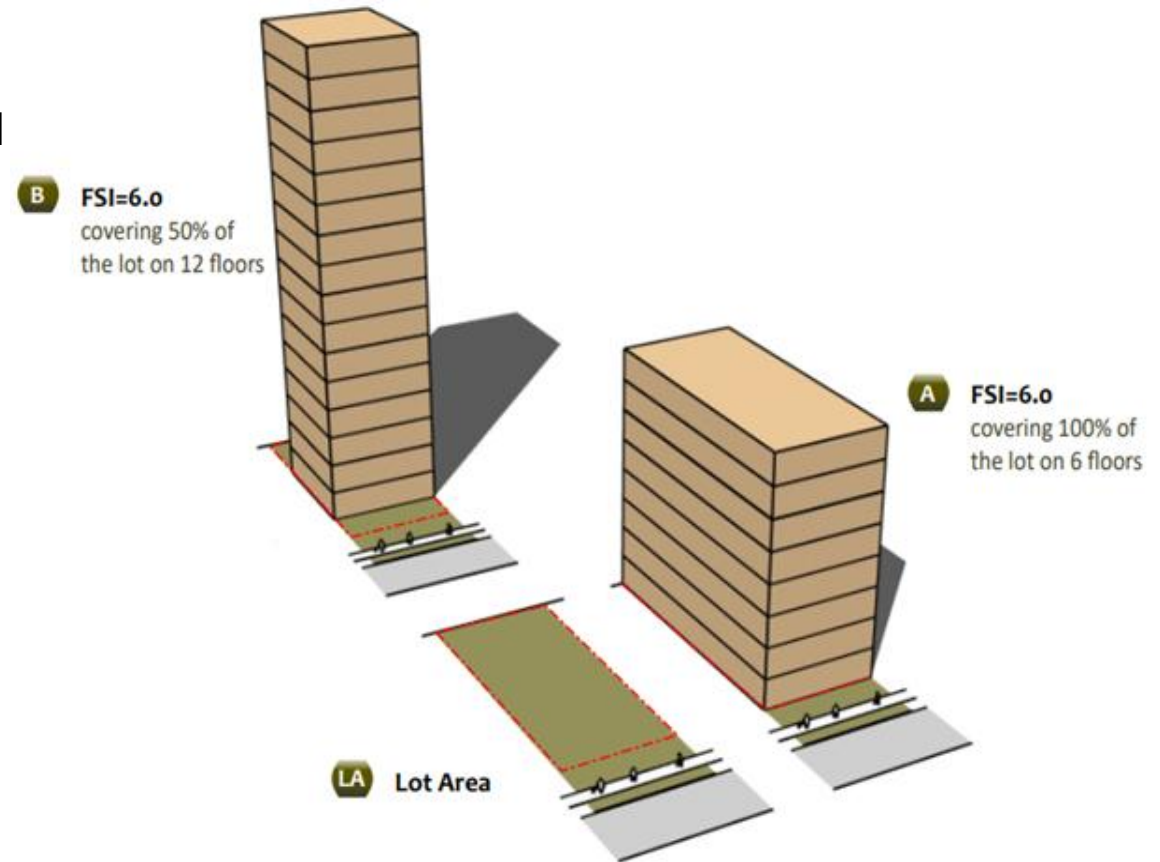


Land Use Planning System

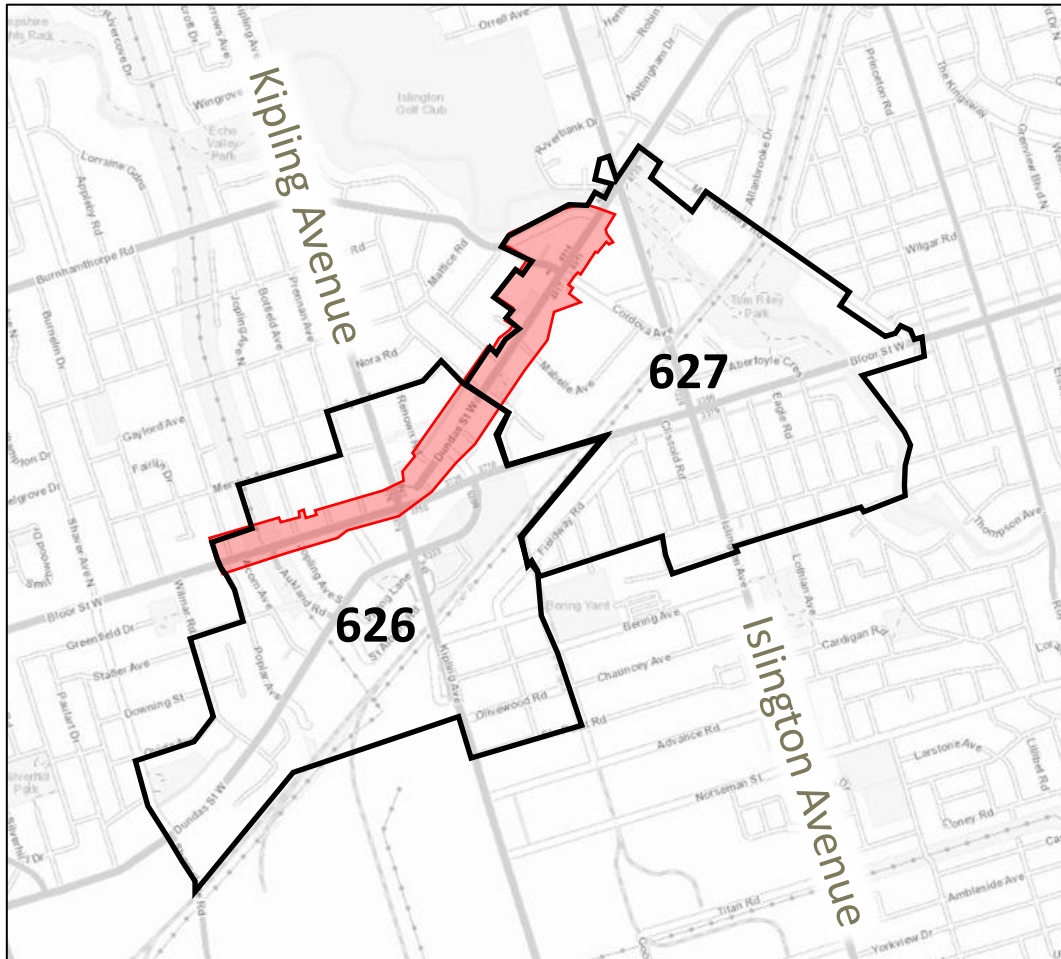


Protected Major Transit Station Areas

- A **Protected Major Transit Station Area (“PMTSA”)** is a defined area for intensification that extends about a 10-minute walk of a TTC subway and/or GO station.
- In August 2025, the **Minister of Municipal Affairs and Housing (“MMAH”)** modified the City’s new Chapter 8 Official Plan PMTSA policies to increase permissions for height and density across 120 transit station areas.
- In **PMTSAs** designated *Mixed Use Areas* in the Official Plan (i.e., Islington Village):
 - Lands may be zoned to allow for a Floor Space Index (“FSI”) of 6 and 8, where some lands may also have building heights of 20 to 30 storeys. Additional height and density may be considered on certain large sites.
 - Zoning will also include minimum required densities.
 - There is no requirement for parking minimums.

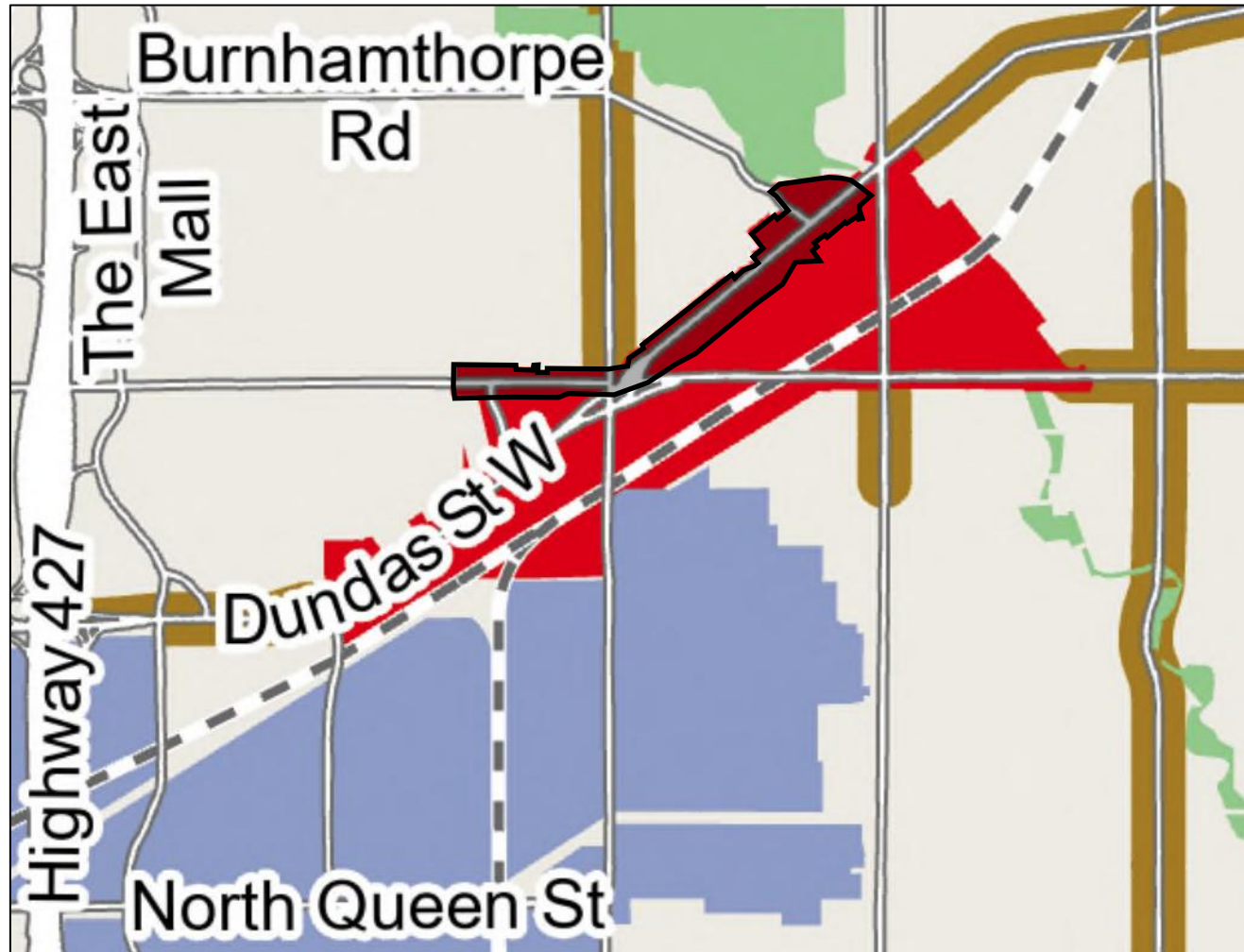


Islington Station and Kipling Station PMTSAs



- The Islington Village Planning Framework boundary is located within the **Islington Station** and **Kipling Station** PMTSA boundaries.
- PMTSA density policies (i.e., FSI) prevail over density policies of the Etobicoke Centre Secondary Plan.

Official Plan – Urban Structure Map



Official Plan – Map 2
Urban Structure

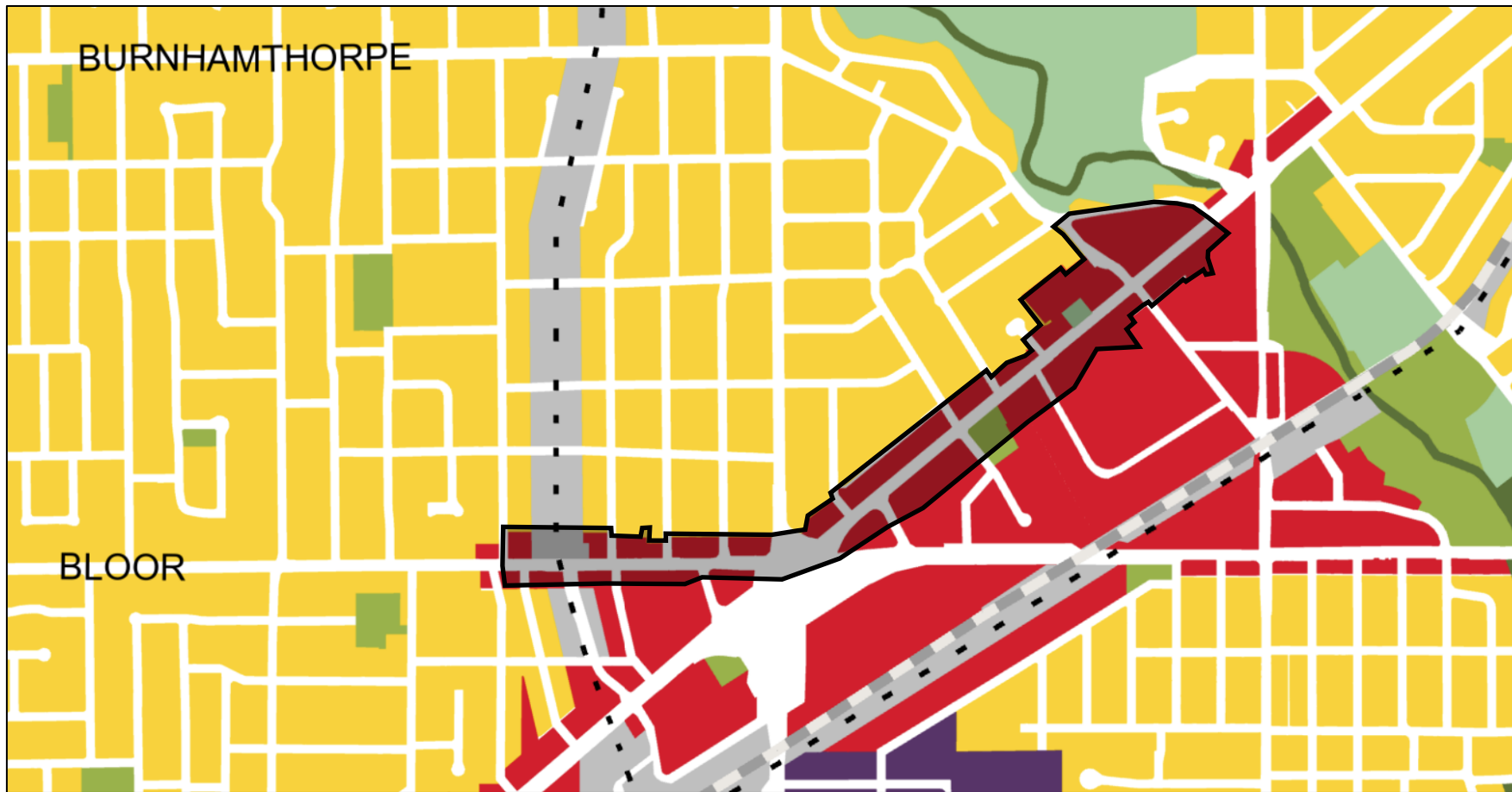
- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

Etobicoke Centre



- ***Centres*** are strategic growth areas planned around rapid transit infrastructure, intended to serve as focal points for intensification outside the Downtown and to help balance growth across the City.

Official Plan – Land Use Map



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Special Study Area
See Chapter 7, Site and Area Specific Policies 235, 236
- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

Draft Islington Village Planning Framework Boundary

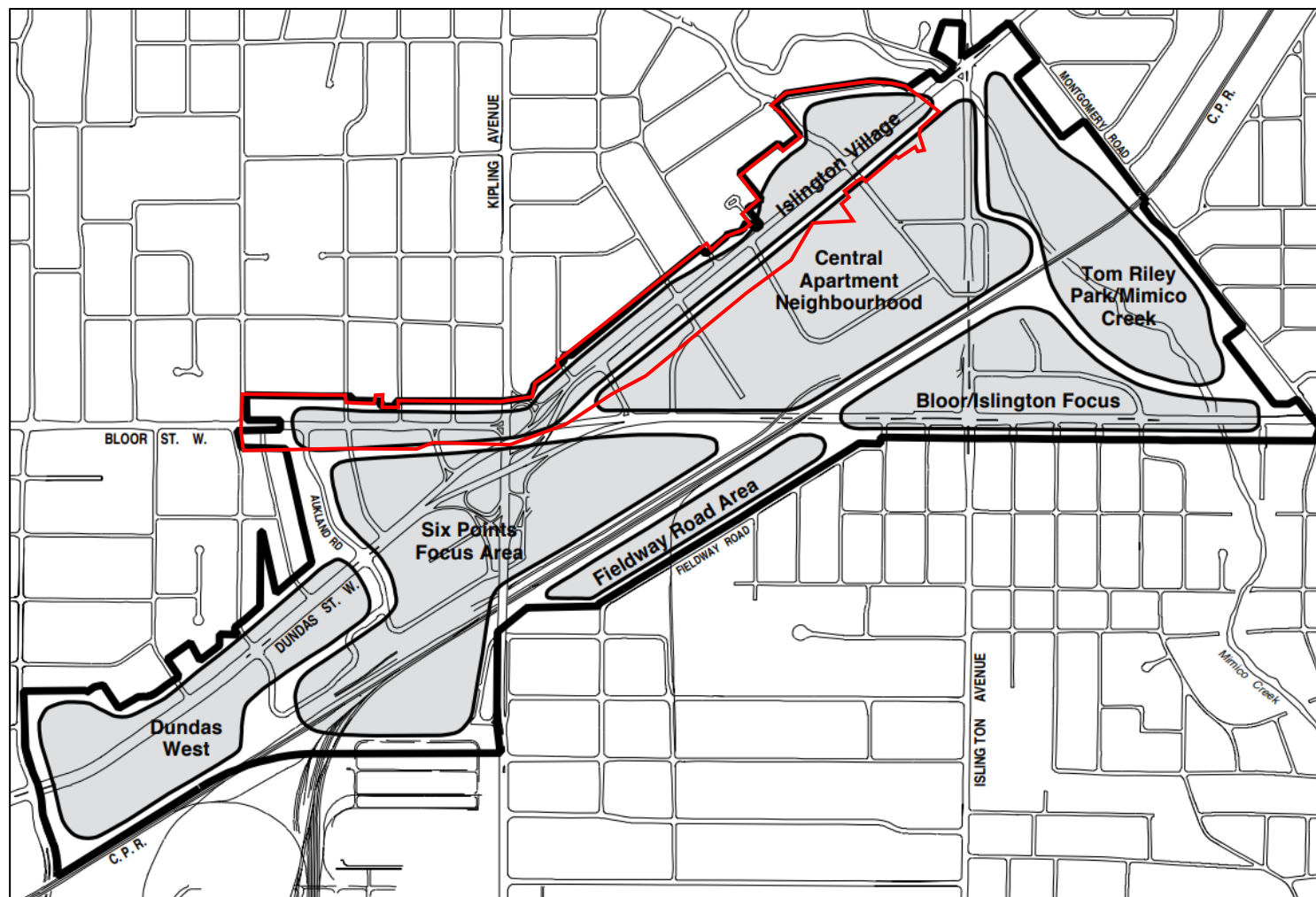
Mixed Use Areas

- Areas with an array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces
- Will absorb most of the anticipated increase in retail, office, service employment and new housing.
- Attractive, comfortable and safe pedestrian environments
- Areas that take advantage of nearby transit -opportunity to depend less on cars



Etobicoke Centre Secondary Plan (ECSP)

- Comprised of 7 unique focus areas including Islington Village
- Islington Village = “main street” character
- Islington Village is comprised of “Mixed Use Areas A” and “B” secondary plan land use designations
- PMTSA density policies prevail over density policies of the ECSP



Mixed Use Areas A



An area where residents can live, work, shop and be entertained without relying on an automobile

Mixed Use Area A will:

1. create a balance of uses to reduce automobile dependency and meet the diverse needs of the local community;
2. consist of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open space;
3. have access to schools, parks, community centres, libraries and childcare; and
4. be designed and situated to take advantage of nearby transit services.

Mixed Use Areas B

The pedestrian focus of Etobicoke Centre primarily located in the Islington Village area

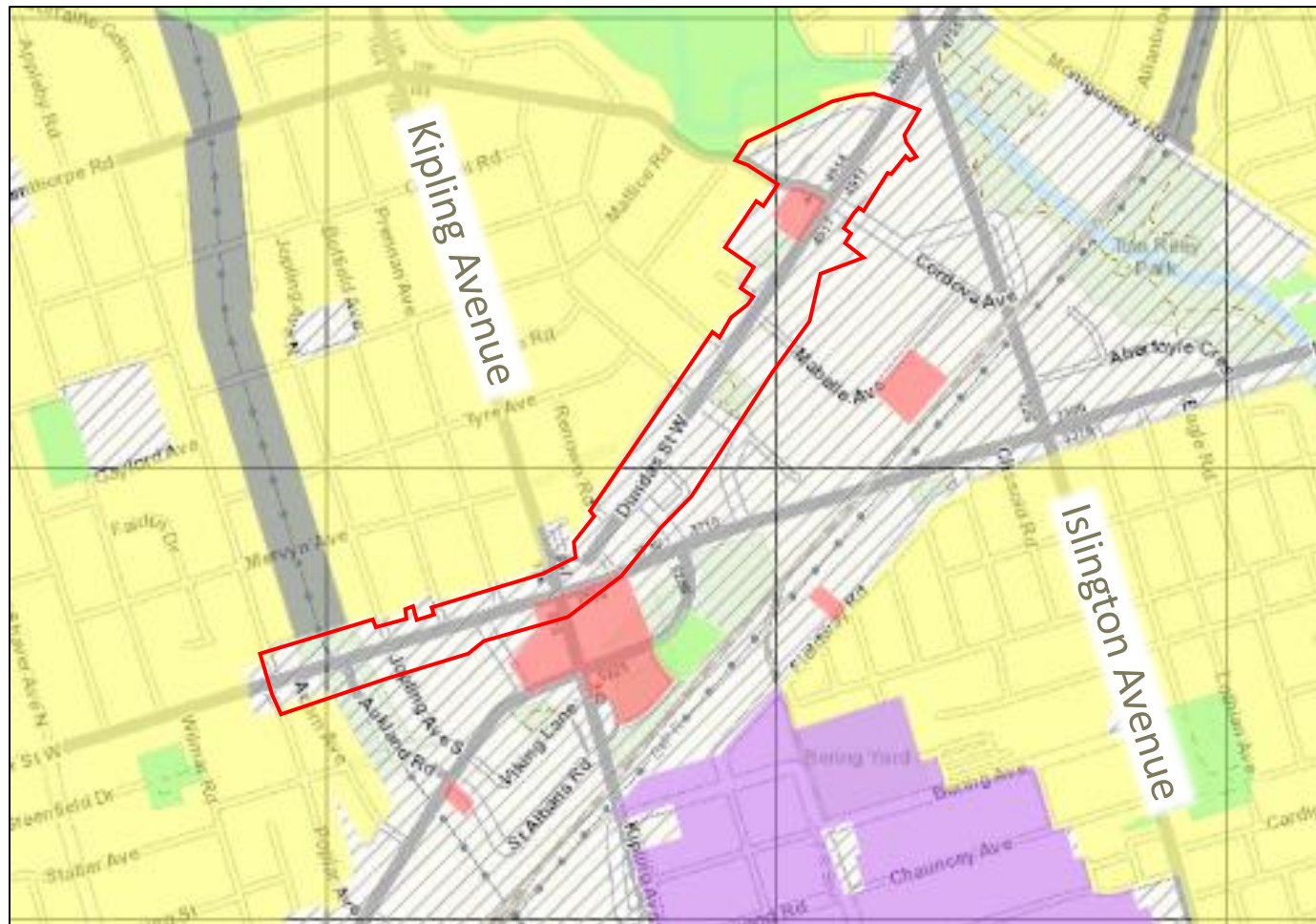
Mixed Use Area B will:

1. consist of a broad range of commercial, residential and institutional uses in **single use or mixed-use buildings**;
2. have buildings that are built to the street line with **at-grade retail, office or service uses**;
3. have buildings that are developed at a **pedestrian-scale** height; and
4. provide a continuous **pedestrian-oriented retail shopping strip** to serve surrounding residential and office and institutional uses.



4916 Dundas Street West – Amica Under Construction

Zoning Map



 Draft Islington Village Planning Framework Boundary

Zoning By-law 569-2013

 Residential

 Commercial Residential

 Employment

 Open Space

Former Etobicoke Zoning Code

 Former Etobicoke Zoning Code

Preserving Pedestrian-Scale with More Housing Above

166-172 King Street East



Preserving Pedestrian-Scale with More Housing Above

2384 Yonge Street



Recent Approvals: Respecting Pedestrian-Scale Village Character While Accommodating Growth

4916 Dundas Street West (Village of Islington)



Recent Approvals: Respecting Pedestrian-Scale Village Character While Accommodating Growth

4888 Dundas Street West (Village of Islington)



Etobicoke Centre Urban Design Guidelines



Envisions redevelopment opportunities that include a mix of uses in a variety of building typologies.



Envisions public road networks that balance vehicular and pedestrian needs and ensures access to Islington and Kipling Stations.



Highlights the important relationship between buildings and their adjacent public spaces, including street proportion. This helps to inform and ensure sunlight access, sky view, and a comfortable and safe public realm.

Etobicoke Centre Public Space and Streetscape Plan



Identifies clear distinctions between Islington Village and the greater Etobicoke Centre areas. Sets out that Islington Village will remain a commercial, pedestrian-scaled environment with an “Old Town Ontario feel” that will extend from Islington Avenue to Kipling Avenue.



Important activities in the Village will include people movement and supporting area businesses.



Directs that the Village will feature opportunities for improved streetscapes, tree planting, and pedestrian amenities (i.e., outdoor seating and weather protection elements)

The Islington Village Planning Framework



What is a Planning Framework?

The purpose of a **planning framework** is to develop a set of directions and tools that help to guide future change in an area over time. It does not approve specific development applications or predetermine exact outcomes. Instead, it sets clear expectations for how growth should occur.

What Can and Cannot be Achieved through the Planning Framework?

Can

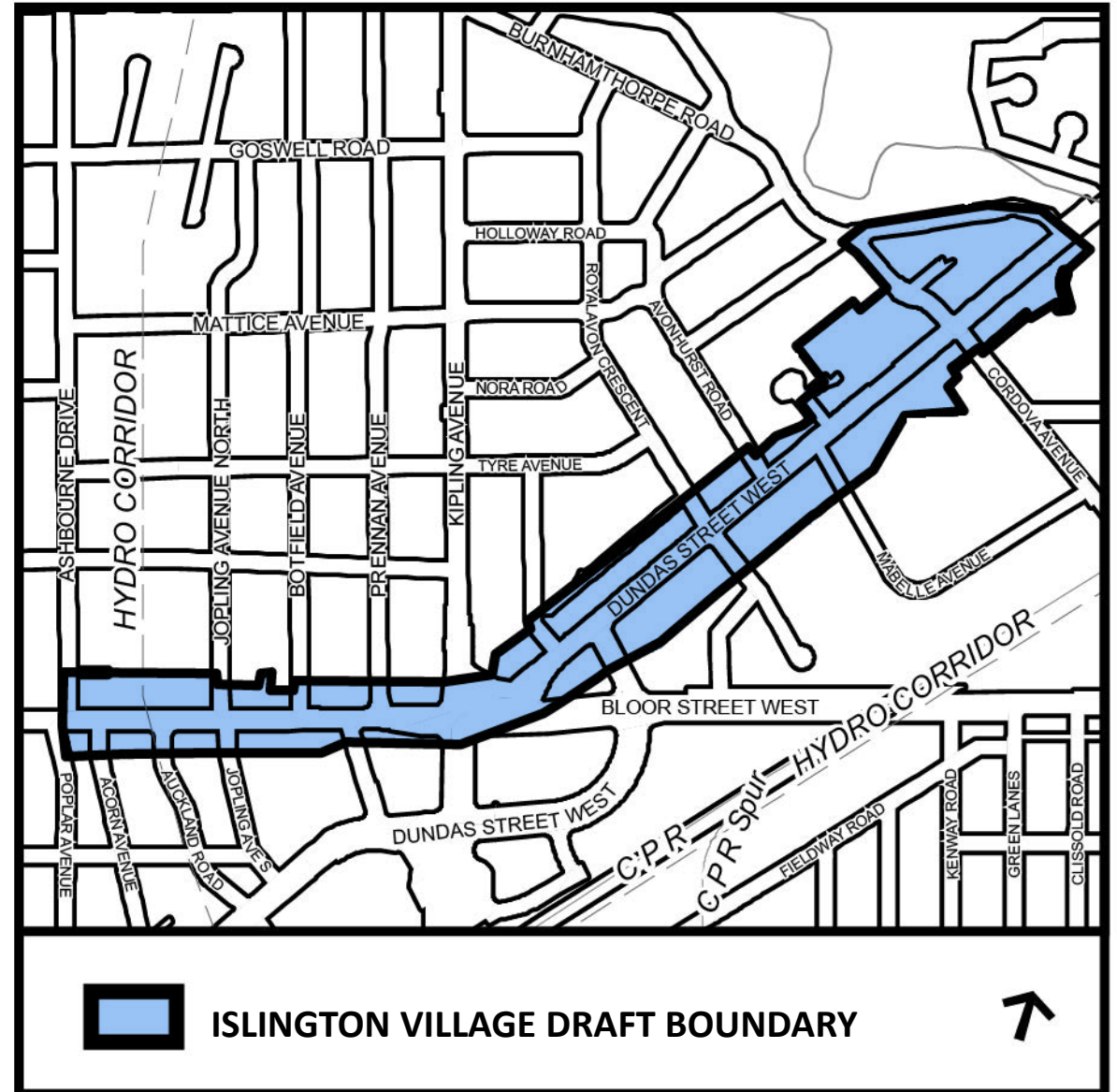
- ✓ Set a clear vision for the future of an area
- ✓ Guide where change should happen
- ✓ Set expectations for future buildings, streetscape improvements, and public spaces
- ✓ Identify properties with potential heritage value
- ✓ Result in Council-adopted direction

Cannot

- ✗ Approve projects or set height and density permissions
- ✗ Set expectations for redevelopment timing of specific properties
- ✗ Control retail tenants
- ✗ Create heritage districts or protections
- ✗ Guarantee that change will occur

Draft Boundary

- Informed by the boundary found in the Etobicoke Centre Secondary Plan, specifically within the Islington Village Focus Area.
- Generally bounded by the properties fronting the north and south sides of Bloor Street West and Dundas Street West, between Poplar Avenue/Ashbourne Drive and Islington Avenue.



Cultural Heritage

- As part of the Islington Village Planning Framework, City Planning is conducting a Cultural Heritage Resource Assessment (CHRA)
- A CHRA contributes to a Planning Study by:
 - Documenting and analysing the area's development history
 - Gathering an understanding of how communities value the cultural heritage of the study area
 - Identifying properties with potential cultural heritage value to be considered for inclusion on the City's Heritage Register
 - Informing other components of the Planning Study to integrate cultural heritage resources into plans for future growth



Looking north across market gardens towards Dundas Street West, no date (Etobicoke Historical Society)



Dundas Street West looking east from the corner of Burnhamthorpe Crescent, c. 1910 (TPL)



Dundas Street West looking towards Cordova Avenue, 1954 (TPL)



Mural on Dundas Street West, 2008 (City of Toronto Archives)

Scope of Work: Phase 1

Concludes in Q3 2026



Background Review of Islington Village



Community Engagement (i.e., walking tour, meetings, etc.)



Launch Website



First Community Consultation Meeting

+ Creation of Local Advisory Committee



Launch Online Engagement Tool



First Local Advisory Committee Meeting



Status Report to Etobicoke York Community Council



Scope of Work: Phase 2

Q3 2026 to Q2 2027



Cultural Heritage Resource Assessment



Second Local Advisory Committee Meeting



Second Community Consultation Meeting



Final Report to Etobicoke York Community Council
and City Council



Draft Planning Framework Priorities

1

Emerging Development Trends and Built Form

- Understanding new Provincial policy in the context of Islington Village

2

Public Realm Improvements

- Improving existing sidewalks, signage, lighting, tree planting and greenery, etc.
- Promoting and supporting community gathering

3

Cultural Heritage

- Understanding the importance of the cultural heritage value of the Village
- Guide future development to use compatible design elements that complement the Village character

4

Commercial/Non-Residential Development

- Supporting a high-quality retail interface
- Enhancing the retail experience

Question and Answer Period





Contact Us



Email To:
Alyssa.Hawley@toronto.ca



416-394-8294

Scan the QR Code or visit
www.toronto.ca/IslingtonVillage

