

## **2217 The Queensway – Application to Lift Holding Provisions (H) – Final Report**

Date: May 30, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number:** 16 249264 WET 05 OZ

### **SUMMARY**

---

This application proposes to lift the Holding (H) symbol from the Parcel "1" lands identified in site-specific Zoning By-law 409-2013 (OMB) for the site at 2217 The Queensway. This amendment would allow for the development of two commercial buildings with a public road traversing between the buildings.

The Holding Provisions require that prior to lifting the Holding (H) symbol, the owner must satisfy the following four conditions for the subject lands: (a) confirmation that the lands meet all applicable statutory and regulatory environmental requirements for the development of the uses permitted; (b) confirmation that the owner has entered into a long-term easement agreement, satisfactory to the City, for access to The Queensway across the abutting hydro corridor; (c) confirmation that the owner can provide the required parking for its development by means of: i. a long-term lease, satisfactory to the City, for portions of the hydro corridor, and/or ii. a parking plan for surface and/or underground parking; and (d) the owner has entered into one or more agreements with the City, pursuant to Section 37 of the *Planning Act* to be registered on title to the lands shown as Parcel "1" on Schedule "A" of Zoning By-law 409-2013 (OMB), securing the matters set out in Section 4 of Zoning By-law 409-2013 (OMB). All four of these conditions have been satisfied.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019). This report reviews and recommends approval of the application to amend site-specific Zoning By-law 409-2013 (OMB) to lift the Holding (H) symbol.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. City Council amend Zoning By-law 409-2013 for the lands at 2217 The Queensway substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

---

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

---

On September 26, 2012, an Ontario Municipal Board Order (File No. PL967700) amended the Etobicoke Zoning Code for the subject property by approving site-specific Zoning By-law 409-2013 (OMB). Zoning By-law 409-2013 (OMB) rezoned the lands shown as Parcel "1" on Schedule "A" of the By-law from Private Open Space (POS) to Planned Commercial Regional (CPR-H) and rezoned the lands shown as Parcel "2" on Schedule "A" of the By-law from Private Open Space (POS) to Public Open Space (OS). The Parcel 1 lands are subject to Holding provisions and Section 5 of Zoning By-law 409-2013 (OMB) outlines various conditions to be satisfied on terms satisfactory to the City of Toronto to permit the lifting the Holding (H) symbol.

On June 21, 2018, a Minor Variance application (File No. A0701/16EYK) for the subject site was heard by the Committee of Adjustment, with the purpose of facilitating the construction of two new commercial buildings. The Minor Variance Application requested variances to site-specific Zoning By-law 409-2013 (OMB) to:

- Permit a medical office use and personal service shop use;
- Permit a gross floor area of 5,860 m<sup>2</sup> for both buildings;
- Permit a gross floor area of any commercial use, other than a bank or financial institution, a bar restaurant, convenience restaurant, take-out restaurant and standard restaurant of 465 m<sup>2</sup>;
- Permit a total of 81 parking spaces on-site and 120 parking spaces on the abutting Hydro One lands; and
- Permit the provision of off-site parking on the abutting Hydro corridor lands to be secured by a long-term lease agreement and/or a license agreement with the owner of those lands, in a form satisfactory to the City Solicitor.

The Minor Variance application was approved subject to conditions requiring the owner, among other things, to enter into a license agreement with a term of no less than five years for the off-site parking spaces on the abutting Hydro Corridor Lands. This

condition was fulfilled by the owner entering into a license agreement with Her Majesty the Queen in Right of Ontario, dated July 20, 2018.

On February 7, 2019, a second Minor Variance application (File No. A0869/18EYK) for the subject site was heard by the Committee of Adjustment. The purpose of the application was to confirm that the lands met all applicable statutory and regulatory environmental requirements for the development of uses permitted by By-law 409-2013 (OMB), or for the development as proposed by the Minor Variance application.

Planning staff, along with other internal divisions/agencies and the City's retained Environmental Peer Reviewer (Wood Environment & Infrastructure Limited), held several meetings with the applicant to review the statutory and regulatory environmental requirements for the development of uses permitted under By-law 409-2013 (OMB) in order to lift the Holding (H) symbol, in accordance with Provision 5 (a) of the By-law which permits sensitive land uses including recreational uses. Wood Environment & Infrastructure Limited advised that the filing of a Record of Site Condition under O. Reg. 153/04 would be required if future recreational activities were to include outdoor recreational uses. If future recreational uses were limited to indoor recreational activities, a Record of Site Condition would not be required.

Based on these discussions, the applicant submitted a revised letter and plans clarifying the application's proposed uses and indicating that no outdoor recreational uses were proposed. The application was approved by the Committee of Adjustment with a condition that the proposal be constructed in accordance with the revised plans submitted and date stamped January 9, 2019.

The site is also subject to a Site Plan Control application (File No. 2015 199047 WET 05 SA), which is currently under review.

The current application was submitted on November 9, 2016 and deemed complete on June 27, 2018.

## **ISSUE BACKGROUND**

---

### **Proposal**

This application proposes to lift the Holding (H) symbol pertaining to Parcel "1" on Schedule "A" in site-specific Zoning By-law 409-2013 (OMB) to permit the development of two commercial buildings with a public road traversing between the buildings.

Prior to lifting the Holding (H) symbol pertaining to Parcel "1", the Holding Provisions in the site-specific Zoning By-law require the following conditions, as varied, to be satisfied on terms satisfactory to the City of Toronto:

- Confirmation that the lands have met all applicable statutory and regulatory environmental requirements for the development of uses permitted by the By-law [Section 5(a)];

- Confirmation that the owner has entered into a long-term easement agreement, satisfactory to the City, for access to The Queensway across the abutting hydro corridor [Section 5(b)];
- Confirmation that the owner can provide the required parking for its development by means of:
  - a. a long-term lease, satisfactory to the City, for portions of the hydro corridor, and/or
  - b. a parking plan for surface and/or underground parking [Section 5(c)]; and
- The owner has entered into one or more agreements with the City, pursuant to Section 37 of the *Planning Act* to be registered on title to the lands shown as Parcel "1" on Schedule "A", securing the matters set out in Section 4 of the By-law [Section 5(d)].

The development proposal for the lands include a total gross floor area of 5,840 m<sup>2</sup>, a building floor space index of 0.35 times the lot area and a total building lot coverage of 25.5%, as per the plans submitted on November 14, 2018 as part of the Site Plan Control application. A total of 201 parking spaces would be provided for the proposed commercial development, with 81 spaces located on the subject site and 120 spaces located on the abutting Hydro One lands directly south of the subject site. The proposed development will also have a total of 49 bicycle parking spaces and 4 Type B loading spaces.

The proposed commercial development would include two buildings, each with one and two storey components. The buildings are proposed with a maximum height of 12.8 metres. The west building is proposed to have a green roof area of 350 m<sup>2</sup> and the east building is proposed to have a green roof area of 515 m<sup>2</sup>. The development proposes 7,901 m<sup>2</sup> of landscape area, with 1,347 m<sup>2</sup> as hardscaping and 6,554 m<sup>2</sup> as softscaping. The majority of soft landscaping is proposed along The Queensway frontage and the western edge of the subject site. Some soft landscaping is proposed in the surface parking areas located within the abutting Hydro One lands.

Vehicular access would be provided from The Queensway via a new public road. The new public road is proposed to continue between the two commercial buildings and to terminate in a cul-de-sac. In the future, the new public road is proposed to extend through the abutting Hydro One lands and further east.

### **Site and Surrounding Area**

The subject site is located on the south side of The Queensway, southwest of The Queensway and The West Mall intersection. The site is located directly north of a Hydro One corridor. The site is currently vacant and has not been previously developed.

The portion of the site subject to the Holding Provisions, Parcel "1" on Schedule "A" of Zoning By-law 409-2013 (OMB), is the eastern section of the subject lands. The remaining portion of the subject site, Parcel "2" on Schedule "A" of Zoning By-law 409-

2013 (OMB), are identified as ravine lands which would be conveyed to the Toronto and Region Conservation Authority (TRCA).

The site has a total area of approximately 16,674 m<sup>2</sup>. The north frontage, measuring 356 m, is the only frontage which borders a public street. The surrounding land uses are as follows:

North: The Queensway, which connects to The West Mall to the east and Dixie Road to the west. TRCA lands associated with the Etobicoke Creek are located north of The Queensway.

South: A Hydro One corridor which forms the entire south lot line of the site. Beyond the Hydro One corridor, Sherway Drive and the Trillium Health Centre, a multi-building health complex with various surface parking areas.

East: A surface parking area, The West Mall and Sherway Gardens shopping centre with multiple surface parking areas. Beyond Sherway Gardens are the Gardiner Expressway and Highway 427.

West: The Etobicoke Creek. Beyond the Etobicoke Creek, a low-rise residential neighbourhood located within the City of Mississauga.

### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided to City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to an MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this report.

### **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

#### **Chapter 4 - Land Use Designations**

The site is designated *Mixed Use Areas* on Map 15 - Land Use Plan (see Attachment 3: Official Plan Land Use Map). According to Section 4.5 of the Official Plan, *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed-use buildings. Development in *Mixed Use Areas* will create a balance of high quality residential, commercial, institutional and open space uses that reduces automobile dependency and meets the needs of the local community

## Chapter 5 – Implementation: Making Things Happen

Section 5.1.2 Holding By-laws: The Official Plan recognizes that there are instances where development of lands should not take place until specific facilities are in place or conditions are met. Policy 1 of this Section indicates a holding provision may be placed on lands where the desired use of the lands is specified but cannot take place until conditions set out in the by-law are satisfied. Policy 2 of this Section indicates conditions to be met prior to the removal of the holding provision may include servicing improvements.

## Chapter 7 – Site and Area Specific Policies

The site is subject to Site and Area Specific Policy (SASP) No. 19, which forms part of the Sherway Centre Secondary Plan. SASP No. 19 includes policies relating to development concepts for the lands, development caps, maximum densities per use, transportation and community infrastructure, valleys and open space, and housing. Map 2 of the SASP presents proposed additions to the public road network. The new public road proposed as part of the subject development is generally in keeping with a conceptual new public road shown on Map 2.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## Zoning

The property is subject to Site Specific Zoning By-law 409-2013 (OMB). The eastern portion of the site (the table lands) is zoned Planned Commercial Regional (CPR-H) and is the portion of the property proposed to be developed. The CPR-H zone permits certain uses, establishes certain performance standards, and permits parking on abutting lands in association with uses permitted on the lands zoned CPR. The western portion of the site is zoned Public Open Space (OS) and is comprised of ravine lands which must be conveyed to the City or the TRCA during the development approval process.

The conditions of the Holding provision (Section 5) relative to the CPR-H lands state that:

“For the purposes of this By-law, the following Holding Provisions shall apply to the lands shown as Parcel "1" on Schedule "A" attached hereto:

Uses permitted in a Private Open Space (POS) zone.

### Requirements to Lift the Holding Provision

The (H) symbol shall be lifted when the following conditions have been satisfied on terms satisfactory to the City of Toronto:

For those lands shown as Parcel "1" on Schedule "A" hereto and zoned (CPR-H):

- (a) Confirmation that the lands have met all applicable statutory and regulatory environmental requirements for the development of uses permitted by this By-law, or the lands have met all applicable statutory and regulatory environmental requirements for the development as proposed;
- (b) Confirmation that the owner has entered into a long-term easement agreement, satisfactory to the City, for access to The Queensway across the hydro corridor;
- (c) Confirmation that the owner can provide the required parking for its development by means of:
- a. a long-term lease and/or license agreement, satisfactory to the City, for portions of the hydro corridor, and/or
  - b. a parking plan for surface and/or underground parking.
- (d) The owner has entered into one or more agreements with the City, pursuant to Section 37 of the *Planning Act* to be registered on title to the lands shown as Parcel "1" on Schedule "A" attached hereto, securing the matters set out in Section 4 of this By-law."

The Committee of Adjustment approved variances to conditions (a) and (c) as referenced in the Decision History section of this report.

### **Site Plan Control**

Site Plan Control approval is required to permit the proposed development. A Site Plan Application (File No. 2015 199047 WET 05 SA) has been submitted and is currently under review.

### **Reasons for the Application**

The application to lift the Holding (H) symbol is required to accommodate development on Parcel "1" of the site at 2217 The Queensway, as per Schedule "A" of Zoning By-law 409-2013 (OMB). The conditions to be resolved prior to lifting the Holding (H) symbol from the site are outlined above.

### **Application Submission**

The following reports/studies were submitted in support of the application:

- Phase One Environmental Site Assessment, dated October 22, 2012, and prepared by exp Services Inc. (Project No. BRM-00205878-A0);
- Phase Two Environmental Site Assessment Update, dated June 8, 2018, and prepared by WSP Canada Inc. (Project No. 151-63293-00); and
- Draft Zoning By-law.

Copies of the submitted documents are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Agency Circulation**

The application, together with the applicable documents noted above, were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to assess the fulfillment of the conditions listed in the Holding provisions of Zoning By-law 409-2013 (OMB).

### **Community Consultation**

Community consultation is not required for an application to lift the Holding (H) symbol.

## **COMMENTS**

---

### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

Policy 1.1.1 c) of the PPS states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Policy 1.6.6.1 d) of the PPS directs that planning for servicing be integrated with land use considerations at all stages of the planning process. This application has addressed the servicing and capacity impacts of the proposed mixed-use development, and is consistent with the PPS in this regard.

The Growth Plan establishes that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. The proposal represents intensification through development of underutilized *Mixed Use Areas* lands in an existing built-up area. The proposal would help to optimize the utilization of existing services and infrastructure. The site is also located adjacent to The Queensway and in close proximity to Highway 427 and the Queen Elizabeth Way. Further, the application proposes a new public road which would improve connectivity with the surrounding area.

This application demonstrates there are no outstanding servicing or capacity issues pertaining to the development and therefore does not conflict with the Growth Plan in this regard.

## Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background section of this report. The proposed commercial/retail uses and new public road extension are appropriate for the site and in keeping with the planned context for the area as per the *Mixed Use Areas* designation in the Official Plan and Site and Area Specific Policy 19. The proposal supports and contributes to the surrounding commercial uses existing in the immediate area.

## Lifting of the Holding (H) Symbol

The conditions to lift the Holding (H) symbol as outlined in Section 5 of site specific Zoning By-law 409-2013 (OMB) for the lands shown as Parcel "1" on Schedule "A" and zoned (CPR-H) have been satisfied as follows:

(a) Confirmation that the lands have met all applicable statutory and regulatory environmental requirements for the development of uses permitted by this By-law, or the lands have met all applicable statutory and regulatory environmental requirements for the development as proposed.

In support of the application, Phase One and Phase Two Environmental Site Assessment reports were submitted and peer reviewed by Wood Environment & Infrastructure Limited, a consulting firm retained on behalf of the City at the owner's expense. Based on the submitted material and Committee of Adjustment approval, the City's peer reviewer has confirmed that the lands have met all applicable statutory and regulatory environmental requirements for the proposed development, as per their response letter dated March 13, 2019. The Committee of Adjustment application was approved on February 7, 2019 provided the proposal be constructed in accordance with the revised plans dated January 9, 2019.

(b) Confirmation that the owner has entered into a long-term easement agreement, satisfactory to the City, for access to The Queensway across the abutting hydro corridor.

On or prior to August 28, 2015 the City acquired a part of the hydro corridor located between The Queensway and the site from Her Majesty the Queen in Right of Ontario, as represented by the Minister of Infrastructure. On August 28, 2015, Instrument Number AT3993667 was registered against title to these newly acquired lands. This instrument is a grant of easement by the City to the owner in, over, along and upon a part of the City-owned lands to the benefit of the site for the purpose of vehicular and pedestrian access, maintenance and road construction purposes.

(c) Confirmation that the owner can provide the required parking for its development by means of:

- a. a long-term lease and/or license agreement, satisfactory to the City, for portions of the hydro corridor, and/or
- b. a parking plan for surface and/or underground parking.

On June 21, 2018 the Committee of Adjustment approved a variance to this provision to permit the provision of off-site parking on the abutting Hydro corridor to be secured by a long-term lease agreement and/or a license agreement, in a form satisfactory to the City Solicitor. The owner has entered into a parking license agreement with the Province to secure parking on the adjacent Hydro One lands to the south for a period of 5 years.

(d) The owner has entered into one or more agreements with the City, pursuant to Section 37 of the *Planning Act* to be registered on title to the lands shown as Parcel "1" on Schedule "A", securing the matters set out in Section 4 of the By-law.

The owner has executed a further Section 37 agreement registered on title on May 9, 2019 (Instrument No. AT5131801) securing the matters set out in Section 4 of Zoning By-law 409-2013 (OMB).

Based on the above, Engineering and Construction Services, Transportation Services and Legal Services staff have advised that the above matters are satisfied and staff have no objection to lifting of the Holding (H) symbol from the site.

### **Ravine Protection**

The western portion of the subject site, referred to as Parcel 2, extends to the Etobicoke Creek and is within a TRCA Regulated Area. These lands are to be dedicated to the City or the TRCA, at no cost and in compliance with the applicable environmental protocol for the acceptance of land, as per Section 4 of Zoning By-law 409-2013 (OMB). The Section 37 Agreement, registered on title on May 9, 2019 (Instrument No. AT5131801), secures the dedication of this land.

The western portion of the subject site is also within the City of Toronto Ravine and Natural Feature Protection By-law area. All development is to be setback a minimum of 10 metres from the stable top-of-bank.

### **Natural Heritage Protection**

The subject lands are located in a Natural Heritage area, as identified on Map 9 of the Official Plan. A Natural Heritage Impact Study and Ravine and Natural Feature Stewardship Plan have been submitted in support of the Site Plan application. The initial Study, dated May 2016, was subject to agency comments from City of Toronto Urban Forestry, Ravine & Natural Feature Protection and the TRCA. The applicant submitted a revised Study, dated February 16, 2018, to address agency comments which is being assessed through the Site Plan review process.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to implementation of holding by-laws to secure appropriate infrastructure to support growth. Staff recommend that City Council approve the

application to remove the Holding (H) symbol from the Parcel "1" lands on Schedule "A" of Zoning By-law 409-2013 (OMB) currently zoned "CPR-H".

## **CONTACT**

---

Nicole Ivanov, Planner, Tel. No. 416-394-8227, Fax No. 416-394-6063, E-mail:  
Nicole.Ivanov@toronto.ca

Allison Smith, Assistant Planner, Tel. No. 416-394-2755, Fax No. 416-394-6063, E-mail:  
Allison.Smith@toronto.ca

## **SIGNATURE**

---

Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**

---

### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map (409-2013 (OMB)) - Schedule A

Attachment 5: Existing Zoning By-law Map (409-2013 (OMB)) - Schedule B

Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: East Building Elevations

Attachment 9: West Building Elevations

Attachment 1: Application Data Sheet

**Municipal Address:** 2217 THE QUEENSWAY      **Date Received:** November 9, 2016

**Application Number:** 16 249264 WET 05 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Lifting of the Holding (H) symbol from Site-Specific By-law 409-2013 (OMB).

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MHBC PLANNING			QUEEN'S WALK INC.

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Zoning By-law 409-2013 (OMB)
Zoning:	CPR-H & OS	Heritage Designation:	
Height Limit (m):	14	Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq m): 16,674      Frontage (m): 356      Depth (m):

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			4,365	4,365
Residential GFA (sq m):				
Non-Residential GFA (sq m):			5,840	5,840
Total GFA (sq m):			5,840	5,840
Height - Storeys:			2	2
Height - Metres:			12.8	12.8

Lot Coverage Ratio (%): 25.5      Floor Space Index: 0.35

**Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)**

Residential GFA:  
 Retail GFA:                    5,418  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>				

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					
<b>Total Units:</b>					

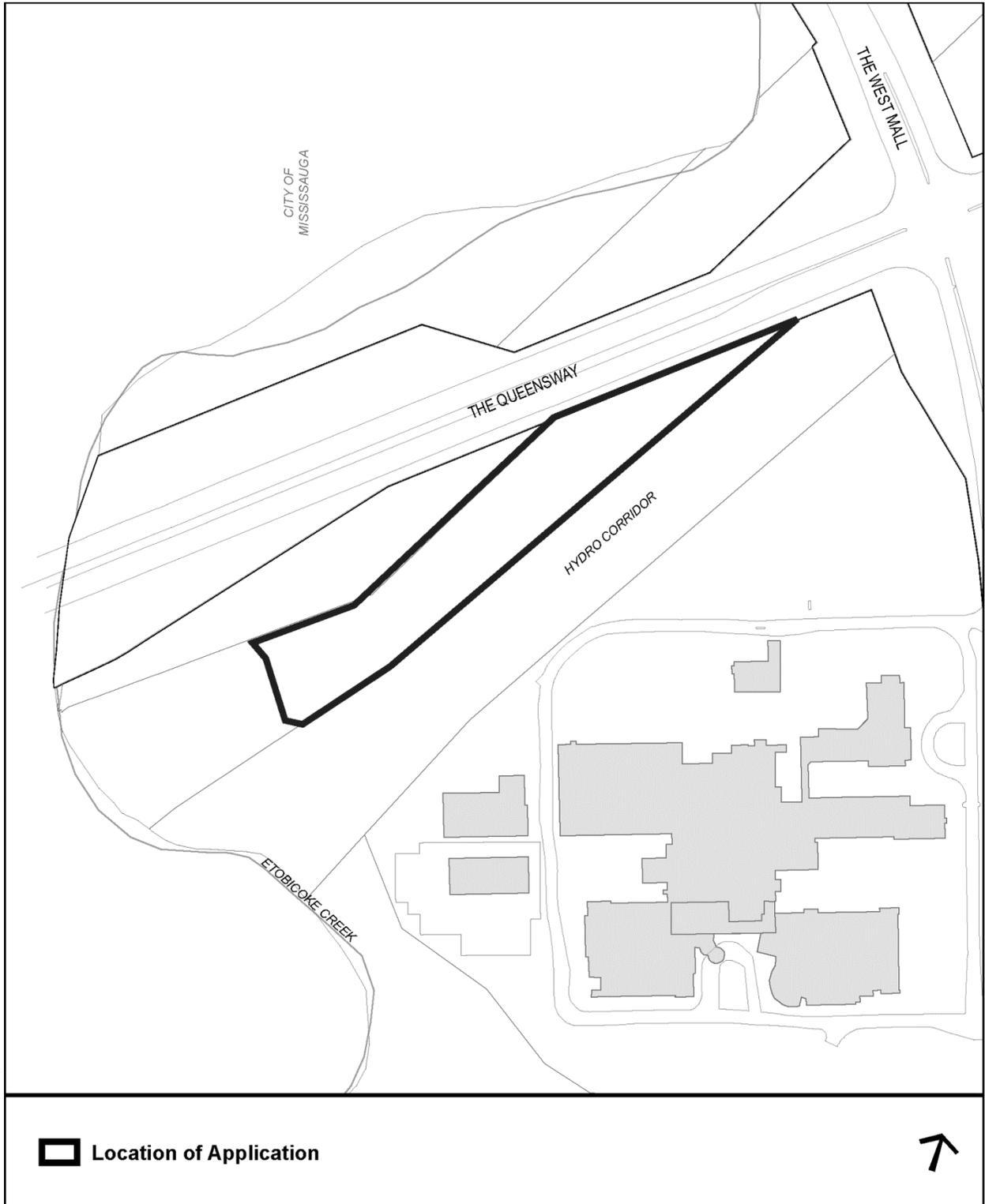
**Parking and Loading**

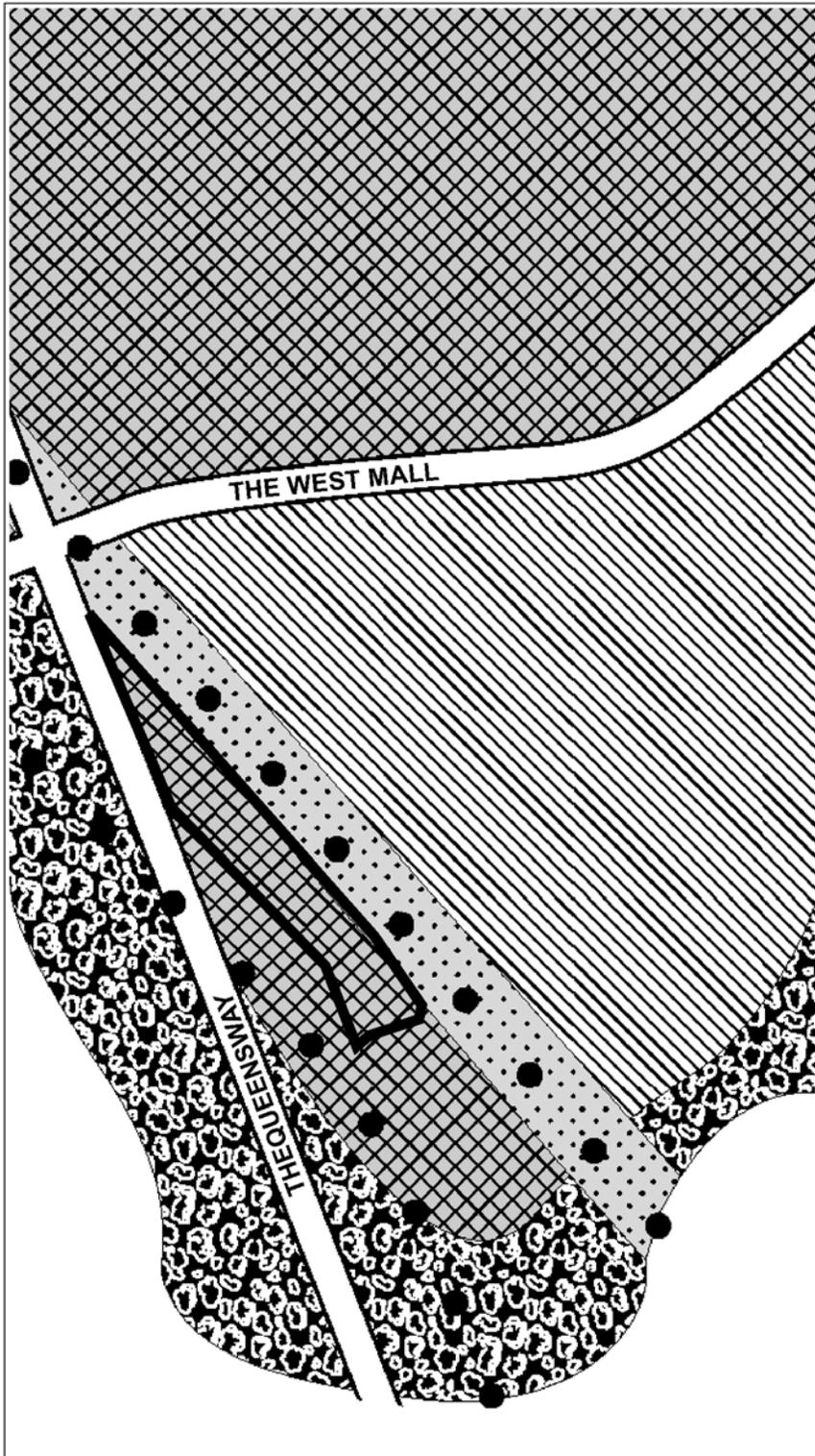
Parking Spaces:            201            Bicycle Parking Spaces:    49            Loading Docks:    4

**CONTACT:**

Nicole Ivanov, Planner  
 (416) 394-8227  
 Nicole.Ivanov@toronto.ca

Attachment 2: Location Map





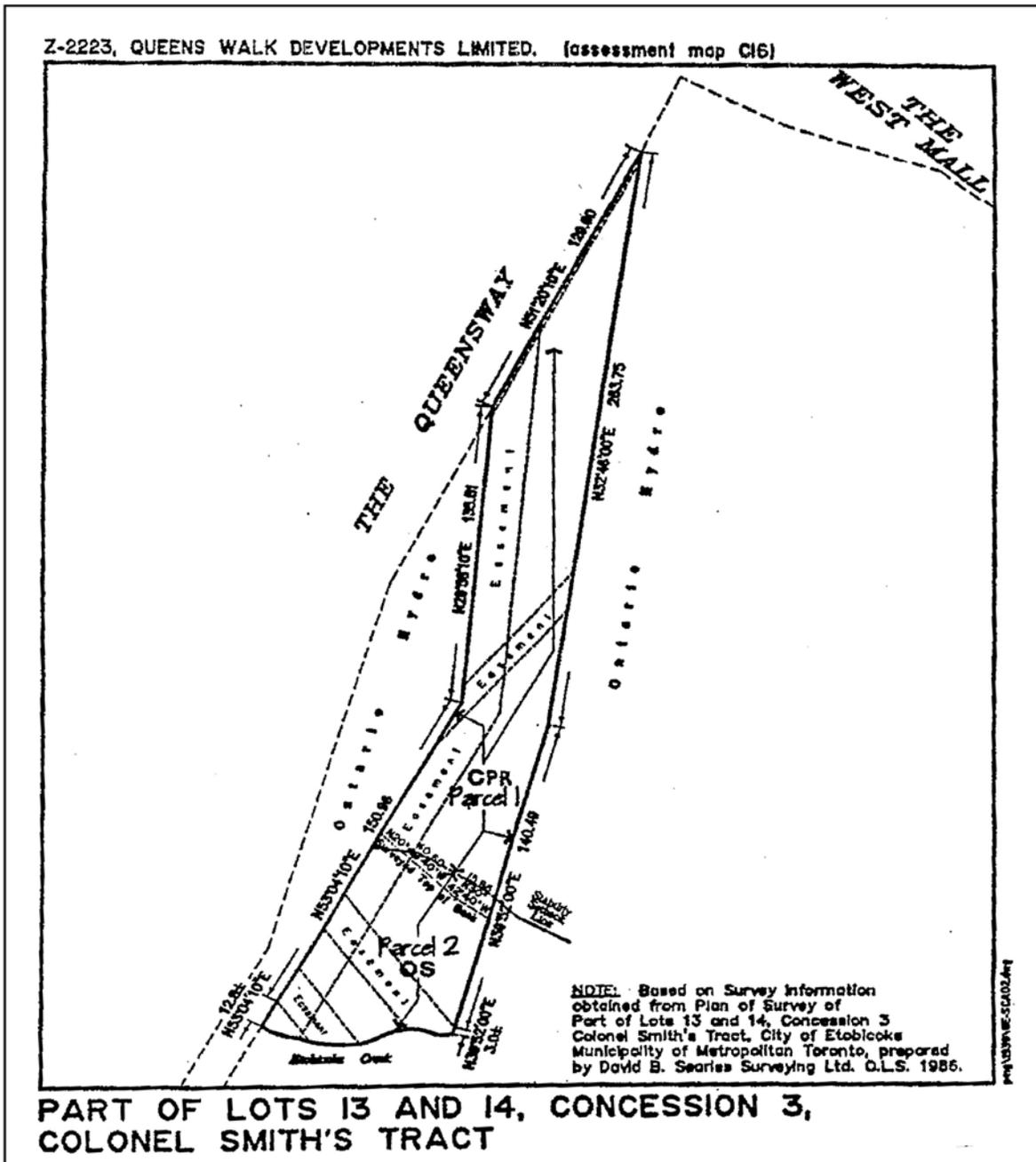
2217 The Queensway

**Toronto**  
Official Plan Land Use Map #15

File # 16 249264 WET 05 02

- Location of Application
- Mixed Use Areas
- Parks & Open Space Areas
- Natural Areas
- Institutional Areas
- Utility Corridors

↑  
Not to Scale  
07/11/2018

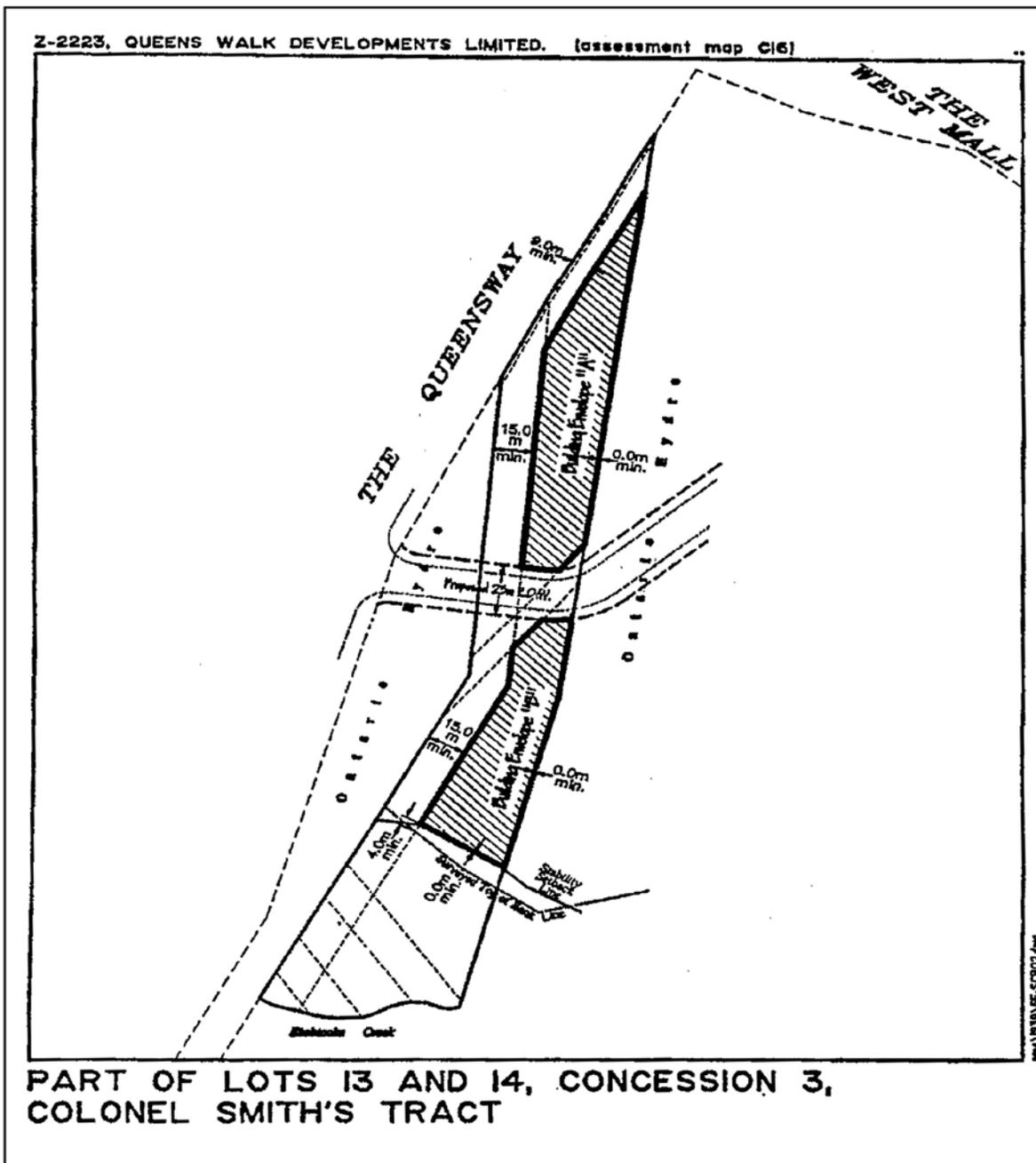


**TORONTO**  
Schedule A

2217 The Queensway

File # 16 249264 WET 05 0Z

City of Etobicoke By-law 11,737  
Not to Scale  
03/06/2019



  
Schedule B

2217 The Queensway

File # 16 249264 WET 05 0Z

  
City of Etobicoke By-law 11,737  
Not to Scale  
03/06/2019

Attachment 6: Draft Zoning By-law Amendment

Authority: Community Council Item No. \_\_\_\_  
as adopted by City of Toronto Council on \_\_\_\_\_, 2019  
Enacted by Council: \_\_\_\_\_, 2019

**CITY OF TORONTO  
BY-LAW No. \_\_\_\_-2019**

**To amend Zoning By-law 409-2013(OMB)  
to remove the holding symbol (H)  
with respect to the lands municipally known as 2217 The Queensway**

WHEREAS authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Zoning By-law 409-2013(OMB) is amended by removing the holding symbol (H) from the lands outlined by heavy lines such that the designation is revised from "CPR-H" to "CPR" as shown on Schedule '1' attached.

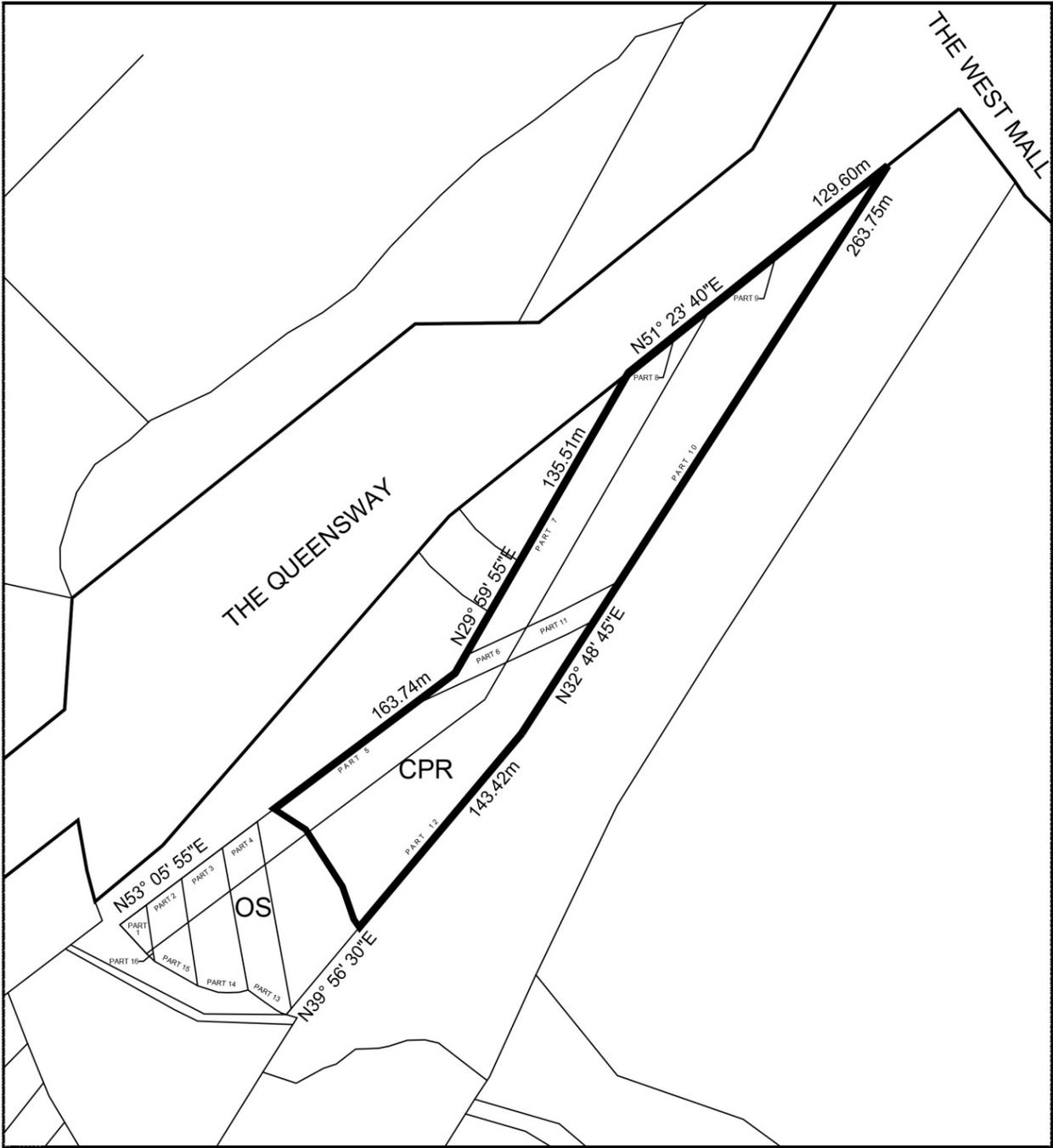
ENACTED AND PASSED this \_\_\_ day of \_\_\_\_\_, 2019.

JOHN TORY,  
Mayor

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

SCHEDULE '1'



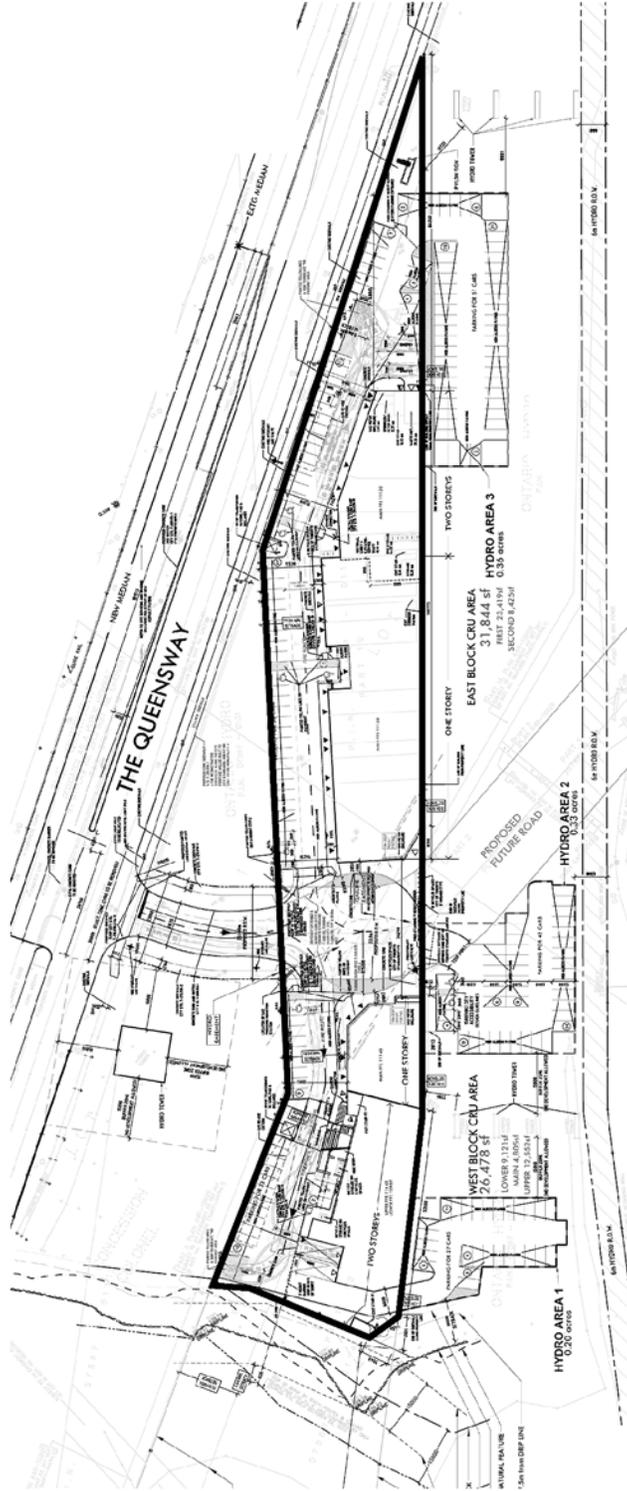
Schedule 1

Part of Lots 13 and 14 Concession 3,  
 Colonel Smith's Tract, City of Toronto  
 Rady-Pentec & Edward Surveying LTD.  
 Date 09/07/2018  
 Approved by:

File # 16 249264 WET 05 OZ



Not to Scale



**Site Plan**

Applicant's Submitted Drawing

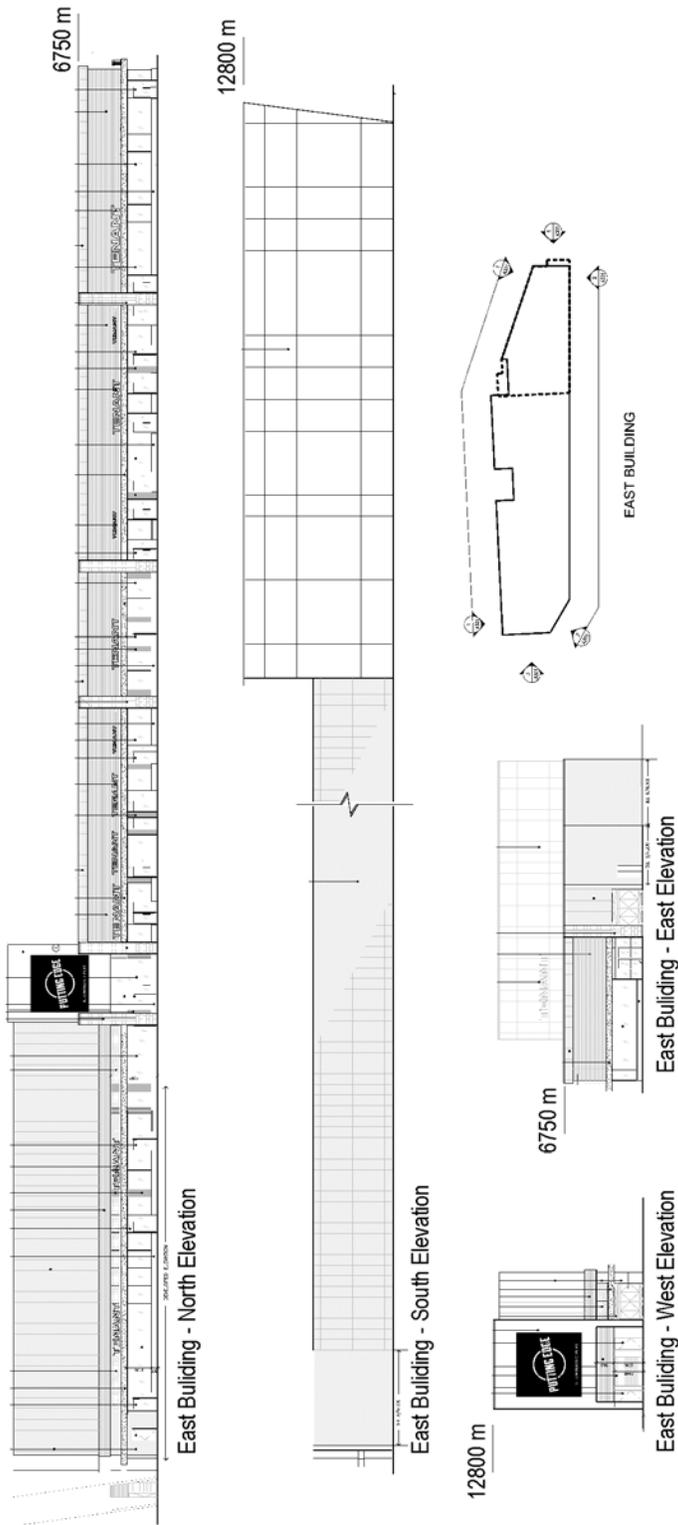
Not to Scale  
03/05/2019



**2217 The Queensway**

File # 16 249264 WET 05 02

# Attachment 8: East Building Elevations



2217 The Queensway

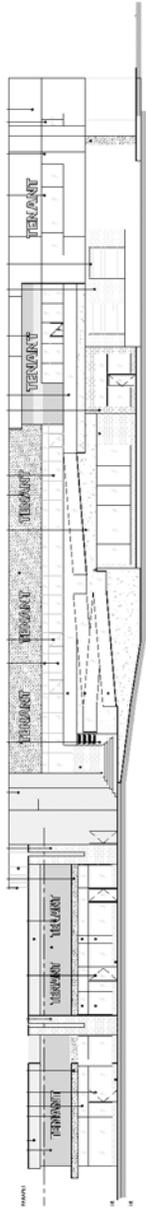
East Building Elevations

Applicant's Submitted Drawing

Not to Scale  
03/05/2019

File # 16 249264 WET 05 0Z

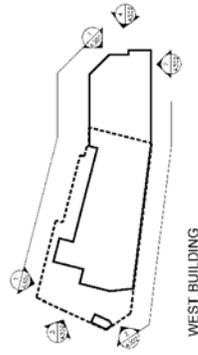
Attachment 9: West Building Elevations



West Building - North Elevation



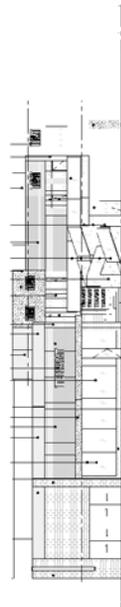
West Building - South Elevation



WEST BUILDING



West Building - West Elevation



West Building - East Elevation

**West Building Elevations**

Applicant's Submitted Drawing

Not to Scale  
03/05/2019

**2217 The Queensway**

File # 16 249264 WET 05 0Z