

1306 - 1310 The Queensway – Zoning By-law Amendment Application – Preliminary Report

Date: June 23, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 03 - Etobicoke-Lakeshore

Planning Application Number: 19 263887 WET 03 OZ

Current Uses on Site: The site is comprised of two lots, each with a 1-storey commercial building that is currently used for an automobile dealership. The site has an approximate area of 11,802 m².

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of Etobicoke Zoning Code for the properties located at 1306-1310 The Queensway. The application proposes a mixed-use development containing 879 m² of retail space at grade and 845 apartment units. The development would consist of a 12-storey mid-rise building and two towers of 24 and 31-storeys connected by an 8-storey podium. The mid-rise building would have an overall height of 43 metres, inclusive of mechanical equipment. The tower heights would be 79 and 100 metres, respectively, and the podium would have a height of 26 metres inclusive of mechanical equipment. The proposed development would have a total gross floor area of 69,340 m², which would result in a Floor Space Index (FSI) of 5.88 times the area of the lands.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1306-1310 The Queensway together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and

owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on November 15, 2019 between City staff (including Planning, Urban Design, Transportation Planning, Parks, Forestry and Recreation and Urban Forestry) and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The proposed development discussed at that meeting is the same as submitted to the City in the subject application. Staff expressed concerns regarding building heights, massing, density, transition, shadow, public park size, location and shadowing on the park. There was also a focus on the appropriateness of residential (sensitive) uses and surrounding employment uses and adequate separation and setbacks. Staff provided a Planning Application Checklist to the applicant subsequent to the meeting.

ISSUE BACKGROUND

Application Description

The application proposes to amend the former City of Etobicoke Zoning Code for the properties at 1306-1310 The Queensway to permit a mixed-use development consisting of a 12-storey building and an 8-storey podium with 24 and 31-storey towers that would have overall heights of 43, 79 and 100 metres, respectively, inclusive of mechanical equipment. The proposed development would contain 879 m² of at-grade retail space and have a total gross floor area of 69,340 m², which would result in a Floor Space Index of 5.88 times the area of the lands.

A total of 845 residential units are proposed, comprised of: 95 studio units (11.2%); 491 one-bedroom units (58.1%); 167 two-bedroom units (19.8%); and 92 three-bedroom units (10.9%). The mid-rise building would contain 241 residential units and the towers and base building would contain 604 residential units.

Vehicular access to the site is proposed via three driveways, including one at the north end of the site off Kipling Avenue which would run along the north property line and down the west property line to The Queensway, which would provide a second entrance/exit point. These two driveways would connect to an internal driveway system running between the podium building and the 12-storey building. The third driveway is located mid-block off Kipling Avenue. The below grade garage access would be located at the west side of the site. A total of 835 vehicular parking spaces would be located below grade in three levels, of which 709 are proposed for resident use and 126 would

be allocated for commercial and visitor parking. A total of 636 bicycle parking spaces are proposed to be located above and below grade.

Also proposed is one Type 'G' and one Type 'B' loading space at grade. The Type 'G' space would be located off the north driveway, at the western property line, and the Type 'B' space would be located off the north driveway within the 12-storey building.

A total of 1,754 m² of indoor amenity space (2.07 m²/residential unit) and 1,704 m² of outdoor amenity space (2.01 m²/residential unit) would be provided as part of this development. At-grade indoor amenity space would be located in both the 12-storey building and the base building under the 24-storey tower. The remaining indoor amenity space would be located on the 7th and 9th floors of each building. The outdoor amenity space would be located adjacent to the at-grade indoor amenity space, with the remainder located on the 7th floor of the 12-storey building and at the 9th floor of the towers.

The application also proposes an on-site public park of 650 m² to be located at the southeast corner of the site, abutting Kipling Avenue and The Queensway. Also proposed is a stratified park of 850 m² to be located directly to the north of the public park, adjacent to the mid-rise building and podium of the 31-storey tower. A portion of the underground garage is proposed to be located below the stratified park. Also proposed is a POPS which would consist of a landscaped courtyard (with vehicular access) located between the mid-rise building and the base building of the towers.

Mid-Rise Building

The proposed mid-rise building would be located on the east portion of the site and is roughly rectangular in shape, with a curvilinear western façade. The building is approximately 72 metres in width. The application is proposing the following building setbacks and step backs:

East Property Line

- The building would be setback 2.5 m from the ground to 8th floor; and
- The 9th – 12th floors would be setback an additional 2.7 m (for a total of 5.2 m).

North Property Line

- The ground floor would be setback 11.5 m; and
- The 2nd to 12th floors would be setback 11 m.

South Property Line

- The ground floor would be setback 5.5 m from the proposed stratified park; and
- The 2nd to 12th floors would extend 0.9 m into the proposed stratified park.

West Adjacent Building

- The ground floor would be setback 13.2 m to the tower podium to the west;
- The 2nd to 12th floors would be setback 10.3 m to the tower podium to the west at its narrowest point and 38.2 m at its widest; and

- At the 7th floor, the west façade at the north end of the building has a step back of approximately 6 m, which would be used as outdoor amenity space.

Towers

The two towers and base building would be located on the western portion of the site and the east façade of the base building is curvilinear. The base building would be 8-storeys and the towers are proposed to be 24 and 31-storeys with floor plates of 750 m². The towers would have a separation distance of 25 m to the exterior walls, excluding balconies.

East Adjacent Building

- The ground floor of the podium would be setback 13.2 m from the mid-rise building, at its narrowest point; and
- The 2nd to 6th floors cantilever out and would be setback 10.3 m from the mid-rise building, at its narrowest point.

North Property Line

- The podium would be setback approximately 11 m; and
- The north tower (24-storeys) would be setback 14 m.

South Property Line

- The ground floor of the base building is proposed to be setback 5.3 metres;
- The 2nd to 6th floor cantilever out and would be setback 2.8 m; and
- The south tower (31-storeys) is proposed to be setback 10.3 m.

West Property Line

- The ground floor of the base building is proposed to be setback between 13.4 m to 24.3 m;
- The 2nd to 6th floors cantilever out and would be setback 11 m;
- The north tower (24-storeys) would be setback 13.5 m; and
- The south tower (31-storeys) would be setback 12.5 m.

Detailed project information can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 for three dimensional representations of the proposal in context and Attachment 4 for the site plan of the proposal.

Site and Surrounding Area

The subject site is located on the northwest corner of Kipling Avenue and The Queensway (see Attachment 3: Location Map). The site consists of two lots that are each occupied by a 1-storey commercial building currently used for an automobile dealership. The site has a frontage of 114.3 m on Kipling Avenue and 95.7 m on The Queensway and an overall site area of 11,802 m².

Surrounding land uses include:

- North: Directly north are two 1-storey commercial buildings fronting Kipling Avenue. North of the commercial buildings is a 1-storey commercial plaza.
- West: Directly west is a 2-storey house used as a restaurant. To the west of that is a one-storey automobile dealership.
- East: On the east side of Kipling Avenue, north of The Queensway is a one-storey commercial plaza and a low-rise residential neighbourhood with dwellings fronting Kipling Avenue. On the east side of Kipling Avenue and south of The Queensway is the Kipling Queensway Mall.
- South: On the south side of The Queensway are one and 2-storey commercial buildings as well as 3-storey automobile dealership buildings.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated *Mixed Use Areas* on Land Use Map 15 (see Attachment 5: Official Plan Land Use Map). The site is surrounded by *Employment Areas* (Core and General) to the north and west. East of Kipling Avenue are *Neighbourhoods* and *Mixed Use Areas*. South of The Queensway are lands also designated *Mixed Use Areas*.

Zoning By-laws

The site is subject to the former City of Etobicoke Zoning Code which zones the site Class 2 Industrial (I.C2), which permits manufacturing, warehousing, commercial and institutional uses. A maximum height of five-storeys is permitted and a maximum Floor Space Index of 0.6 is permitted for offices.

City-wide Zoning By-law No. 569-2013 does not apply to this site.

Design Guidelines

The following Design Guideline(s) will be used in the evaluation of this application:

- City-Wide Tall Buildings Design Guidelines;
- Avenues and Mid-Rise Building Study;
- The Queensway Urban Design Guidelines, which apply to the lands on the east side of Kipling Avenue;
- Growing Up: Planning for Children in New Vertical Communities;
- Percent for Public Art;
- Toronto Green Standard; and
- Bird Friendly Development Guidelines.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Amendments to the former City of Etobicoke Zoning Code are required as the proposal does not comply with the existing performance standards with respect to: building heights and total density. An amendment is also required to establish appropriate development standards for the proposal as the use is not currently permitted.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2019).

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decisions under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, pedestrian-oriented and transit-supportive; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (PPS) (2020) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock and surrounding area. While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

Section 1.2.6 of the PPS (2020) provides compatibility direction between major facilities and sensitive land uses. The PPS defines transportation infrastructure and corridors, rail facilities and industries as major facilities. Policy 1.2.6.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance between major facilities and sensitive land uses is not possible, Policy 1.2.6.2 states that planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- There is an identified need for the proposed use;
- Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- Adverse effects to the proposed sensitive land use are minimized and mitigated; and
- Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019) supports intensification within built-up urban areas and focuses on accommodating forecasted growth in "complete communities", designed to meet people's needs for daily living through an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing to accommodate a range of incomes and household sizes.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan, especially with regard to determining the compatibility of the proposed use and the adjacent employment uses, the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on this particular site given its land use designation, the level of intensification of this site must reflect the existing and planned context as established by the implementing Zoning By-law and Official Plan policies.

Official Plan Conformity

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

One of the key objectives of the Official Plan is for new development to provide built form transition and minimize shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale. New buildings should be located and massed with appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*. Other *Mixed Use Areas* development criteria establish that new development should provide good site access, circulation and parking as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Site and Area Specific Policy 455 applies to the site. It states "Any development of the lands will require a buffer and any required environmental mitigation measures necessary will be undertaken to mitigate impacts including noise, vibration and odour between any sensitive land use and the existing *Employment Areas* to the west".

In order to address land use compatibility, the Official Plan provides direction for locating sensitive land uses adjacent to or near *Employment Areas* or within the influence area of major facilities. Policy 2.2.4.5 states that sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and/or major facilities as necessary to:

- Prevent or mitigate adverse effects from noise, vibration and emissions, including dust and odour;

- Minimize risk to public health and safety;
- Prevent or mitigate negative impacts and minimize the risk of complaints;
- Ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and
- Permit *Employment Areas* to be developed for their intended purpose.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents.

Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of City policies of the Official Plan.

Built Form, Planned and Built Context

The proposal will be evaluated based on the planning framework for the area, including Sections 2 (q) and (r) of the *Planning Act*, the PPS (2020), the Growth Plan (2019), the City's Official Plan policies, the Zoning By-law and applicable City Council approved guidelines.

The suitability of the proposed height and massing or other built form issues will be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The built form will also be assessed based on the City's Official Plan policies and Urban Design Guidelines including, but not limited to, Mid-Rise Design Guidelines, City-Wide Tall Buildings Design Guidelines and Growing Up: Planning for Children in New Vertical Communities. An evaluation will be made to confirm whether the proposal fits within its planned and built context.

The following issues have been identified and will be evaluated through the review of the application:

- Appropriateness of residential uses adjacent to other sensitive uses;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Appropriateness of the proposed transition, setbacks, step-backs, angular plane and shadow impacts as well as the relationship to adjacent properties and potential future development;
- Appropriateness of the proposed on-site public park location and size and proposed stratified park and POPS;

- Appropriateness of the proposed driveway network, site circulation, loading and garbage; and
- Landscaped open space and streetscaping and impact on the public realm, including pedestrian level comfort to ensure the quality of life for the future residents within the subject site.

The site is located directly adjacent to sensitive land uses including *Employment Areas* and *Neighbourhoods*. The proposal must ensure that an appropriate transition is provided to the lower-scale built form of the adjacent lands. Staff will continue working with the applicant to achieve a development proposal that limits impact on nearby *Employment Areas* and *Neighbourhoods* and contributes to the quality of life of existing and new residents.

City-Wide Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated City-Wide Tall Buildings Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report by Ferris + Associates Inc. The Arborist report indicates there are 17 trees on site, 16 of which are in good condition. The Arborist report is currently under review by City staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The Community Services and Facilities Study that was submitted with the application will be reviewed to determine whether any capital improvements or expansion of facilities opportunities are identified by the applicant or by City staff.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Given its proposed height and density, the current proposal is subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff intend to apply the Section 37 provisions of the *Planning Act* should this application be recommended for approval.

Infrastructure/Servicing Capacity

City staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report and a Transportation Impact Study in support of the application.

Staff will be reviewing the servicing reports to evaluate the effects of the development on the City's municipal servicing infrastructure, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to adequately service the proposal. Staff will also be reviewing the Transportation Impact Study to evaluate the effects of the development on the local transportation system, and to

identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.

Compatibility and Mitigation

The applicant submitted an Air Quality and Compatibility and Mitigation Study prepared by RWDI, dated December 20, 2019 and a Noise Feasibility Study, prepared by RWDI, dated December 20, 2019 to determine potential air quality, noise and vibration impacts on the proposed development and compliance with provincial regulations and guidelines. City staff will retain a third party consultant to undertake a peer review of these studies, at the cost of the applicant, upon receiving a revised resubmission that addresses staff's concerns based on a full review of the application.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant submitted a TGS Checklist with this application and it is currently being reviewed by staff. The applicant will be strongly encouraged to achieve a Tier 2 or higher level of performance.

Other Matters

Staff have identified the additional following issues:

- The proposed development must coordinate with the planned context and future opportunities within the larger block and adjacent properties;
- The provision of public art in the proposed development and the applicant's participation in the Percent for Public Art Program and its Guidelines; and
- Given the current increase in dog-owning populations, the applicant will be strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

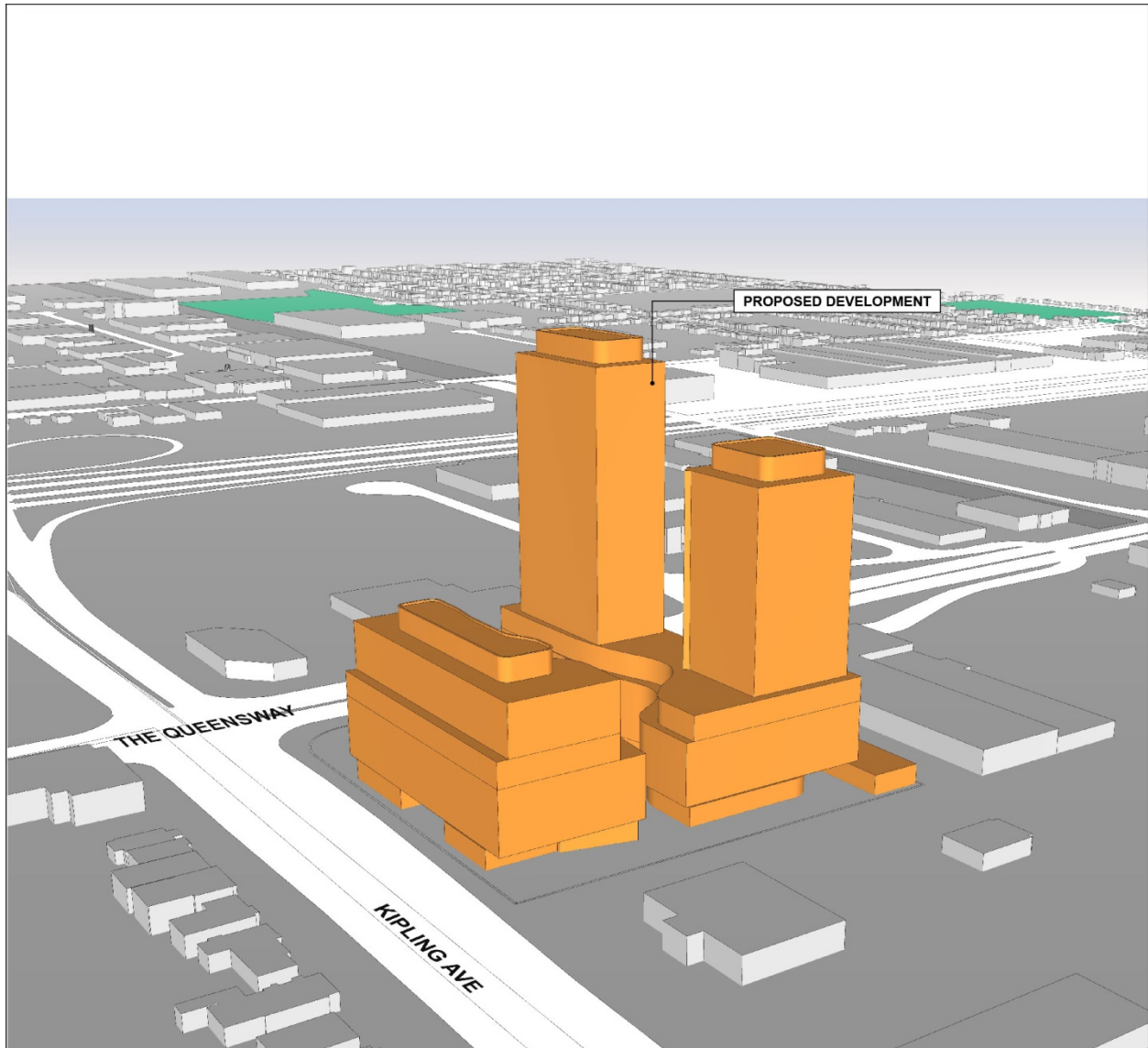
Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context, Looking Southwest
Attachment 2: 3D Model of Proposal in Context, Looking Northwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning Map

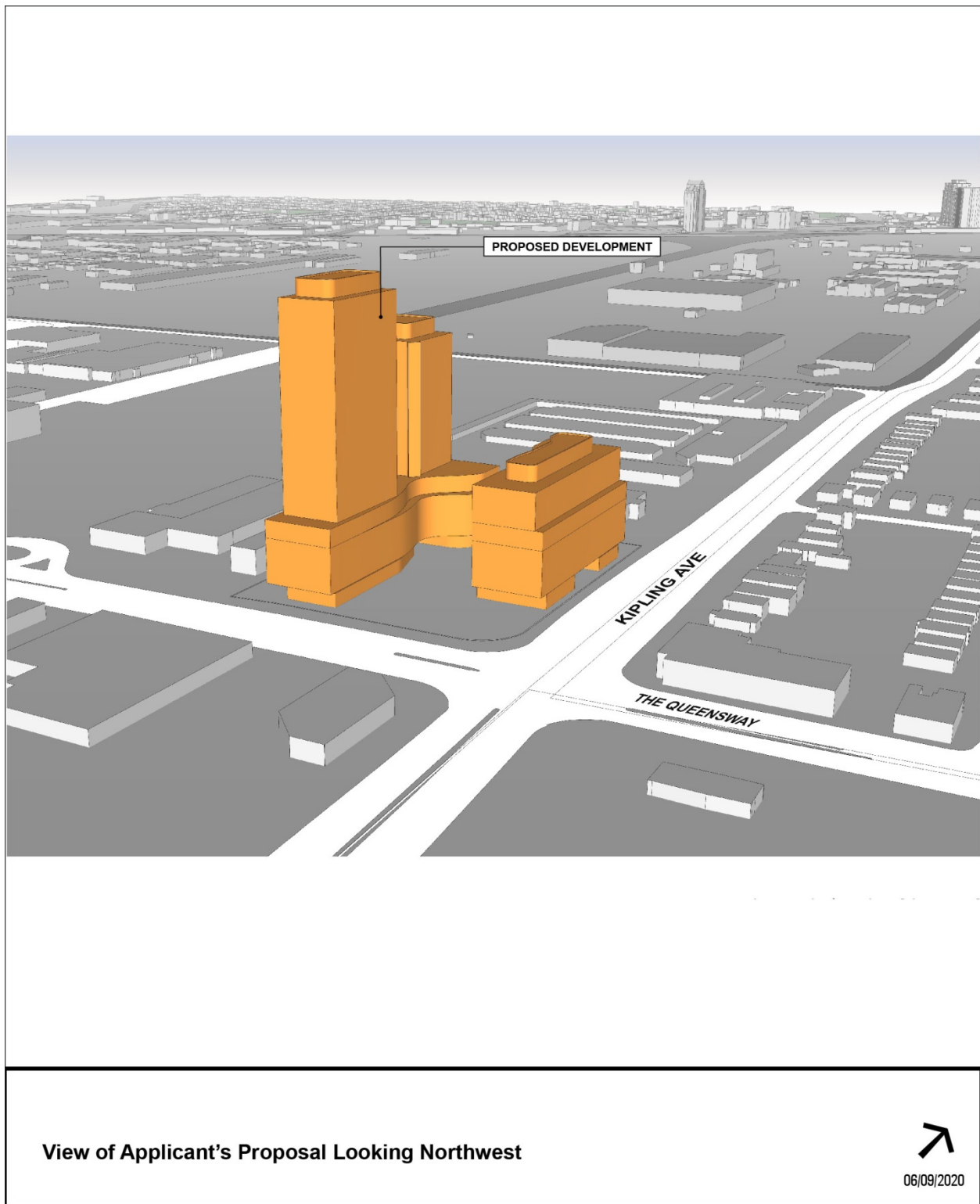
Attachment 1: 3D Model of Proposal in Context, Looking Southwest



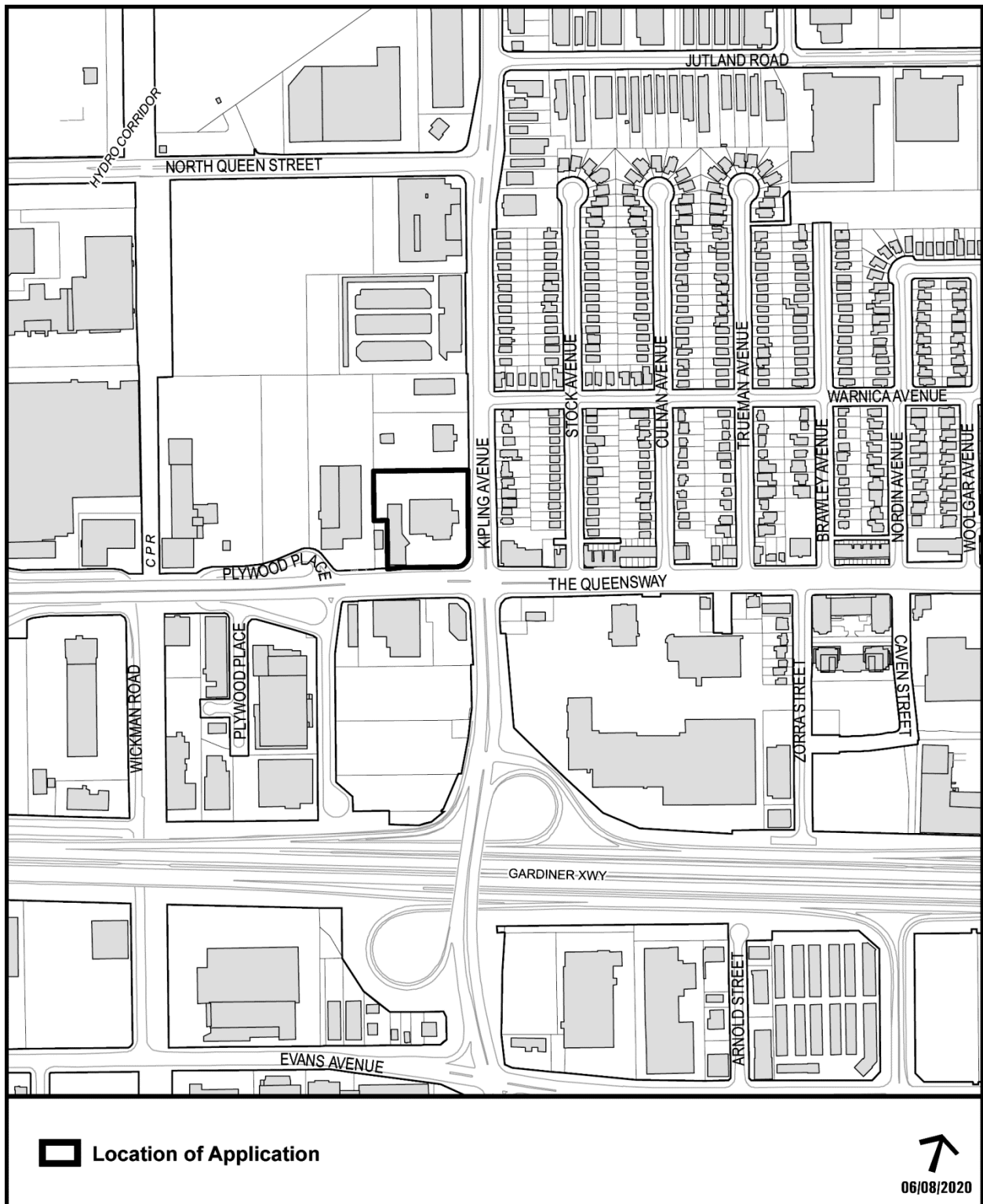
View of Applicant's Proposal Looking Southwest


06/09/2020

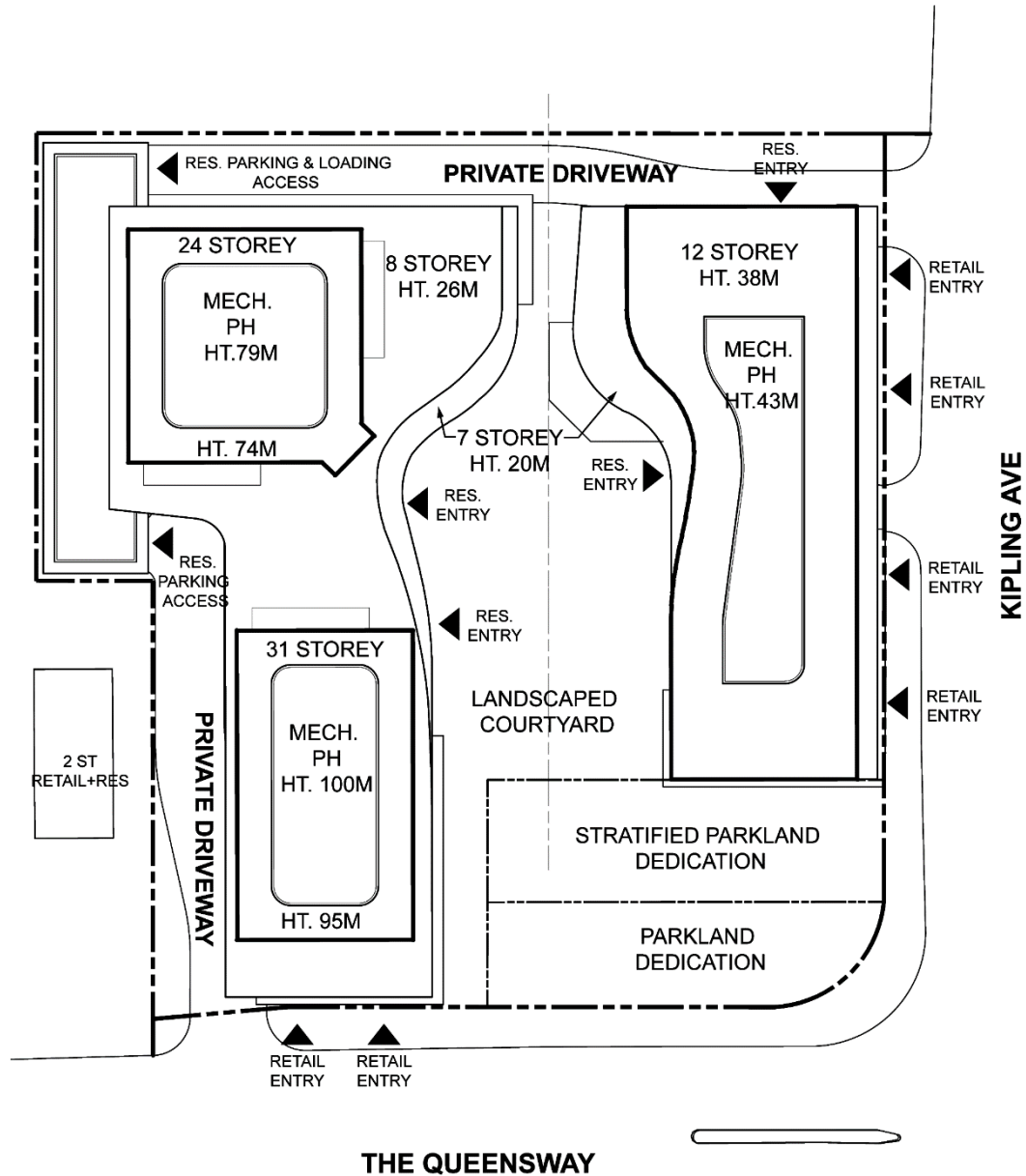
Attachment 2: 3D Model of Proposal in Context, Looking Northwest



Attachment 3: Location Map



Attachment 4: Site



Plan

Site Plan



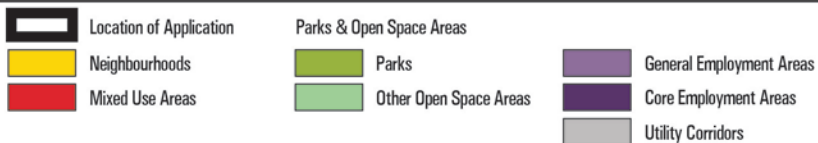
Attachment 5: Official Plan Land Use Map



1306 - 1310 The Queensway

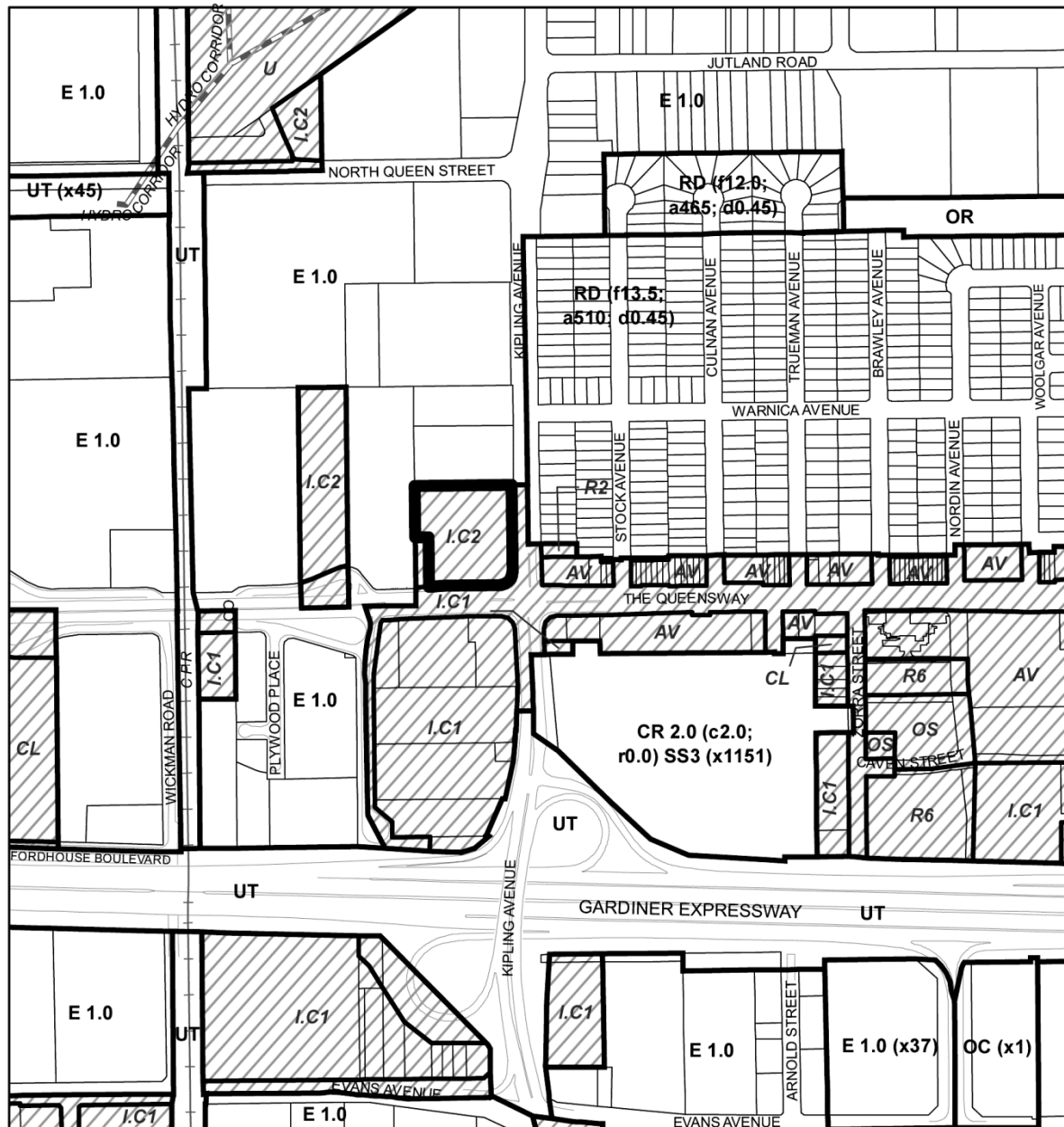
Official Plan Land Use Map #15

File # 19 263887 WET 03 0Z



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Not to Scale
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Attachment 6: Zoning Map



Zoning By-law 569-2013

1306 - 1310 The Queensway

File # 20 263887 WET 03 02



Location of Application

RD Residential Detached
CR Commercial Residential
E Employment Industrial
OR Open Space Recreation
OC Open Space Cemetery
UT Utility and Transportation



See Former City of Etobicoke By-law No. 11,737

R2 Second Density Residential Zone
R6 Sixth Density Residential Zone
OS Public Open Space Zone
I.C1 Class 1 Industrial Zone
I.C2 Class 2 Industrial Zone
AV Limited Commercial-Avenues Zone

CL Limited Commercial Zone
U Utilities Zone



Not to Scale
Extracted: 06/09/2020