

875 The Queensway – Zoning By-law Amendment Application – Preliminary Report

Date: April 20, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Wards: 03 - Etobicoke-Lakeshore

Planning Application Number: 20 176082 WET 03 OZ

Notice of Complete Application Issued: March 22, 2021

Current Use on Site: A vacant gas station and car wash.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 875 The Queensway to amend the former City of Etobicoke Zoning Code (Site Specific Zoning By-law No. 514-2003).

The application proposes a mixed-use development consisting of a 14-storey mixed-use building containing 183 residential units and 185 square metres of non-residential gross floor area at grade. The proposed development would have a Floor Space Index of 6.61 times the area of the lot and an overall gross floor area of 13,923 square metres. A total of 159 vehicular parking spaces are proposed in a three-level below-grade garage. There are 138 bicycle parking spaces proposed on-site.

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 875 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

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

ISSUE BACKGROUND

Decision History

In 2002, the City undertook an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study). The purpose of the study was to identify a vision and develop implementation strategies to revitalize The Queensway as an Avenue, consistent with the objective of the Official Plan to re-urbanize corridors along major streets in the City. In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision. Generally, the Avenues Zoning By-law permits a mix of uses at a maximum density of 3.0 times the lot area and building heights of 6 and 8 storeys.

Pre-Application Consultation (PAC)

A formal pre-application consultation meeting was held with the applicant on July 28, 2020 to discuss complete application submission requirements and to identify issues with the proposal.

The initial concept was for a 16-storey building. The applicant submitted revised drawings, subsequent to the initial PAC showing a 14-storey building. Staff commented on the revised plans and expressed concerns with a number of issues. No changes were made and on December 15, 2020 the applicant submitted the subject application.

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003 to permit a 14-storey (44 metres in height, excluding mechanical penthouse) mixed-use building containing retail uses and amenity space at-grade and residential uses above. The proposal includes 185 square metres of retail space and 13,738 square metres of residential gross floor area, yielding an overall density of 6.61 times the area of the lot.

The proposed "T" shaped building would consist of an 8-storey base that terraces up to 14-storeys. The base building would have a height of 26.2 metres and would step back 3 metres at the 5th storey on The Queensway frontage. The base building would

cantilever over the only vehicular access to the site along The Queensway. The building is proposed to be set back 7.5 metres from the south property line to accommodate a 6 metre wide driveway which would also provide access to the below-grade parking garage. A 1.9 metre road widening is required along The Queensway and the building would be set back 0 metres from the new property line. The proposed building would be 52.8 metres in depth. The front 19.5 metre portion of the building would have east and west side setbacks of 0 metres; the remaining 33.3 metres of the building would then be set back 5.5 metres on both sides, with balconies encroaching into these setbacks.

The 8th -14th storeys would have floorplates ranging from 987 square metres to 659 square metres at the 14th floor. This tower portion of the proposed building would be set back 5 metres from The Queensway and would then step back at each level.

The proposed retail space would be located at-grade along The Queensway frontage. The residential lobby entrance and amenity space would also be located at-grade.

The applicant proposes 183 residential units of which 131 would be 1-bedroom units (71.6% of units), 42 would be 2-bedroom units (22.9% of units) and 10 would be 3-bedroom units (5.5% of units). Approximately 744 square metres of indoor and outdoor amenity space (2.0 square metres per unit) would be provided for this development. The indoor amenity is proposed to be located at-grade and the outdoor amenity is proposed to be located both at-grade and on the roof of the 14th floor.

The application proposes 131 residential vehicular parking spaces and 28 visitor and retail vehicular parking spaces all to be located in a three-level below-grade garage. Access to the below-grade garage would be from The Queensway via a proposed driveway along the west side of the site. A Type 'G' loading space is proposed at the rear of the site, adjacent to the ramp to the below-grade garage. A total of 138 bicycle parking spaces are proposed, all of which would be residential spaces located at-grade and in the below-grade garage.

Detailed project information is 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 of this report, for three dimensional representations of the project in context.

Site and Surrounding Area

The subject site is located on the south side of The Queensway, mid-block between Plastics Avenue and Queen Elizabeth Boulevard. It is generally rectangular in shape and is currently vacant but was previously a gas station and car wash. The site is approximately 2,172.5 square metres in area with a frontage of approximately 34.2 metres along The Queensway. The Queensway has a right-of-way width of 30 m in this location.

Surrounding land uses include:

- North: Chartwell Road intersects with The Queensway immediately north of the site. On the northwest side corner of Chartwell Road and The Queensway is a 3-storey medical building and 2-storey mixed-use buildings (which are subject to a development application 17 244663 05 WET OZ that reached a settlement at the LAPT for an 8-storey building). North of the properties on The Queensway are single-detached dwellings.
- West: Directly west is a 1-storey commercial building.
- East: Directly to the east at 859 The Queensway is a development application (17 237625 WET 05 OZ) for a 14-storey building which was appealed to the LPAT and subsequently referred back to the City and the applicant to revise the proposal to meet the relevant policies. Southeast of the site are multiple commercial buildings located within an *Employment Areas* designation.
- South: Directly south are commercial and warehousing buildings located within an *Employment Areas* designation.

Provincial Policy Statement and Provincial Plans

Any decision of 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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a 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, and better connected 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 (2020), 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 (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan (2020).

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 may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Mixed Use Areas* on Map 15 of the Official Plan (see Attachment 4). The lands are surrounded by *Mixed Use Areas* to the direct east, west and north and *Employment Areas* to the south.

The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. 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.

Policy 4.5.2 of the Official Plan contains a number of criteria for development in *Mixed Use Areas* that refer to locating and massing new buildings to provide a transition between areas of different development intensity and scale while limiting impacts on neighbouring streets, parks, open space and properties. The development criteria contained in the *Mixed Use Areas* policies are also supplemented by development criteria outlined in the Built Form policies in Section 3.1.2 and 3.1.3 of the Official Plan.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The subject site is located on an *Avenue* on Map 2 of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit services for community residents.

The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and design guidelines created in consultation with the local community. The site is in The Queensway Avenue Study Area for which an *Avenues Study* was completed and adopted by City Council in 2003. The Queensway Avenue Study was implemented through Zoning By-law No. 514-2003.

Zoning By-laws

The subject site is zoned Limited Commercial – Avenues Zone (AV). The site is subject to the former City of Etobicoke Zoning Code as amended by Site Specific By-law No. 514-2003, By-law No. 191-2006 and By-law No. 1288-2013.

The AV zoning permits retail, office, apartments and townhouses. The existing development standards for the land include a maximum height of 21 metres (6-storeys) and a maximum permitted Floor Space Index of 3.0 times the lot area.

The City-wide Zoning By-law No. 569-2013 does not apply to this site as site-specific zoning was established through the *Avenues Study*.

Design Guidelines

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

- The Queensway Urban Design Guidelines;
- Mid-Rise Building Performance Standards;

- City-wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Streetscape Manual;
- Retail Design Manual;
- Bicycle Parking Facilities;
- Percent for Public Art;
- Toronto Green Standard; and
- Bird-Friendly Guidelines.

The City's Design Guidelines may 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 and Site Specific Zoning By-law No. 514-2003 are required as the proposal does not comply with the existing performance standards with respect to: building height; total density; number of parking spaces; and building step backs. An amendment is also required to establish appropriate development standards for the proposal. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Code.

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 and conformity with the Growth Plan (2020).

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision 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, to support public transit and to be oriented to pedestrians; 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 PPS 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.

Section 1.2.6 of the PPS provides land use 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.

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.

The Growth Plan (2020) emphasizes the importance of complete communities where a range of housing options are to be provided; and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan (2020), especially in regards to land use compatibility, 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.

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. 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.

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 are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: the *Avenues* and *Employment Areas* policies in Chapter 2; the Public Realm, Built Form and Housing policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

Built Form, Planned and Built Context

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 the PPS,(2020) the Growth Plan (2020).

The built form will also be assessed based on the City's Official Plan policies, The Queensway Avenue Study, The Queensway Design Guidelines and other Urban Design Guidelines. 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:

- Land use compatibility and the appropriateness of residential uses adjacent to employment uses;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Assessing transition, setbacks, step-backs and angular plane (including wind and shadow impacts in the immediate vicinity);
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Appropriateness of the proposed streetscaping and impact on the public realm; and whether the proposal provides high-quality public realm, landscape design (including tree planting) appropriate sidewalk widths, and pedestrian level comfort to ensure the quality of life for the future residents within the subject site;
- Appropriateness of proposed quantity and location of indoor and outdoor amenity space; and
- Appropriateness of the proposed driveway network, site circulation, at-grade parking lot, loading and garbage.

Growing Up: Planning for Children in New Vertical Communities

The City Council-adopted Growing Up Urban Design Guidelines (2020) provide guidance on the proportion and size of larger units recommended in new multi-unit residential buildings. The objective of these Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. These Guidelines are intended to implement the Housing policies of the Official Plan.

The link to the Guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

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 Jackson Arboriculture Inc., dated October 26, 2020. The report indicates there are 5 trees on the site, two are in fair condition and three are in good condition. The applicant is proposing to remove both trees in fair condition and keep the 3 trees in good condition.

The proposed amount of soil volume does not meet the required amount required by Tier 1 of the TGS. Urban Forestry has requested revisions to the application and staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

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.

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 Site Servicing and Stormwater Management Report, a Hydrogeological Report, a Geotechnical Study 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 a Noise and Vibration Impact Study prepared by Sonair Environmental, dated November 20, 2020, to determine potential 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 this study, 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

The applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

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.

The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

Staff have identified the following additional 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.

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CONTACT

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SIGNATURE

Luisa Galli, MCIP, RPP

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Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context Looking Southeast

Attachment 2: 3D Model of Proposal in Context Looking Southwest

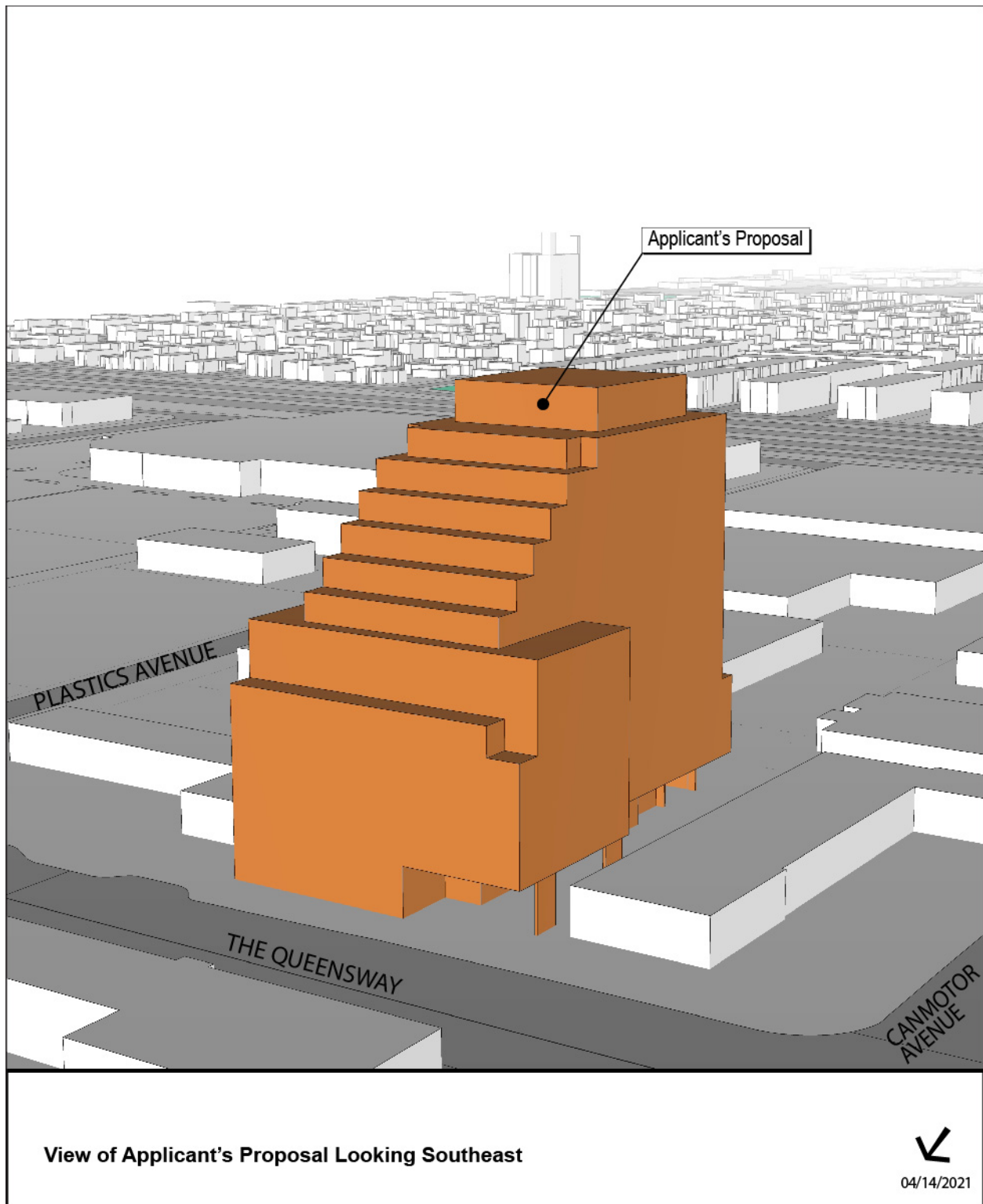
Attachment 3: Location Map

Attachment 4: Site Plan

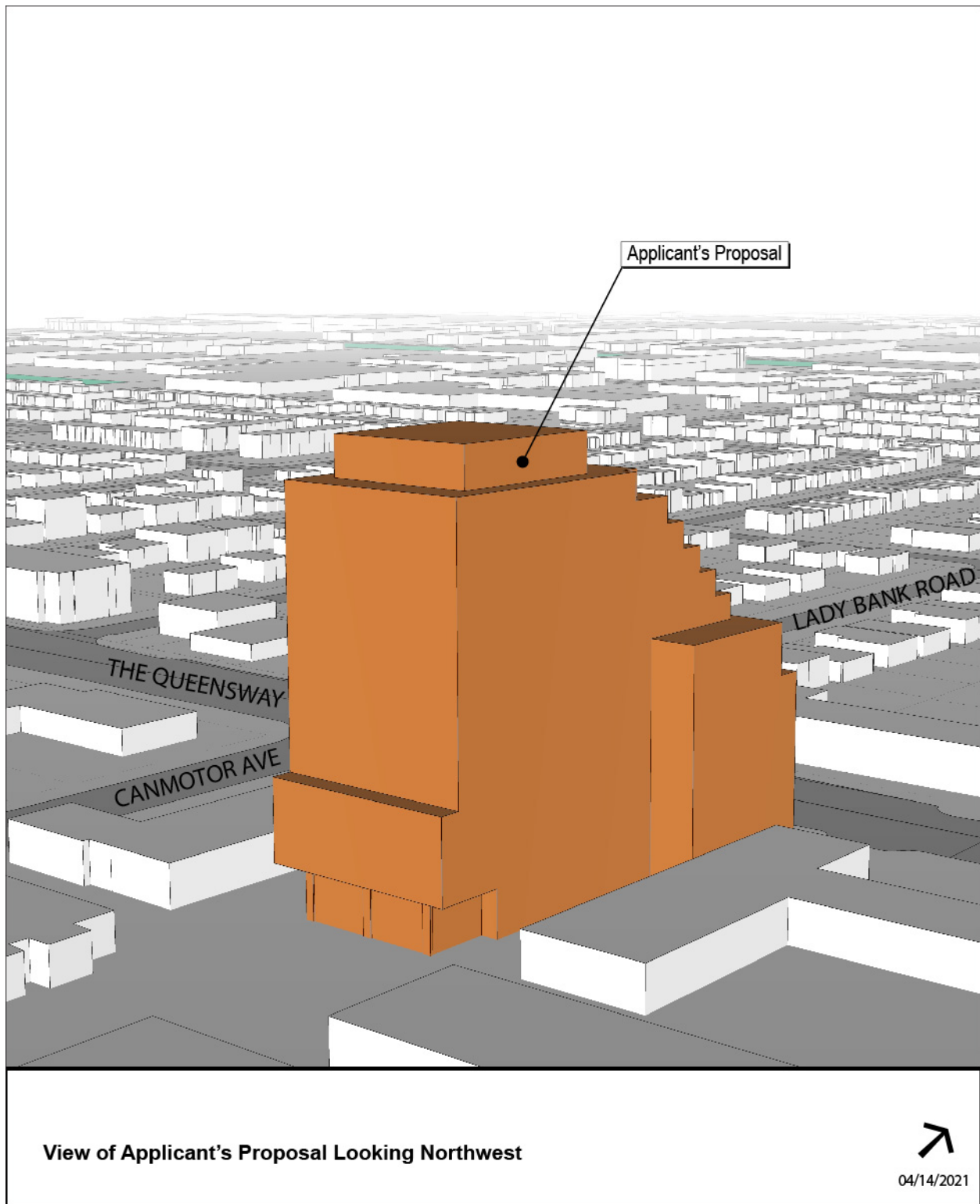
Attachment 5: Official Plan Map

Attachment 6: Zoning By-law Map

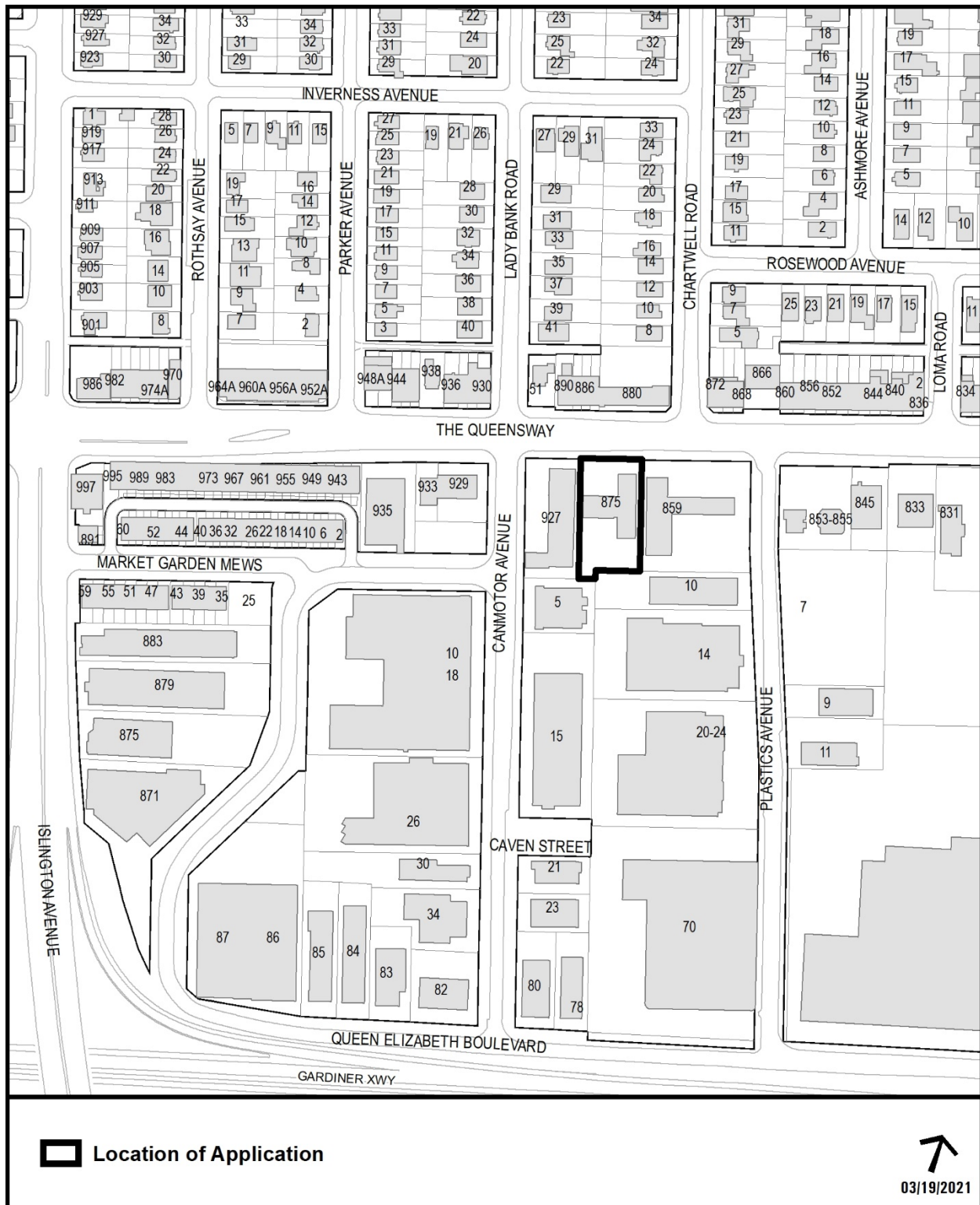
Attachment 1: 3D Model of Proposal in Context Looking Southeast



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



Attachment 3: Location Map



[illegible]

Attachment 5: Official Plan Map



Official Plan Land Use Map 15

875 The Queensway

File # 20 229385 WET 03 02



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Not to Scale
03/22/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

875 The Queensway

File # 20 229385 WET 03 02



Location of Application



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

RD Residential Detached
RT Residential Townhouse
E Employment Industrial
UT Utility and Transportation

I.C1 Class 1 Industrial Zone
AV Limited Commercial-Avenues Zone
CL Limited Commercial Zone



Not to Scale
Extracted: 03/19/2021