

Attachment 5: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1025 The Queensway.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law;

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: (H)(1) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(2) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(3) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(4) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(5) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(6) CR 2.0 (c2.0; r1.0) SS2 (x1083); (H)(7) EO (x35); (H)(8) EO (x35), and OR as shown on Diagrams 2a and 2b attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this Bylaw to the Policy Areas Overlay Map in Article 995.10.1, and

applying the Policy Overlay label of PA 4 to these lands, as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this Bylaw to the Height Overlay Map in Article 995.20.1, and applying the height label: HT 14.0, as shown in Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this Bylaw, to the Lot Coverage Overlay Map in Article 995.30.1 and applying a lot coverage label of 33 to these lands, as shown in Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1083 so that it reads:

(1083) Exception CR (1083)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 1025 The Queensway, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a building or **structure** is the distance between the Canadian Geodetic Datum identified below and the elevation of the highest point of the **building** or **structure**;
 - (i) R1: 107.4 metres;
 - (ii) R2: 107.4 metres;
 - (iii) R3: 107.9 metres;
 - (iv) R4: 107.9 metres;
 - (v) R5: 107.9 metres;
 - (vi) R6: 107.9 metres;
 - (vii) R7:107.2 metres;

- (viii) R8: 107.2 metres;
 - (ix) R9: 108.1 metres; and
 - (x) R10: 108.2 metres;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided they are located on the ground floor;
- (D) Despite regulation 40.10.40.10(5), the required minimum height of **dwelling units** on the first **storey** of **buildings** shown in Diagrams 7a, 7b and 7c, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (E) Despite regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 7a, 7b, and 7c of By-law [Clerks to insert By-law number];
- (F) Despite regulation 40.10.40.10(7) the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown in Diagram 6 of By-law [Clerk to insert By-law number]; and
- (i) For the purpose of this exception, a "mezzanine" does not constitute a **storey**;
- (G) Despite regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 7a, 7b, and 7c of By-law [Clerks to insert By-law number]:
- (i) Equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
 - (ii) **Structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres;
 - (iii) Architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 1.2 metres;
 - (iv) **Building** maintenance units and window washing equipment, by a maximum of 6 metres;

- (v) Planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) Antennae, flagpoles and satellite dishes, by a maximum of 6 metres; and
 - (vii) Trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop amenity space, by a maximum of 3 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 307,150 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 281,100 square metres;
 - (ii) The permitted maximum **gross floor area** for above grade parking deck is 23,033 square metres;
 - (iii) The permitted maximum **gross floor area** for non-residential uses is 3,010 square metres; and
 - (iv) The required minimum **gross floor area** for non-residential uses is 2,800 square metres;
- (I) Despite regulation 40.10.40.50(1)(B), **amenity space** must be provided at the following rate;
- (i) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagrams 7a, 7b, and 7c of By-law [Clerks to insert By-law number];
- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) Canopies and awnings, by a maximum of 2.5 metres;
 - (iii) Exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;

- (iv) Architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (v) Window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vi) Eaves, by a maximum of 0.5 metres;
 - (vii) A dormer, by a maximum of 0.5 metres; and
 - (viii) Air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2 metres;
- (L) The following are the only uses permitted in the areas identified as Enhanced Landscape Area in Diagrams 7a, 7b, and 7c:
- (i) Public Art;
 - (ii) Outdoor Play Area associated with a Child Care Facility;
 - (iii) Patios associated with a ground floor residential unit; and
 - (iv) Patios associated with a ground floor retail unit;
- (M) Despite regulation 200.5.10.1 (1) and Table 200.5.10.1, **parking spaces** for an existing Entertainment Place of Assembly is subject to the following:
- (i) A minimum of 3.23 **parking spaces** per 100 square metres of gross floor area, rounded down to the nearest whole number; and
 - (ii) A maximum of 11.10 **parking spaces** per 100 square metres of gross floor area, rounded down to the nearest whole number;
- (N) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) Any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

Prevailing By-laws and Prevailing Sections: None Apply;

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 35 so that it reads:

(35) Exception EO (35)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 1025 The Queensway, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (I) below;
- (B) Despite regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum identified below and the elevation of the highest point of the building or **structure**;
 - (i) C1: 108.2 metres; and,
 - (ii) C2: 106.7 metres;
- (C) Despite regulation 60.40.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 7b, and 7c of By-law [Clerks to insert By-law number];
- (D) The required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres;
- (E) the permitted maximum gross floor area of all buildings and structures is 20,410 square metres;
- (F) Despite clauses 60.40.20.10 and 60.40.20.20 , the following are the only uses permitted: Self Storage Warehouse, Industrial Sales and Service; Industrial Trade School, Production Studio, Software Development and Processing, and Vertical Agriculture;

- (G) Despite regulations 60.5.40.10(3) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 7b, and 7c of By-law [Clerks to insert By-law number]:
- (i) Equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
 - (ii) **Structures** that enclose, screen, or cover the equipment, structures and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres;
 - (iii) Architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.2 metres;
 - (iv) **Building** maintenance units and window washing equipment, by a maximum of 6 metres;
 - (v) Planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) Antennae, flagpoles, and satellite dishes, by a maximum of 6 metres; and
 - (vii) Trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (H) Despite regulation 60.40.40.70, the required minimum **building setbacks** are as shown in metres on Diagrams 7b and 7c of By-law [Clerks to insert By-law number];
- (I) Despite Clause 60.40.40.70 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) Canopies and awnings, by a maximum of 2.5 metres;
 - (iii) Exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;

- (iv) Cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
- (v) Architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
- (vi) Eaves, by a maximum of 0.5 metres; and
- (vii) Air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2 metres;

Prevailing By-laws and Prevailing Sections: None Apply;

10. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbols "(H)(1)", "(H)(2)", "(H)(3)", "(H)(4)", "(H)(5)", "(H)(6)", "(H)(7)" and "(H)(8)" delineated by heavy lines on Diagrams 2a and 2b attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbols have been removed;
- (B) An amending by-law to remove any of the holding symbols "(H)(1)", "(H)(2)", and "(H)(3)", referred to in (A) above may be enacted when the following are fulfilled:

AFFORDABLE HOUSING

- (i) Submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met for the lands, including the unit mix, unit sizes, tenure, location, and phasing of the affordable units;
- (ii) The owner shall enter into one or more agreements, and register on title to the lands a restriction pursuant to Section 118 of the Land Titles Act, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure the provision of affordable housing required for the site, in accordance with Site and Area Specific Policy 432, and with such agreement(s) registered in priority on title to the lands if deemed necessary by the City Solicitor;

MUNICIPAL INFRASTRUCTURE

- (iii) The owner or applicant, at their sole cost and expense shall submit a revised Functional Servicing and Stormwater Management Report, to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (iv) The owner or applicant, at their sole cost and expense shall submit a revised Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan, to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director of City Planning;
- (v) If the accepted Functional Servicing and Stormwater Management Report and Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, the accepted Transportation Impact Study and the accepted Transportation Demand Management and Mobility and Monitoring Plan, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services, and the Chief Planner and Executive Director of City Planning; or
 - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services;

CHILD CARE FACILITY

- (vi) The owner shall enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act to secure the construction of a child

care facility benefit to the satisfaction of the Executive Director, Development Review, and the City Solicitor, with such agreement to be registered on title to the Site and such agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council;

COMPATIBILITY and MITIGATION

- (vii) Complete a peer review process for the submitted Compatibility and Mitigation Study by SLR Consulting (Canada) Ltd., Revision 1, dated December 12, 2024, at the owner's expense, to the satisfaction of the Executive Director, Development Review;
- (C) An amending by-law to remove the holding symbol "(H)(7)", referred to in (A) above may be enacted when the following are fulfilled:

MUNICIPAL INFRASTRUCTURE

- (i) The owner or applicant, at their sole cost and expense shall submit a revised Functional Servicing and Stormwater Management Report, to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (ii) The owner or applicant, at their sole cost and expense shall submit a revised Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan, to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director of City Planning;
- (iii) If the accepted Functional Servicing and Stormwater Management Report and Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, the accepted

Transportation Impact Study and the accepted Transportation Demand Management and Mobility and Monitoring Plan, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services, and the Chief Planner and Executive Director of City Planning; or

- (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services;

COMPATIBILITY and MITIGATION

- (iv) Complete a peer review process for the submitted Compatibility and Mitigation Study by SLR Consulting (Canada) Ltd., Revision 1, dated December 12, 2024, at the owner's expense, to the satisfaction of the Executive Director, Development Review;
- (D) An amending by-law to remove any of the holding symbols "(H)(4)", "(H)(5)", and "(H)(6)" referred to in (A) above may be enacted when the following are fulfilled:

AFFORDABLE HOUSING

- (i) Submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met for the lands, including the unit mix, unit sizes, tenure, location, and phasing of the affordable units;
- (ii) The owner shall enter into one or more agreements, and register on title to the lands a restriction pursuant to Section 118 of the Land Titles Act, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure the provision of affordable housing required for the site, in accordance with Site and Area Specific Policy 432, and with such agreement(s) registered in priority on title to the lands if deemed necessary by the City Solicitor;

MUNICIPAL INFRASTRUCTURE

- (iii) The owner or applicant, at their sole cost and expense shall submit a revised Functional Servicing and Stormwater Management Report, to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (iv) The owner or applicant, at their sole cost and expense shall submit a revised Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan, to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director of City Planning;
- (v) If the accepted Functional Servicing and Stormwater Management Report and Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, the accepted Transportation Impact Study and the accepted Transportation Demand Management and Mobility and Monitoring Plan, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services, and the Chief Planner and Executive Director of City Planning; or
 - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services;

CHILD CARE FACILITY

- (vi) The owner shall enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act to secure the construction of a child care facility benefit to the satisfaction of the Executive Director, Development Review, and the City Solicitor, with such agreement to be registered on title to the Site and such agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council;

COMPATIBILITY and MITIGATION

- (vii) Complete a peer review process for the submitted Compatibility and Mitigation Study by SLR Consulting (Canada) Ltd., Revision 1, dated December 12, 2024, at the owner's expense, to the satisfaction of the Executive Director, Development Review;
 - (viii) The construction of **Buildings** C1, R1 & R2, R3 & R4, and R10 (Blocks 1, 3, 4, and 8, respectively) and Public Street A, as shown on Diagrams 2a and 2b, are completed;
 - (ix) The construction of Public Street B, as shown on Diagrams 2a and 2b, is completed, if required by the General Manager, Transportation Services;
- (E) An amending by-law to remove the holding symbol "(H)(8)", referred to in (A) above may be enacted when the following are fulfilled:

MUNICIPAL INFRASTRUCTURE

- (i) The owner or applicant, at their sole cost and expense shall submit a revised Functional Servicing and Stormwater Management Report, to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (ii) The owner or applicant, at their sole cost and expense shall submit a revised Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan, to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director of City Planning;
- (iii) If the accepted Functional Servicing and Stormwater Management Report and Transportation Impact Study and Transportation

Demand Management and Mobility and Monitoring Plan require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

- (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, the accepted Transportation Impact Study and the accepted Transportation Demand Management and Mobility and Monitoring Plan, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Transportation Services, and the Chief Planner and Executive Director of City Planning; or
- (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and

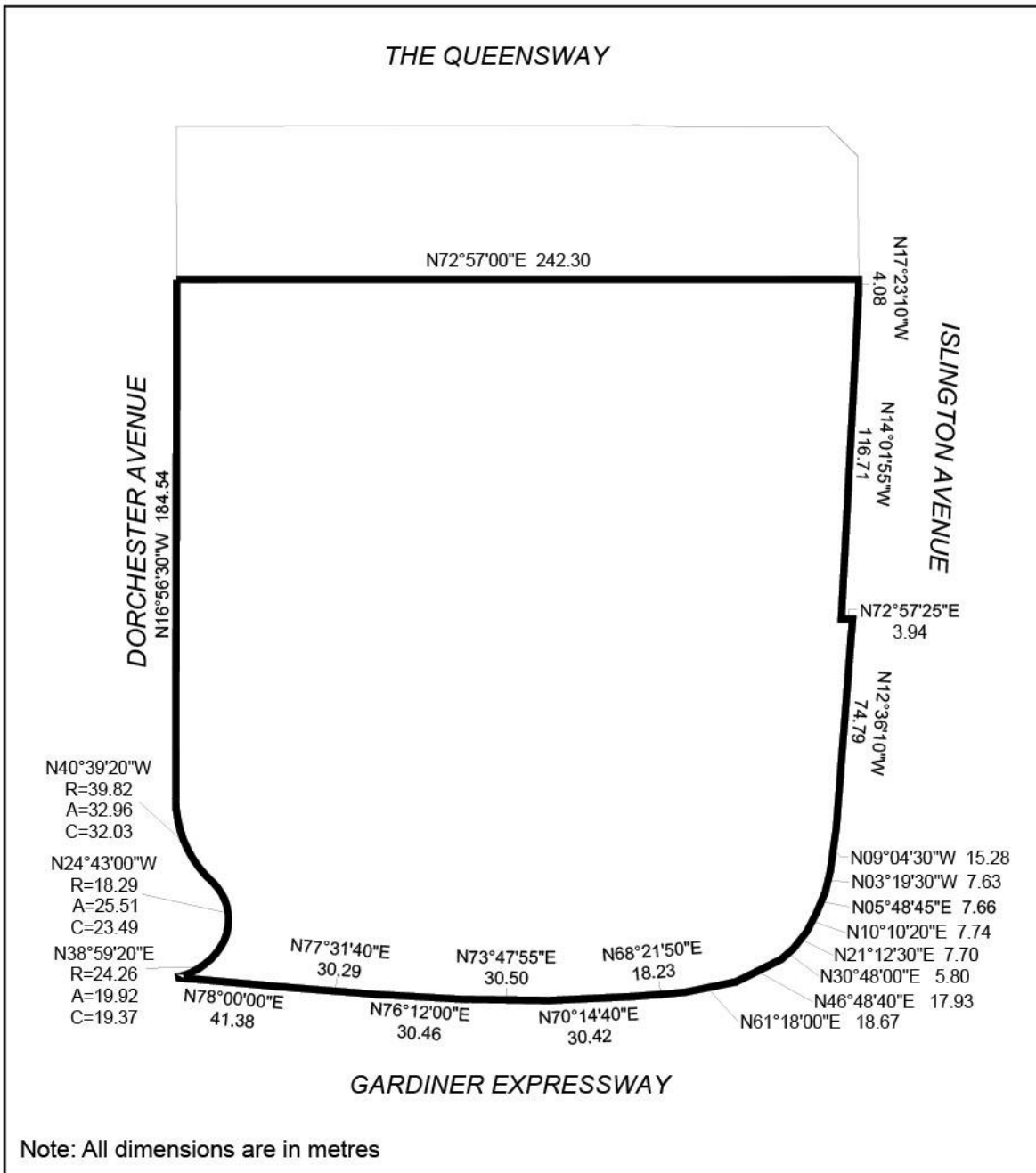
COMPATIBILITY and MITIGATION

- (iv) Complete a peer review process for the submitted Compatibility and Mitigation Study by SLR Consulting (Canada) Ltd., Revision 1, dated December 12, 2024, at the owner's expense, to the satisfaction of the Executive Director, Development Review;
- (v) The construction of **Buildings** C1, R1 & R2, R3 & R4, and R10 (Blocks 1, 3, 4, and 8, respectively) and Public Street A, as shown on Diagrams 2a and 2b, are completed.

Enacted and passed on [Clerks to insert date].

[full name], [full name],
Speaker City Clerk

(Seal of the City)

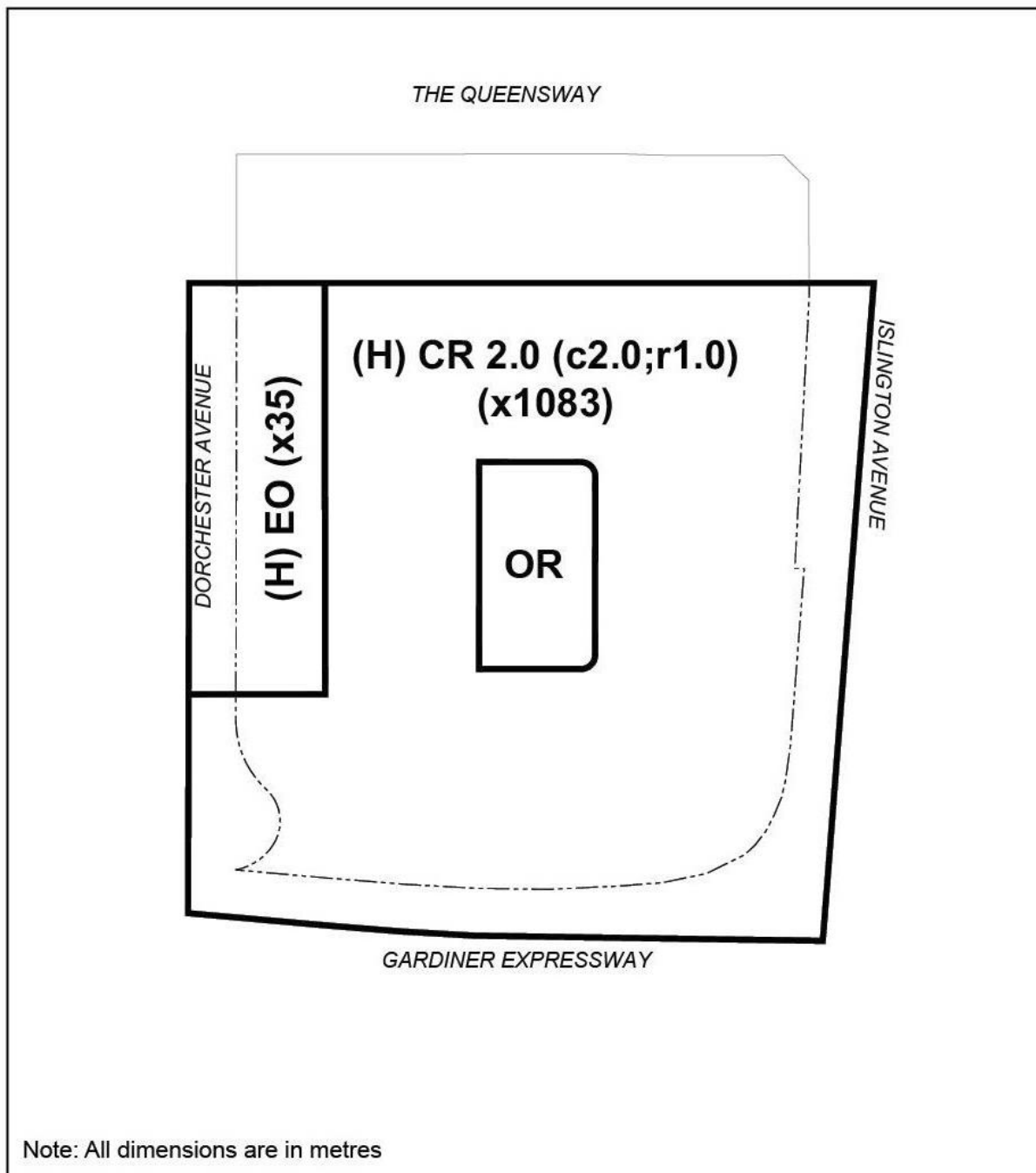


Toronto
Diagram 1

1025 The Queensway

File # 24 153505 WET 03 02

City of Toronto By-law 569-2013
Not to Scale
03/31/2025



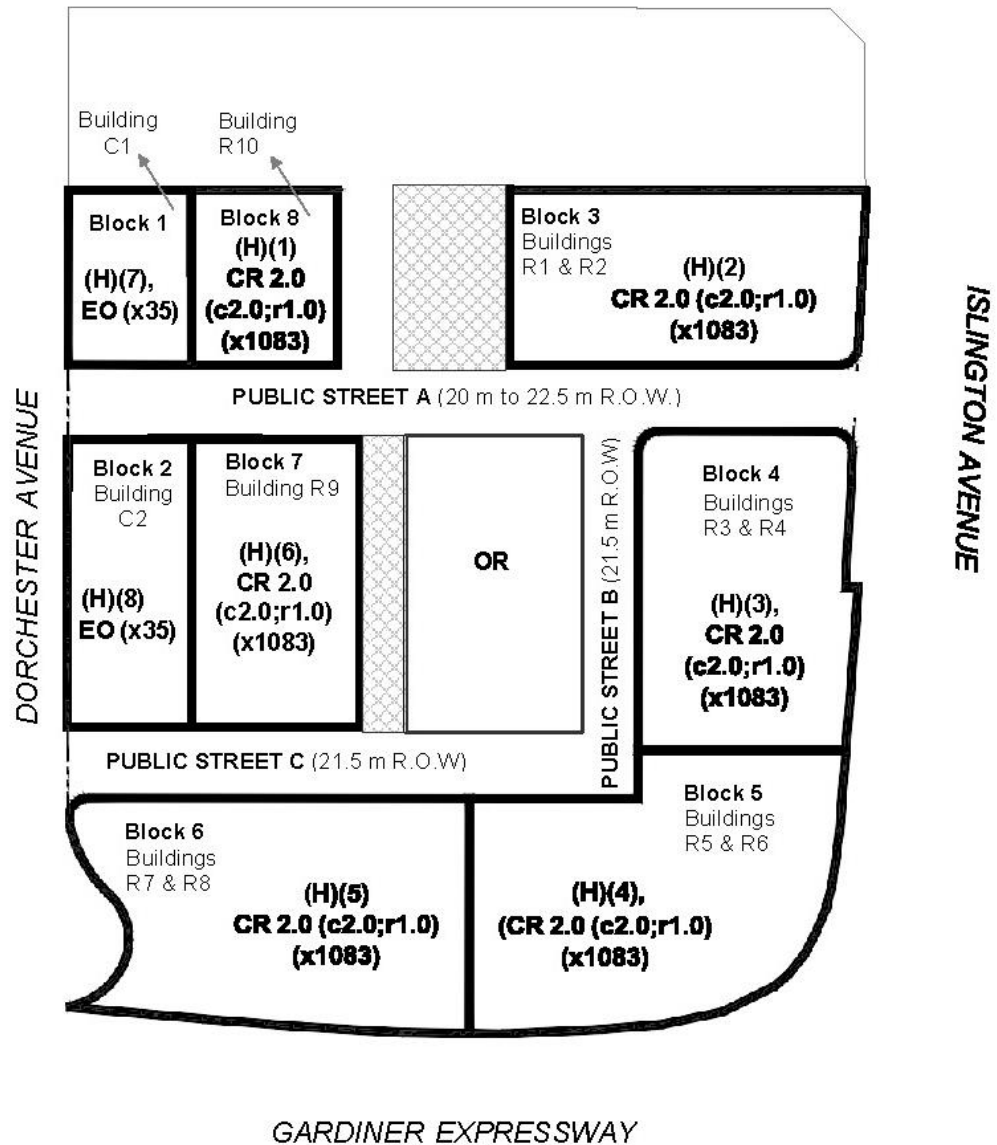
 **Toronto**
Diagram 2a

1025 The Queensway

File # 24 153505 WET 03 02


City of Toronto By-law 569-2013
Not to Scale
03/31/2025

THE QUEENSWAY

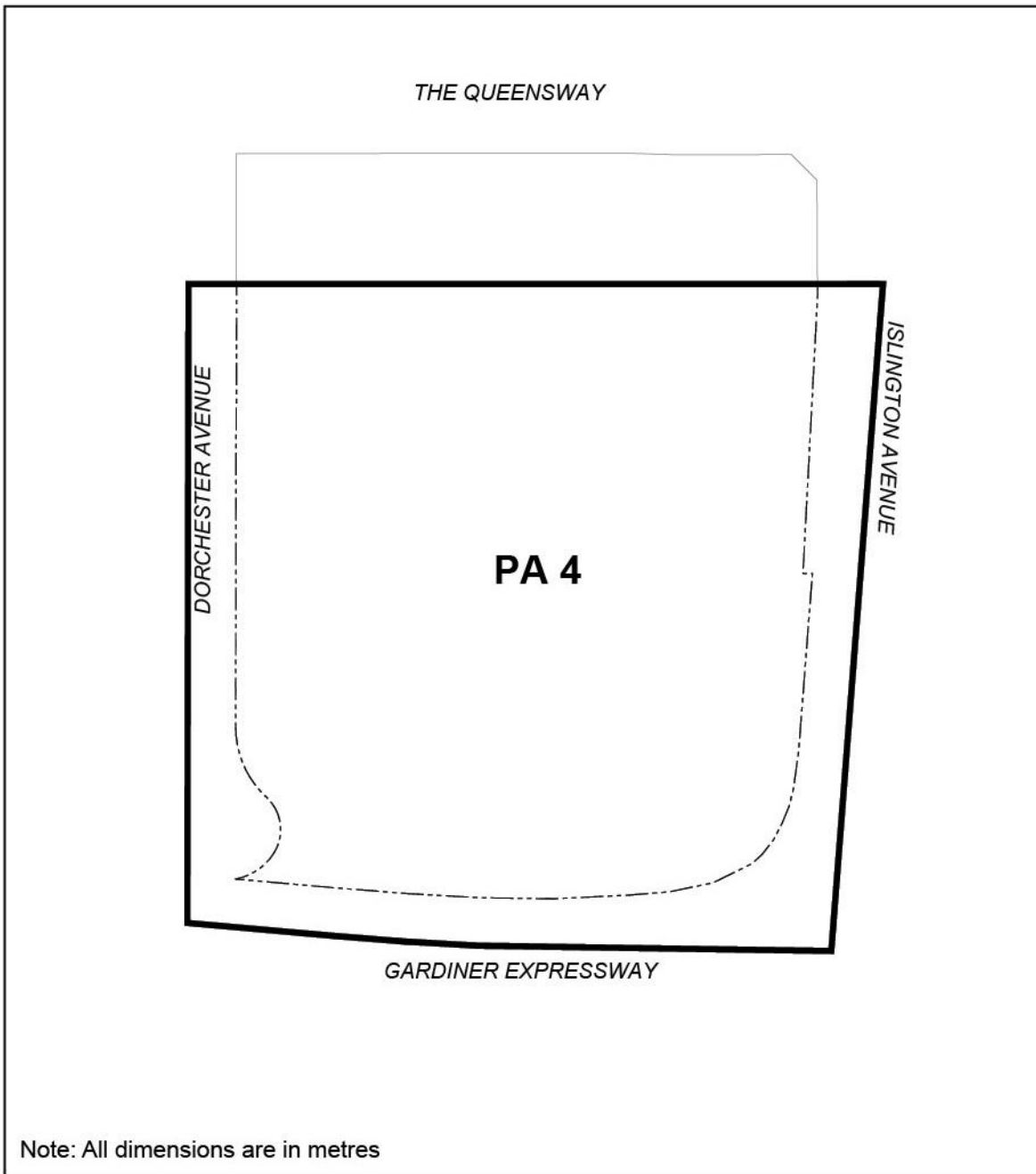


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Diagram 2 b

1025 The Queensway

File # 24 153505 WET 03 02

City of Toronto By-law 569-2013
Not to Scale
03/31/2025

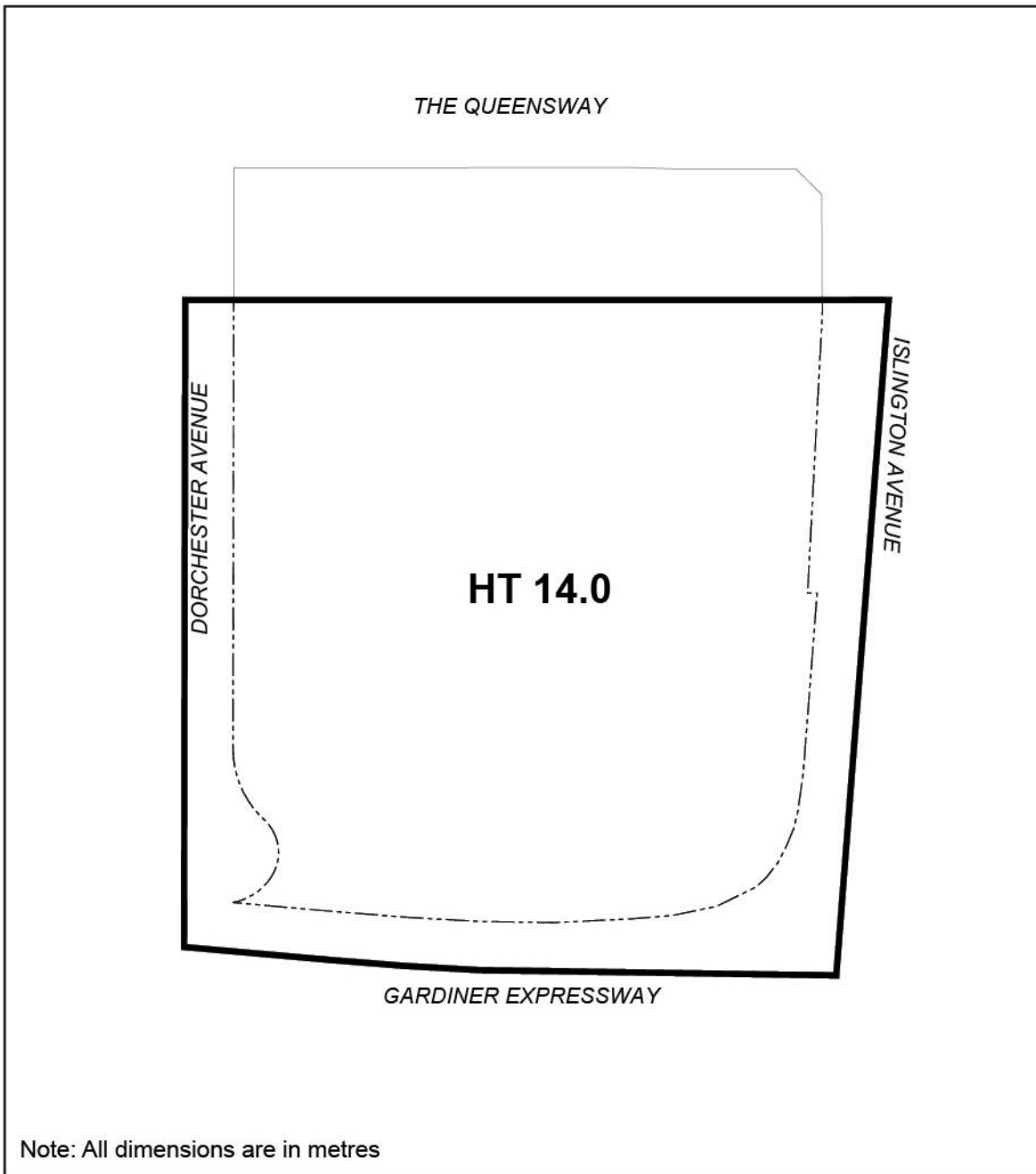


 **Toronto**
Diagram 3

1025 The Queensway

File # 24 153505 WET 03 02


City of Toronto By-law 569-2013
Not to Scale
03/31/2025

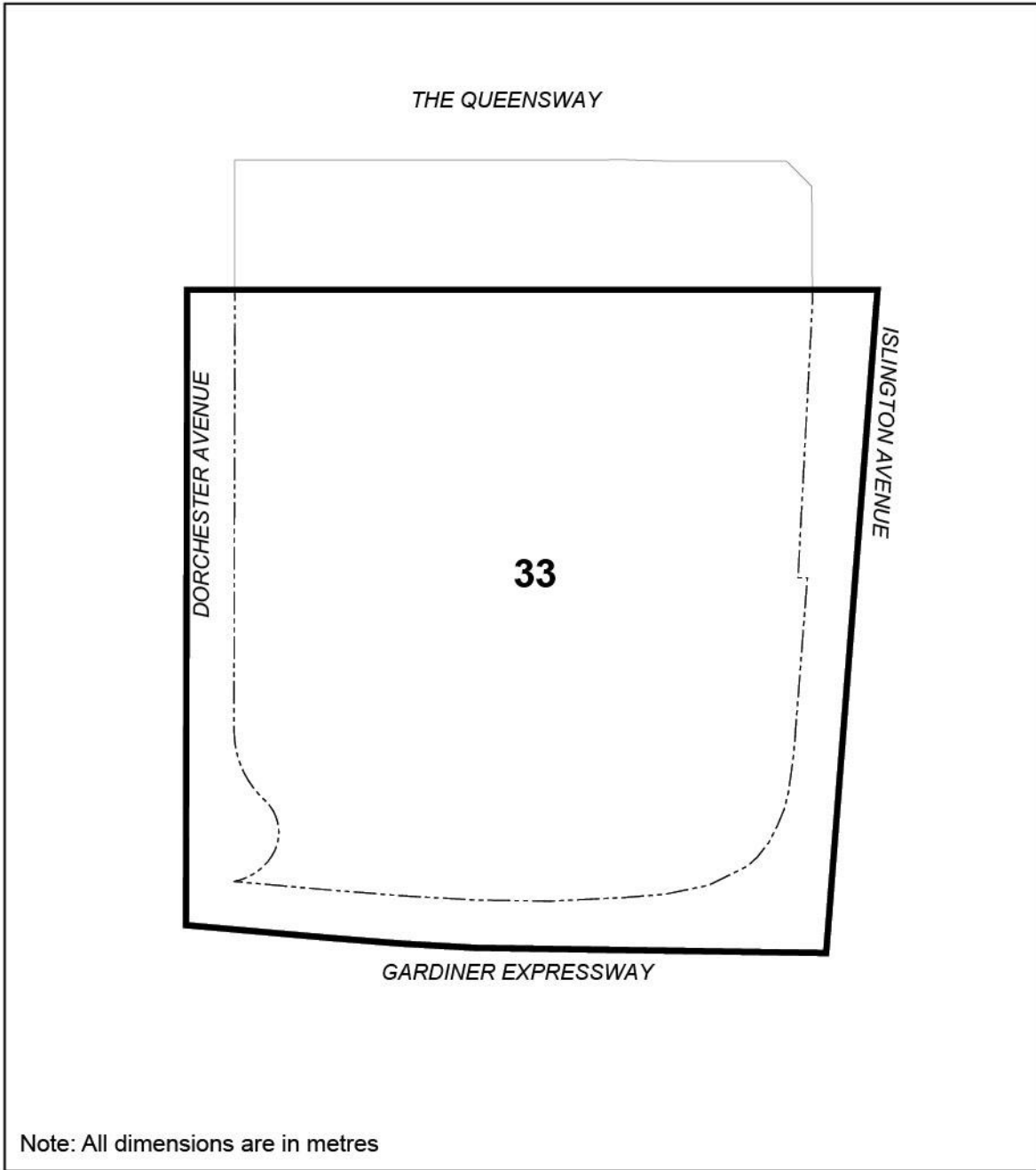


 **Toronto**
Diagram 4

1025 The Queensway

File # 24 153505 WET 03 0Z


City of Toronto By-law 569-2013
Not to Scale
03/31/2025

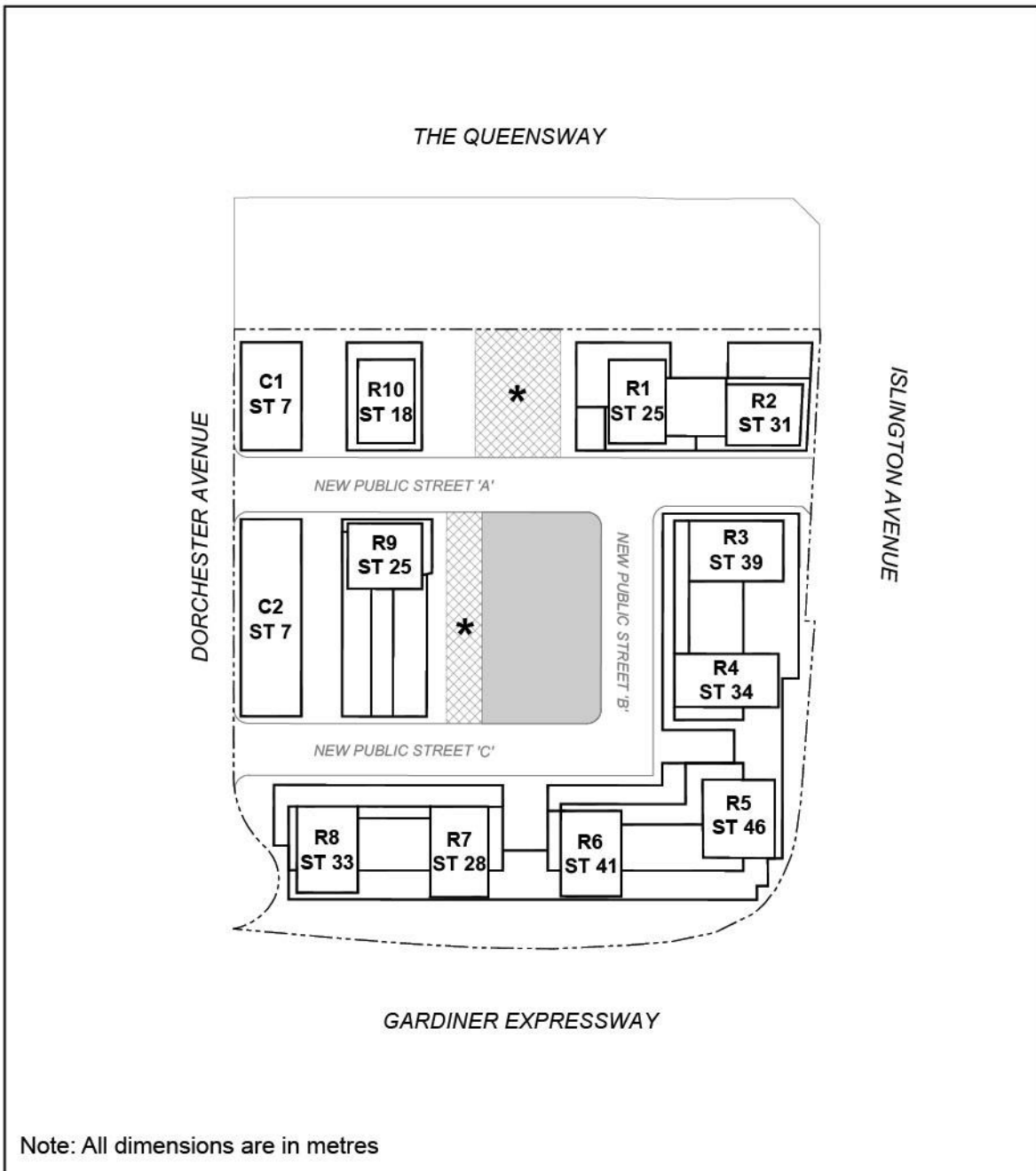


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Diagram 5

1025 The Queensway

File # 24 153505 WET 03 02


City of Toronto By-law 569-2013
Not to Scale
03/31/2025

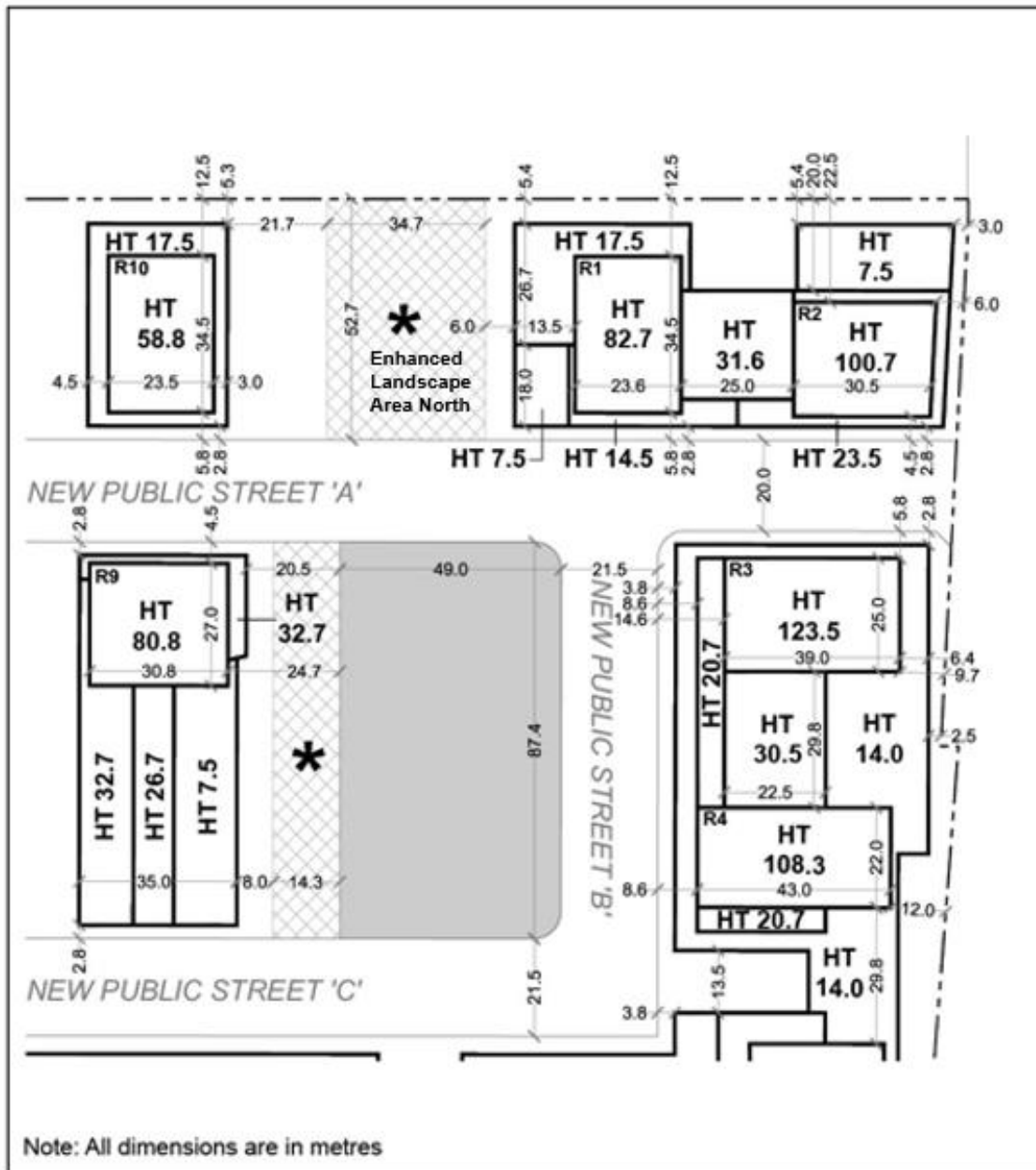


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Diagram 6

1025 The Queensway

File # 24 153505 WET 03 02


 City of Toronto By-law 569-2013
 Not to Scale
 03/31/2025



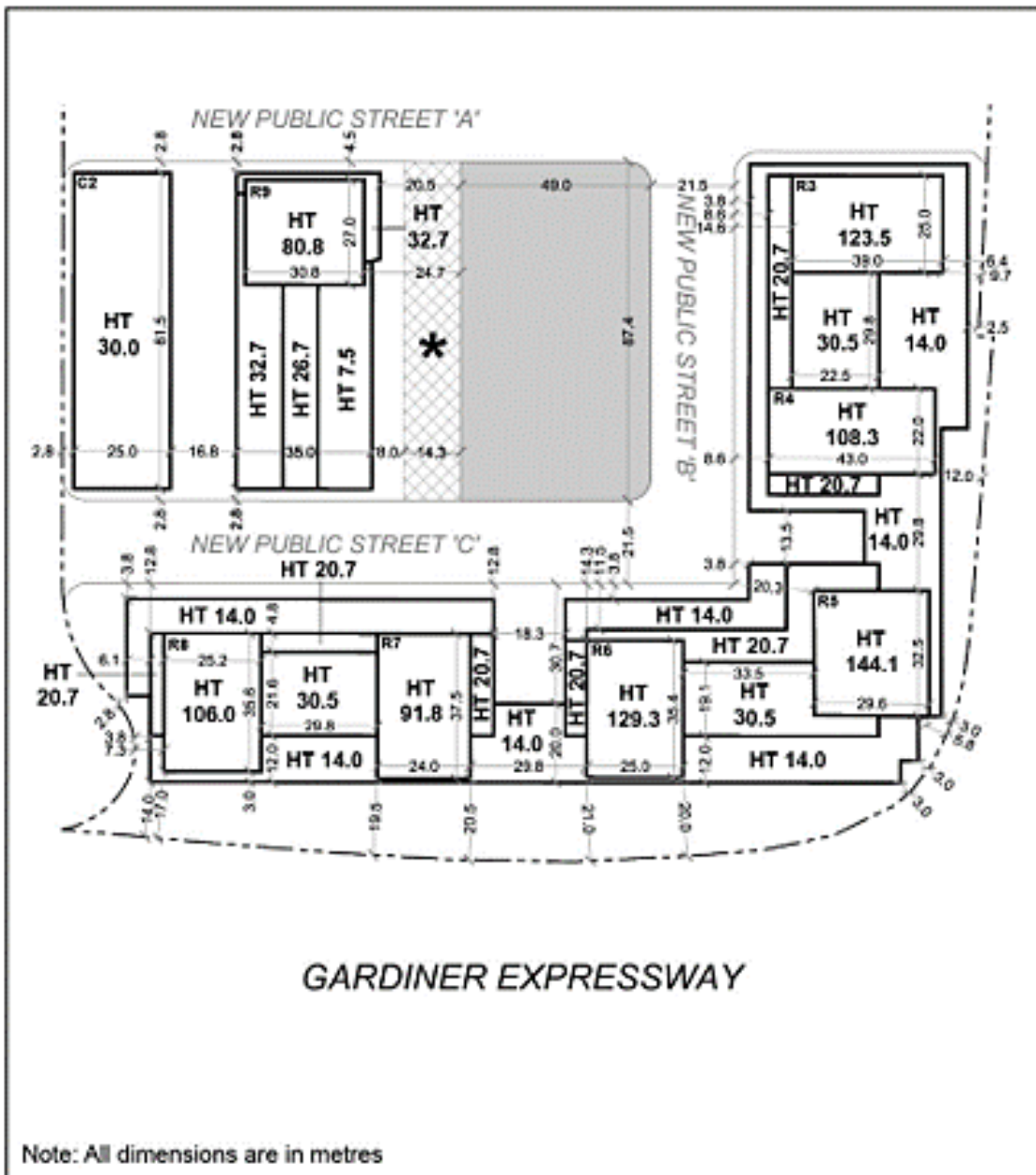
TORONTO
Diagram 7a

1025 The Queensway

File # 24 153505 WET 03 02

- Parkland Dedication
- Enhanced Landscape Area
- Approximate Location of Potential Privately Owned Publicly Accessible Space (POPS)


 City of Toronto By-law 569-2013
 Not to Scale
 03/31/2025



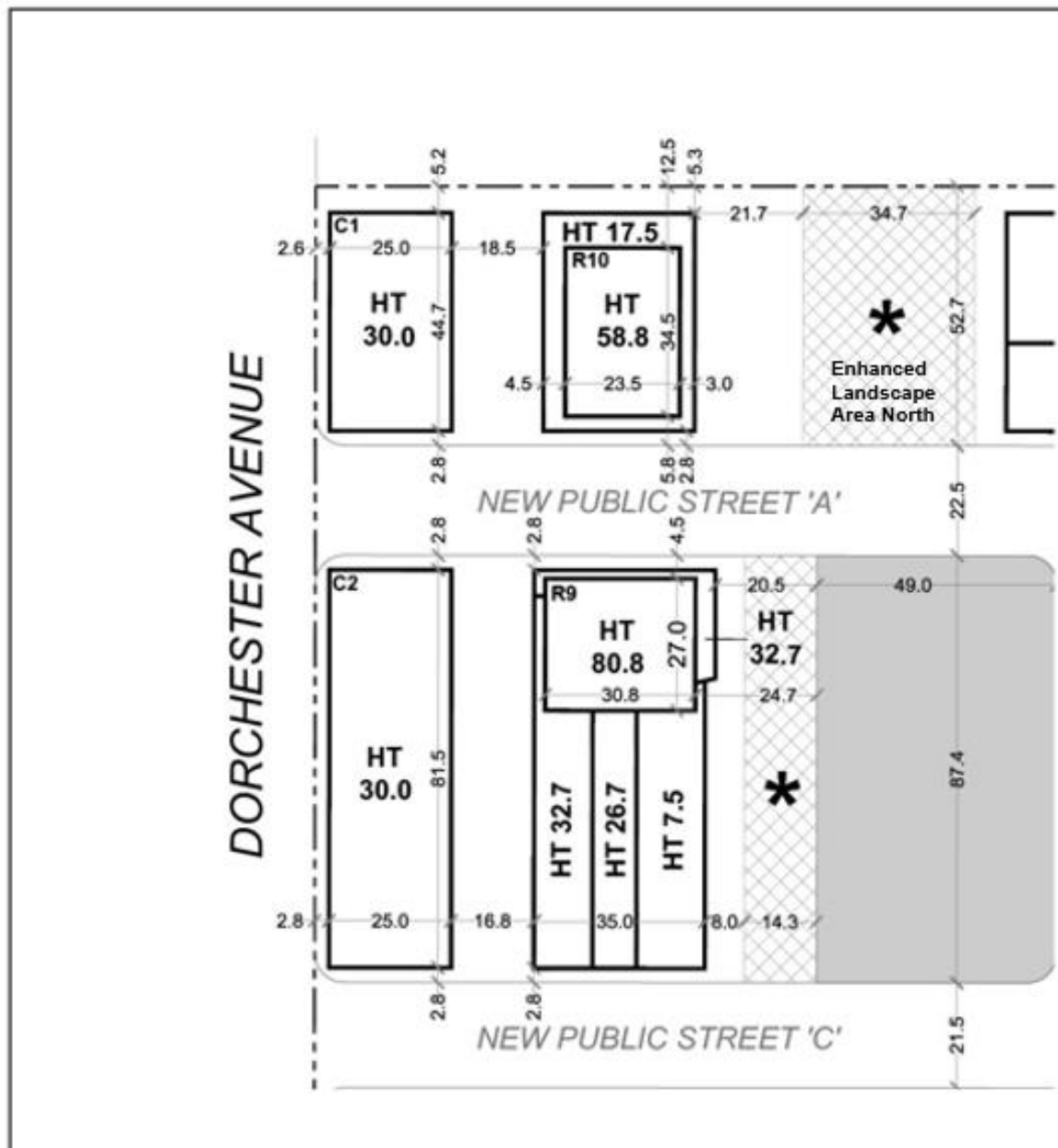
Toronto
Diagram 7b

1025 The Queensway

File # 24 153505 WET 03 02

- Parkland Dedication
- Enhanced Landscape Area
- Approximate Location of Potential Privately Owned Publicly Accessible Space (POPS)

City of Toronto By-law 509-2013
POPS)
Not to Scale
03/31/2025




Note: All dimensions are in metres

TORONTO
Diagram 7c

1025 The Queensway

File # 24 153505 WET 03 02

- Parkland Dedication
- Enhanced Landscape Area
- Approximate Location of Potential Privately Owned Publicly Accessible Space (POPS)


 City of Toronto By-law 569-2013
 : (POPS)
 Not to Scale
 03/31/2025