

1025 The Queensway – Zoning By-law Amendment Application – Decision Report – Approval

Date: May 30, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

SUMMARY

This report recommends approval of an application to amend the Zoning By-law to permit a mixed-use development consisting of ten mixed-use buildings ranging in height from 18 to 46 storeys (60 to 145 metres), and two 7-storey non-residential buildings (30 metres each). The proposal includes a total of 4,077 dwelling units, including affordable housing units in accordance with Site and Area Specific Policy 432, and a minimum of 2,893 square metres of non-residential gross floor area. The two 7-storey buildings are within the *General Employment Areas*, and proposed employment uses are in conformity with the Official Plan. Additional summaries are provided as follows:

- Three new public streets are proposed, and are designed to be complete streets, accommodating all modes of transportation.
- Two phases of development are proposed, with Phase 1 including buildings C1, R1, R2, R3, R4, R10, the north enhanced landscape area, and Public Street A. Phase 2 would include buildings C2, R5, R6, R7, R8, R9, an enhanced landscape area at the central portion of the site, and Public Streets B and C.
- The phasing takes into consideration the desire to maintain the Cineplex on the site for as long as possible. To support the continued operation of the Cineplex, a minimum amount of surface parking spaces will be maintained.
- The sequencing of the overall development is proposed through 8 holding symbols, with an intent to commence the development in a clockwise direction, such that Public Road C and the buildings to the south, at the location of the existing Cineplex, would be in the last sequence of development in Phase 2.
- A 929-square-metre child care facility with an associated outdoor space of 344 square metres will be secured as an in-kind community benefit. Prior to the issuance of each of the above grade permits for the first, third and fifth buildings, 20% each of the cost of the child care facility shall be secured in the form of

letters of credit provided to the City, with the amount adjusted in accordance with the most recent annual change in the Statistics Canada quarterly Consumer Price Index. Prior to the issuance of the above grade permit for the 10th building, the child care facility shall be fully constructed.

- A 4,265-square-metre central public park and two enhanced landscape areas at the north and central portions of the site are proposed. Prior to the issuance of the above grade permit for the first building, an interim park within the north enhanced landscape area, with an area of 1,710 square metres, would be conveyed to the City. The first half of the permanent park (2,133 square metres) at the central portion of the site would be conveyed prior to the above grade permit of the fourth building. The second half of the permanent park would be conveyed prior to the issuance of the above grade permit for the 8th building. Conveyance of the interim and permanent parks would be independent of the phasing described below.

A Draft Plan of Subdivision application has been submitted to create the necessary blocks to support the proposed development (File No. 24 153246 WET 03 SB). A separate report on the Draft Plan of Subdivision (Attachment 10) is planned for a later date.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1025 The Queensway substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council allow the owner of the Site to construct, finish, furnish, equip and convey to the City a non-profit licensed child care facility to the satisfaction of the Executive Director, Development Review, and the General Manager, Children's Services, as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:
 - a. The child care facility will comprise a minimum of 929 square metres indoor area located on the ground floor of the proposed development;
 - b. A minimum of 344 square metres of outdoor space located adjacent to the indoor area;
 - c. The child care facility shall be designed, constructed and delivered in accordance with the Child Care Early Years Act, 2014 and the City of Toronto Child Care Design and Technical Guideline R1 (2016), including any amendments;

d. Prior to the issuance of the above grade building permit for the first building, the owner shall provide to the City a letter of credit to secure the child care facility any amount sufficient to guarantee 20% of the estimated cost to design, construct, and transfer the child care facility, complying with the specifications and requirements of the In Kind Contribution Agreement, to the satisfaction of the General Manager, Children's Services, and the Chief Financial Officer;

e. Prior to the issuance of the above grade building permit for the third building, the owner shall provide to the City a letter of credit to secure the child care facility in any amount sufficient to guarantee 20% of the estimated cost to design, construct, and transfer the child care facility, complying with the specifications and requirements of the In Kind Contribution Agreement, to the satisfaction of the General Manager, Children's Services, and the Chief Financial Officer.

f. Prior to the issuance of the above grade building permit for the fifth building, the owner shall provide to the City a letter of credit to secure the child care facility in any amount sufficient to guarantee 20% of the estimated cost to design, construct, and transfer the child care facility complying with the specifications and requirements of the In Kind Contribution Agreement, to the satisfaction of the General Manager, Children's Services, and the Chief Financial Officer;

g. Prior to the issuance of the above grade building permit for construction of the 10th building, the day care facility will be constructed;

h. Upon issuance of the 10th building permit, the City shall release the letters of credit to the owner for the design, construct, and transfer the child care facility, complying with the specifications and requirements of the In-Kind Contribution Agreement; and,

i. All financial contributions shall be adjusted in accordance with the most recent annual change in the Statistics Canada Quarterly Consumes Price Index.

4. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 above 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.

5. City Council attribute a value to the in-kind contribution set out in Recommendation 4 above, equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

6. City Council approve that in accordance with Section 42 of the Planning Act, the owner shall convey to the City, an on-site parkland dedication, having a minimum size

of 4,265 square metres (the “Park Block”), to the satisfaction of the General Manager, Parks and Recreation, and the City Solicitor, including the following instructions:

- a. Prior to the issuance of the first above grade permit for the first building, the owner will convey an interim park (the “Interim Park”) to the City within the Enhanced Landscape Area North, having a minimum size of 1,710 square metres as generally shown on Diagrams 7a and 7c of the draft Zoning By-law;
- b. Prior to the issuance of the first above grade building permit for the fourth building, the owner shall convey the northern half of the Park Block to satisfy a portion of the on-site parkland dedication (“Phase 1 Park”), having a minimum size of 2,133 square metres, to the satisfaction of the General Manager, Parks and Recreation, and the City Solicitor;
- c. Prior to the issuance of the first above grade building permit for the eighth building, the owner shall exchange the southern portion of the Park Block for the Interim Park to satisfy the remaining on-site parkland dedication owed (“Phase 2 Park”), having a minimum size of 2,132 square metres, to the satisfaction of the General Manager, Parks and Recreation, and the City Solicitor; and
- d. City Council require the owner to obtain all necessary approvals as may be required by the City and enter into a Land Exchange Agreement with the City for the transfer by the owner of the Phase 2 Park to the City in exchange for the City transferring the Interim Park to the owner, all to the satisfaction of the City Solicitor and the Executive Director, Corporate Real Estate Management.

7. City Council approve the acceptance of the Interim Park and on-site parkland dedication subject to the owner transferring the Interim Park and Park Block to the City free and clear, above and below grade, of all easements, encumbrances and encroachments, in an acceptable environmental condition.

8. City Council approve that as a component of the Registration of Plan of Subdivision, if necessary, the owner shall register a Section 118 Restriction, pursuant to the Land Titles Act against title to the Park Block to be conveyed to the City, that prohibits the transfer or charge of the parkland without the prior written consent of the General Manager, Parks and Recreation, to the satisfaction of the City Solicitor.

9. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

10. City Council authorize the Chief Planner and Executive Director, City Planning, to enter into agreement(s) with the owner including a restriction pursuant to Section 118 of

the Land Titles Act to be registered on title to the lands, 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.

11. Prior to introducing the necessary Bills for enactment, City Council require the owner:

- a. To enter into the In-kind Contribution Agreement pursuant to Section 37(7.1) of the Planning Act to secure the in-kind contribution referenced in Recommendation 4 above, to the satisfaction of the City Solicitor; and
- b. To obtain Draft Plan of Subdivision approval for the whole site from the Executive Director, Development Review.

FINANCIAL IMPACT

The Development Review 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.

Community Benefits Charge

This report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of a child care facility in 2025. The estimated value of the proposed CBC in-kind contribution is 100 percent of the 4 percent value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact section.

DECISION HISTORY

At its meeting on December 16, 17, and 18, 2013, following a Five-Year Official Plan and Municipal Comprehensive Review, City Council adopted Official Plan Amendment 231 ("OPA 231") that included employment lands policies and designations, and recommendations for conversion requests. OPA 231 showed the subject property at 1025 The Queensway within the Employment Areas land use designation, whereas a conversion to the Mixed Use Areas designation was requested by the applicant for 1025 The Queensway. The City's decision can be accessed at this link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

In July 2014, the Minister approved OPA 231 with limited modifications, and this was followed by multiple appeals to the Ontario Land Tribunal, including an appeal by the owner of the subject site.

At its meeting on July 19, 20, 21 and 22, 2022, City Council adopted the Request For Direction Report on 1025 The Queensway dated July 8, 2022, including confidential instructions to staff contained in Confidential Attachments 1 and 2 to the report at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.27>

On January 19, 2023, the Ontario Land Tribunal issued a final Order respecting the appeal of OPA 231 for 1025 The Queensway and adopted an amended version of Site and Area Specific Policy 432, with General Employment Areas at the northwestern portion of the site, and Mixed Use Areas on the eastern and southern portions. See OLT Decision OLT-22-002343 (Formerly PL140860), including SASP 432 at: <https://olt.gov.on.ca/decisions/>

THE SITE AND SURROUNDING LANDS

Description

The site is currently occupied by a two-storey Cineplex movie theatre and an associated large surface parking area. See Attachment 2 for a Location Map. The site is located north of the Gardiner Expressway and west of Islington Avenue. It is a mid-block site generally rectangular in shape with an area of 58,983 square metres, and frontages of approximately 210 metres along Islington Avenue and 240 metres along Dorchester Avenue. While the municipal address for the site is 1025 The Queensway, it has no frontage on The Queensway.

THE APPLICATION

Description

The proposal is for 8 development blocks, a park block, two enhanced landscape areas, a new private driveway and three new public streets as follows. See details of development blocks below.

Block No.	Building No.	Designation	Heights	Residential Units (4,077)	Notable Elements
1	C1	General Employment Areas	7 storeys (29.45 m)	0	Employment Uses

2	C2	General Employment Areas	7 storeys (29.45 m)	0	Employment Uses
3	R1 & R2	Mixed Use Areas	R1: 25 storeys (82.15 m) R2: 31 storeys (100.15 m)	R1: 343 R2: 356	R1: Retail at Grade, Residential Above R2: Community Space at Grade, Residential Above
4	R3 & R4	Mixed Use Areas	R3: 39 storeys (122.95 m) R4: 34 storeys (107.75 m)	R3: 526 R4: 451	Residential
5	R5 & R6	Mixed Use Areas	R5: 46 storeys (143.6 m) R6: 41 storeys (128.75m)	R5: 553 R6: 511	Residential
6	R7 & R8	Mixed Use Areas	R7: 28 storeys (91.25m) R8: 33 storeys (105.45 m)	R7: 320 R8: 396	Residential
7	R9	Mixed Use Areas	R9: 25 storeys (80.25 m)	R9: 409	Daycare and Retail at Grade, Residential Above
8	R10	Mixed Use Areas	R10: 18 storeys (58.30 m)	R10: 212	Retail at Grade, Residential Above

Table 1 - Description of Development Blocks

Draft Plan of Subdivision

A Draft Plan of Subdivision application has been submitted to create the necessary blocks to support the proposed development, including 8 development blocks, a park block, two enhanced landscape areas, a new private driveway and three new public streets. See attachment 10 for the Draft Plan of Subdivision.

The application proposes two phases of development as follows:

- Phase 1: C1, R1, R2, R3, R4, R10, the enhanced landscape area at the north of the site, and Public Street A.
- Phase 2: C2, R5, R6, R7, R8, R9, an enhanced landscape area at the central portion of the site, and Public Streets B and C.

Density: The proposal has a density of 5.69 times the area of the lot.

Dwelling Units: The proposal includes 4,077 units consisting of 612 studio (15%), 2,038 one-bedroom (50%), 1,019 two-bedroom (25%), and 408 three-bedroom (10%) units.

Access, Parking and Loading: Vehicular access is proposed from Islington Avenue on the west, connecting the site to Dorchester Avenue on the east. Vehicular access is also proposed from The Queensway through a private driveway that connects with the

driveway of the property to the north fronting The Queensway (1001 The Queensway). Three new public streets are proposed, and are designed to be complete streets, accommodating all modes of transportation.

A total of 2,131 vehicular parking spaces are proposed, comprised of 1,919 residential and 212 non-residential parking spaces. A total of 3,152 bicycle parking spaces are proposed, comprised of 2,842 long term and 310 short term bicycle parking spaces.

A total of 16 loading spaces are proposed, comprised of 6 Type 'G', 2 Type 'B', and 8 Type 'C'.

Amenity Space: A total of 16,258.4 square metres (4 square metres per unit) of amenity space is proposed, comprised of 8,218 square metres (2.1 square metres per unit) of indoor amenity space and 8,040.4 square metres (1.9 square metres per unit) of outdoor amenity space.

Additional Information

See Attachments 1-10 of this report for the application data sheet, location map, Official Plan land use map, existing Zoning By-law map, site plan, ground floor plan, elevations, 3D massing, and Draft Plan of Subdivision. The draft Zoning By-law Amendment (Attachment 5) will be made available on or before the June 4, 2025 Etobicoke York Community Council meeting.

Reasons for Application

The entirety of the site is currently zoned Class 1 Industrial (I.C1) under the former City of Etobicoke Zoning Code and is not subject to Zoning By-law 569-2013. The proposed amendment would bring the site into Zoning By-law 569-2013, and rezone the Mixed Use Areas as Commercial Residential (CR), and the General Employment Areas as Employment Industrial Office (EO).

The amendment further proposes to vary performance standards across the site to accommodate the proposed development, including building heights, setbacks, landscaping requirements, parking and loading, among others.

POLICY & REGULATORY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The majority of the site is designated *Mixed Use Areas* with the western portion of the site fronting onto Dorchester Avenue designated *General Employment Areas*. The

Queensway is identified as a Transit Priority Segment on Map 5. Islington Avenue is identified in Map 3 of the Official Plan as a Major Street with a right-of-way width of 30 metres. See Attachment 3 of this Report for the Land Use Map.

Site and Area Specific Policy 432

The site is subject to Site and Area Specific Policy (SASP) 432, which was approved by the Ontario Land Tribunal in 2023. The SASP requires a minimum of 14,500 square metres of employment gross floor area and 2,500 square metres of non-residential gross floor area, and a minimum amount of affordable housing. It further speaks to the requirement for a phasing strategy through the Zoning By-law Amendment process to provide for the sequencing of development.

Zoning

The site is zoned Class 1 Industrial (I.C1) under the former City of Etobicoke Zoning Code. The IC.1 zoning category permits businesses, manufacturing, medical, retail, commercial, institutional and other uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards (2010) and Mid-Rise Building Design Guidelines (2024);
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS);
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Percent for Public Art Program;
- Retail Design Manual;
- Toronto Accessibility Design Guidelines; and
- Toronto Complete Streets Guidelines.

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2, 3, and 4 are voluntary, higher levels of performance with financial incentives.

COMMUNITY CONSULTATION

On July 15, 2024, a virtual community consultation meeting was hosted by City staff to present the proposal. Approximately 91 people attended, including staff, the Ward Councillor, and 70 members of the public. Comments and questions raised at the

Community Consultation Meeting and through email and telephone communication include the following concerns:

- The height, massing and density of the proposed development does not fit with the surrounding context;
- That the demolition of the Cineplex Cinema would result in the loss of a significant meeting place for the community;
- The proposed development does not include other non-residential uses that could make it a more complete community;
- The need for a better design of the public realm, including better streetscape and ground floor design, as well as impacts to existing trees and existing public art;
- Additional traffic generated from the proposed development having a negative impact on the local transportation network;
- Insufficient vehicular parking for the proposed development;
- Inadequate servicing capacity including water, sanitary and stormwater, to accommodate the proposed development;
- Noise impacts from the Gardiner Expressway and the proposed construction; and
- Provision of sufficient affordable housing, and details of proposed affordable housing.

Staff held multiple follow-up meetings with the applicant on issues raised at the community consultation meeting. The first two meetings on built form and existing uses were held on September 4 and September 17, 2024. The third meeting was on mobility and servicing, including the transportation network, and was held on September 13, 2024. The fourth meeting was again on built form and existing uses, mobility and servicing, and all other issues. Other meetings were held as necessary.

The issues raised through the community consultation process have been considered through the review of the application.

Design Review Panel

The application was presented before the Design Review Panel (DRP) on May 15, 2024. The DRP is comprised of private sector design professionals including architects, landscape architects, urban designers and engineers, who provide independent, objective advice to City staff aimed at improving matters of design that affect the public realm.

Statutory Public Meeting Comments

In making their decision with regard to this proposal, Council member have been given an opportunity to view the submissions made at the statutory public meeting held by the Etobicoke York Community Council for this proposal, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

This project will provide housing, non-residential space, a new park, and enhanced landscape open areas within an underutilized site. It will expand the network of streets, parks and open spaces, creating a well-connected walkable community. The proposed central open space and parkland will connect the site to Cinema Park along The Queensway. The project implements the vision of the Official Plan for a mixed-use community that creates opportunities to live, work, and play in the same place.

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS 2024). Staff find the proposal consistent with the PPS (2024).

Land Use

Development Review Staff are satisfied that the proposed land uses are acceptable and in keeping with Official Plan policies and SASP 432.

The application includes a total employment gross floor area of 20,410 square metres and a minimum of 2,500 square metres of non-residential gross floor area, which is consistent with the policy framework for the site. Proposed employment uses in Blocks 1 and 2 are permitted by SASP 432.

The applicant has provided a Compatibility and Mitigation Study by SLR Consulting (Canada) Ltd., dated December 12, 2024, to ensure that there are no conflicts between any proposed employment uses and adjacent sensitive land uses within the *Mixed Use Areas*, including residential uses. The Compatibility and Mitigation Study will be peer reviewed by the City at the cost of the applicant. Should the Peer Reviewer recommend increased separation distances for any uses permitted in the EO zone or further mitigation, a revised Zoning By-law amendment report including a revised Zoning By-law stipulating the revised separation distances between employment and sensitive uses would be required to be approved by Council.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The planning rationale submitted by the applicant indicates that affordable housing will be provided in accordance with the requirements in SASP 432.

Affordable housing units need to have similar unit sizes and be delivered at the same pace as market units. The affordable units would be provided separate from any applicable Community Benefits Charge contributions on this site as they are a requirement of the SASP.

SASP 432 requires 14,053 square metres (about 204 units) of affordable rental housing or 19,675 square metres (about 285 units) of affordable home ownership housing, with

the same proportionate unit mix as the market units. Affordable units will be secured at affordable rents or affordable ownership prices for a period of 99 years. The proportion of affordable housing units is based on the tenure and total number of residential units on the site. As those units increase or decrease, the proportion of affordable housing units would be adjusted accordingly.

Per SASP 432, registered agreement(s) are required to secure the terms of the provision of affordable housing. The draft Zoning By-law includes a Holding Provision until necessary agreement(s) have been registered. Prior to removal of the holding provision in the Zoning By-law, the applicant will be required to submit a housing issues report that outlines how the affordable housing requirements of SASP 432 will be met.

Unit Mix and Sizes

Staff is satisfied that the application is in keeping with the Growing Up Guidelines with respect to unit mix, including 25 percent two-bedroom units and 10 percent three-bedroom units.

Site Organization

Staff are satisfied that the proposed buildings would be generally placed to frame and strengthen the edges of streets and the park with good street proportion and would help maintain sunlight access and comfortable wind conditions for pedestrians on adjacent streets and open spaces.

The site has been designed to locate taller buildings close to The Gardiner Expressway and Islington Avenue, and there is a stepping down of building heights towards Dorchester Avenue and The Queensway. Proposed Buildings C1 and C2 would be placed parallel to both Dorchester Avenue and Public Street A, to frame and enhance them. Building R2 would be placed parallel to Public Street A and the landscaped open space and POPS, to frame and enhance them. Buildings R3 to R8, and R10 would similarly be placed to frame and enhance the public streets they front onto. Building R9 would be placed to frame Public Street A and the landscaped open space adjacent to the public park on the east.

Built Form

Staff are satisfied that the proposed built form conforms with applicable policies in the Official Plan. Within the General Employment land designation, the application proposes two seven-storey mid-rise employment use buildings in Blocks 1 and 2, facing Dorchester Avenue, a local street with more employment uses across the street from the site. The proposed seven-storey mid-rise buildings are appropriate within the employment areas along Dorchester Avenue.

Within the Mixed Use Areas land designation, the application proposes two tall buildings in Block 3, Buildings R1 (25 storeys) and R2 (31 storeys), both connected by a shared base building of six storeys facing Islington Avenue, three storeys facing Public Street A, and one to four storeys facing the enhanced landscape area. It also proposes two tall buildings within Block 4, Buildings R3 (39 storeys) and R4 (34 storeys), both connected

by a shared three-storey base building fronting Islington Avenue, and Public Streets A and B. Building R5 (46 storeys) and R6 (41 storeys) in Blocks 5 are connected by a shared three-storey base building facing the street. Buildings R7 (28 storeys) and R8 (33 storeys) in Block 6 are connected by a shared three-storey base building. A two-storey bridge at levels 2 and 3 exists between Buildings R4 and R5 and between Buildings R6 and R7 connecting Blocks 4 and 5 together. Block 7 consists of a 25-storey tall building (Tower R9) with a one-storey base building fronting the enhanced landscape area. An 18-storey tall building, Building R10 (18 storeys), with a four storey base building is proposed in Block 8.

The base buildings associated with all tall buildings proposed on the site appropriately frame the streets, and their tall building towers step back appropriately to minimize physical and visual impacts to the street and public realm.

The tall buildings R1, R2, R7, R8, R9, and R10 have tower floorplate sizes of 750 square metres each, and tall building R6 has a floorplate size of 800 square metres. Tall buildings R3, R4, and R5 have tower floorplate sizes of 850 square metres each. While the Tall Building Design Guidelines indicate the maximum floorplate size of a tall building should be no more than 750 square metres, they speak to some flexibility in tower floorplate sizes where greater separation distances can be achieved, and the impacts of the proposed massing are minimized. The proposed floorplates above 750 square metres are generally located adjacent to Islington Avenue and the west bound on-ramp to the Gardiner Expressway, and provide separation distances of 30 metres or greater, minimizing impacts on surrounding properties, while ensuring access to daylight and privacy for interior spaces within the towers.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. The application proposes to introduce a network of open spaces connecting from Cinema Park along The Queensway into the centre of this development. This network of open spaces is designed to become a focal point for the community. It includes an enhanced landscape area (Blocks 9 and 10), and the new public park (Block 11).

The enhanced landscape area within Block 10 is strategically located to contribute to a view corridor that would start from The Queensway, through Cinema Park, to the new public park. A view corridor would also be created from the landscaped trail at the rear of the site, through the proposed pedestrian connection between Blocks 5 and 6, to the new public park. The proposed enhanced landscape area would integrate into and positively contribute to a network of publicly-accessible spaces that create a view corridor stretching from The Queensway to the rear of this site.

The application also proposes to animate the ground floor of key buildings on the site with retail uses, including Building R1 in Block 3, Building R9 in Block 7, and Building R10 in Block 8. Entrances to these ground floor uses face the street, and the spaces would include windows to allow for views to the adjacent streets, parks and open spaces.

All proposed buildings in Blocks 1 to 8 have entrance lobbies on the ground floor that would allow for views to adjacent streets, parks, and open spaces. Residential units facing the street are proposed on the ground floor of buildings in Blocks 4, 5, and 6, and would include living spaces on the ground floor with windows that would allow for views to the adjacent streets, park and open spaces.

Public Art

The development site currently houses the large and significant public art piece “Between Heaven and Earth” by John McEwan. Typically, the owner of the site is required to maintain the public art on site and the public art piece is carried forward on title with the land. The applicant proposes to retain and reuse this existing public art on site, and as such the public art will need to be safeguarded during construction. Provisions for protecting the artwork should be accounted for in the Construction Management Plan to prevent any damage.

Through the Site Plan Control process, the applicant will continue to be required to consult with the City and the City’s Public Art Manager to ensure the future location of the public art and the plans for its movement and relocation during construction are appropriate and do not compromise the work.

Sun, Shadow, Wind

The Official Plan provides that new development help maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The Official Plan further provides that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties by stepping back the tower from the base building, generally aligning the tower with, and parallel to the street, limiting and shaping the size of the floorplates above base buildings, and maintaining appropriate separation distances from side and rear lot lines as well as other towers.

The applicant submitted sun/shadow studies that show incremental shadow impacts on surrounding properties, streets, and open space including the proposed new park, would be limited as a result of the design and placement of the tower portions of tall buildings. The towers would step back from their base buildings, and maintain adequate separation distances which achieve the objective of maximizing access to sunlight on the public realm and ensuring access to daylight for interior spaces within towers.

The applicant also submitted a Pedestrian Level Wind Study that recommends wind mitigation measures and features that would help improve local conditions in key areas of the proposed development. Wind mitigation will be further refined through the Site Plan Control process.

Streetscape and Pedestrian Access

The Official Plan provides that development will promote civic life and amenity for pedestrians in the public realm by making areas adjacent to streets, parks and open spaces attractive, interesting, comfortable and functional through the provision of safe,

direct pedestrian routes and shade-providing trees throughout the site, and bicycle lanes along all new public streets.

Pedestrian access to the proposed development would be directly from the 2.1-metre sidewalks along public streets. The public sidewalks in front of the site along Islington Avenue and Dorchester Avenue would be reconstructed with minimum widths of 2.1 metres to improve pedestrian comfort and safety and comply with City standards.

Direct pedestrian access to ground floor units in Blocks 3 and 4 from the public sidewalk on Islington Avenue is not recommended because of the particular context of this portion of the street, including its role as the entrance to the west bound on-ramp of the Gardiner Expressway, and the reduced pedestrian activity. Pedestrian access is proposed from Public Street A.

The proposed streetscapes provide space for the required pedestrian sidewalk, tree plantings adjacent to the street curb of all streets, bicycle lanes to accommodate cyclists, and connectivity through the site.

Staff are satisfied that the proposed development would provide direct and safe pedestrian access from adjacent streets and sidewalks, cycling connectivity along all new public streets, and shade-providing trees along all streets, to improve the attractiveness of the pedestrian realm, while contributing towards sustainability.

Vehicular Access

Vehicular access to all blocks are proposed from new public streets, and no vehicular parking spaces are proposed between the front face of the buildings and the public street or sidewalk. Underground parking is proposed for all development blocks as well as above-grade parking in two levels for Blocks 4 to 6. All above grade-parking are lined with active uses such as residential and amenity uses facing public streets, sidewalks and parks. Loading areas are proposed away from public views.

Staff are satisfied that the vehicular access, loading, servicing and parking areas are generally located to minimize their impact to the public realm.

Transportation Impact

The applicant submitted a revised Traffic Impact Study by the BA Group, Version 2, dated December 18, 2024, in support of the application. Prior to the removal of the holding provision in the Zoning By-law, the applicant shall provide a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services.

Should it be determined through the revised report that transportation improvements and new municipal infrastructure, or upgrades to existing municipal infrastructure are required to support this development, the applicant shall make satisfactory arrangements with the City to secure such infrastructure or construct and make functional such infrastructure in the accepted Transportation Impact Study, to the satisfaction of the City.

Transportation Demand Management (TDM)

Staff request that a Transportation Demand Management and Mobility and Monitoring Plan be prepared by the applicant as a condition of the Draft Plan of Subdivision approval for each phase of development. The scope of the initial baseline monitoring study and subsequent updates be established in consultation with the City prior to each study. In this way, the data collected for each monitoring study can be tailored to the evolving development context within the area, and each study can make best use of the data sources available at that time.

Specific TDM measures would be secured at each phase. The transportation monitoring program should consider, but not be limited to:

- Monitoring travel characteristics of the site area as development progresses over time.
- Measuring against the travel objectives for site and other overarching policy objectives of the Official Plan and Provincial Planning Statement.
- Informing transportation studies and TDM securities for subsequent development phases.
- Informing decision making for subsequent development stages.

Planning and Housing Committee Item PH18.10

On January 23, 2024, the Planning and Housing Committee adopted Item PH18.10 (City Planning and Development Review Divisions – Study Work Program Update), with a request to the Chief Planner and Executive Director, City Planning, to work with the General Manager, Transportation Services, the TTC, other divisions as appropriate, and the Ward Councillor to assess recent growth and emerging development pressures in The Queensway and Humber Bay Shores areas of Ward 3 Etobicoke-Lakeshore to identify options for advancing improvements to the road and transit networks in these areas, ensure there is cohesion between the multiple initiatives underway, and report back to Planning and Housing Committee on December 3, 2025.

Given that the proposed development contributes to emerging development pressures on The Queensway, staff will work together to review and identify options for advancing transportation improvements to The Queensway area. The identified improvements will be secured as part of the Draft Plan of Subdivision, to ensure the adequate operations of the transportation networks in the area, including improved transit services.

Transit

The Queensway is identified as a Transit Priority Segment on Map 5 of the Official Plan. However, as identified in the report (Item EX11.8) adopted by the Executive Committee on January 30, 2024, titled Rapid TO: Surface Transit Network Plan, The Queensway is ranked 40 of 47 in the priority list.

On January 23, 2024, the Planning and Housing Committee requested the Chief Planner and Executive Director, City Planning, to work with other divisions as

appropriate, and the Ward Councillor to assess recent growth and emerging development pressures in The Queensway and Humber Bay Shores areas of Ward 3 Etobicoke-Lakeshore to identify options for advancing improvements to the transportation networks. Refer to the Planning and Housing Committee Item PH18.10 section of this report.

Staff recognize that improvements to the transportation networks in this area are required to accommodate this development and other anticipated growth from similar large sites along The Queensway corridor. In addition to other factors, this is one of the reasons a holding provision is included in the proposed Zoning By-law.

Servicing

The applicant submitted a revised Functional Servicing and Stormwater Management Report by WSP Canada Inc., dated December 9, 2024, in support of the application. Prior to the removal of the holding provision in the Zoning By-law, the applicant shall provide a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction.

Should it be determined through the revised report that new municipal servicing infrastructure, or upgrades to the municipal servicing infrastructure are required to support this development, the applicant shall make satisfactory arrangements with the City to secure financially the design and construction of such infrastructure during the Draft Plan of Subdivision process, and to construct and make functional such infrastructure in the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the City.

Parkland

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the net site area is less than five hectares, with the non-residential uses subject to a 2 percent parkland dedication rate. In total, the parkland dedication requirement is 4,265 square metres.

The owner is satisfying the parkland dedication requirement through a total on-site dedication of 4,265 square metres, also referred to as the “Park Block”, located in the centre of the development site. A minimum 20.8-metre setback has been achieved between the park boundary and any adjacent building face. The Park Block complies with Policy 3.2.3.8 of the Toronto Official Plan.

The conveyance of the Park Block will be conveyed in two separate phases of equal parts: the Phase 1 Park will be a minimum of 2,133 square metres, located on the northern half of the Park Block with frontage on Public Street A and Public Street B and conveyed to the City prior to the issuance of the first above grade building permit for the fourth residential building on the site, and the Phase 2 Park will be a minimum of 2,132 square metres, located on the southern half of the Park Block with frontage on Public

Street B and Public Street C and conveyed to the City prior to the issuance of the first above grade building permit for the eighth residential building on the site.

In lieu of a financial security for the later conveyance of the Park Block, prior to the issuance of the first above grade building permit for the first residential building on the site, the owner shall convey to the City an interim park (the "Interim Park") within the location of the Enhanced Landscape Area North as generally shown in Diagrams 7a and 7c, having a minimum size of 1,710 square metres. Prior to the issuance of the first above grade building permit for the eighth residential building on the site, the interim park will be exchanged for the Phase 2 Park. The Interim Park complies with Policy 3.2.3.8 of the Toronto Official Plan. Detailed conditions regarding the parkland conveyance will be captured in a Land Exchange Agreement that will be registered within the Subdivision Agreement.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

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).

The applicant submitted a Tree Inventory and Preservation Plan Report by Studio by Kuntz Forestry Consulting Inc., revised on December 12, 2024, indicating that the development would impact 38 trees, of which five are by-law protected City-owned trees proposed to be removed, and four are by-law protected privately owned trees to be removed.

Prior to the registration of the plan of subdivision, the owner would be required to submit an application and pay the required application fees, tree value and contractor's service agreement for the removal of trees that are subject to the City's Street By-law and associated regulations in effect on the date of draft approval of the Plan of Subdivision, all to the satisfaction of the City.

Prior to the registration of the plan of subdivision, the owner would be required to apply and pay the required fees, and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of draft approval of the Plan of Subdivision. The ratio of replacement trees would be determined by Urban Forestry. Replacement trees would be planted on site in accordance with Urban Forestry Services requirements, or if no

suitable location on site can be provided, the owner may pay cash-in-lieu of planting, to the satisfaction of the City.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to holding provisions under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provisions, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of holding provisions and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. Refer to Attachment 5 for details of the holding provisions.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The architectural plan A2.3 (Ground Floor Plan) submitted by the applicant shows a 812 square metre child care facility on the ground floor of Building R9 in Block 7, with an associated child care facility play area.

This report recommends that Council allow the owner to provide a minimum 929 square metre child care facility to the satisfaction of the Executive Director, Development Review and the General Manager, Children's Services, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:

The plans show community space in addition to a proposed child care facility. Both were discussed with the City as appropriate community services and facilities. Each of these uses would contribute towards creating a complete community in this area. However, given the anticipated cost and legislated 4% cap on land value under the Community Benefits Charge, only one of these uses is able to be secured. Staff have determined that the child care facility is the preferred option and as such the child care facility has been secured.

CONTACT

Eno Rebecca Udoh-Orok, Senior Planner, Tel. No. 416-392-5474, E-mail: Eno.Udoh-Orok@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Ground Floor Plan
Attachment 8a: East Elevation
Attachment 8b: North Elevation
Attachment 8c: South Elevation
Attachment 9a: 3D Massing Model
Attachment 9b: 3D Massing Model
Attachment 10: Draft Plan of Subdivision

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1025 The Queensway Date Received: May 24, 2024

Application Number: 24 153505 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: Proposed mixed-use development consisting of a central public park, three new public streets, ten residential and mixed-use buildings ranging in height from 18 to 46 storeys, two seven-storey employment use buildings, and a child care facility. A total of 4,077 dwelling units are proposed, including affordable housing units in accordance with SASP 432. A 929 square metre child care facility will be secured as an in-kind community benefit

Applicant	Architect	Owner
Bousfields Inc.	WZMH Architects	New Queensway Inc.
3 Church St Suite 200	95 St. Clair Avenue West,	145 Adelaide Street West,
Toronto ON	Suite 1,500, Toronto ON	Suite 500, Toronto ON
M5E 1M2	M4V 1N6	M5H 4E5

EXISTING PLANNING CONTROLS

Official Plan Designation:	General Employment Areas and Mixed Use Areas	Site Specific Provision:	SASP 432
Zoning:	I.C1	Heritage Designation:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	58,959	Frontage (m):	210	Depth (m):	240
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			281,066	281,066
Non-Residential GFA (sq m):			2,893	2,893
Parking Deck (sq m)				20,033
Employment				20,410
Total GFA (sq m):				324,402

Height - Storeys:	46	46
Height - Metres:	143.6	143.6
Lot Coverage Ratio (%):	Floor Space Index: 5.69	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	281,066	
Retail/Daycare/CS GFA:	2,893	
Employment GFA:	20,410	
Parking Deck GFA:	20,033	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:			4,077	4,077

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		612	2,038	1,019	408
Total Units:		612	2,038	1,019	408

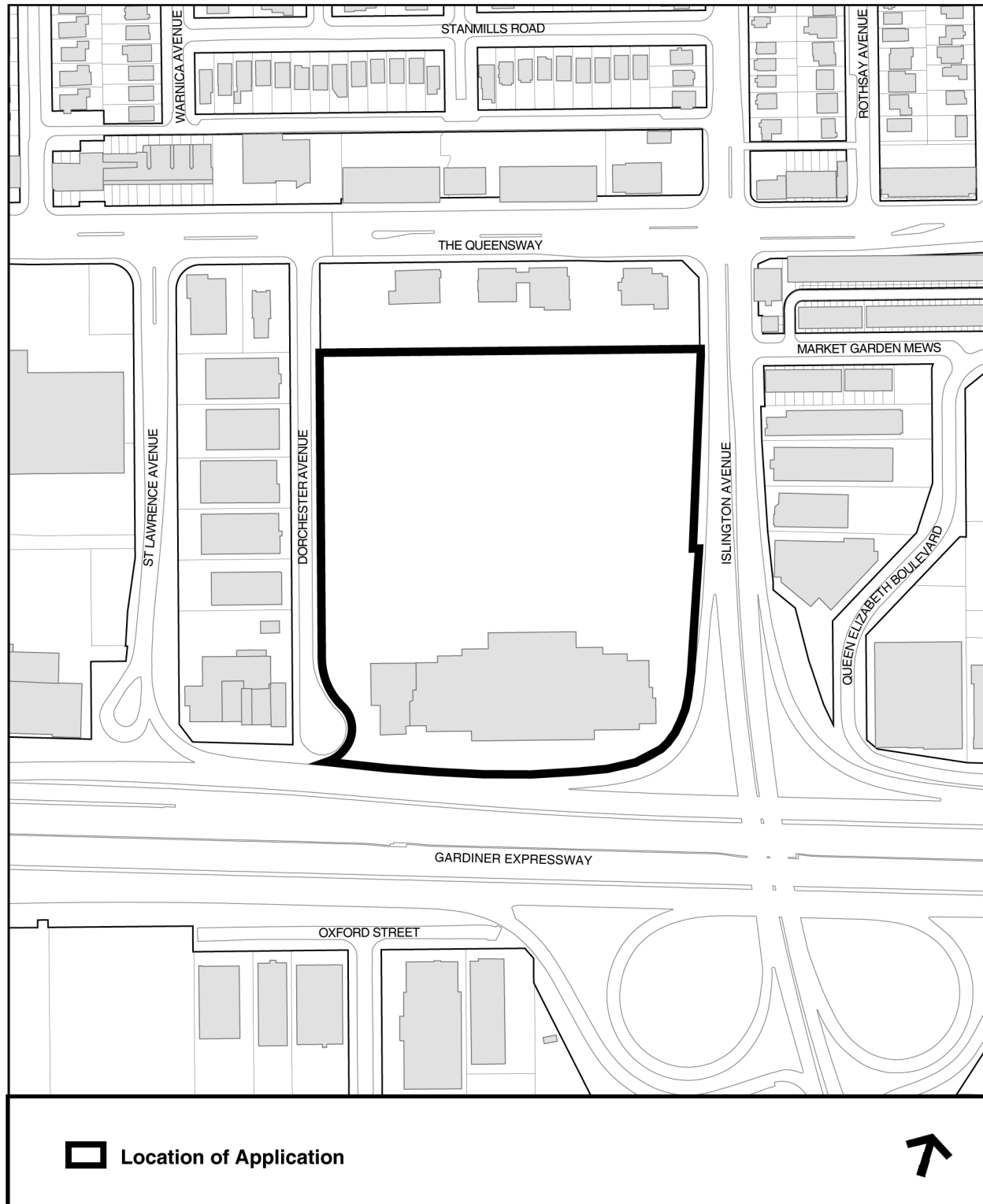
Parking and Loading

Vehicle Parking Spaces:	Bicycle Parking Spaces:	Loading Docks:
2,131	3,152	16

CONTACT:

Eno Udoh-Orok, Senior Planner, Community Planning
416-392-5474
Eno.Udoh-Orok@toronto.ca

Attachment 2: Location Map



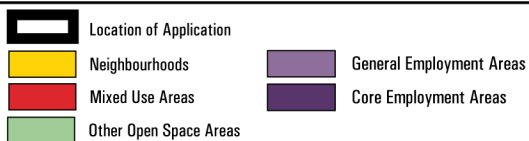
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 15

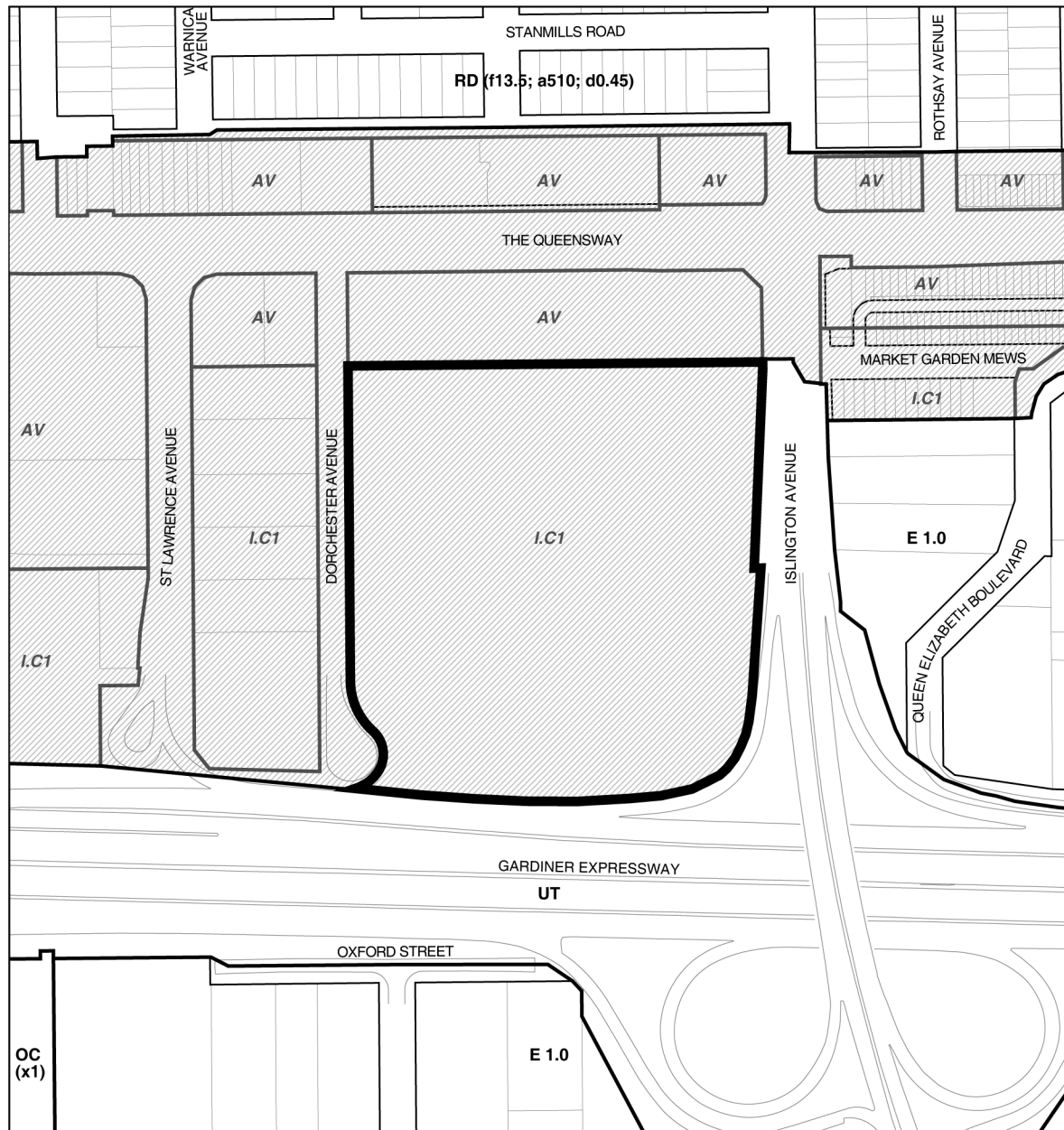
1025 The Queensway

File # 24 153505 WET 03 0Z



↑
Not to Scale
Extracted: 05/27/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1025 The Queensway

File # 24 153505 WET 03 02



Location of Application

RD
CR
E
OC
UT

Residential Detached
Commercial Residential
Employment Industrial
Open Space Cemetery
Utility and Transportation



I.C1
AV

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

Class 1 Industrial Zone
Limited Commercial-Avenues Zone



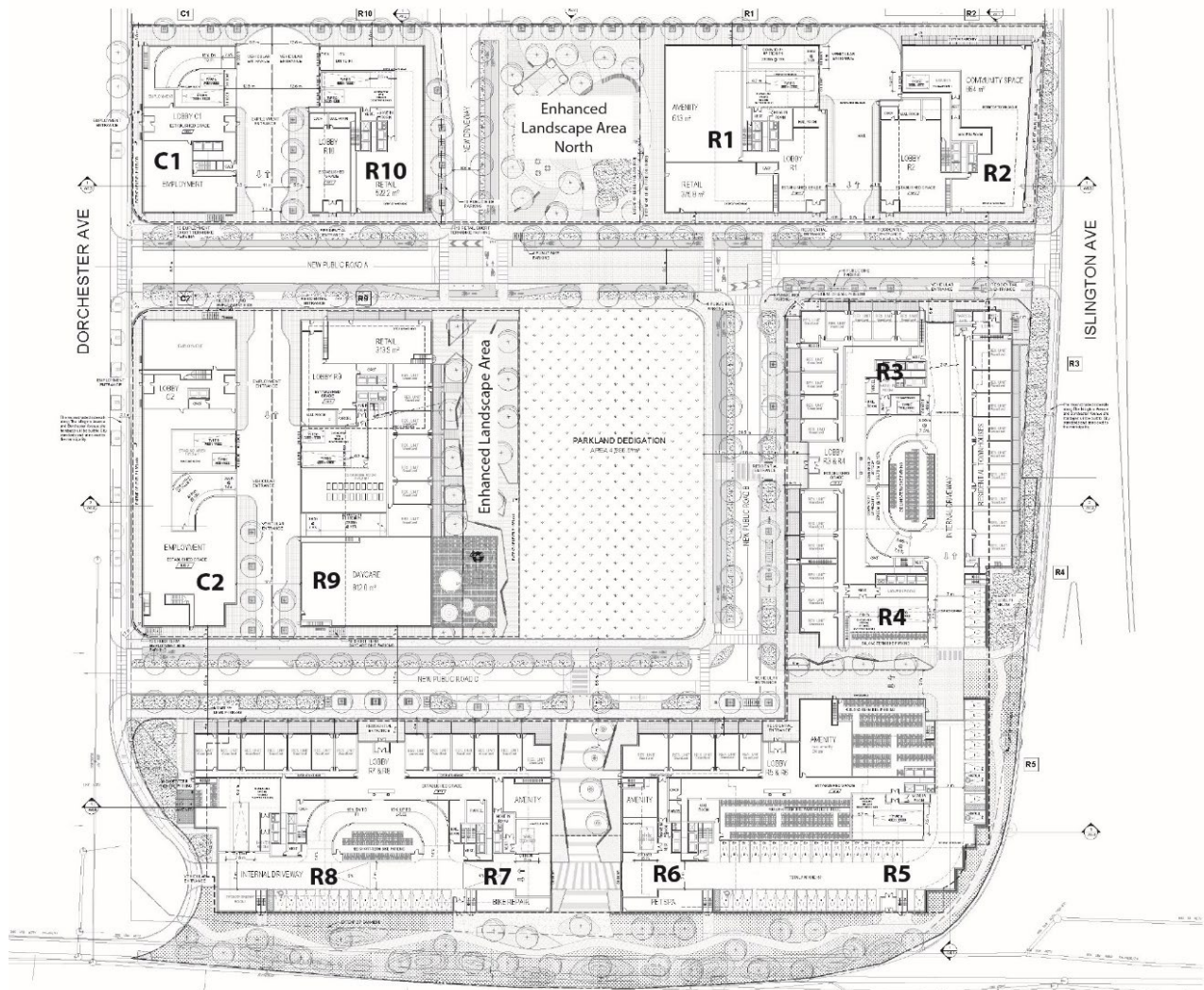
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Attachment 5: Draft Zoning By-law Amendment

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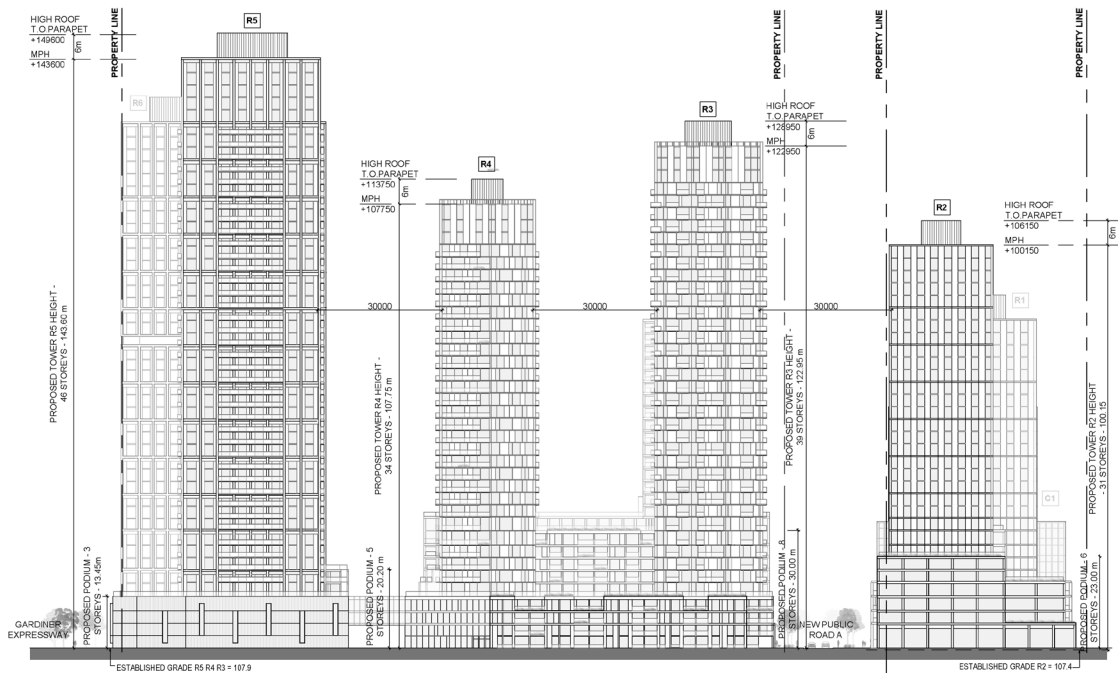
Attachment 7: Ground Floor Plan



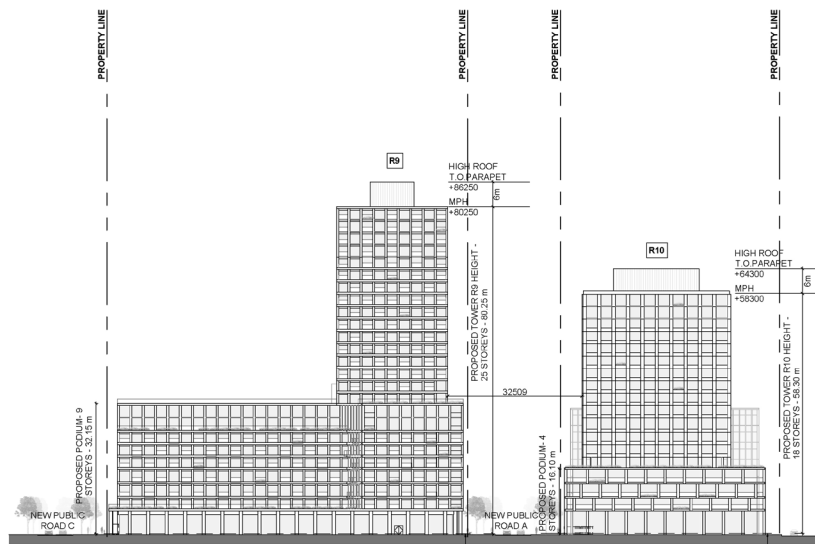
Ground Floor Plan



Attachment 8a: East Elevation

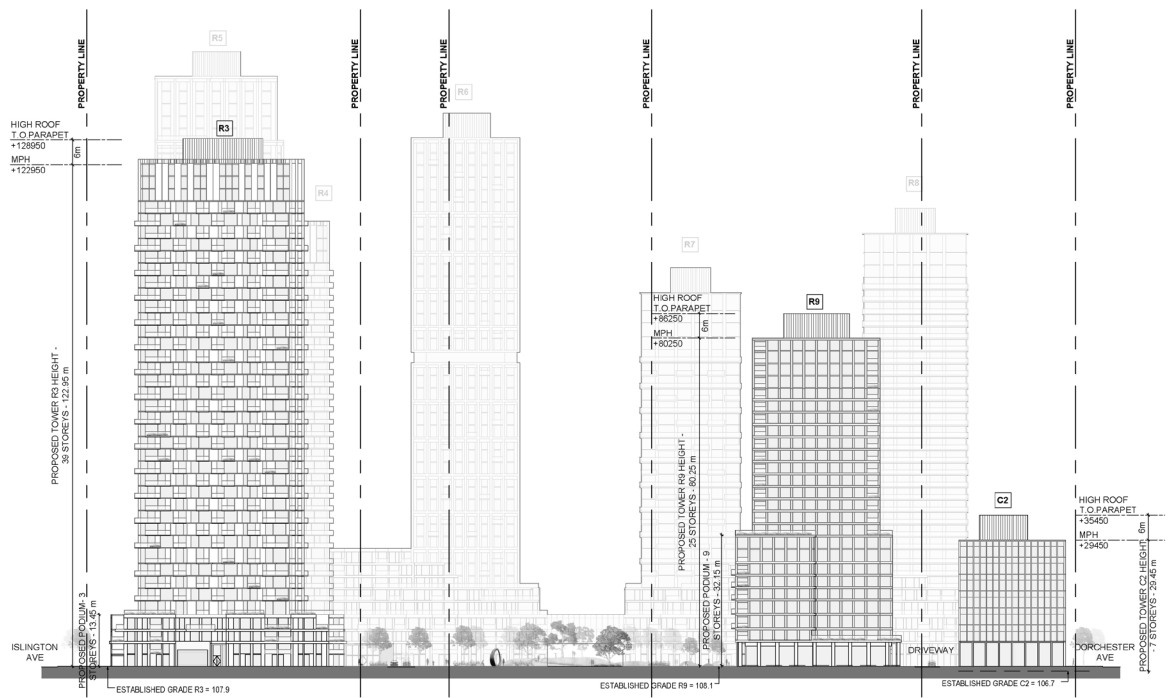


East Elevation - Buildings R2 R3 R4 R5



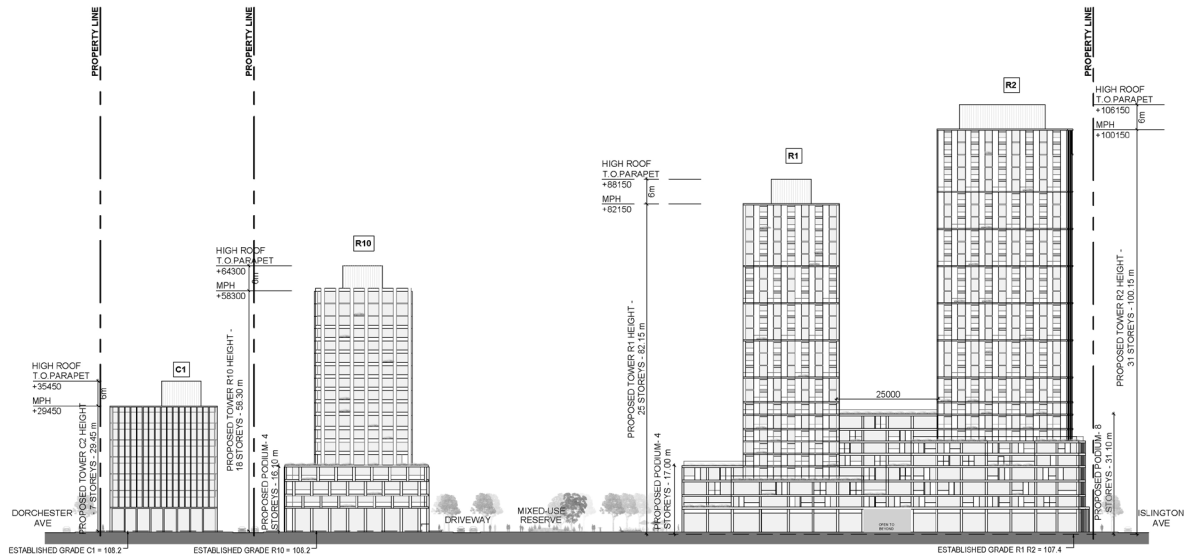
East Elevation - Buildings R9 R10

Attachment 8b: North Elevation

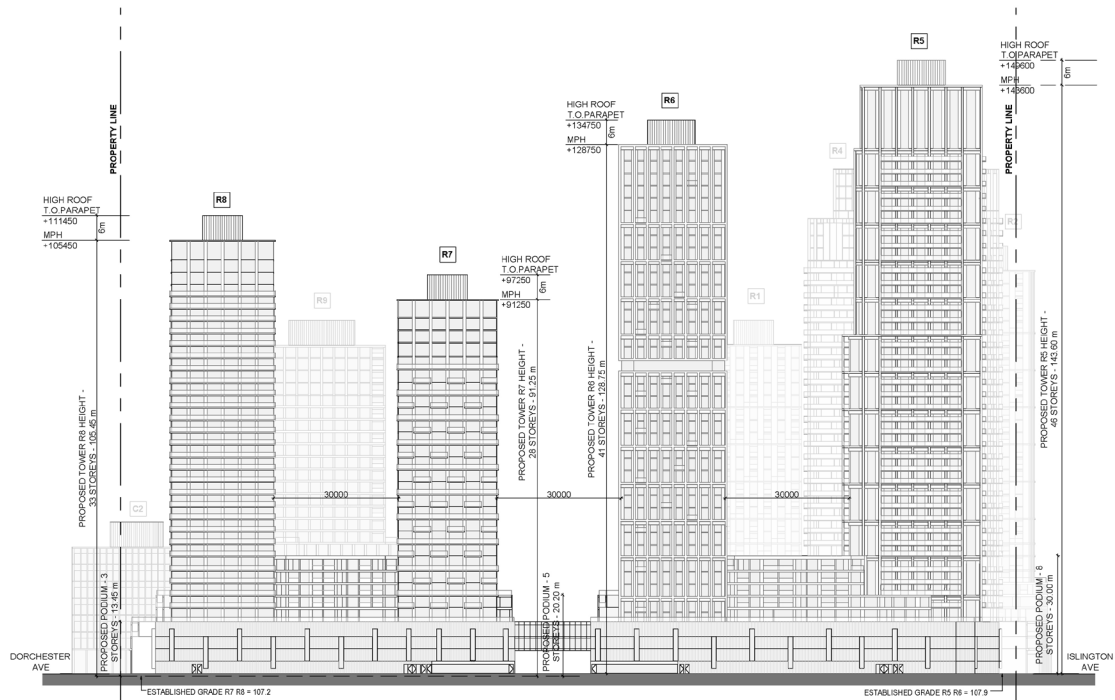


North Elevation - Buildings C2 R9 R3

Attachment 8c: South Elevation

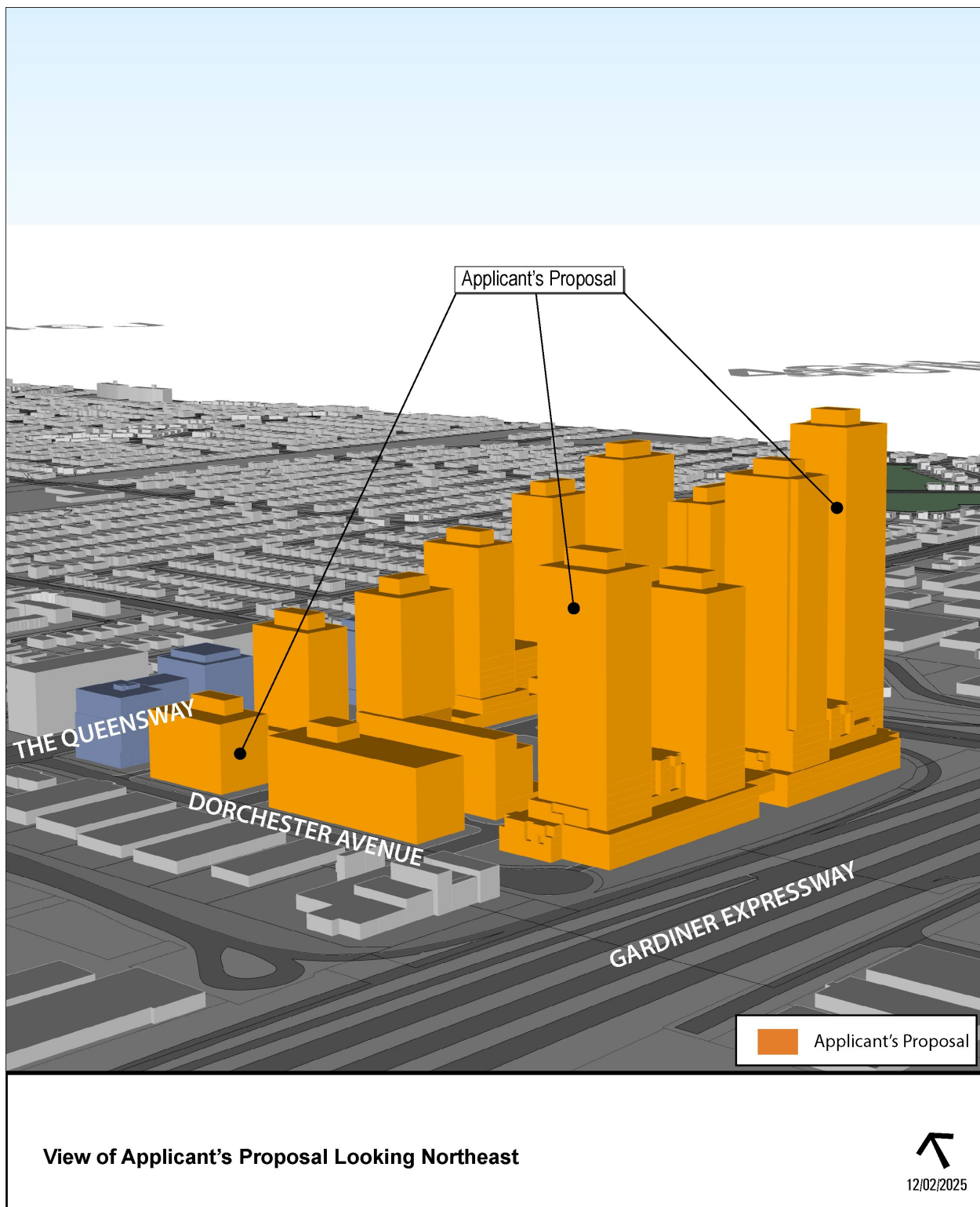


South Elevation - Buildings C1 R10 R1 R2

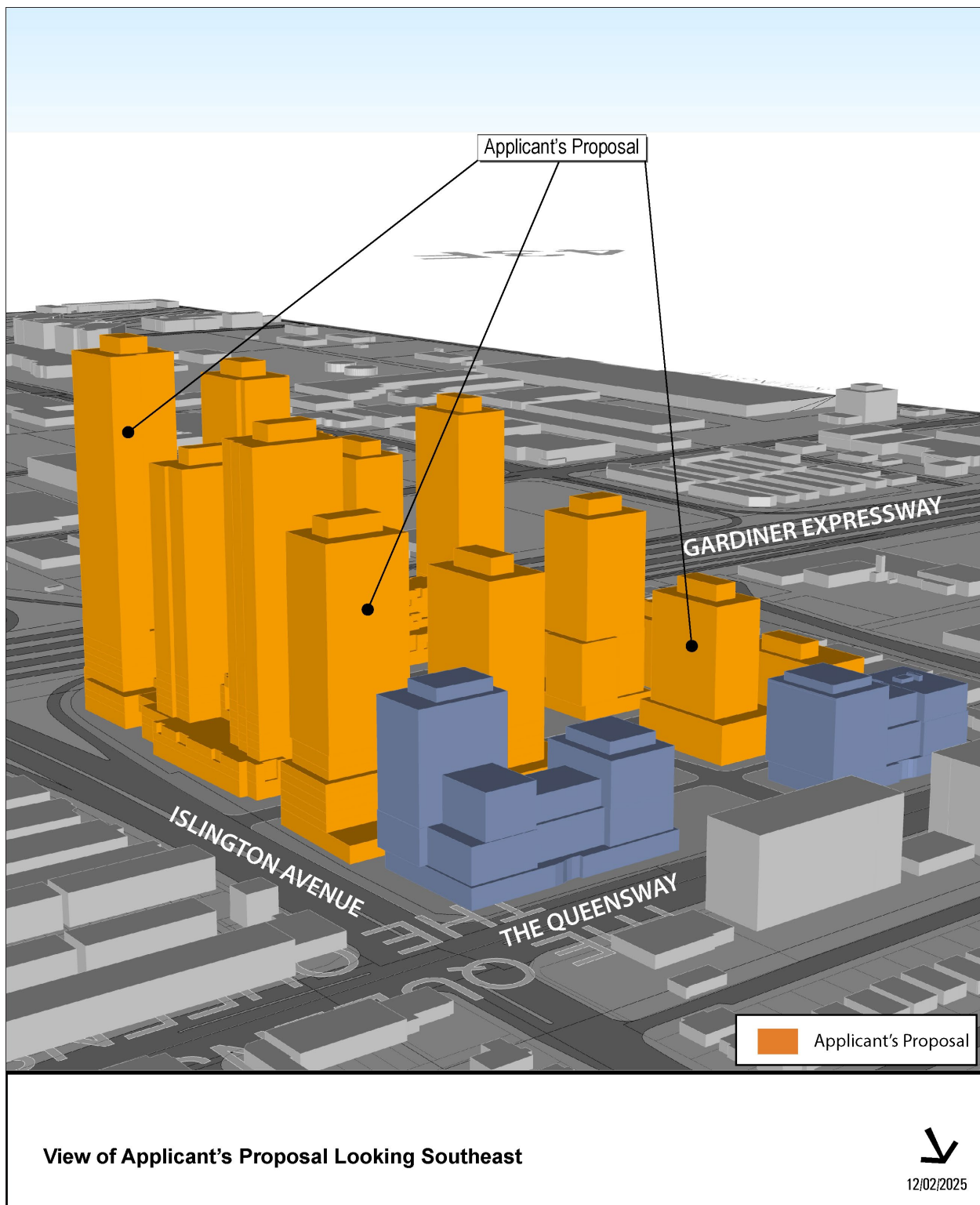


South Elevation - Buildings R5 R6 R7 R8

Attachment 9a: 3D Massing Model



Attachment 9b: 3D Massing Model



Attachment 10: Draft Plan of Subdivision

