



BOUSFIELDS INC.

Project No. 22372

Via Digital Delivery
Email: etcc@toronto.ca

May 30, 2025

Etobicoke York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

Attention: Nancy Martins, City Clerk's Office

***Re: Zoning By-law Amendment Application – Decision Report
Etobicoke York Community Council Item No. 2025.EY23.4
1025 The Queensway, Toronto***

We are planning consultants to New Queensway Inc., owner of the above captioned lands generally located at the southwest corner of The Queensway and Islington Avenue (the "Subject Site"). On behalf of our client, we are writing to provide our comments on the Etobicoke York Community Council Item No 2025.EY23.4 dated May 16, 2025 regarding the Decision Report for a Zoning By-law Amendment Application for a redevelopment proposal at 1025 The Queensway.

The purpose of this letter is to inform Etobicoke York Community Council that we have read the Decision Report recommending approval in its entirety and have reviewed the recommendations contained therein with our client. We confirm that our client is generally aligned with the staff recommendations as described in the Decision Report.

First and foremost, we would like to thank City staff for their continued effort and for working collaboratively with us on this project. We have gone through a comprehensive development review process with the City, which has included voluntary participation at the Design Review Panel, a community consultation meeting with the residents hosted by Councillor Amber Morley, filing of two submissions with the City and several working group sessions and multiple follow-up meetings with City staff to collaborate and refine this proposal to meet the City's objectives. The extensive review process undertaken to date reflects how good planning happens. The City and the applicant have worked together in a coordinated effort to achieve a vibrant complete community.

The proposed development, as presented before you today, is not only appropriate in land use policy terms, but also achieves many of the City's overarching objectives, including the delivery of over 4000 dwelling units while also providing a healthy mix of non-residential uses in a complete community, as well as providing significant public realm enhancements in the Etobicoke area. Notably, a public park with a size of 4,265 square metres will be conveyed to the City, which will be one of the largest public parks to be dedicated to the City in southern Etobicoke in recent memory. Additionally, a daycare in turnkey condition will also be conveyed to the City, existing public art will be retained and relocated on the site and other public realm features will be provided to link this community with The Queensway.

Over the last year, we have worked closely with staff to address their comments that we have received on this application. Further to the receipt of comments in July last year, we have had several working group meetings to refine the proposal that has reduced the density of the site and re-allocated building heights strategically to ensure impacts to the public realm are minimized. Additionally, we collaborated on other matters such as retaining public art at the site to be reused as a gateway feature, as well as permitting specific uses in the employment buildings to ensure continued viability of residential and non-residential uses in close proximity. Further to the conclusion of our working group meetings, the Owner made a resubmission to City in December which has been supported by City staff in the Decision Report.

While we have no objections or concerns with the recommendations noted in the Decision Report, we would like to note that there are following minor inconsistencies in the report:

- The fifth bullet point of the Summary section of the report notes that child care facility will be constructed prior to the issuance of the above grade permit of the 7th building, however, we would like to clarify that the child care facility will be constructed prior to the issuance of the above grade permit of the 10th building. The timing of construction of the child care facility prior to the issuance of the building permit for the 10th building is consistent with the recommendation number 3 g. of the Decision Report. Additionally, we confirm that the letters of credit are being secured in a sequential manner have been correctly described in the recommendations of the Decision Report.
- The Comments section of the report, as it relates to Parkland comments on page 18 notes that the Interim Park will have a minimum size of 1,868 square metres, however, we would like to clarify that the minimum size of the Interim Park is 1,710 square metres. The Interim Park size of 1,710 square metres is consistent with the recommendation number 6 a. of the Decision Report and which has been accepted by the Parks, Forestry and Recreation Department.

To avoid any future confusion with these matters, we kindly request that these inconsistencies be clarified either in the form of an addendum report or a presentation by City staff.

Despite the foregoing, in our opinion this project will contribute positively to the development of The Queensway corridor. More importantly, we have satisfied City's concerns regarding site-organization, density, sun/shadow impacts onto the public realm and timing of the delivery of key community benefits.

We also heard the community's concerns regarding the Cineplex theatre and we understand that movie theatres have a nostalgic charm that can bring people together. We share this value and we would like to re-iterate that our client's plan is to keep the Cineplex theatre in operation for as long as possible. Notably, our client has a financial and contractual obligation to allow the continued operation of the Cineplex theatre. In this regard, we have carefully developed a phasing plan, in consultation with the City, that will allow for the continued operation of the Cineplex theatre for as long as possible while allowing for the redevelopment on other portions of the site.

At the time of writing this report, we have not had the opportunity to review the Draft Zoning By-law Amendment. We reserve the right to comment on the contents of the Draft Zoning By-law Amendment to be attached to the Decision Report once it becomes available or at the time of our oral submission to the Etobicoke York Community Council. If you have any questions or would like to discuss these matters further, please do not hesitate to contact the undersigned or Himanshu Katyal of our office.

Yours truly,

Bousfields Inc.



Tony Volpentesta, MCIP, RPP

cc: *New Queensway Inc.*