

Draft Plan of Subdivision Application - Decision Report - Approval - 1025 The Queensway

Date: June 11, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 24 153246 WET 03 SB

Related Planning Application Number: 24 153505 WET 03 OZ

SUMMARY

This report advises that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision to divide 1025 The Queensway into eight development blocks (Blocks 1 to 8), two park blocks (Blocks 10 and 11), three new public streets (Public Streets A, B, and C), two enhanced landscape areas (Blocks 9 and 14), two privately owned publicly-accessible spaces (POPS) (Blocks 13 and 15), and a new private driveway (Block 12).

City Council approved the related Zoning By-law Amendment application to permit a mixed-use development at 1025 The Queensway at its meeting of June 25 and 26, 2025, however, the associated draft Zoning By-law (Bill) was not enacted. Prior to introducing the Bill for enactment, Council requires that the applicant obtain Draft Plan of Subdivision approval for the whole site from the Executive Director, Development Review, and enter into an In-Kind Contribution Agreement pursuant to Section 37(7.1) of the Planning Act to secure the proposed Childcare facility.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the Provincial Planning Statement (2024), and conforms with the City's Official Plan.

RECOMMENDATIONS

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

1. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director,

Development Review intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 3 to this report subject to:

- a. the conditions, as generally listed in Attachment 5 to this report, which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
- b. any such revisions to the proposed Plan of Subdivision or any such additional modified conditions as the Executive Director, Development Review may deem to be appropriate to address matters arising from the on-going technical review of this development.

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.

DECISION HISTORY

On June 25 and 26, 2025, City Council approved the related Zoning By-law Amendment application (Application No. 24 153505 WET 03 OZ) 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 seven-storey employment use buildings (30 metres each) at 1025 the Queensway. The proposal includes a large public park, enhanced landscape areas, privately owned publicly-accessible spaces (POPS), and approximately 4,077 dwelling units, including affordable housing units in accordance with Site and Area Specific Policy 432.

The report can be found at the following link: [Agenda Item History - 2025.EY23.4](#)

THE SITE

Existing Use

The site is currently occupied by a two-storey Cineplex movie theatre and an associated large surface parking area.

Description

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. See Attachment 1 for a Location Map.

THE APPLICATION

The Draft Plan of Subdivision application proposes to divide the site into eight development blocks, two public park blocks, three new public streets, two enhanced landscape areas, two POPS, and a new private driveway. Two phases of development are proposed. See details of the use, area of each block, and phasing in Table 1 below.

Table 1

Block	Use	Area (hectares)	Phase
Block 1	Employment	0.1972	Phase 1
Block 2	Employment	0.3255	Phase 2
Block 3	Mixed Use	0.5916	Phase 1
Block 4	Mixed Use	0.6233	Phase 1
Block 5	Mixed Use	0.8090	Phase 2
Block 6	Mixed Use	0.7698	Phase 2
Block 7	Mixed Use	0.3901	Phase 2
Block 8	Mixed Use	0.2378	Phase 1
Block 9	Enhanced Landscape Area (South)	0.1575	Phase 2
Block 10	Phase 1 Park (see Parkland Dedication section for details)	0.2133	Phase 1
Block 11	Phase 2 Park (see Parkland Dedication section for details)	0.2132	Phase 2
Block 12	Private Driveway	0.0827	Phase 1
Block 13	Interim Park/Walkway POPS (North)	0.0159	Phase 1
Block 14	Interim Park/Enhanced Landscape Area (North)	0.1551	Phase 1
Block 15	Walkway POPS (South)	0.2626	Phase 2

	Public Streets A, B, C	1,0902	Phase 1 - Street A Phase 2 - Streets B and C
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Phase 1 of the proposed Draft Plan of Subdivision includes development Blocks 1, 3, 4, and 8, Park Block 10 which represents half of the proposed public park, and Street A. Phase 1 includes a private driveway in Block 12, a Walkway POPS (North) in Block 13, and an Enhanced Landscape Area in Block 14.

Given that the first half of the park is not being conveyed until later in Phase 1 and the second half of the park is not being conveyed until later in Phase 2, the Walkway POPS (North) in Block 13 and the adjacent Enhanced Landscape Area in Block 14 would be conveyed together to the City, to be used temporarily as an Interim Park. Upon conveyance of the second half of the park in Phase 2, the Walkway POPS (North) would be returned to the owner and dedicated as a POPS. The Enhanced Landscape Area would also be returned to the owner. The City would enter into a Land Exchange agreement with the owner to facilitate the transfers of Blocks 13 and 14 to and from the City.

Phase 2 includes development Blocks 2, 5, 6, and 7, an Enhanced Landscape Area (South) in Block 9, a Walkway POPS (South) in Block 15, Park Block 11, and Streets B and C.

Additional Information

See Attachments 1 to 5 of this report for the Location Map, Site Plan, Draft Plan of Subdivision, Phasing Plan, and Draft Plan of Subdivision Conditions respectively. Detailed project information including all plans and reports submitted as part of the application can be found at the City's Application Information Centre at [Application Information Centre - 1025 The Queensway](#)

Reasons for Application

The proposed Draft Plan of Subdivision application is required to create the necessary parcels for the development blocks, park blocks, public streets, enhanced landscape areas, POPS and private driveway. Approval of the Draft Plan of Subdivision for the whole site is also a condition of enactment of the draft Zoning By-law associated with the site. This meeting at Etobicoke York Community Council represents the statutory public meeting required for the Draft Plan of Subdivision application.

POLICY AND REGULATION 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, including the Greenbelt Plan (2017), and others.

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 of the Official Plan. Islington Avenue is identified on Map 3 of the Official Plan as a Major Street with a right-of-way width of 30 metres. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

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 on January 19, 2023. It includes policies for Zoning By-law Amendment process and affordable housing.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial development charges refund. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>.

COMMENTS

Provincial Planning Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) (2024).

PPS 2.1.6 (Planning for People and Homes) directs Planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses to meet long term needs. The proposed Draft Plan of Subdivision creates appropriate blocks to support a mix of land uses that create complete communities.

Policy 2.3.1.6 provides for Planning authorities to establish and implement phasing policies, where appropriate, to ensure that development is orderly and aligns with the timely provision of infrastructure and public services. The proposed Draft Plan of Subdivision will be developed orderly in two phases as shown on Table 1, with an intent to commence development in a clockwise manner, to allow for the continuous operation of existing facilities on the site for as long as possible.

Staff have determined that the proposed Draft Plan of Subdivision is consistent with the PPS (2024).

Draft Plan of Subdivision

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Executive Director, Development Review to approve plans of subdivision and determine appropriate conditions of approval. The Executive Director, Development Review intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 3 to this report, subject to the Draft Plan of Subdivision Conditions outlined in Attachment 5 to this report.

The proposed approval conditions for the Draft Plan of Subdivision in Attachment 5 address the technical requirements of the development, including:

- a. The creation of the proposed development blocks, park blocks and other parcels;
- b. The form and function of the proposed new streets;
- c. The owner's conveyance of lands necessary to construct the new streets;
- d. Construction of streets and services;
- e. Environmental remediation of all lands to be conveyed to the City;
- f. The conveyance of the park blocks; and
- g. Stormwater management.

The proposed Draft Plan of Subdivision conditions also provide for the registration of the Plan of Subdivision prior to the issuance of any building permit on the site.

Review of the proposed Draft Plan of Subdivision and preparation of associated conditions have had regard for the matters set out in Section 51 (24) of the Planning Act. Matters considered include:

- a. The effect of development of the proposed subdivision on matters of provincial interest;
- b. Whether the proposed subdivision is premature or in the public interest;
- c. Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d. The suitability of the land for the purposes for which it is subdivided, including if any affordable housing units are being proposed;
- e. The dimensions and shapes of the proposed lots;

- f. The adequacy of utilities and municipal services; and
- g. The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

The proposed Draft Plan of Subdivision has regard for the subdivision requirements in Section 51 (24) of the Planning Act, is consistent with the PPS (2024) and conforms with the Official Plan as further discussed below.

A statutory public meeting under Section 51(20) of the Planning Act will be held at the Etobicoke York Community Council on July 7, 2026.

Land Use

This application has been reviewed against relevant Official Plan policies and SASP 432. The proposed Plan of Subdivision conforms with the Official Plan as required by section 51(24)(c) of the Planning Act and complies with SASP 432. The lands are suitable for the proposed subdivision, and the dimensions and shapes of the proposed parcels are appropriate.

Proposed Public Streets

The Draft Plan of Subdivision provides for three new public streets, with Street A having a right-of-way width of 20 to 22.5 metres, Street B with a right-of-way width of 21.5 metres, and Street C with a right -of-way width of 21.5 metres. All streets are proposed to be complete streets, with accommodations for alternative modes of transportation, and are considered appropriate for their intended uses.

Refer to Attachment 5 for the Draft Plan of Subdivision Conditions, including conditions related to the public streets. The streets meet the subdivision requirements in section 51(24) of the Planning Act by having regard to the health, safety, convenience and welfare of the present and future inhabitants.

Travel Demand Management

Prior to removing the holding symbol on the lands, the owner will submit a revised Transportation Impact Study and Transportation Demand Management and Mobility and Monitoring Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review.

Environmental Issues

A Record of Site Condition is required prior to the registration of the Plan of Subdivision and the issuance of a building permit to complete the conveyance of the lands to the city for the future roads and public park. In addition, a standard peer review process will be undertaken as a condition of Draft Plan of Subdivision Approval to ensure that any lands dedicated to the city are remediated as required.

Servicing

The applicant has submitted a Functional Servicing and Storm Water Management Report in support of the application.

Prior to removing the holding symbols on the lands, as identified in the draft Zoning By-law, the owner will submit for review and acceptance, 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 to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.

Any required municipal infrastructure and upgrades to the existing infrastructure to accommodate the proposed development will be secured in the Subdivision Agreement for the development as identified in the Draft Plan of Subdivision conditions. Refer to Attachment 5. The Draft Plan of Subdivision has regard for the criteria under Section 51(24)(i) of the Planning Act with respect to ensuring that adequate municipal services are available to service the lands.

Urban Forestry

A revised Arborist Report, Tree Preservation and Landscape Plan are required prior to the registration of the Plan of Subdivision. Conditions related to the protection of existing trees, permits or injury and removal of street trees that cannot be protected, and new street tree plantings, are included in the Draft Plan of Subdivision Conditions (see Attachment 5).

Parkland Dedication

The total parkland dedication requirement of 4,265 square metres will be satisfied through an on-site dedication of Park Blocks 10 and 11 that would be conveyed to the City in two separate phases to ultimately form one large public park.

In Phase 1 of the development, an Interim Park that consists of the Enhanced Landscape Area (North) (Block 14) and the Walkway POPS (North) (Block 13), having a combined minimum size of 1,710 square metres, will be conveyed to the City. The Phase 1 Park Block 10, having a minimum size of 2,133 square metres, will also be conveyed to the City as part of the first phase of the development. The Phase 2 Park (Block 11), having a minimum size of 2,132 square metres, will be conveyed to the City as part of the second phase of the development, in exchange for the Interim Park. Refer to Attachment 4 Phasing Plan for details.

The proposed parkland dedications are acceptable to Parks Development. The obligations for the proposed parklands and their conveyance to the City are secured through the Draft Plan of Subdivision Conditions (Attachment 5). The Draft Plan of Subdivision meets the criteria under Section 51(25)(k) as the parkland will be conveyed into public ownership.

CONTACT

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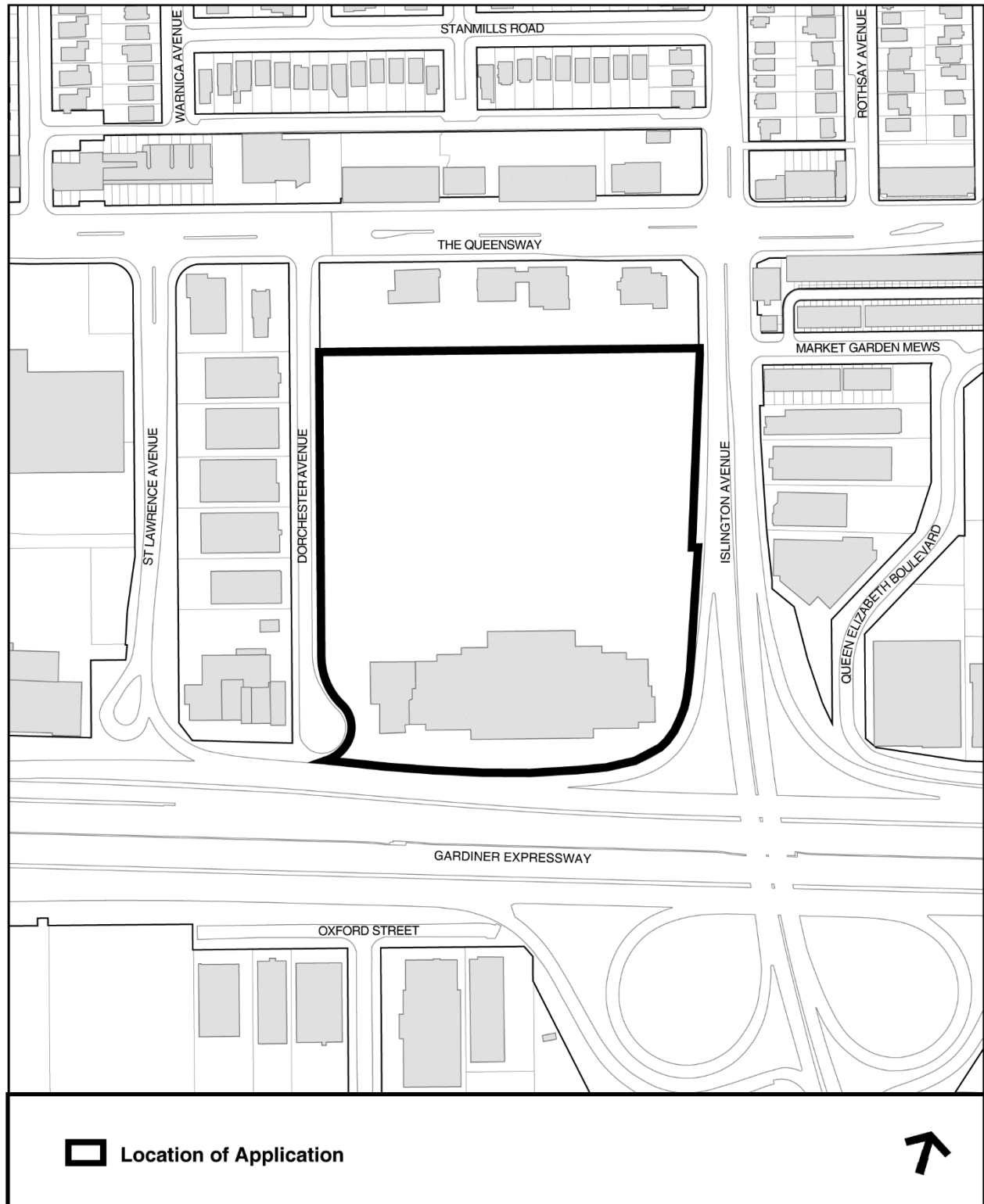
SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning, Etobicoke York District
Etobicoke York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Draft Plan of Subdivision
Attachment 4: Phasing Plan
Attachment 5: Draft Plan of Subdivision Conditions

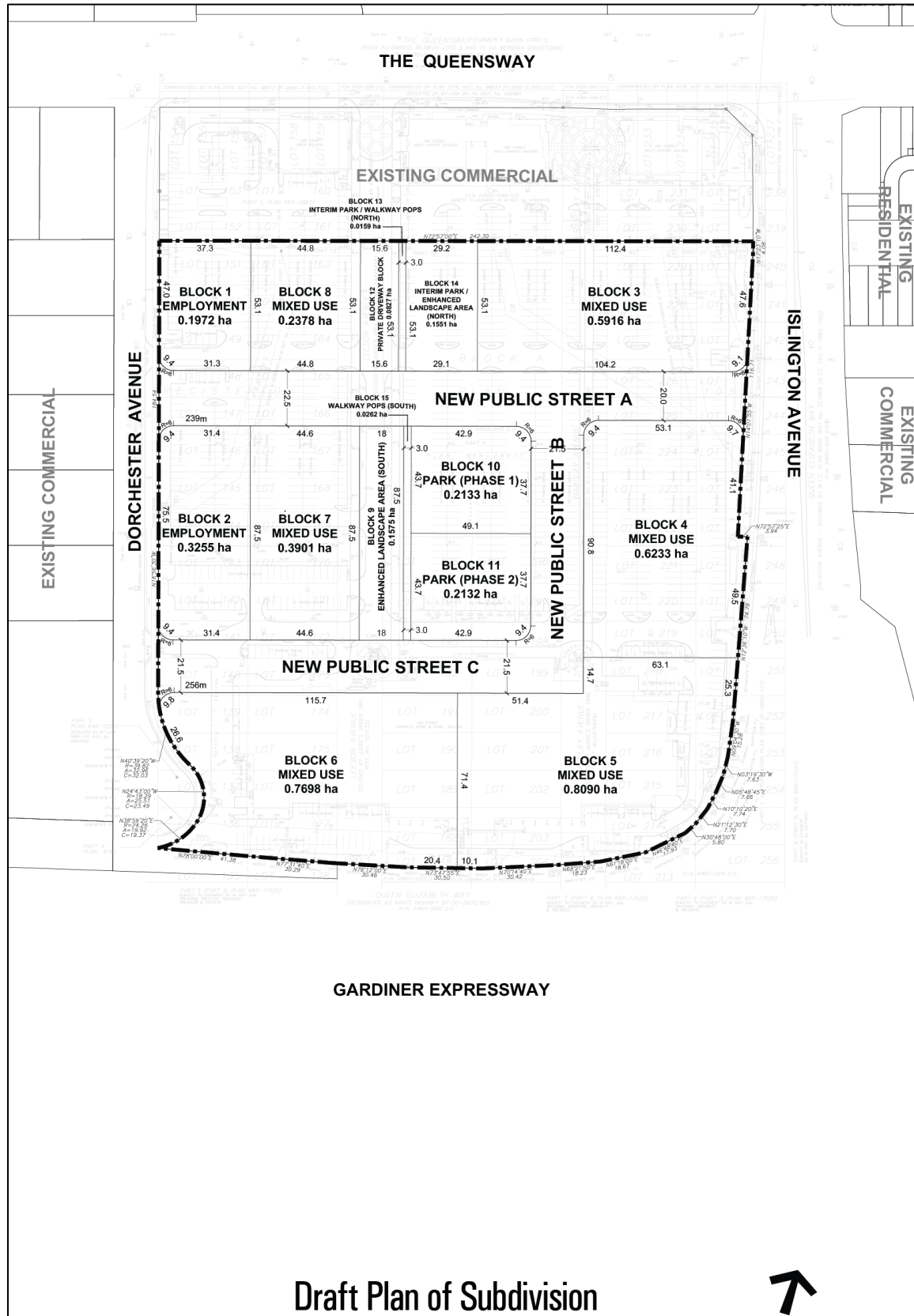
Attachment 1: Location Map



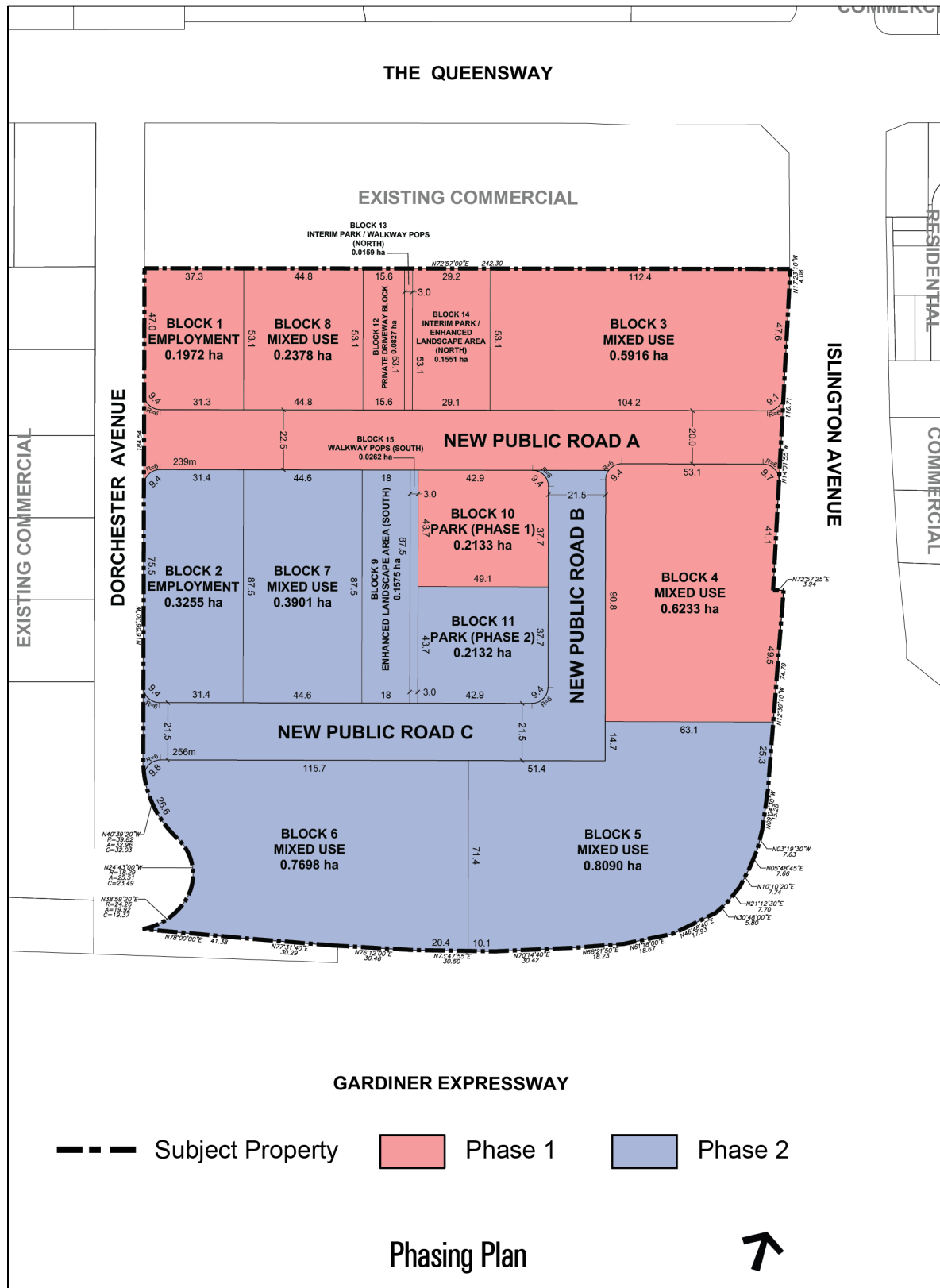
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Attachment 3: Draft Plan of Subdivision



Attachment 4: Phasing Plan



Attachment 5: Draft Plan of Subdivision Conditions (provided separately)