



STATUTORY PUBLIC MEETING

1233 – 1255 THE QUEENSWAY, CITY OF TORONTO

JULY 07, 2026

AGENDA

- ① CONSULTING TEAM
- ② PROJECT OVERVIEW
- ③ PLANNING POLICIES (OP)
- ④ PLANNING POLICIES (ZBL)
- ⑤ WHY WE ARE HERE
- ⑥ WHAT WE HEARD
- ⑦ DEVELOPMENT PROPOSAL
- ⑧ REQUIRED PLANNING APPROVALS
- ⑨ PROJECT MERITS/DESIGN PRINCIPLES
- ⑩ TECHNICAL STUDIES COMPLETED
- ⑪ STAFF RECOMMENDATIONS
- ⑫ COMMENTS & QUESTIONS?

① CONSULTING TEAM

TRANSPORTATION/TRAFFIC



ARCHITECTS

STUDIOJCI

PLANNERS



CIVIL ENGINEER



GRADIENTWIND
ENGINEERS & SCIENTISTS

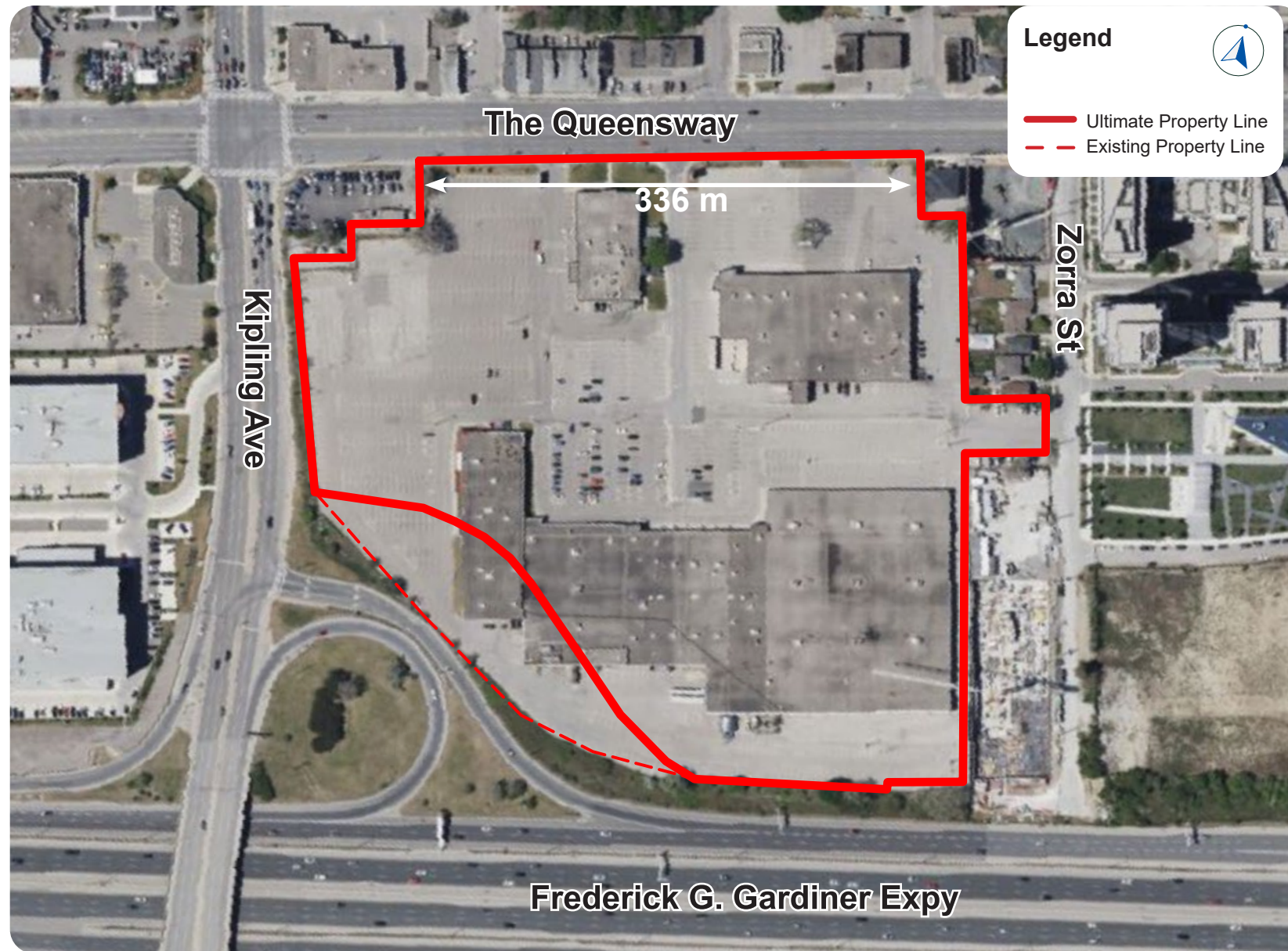
DEVELOPER/CLIENT



URBAN DESIGNERS



① PROJECT OVERVIEW



- Located on the southeast corner of The Queensway and Kipling Avenue, in the district of Etobicoke (City of Toronto).
- Currently occupied by a mix of commercial, institutional and retail uses with associated surface parking areas.

TOTAL AREA:

7.4 hectares

(18.29 acres)

Frontage (The Queensway):

approximately **336 m**

② CONTEXT ANALYSIS



North: one and two-storey retail commercial buildings that transition to low density residential neighbourhoods further north.



South: Gardiner Expressway and interchange to Kipling Avenue.



East: a number of properties have been recently redeveloped or approved for reconstruction including along the east side of Zorra Street.



West: multi-level car dealership buildings (i.e., Honda, Jaguar) and a single storey bank building as well as a car dealership at the northwest corner of The Queensway and Kipling Avenue.

③ PLANNING POLICIES



City of Toronto Official Plan

- Land Use Designation: *Mixed Use Areas*.
- Permitted uses: Residential, office, retail, institutional, parks and open spaces.

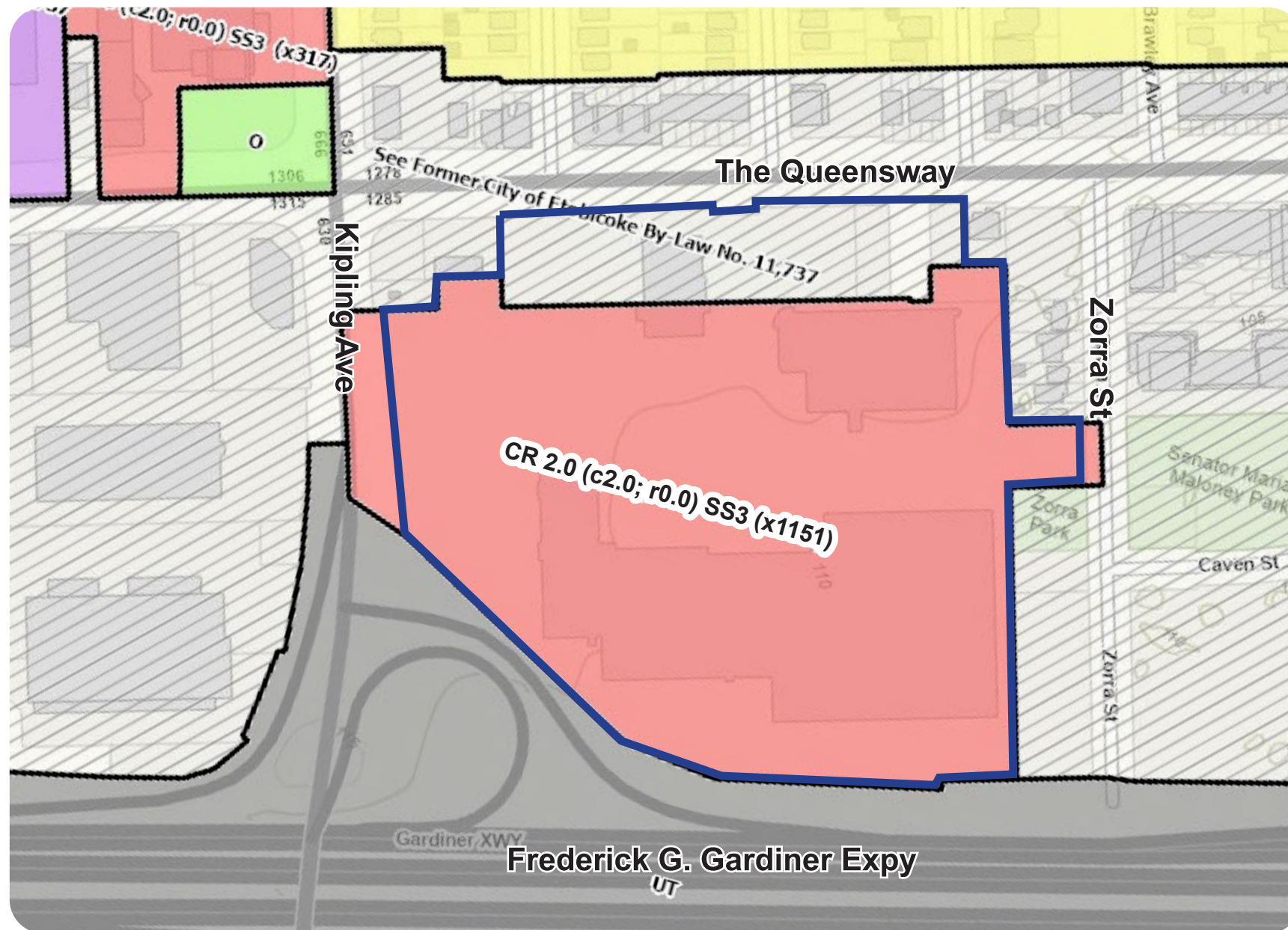
Legend

-  Subject Property
-  Mixed-Use Areas
-  Core Employment Areas
-  General Employment Areas
-  Neighbourhoods

Sourced from
City of Toronto Official Plan, Map 16 Land Use



④ PLANNING POLICIES



Zoning By-law 569-2013

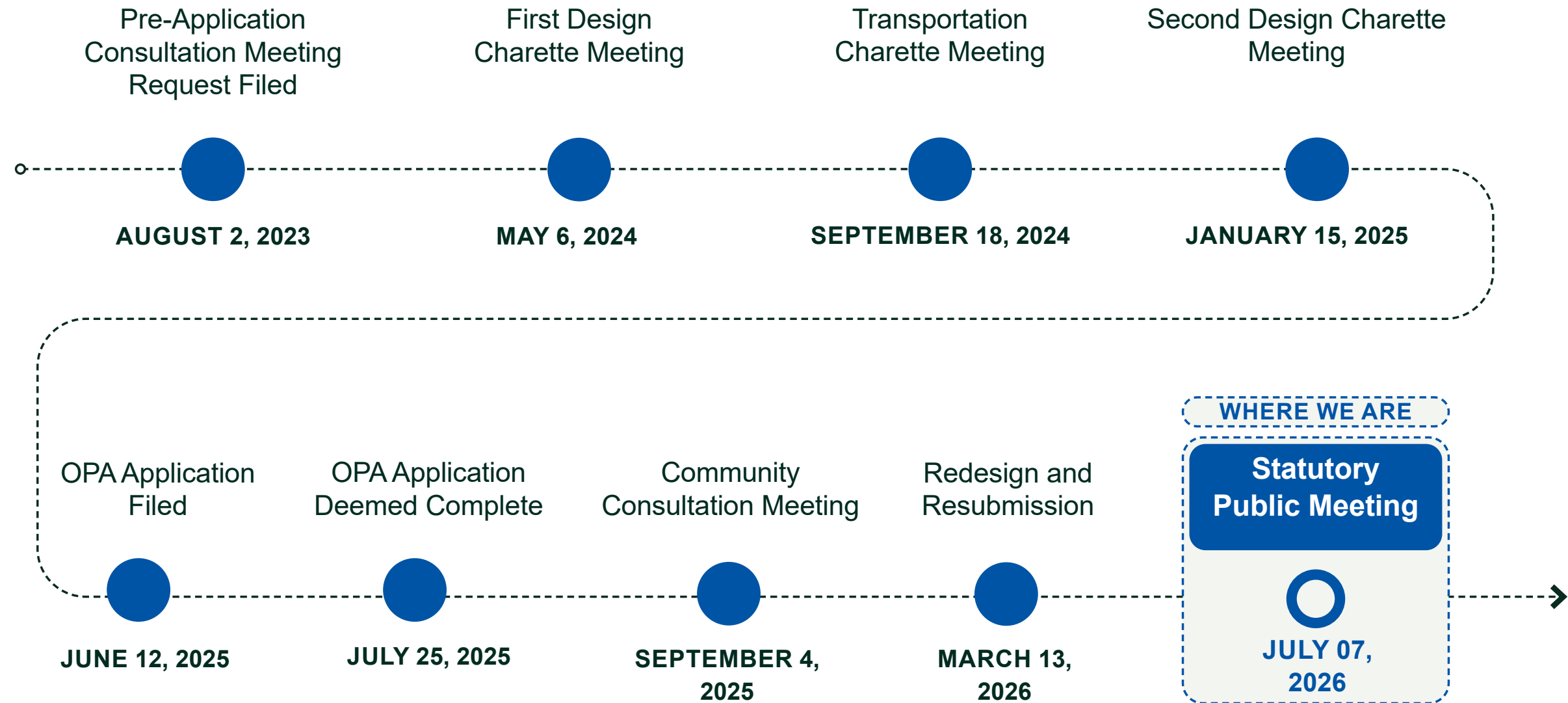
- Zoning: *Commercial Residential (CR 2.0 (c2.0; r0.0)) SS3, exception 1151.*
- Permitted Uses: Financial institutions, libraries, offices, parks, educational facilities (religious and non-religious), dwelling units, hotels, retirement homes and retail.
- Former General Etobicoke Zoning Code: Zones the portion of the property fronting The Queensway *Limited Commercial – Avenues (AV).*
- Permitted Uses: Apartment and various commercial uses are permitted.

Legend

	Property Line
	Residential
	Commercial Residential
	Open Space
	Employment Industrial



⑤ WHY WE ARE HERE



⑥ WHAT WE HEARD

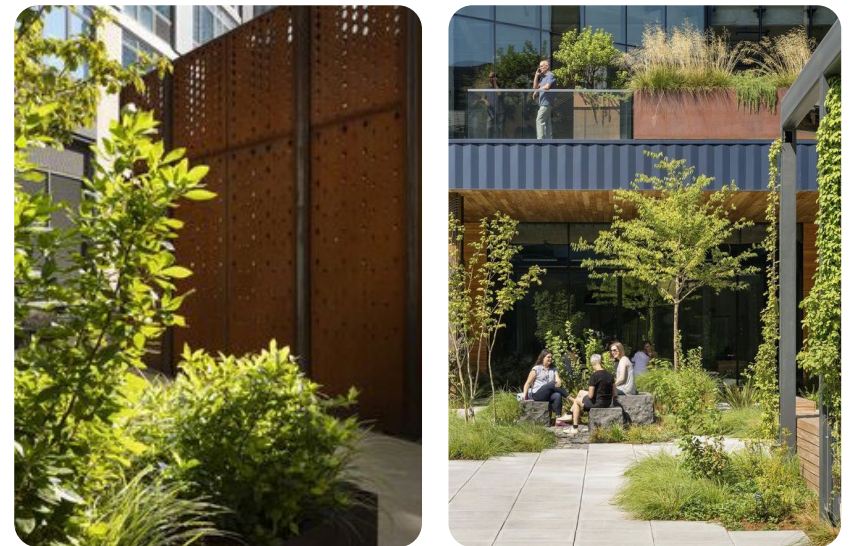
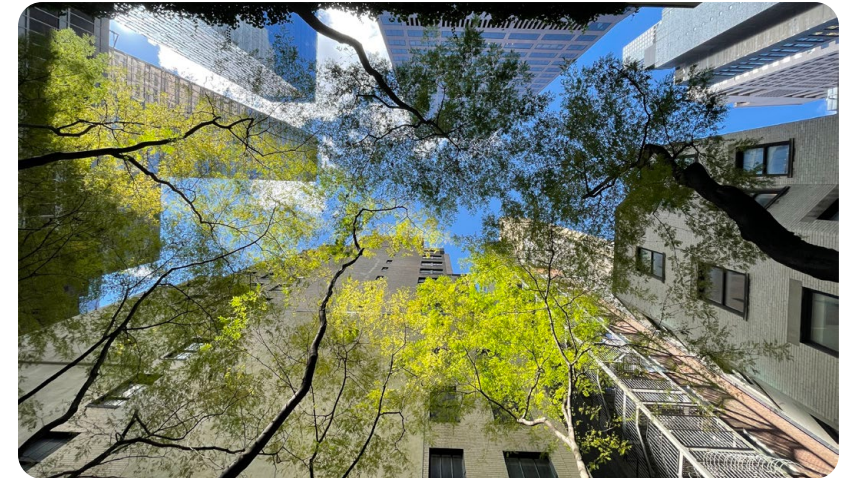
DESIRE FOR COMMUNITY USES



TRANSPORTATION / TRANSIT OPTIONS



COMPATIBILITY WITH SURROUNDING



⑦ DEVELOPMENT PROPOSAL

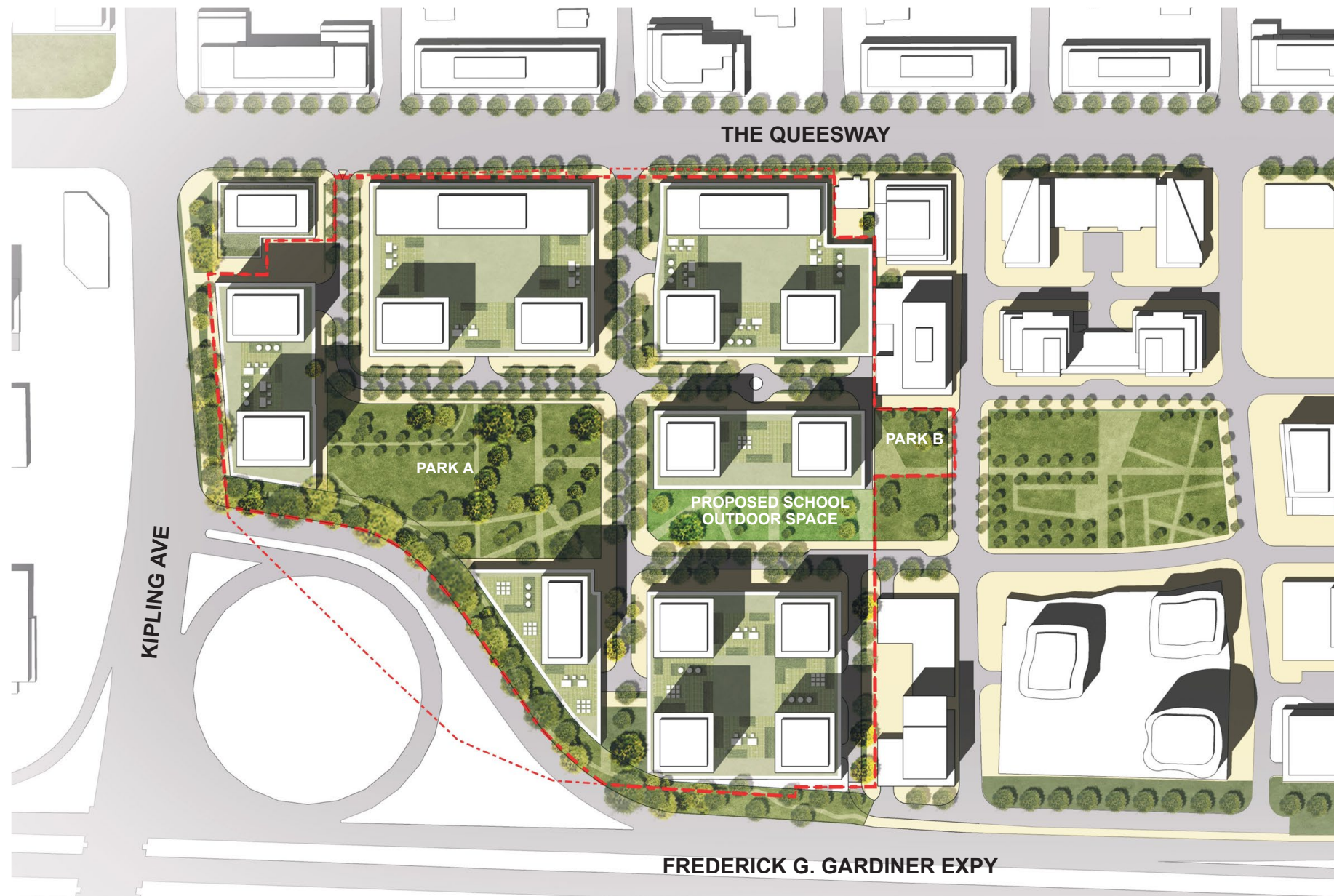
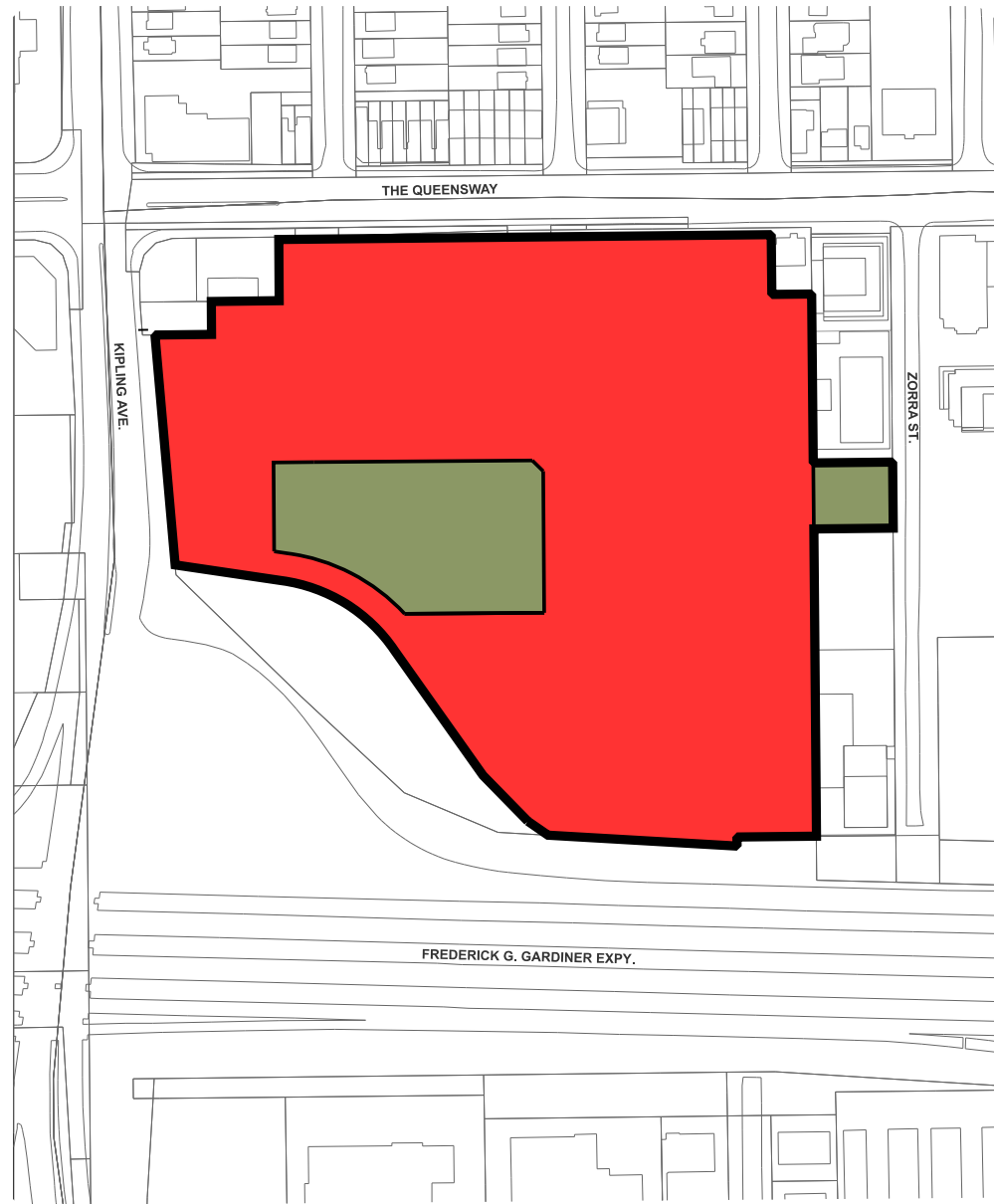


Image prepared by Studio JCI

⑧ REQUIRED PLANNING APPROVALS

Draft OPA Schedule 1

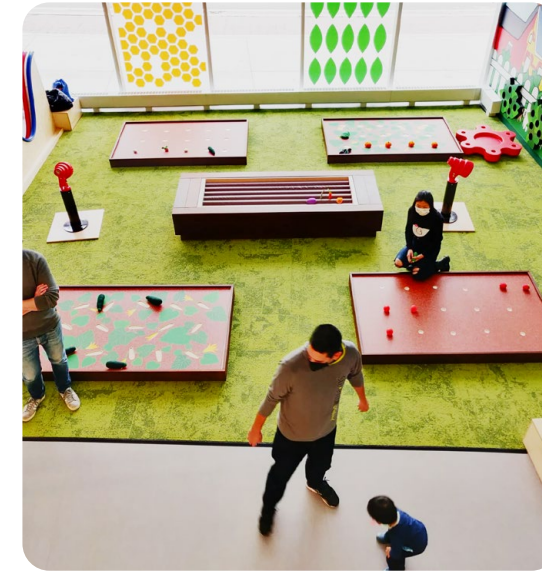


- The proposed uses are permitted by the Official Plan. However, an Official Plan Amendment is required to:
 - Redesignate the subject lands from *Mixed Use Areas* to *Mixed Use Areas and Parks* to accommodate two new parks.
 - Propose the addition of two new streets (A and B).
 - Implement a new Site and Area Specific Policy to provide a policy framework that supports a mixed-use development.
- Future Planning Approval Applications:
 - Zoning By-law Amendment
 - Draft Plan of Subdivision
 - Site Plan Approval

 Mixed Use Areas
 Parks

⑨ PROJECT MERITS/DESIGN PRINCIPLES

A. COMPLETE COMMUNITY AND MIX OF USES



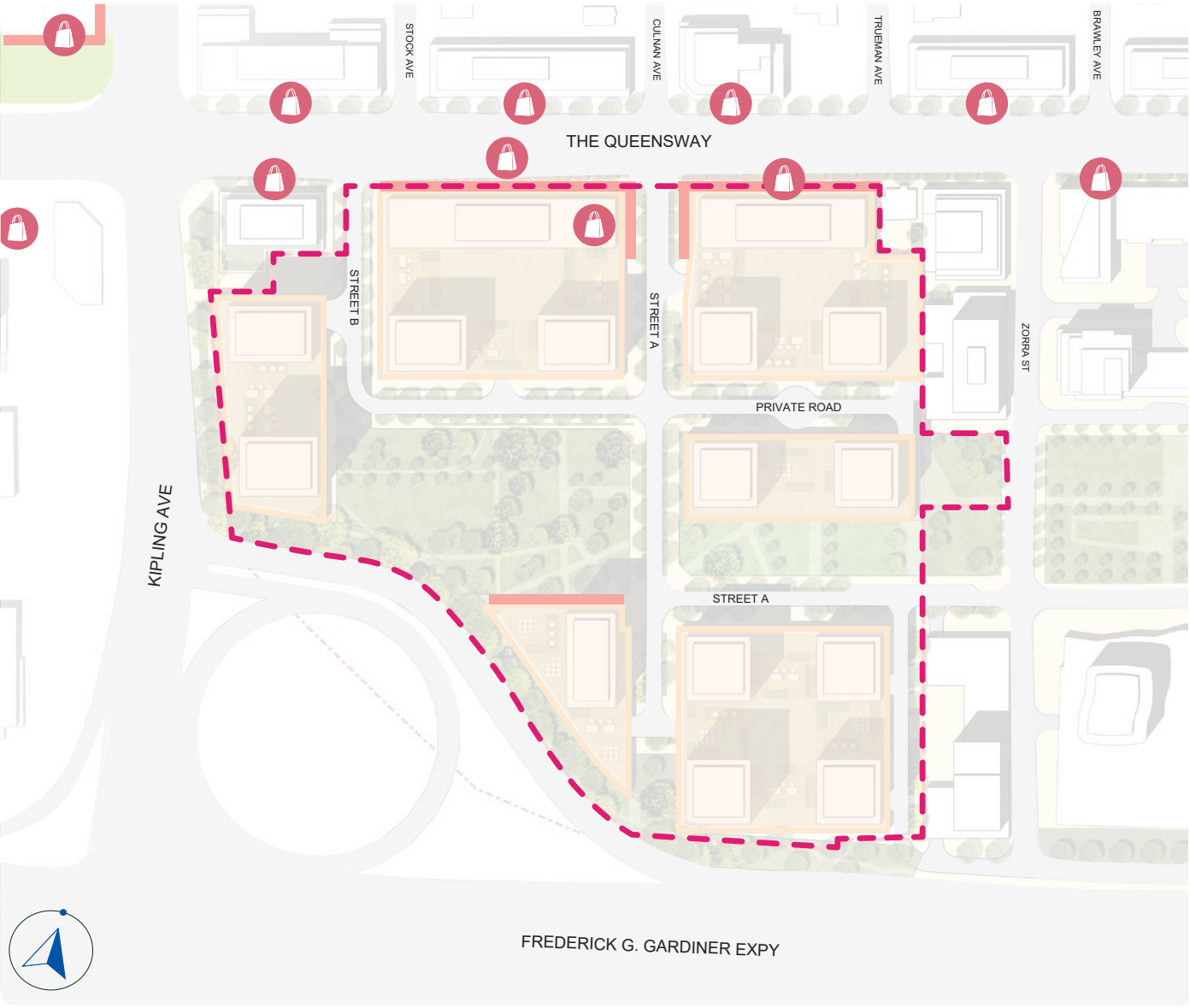
Legend

- Property Line
- Proposed Buildings
- Potential Active Frontage
- Bus Stops
- Commercial Use
- Institutional Use
- Day Care Facility
- Parks



⑨ PROJECT MERITS/DESIGN PRINCIPLES

B. STREET ANIMATION AND ACTIVE BUILDING FRONTAGES



Legend

- Property Line
- Proposed Buildings
- Potential Active Frontage
- Commercial Use

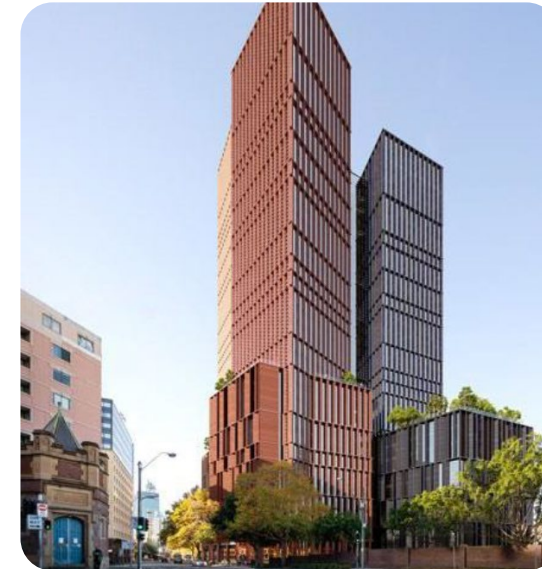
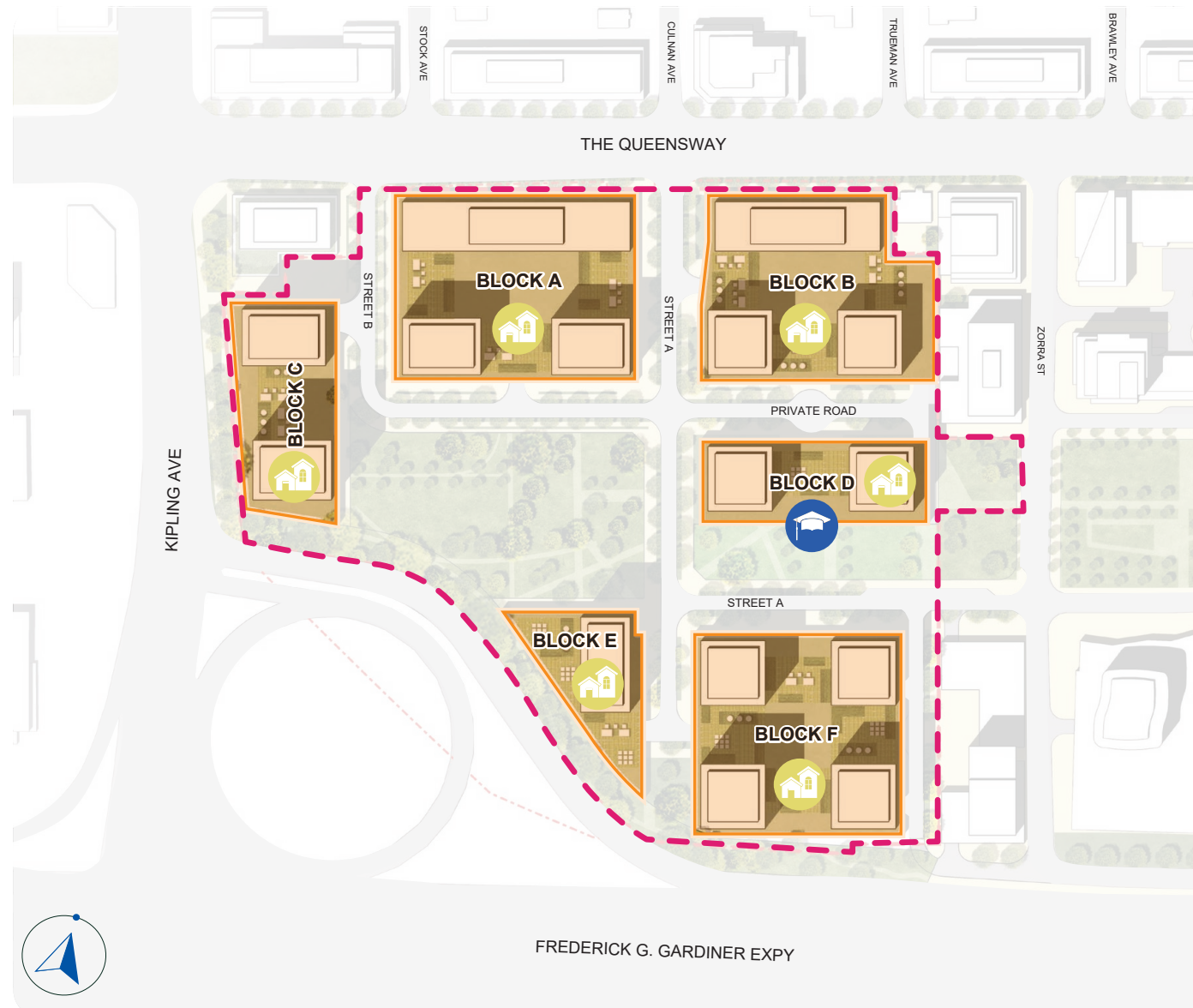
Note:

Surrounding buildings illustrate existing conditions as well as proposed/approved and potential future development possibilities.



⑨ PROJECT MERITS/DESIGN PRINCIPLES

C. COMPACT BUILT FORM AND BUILDING TRANSITION

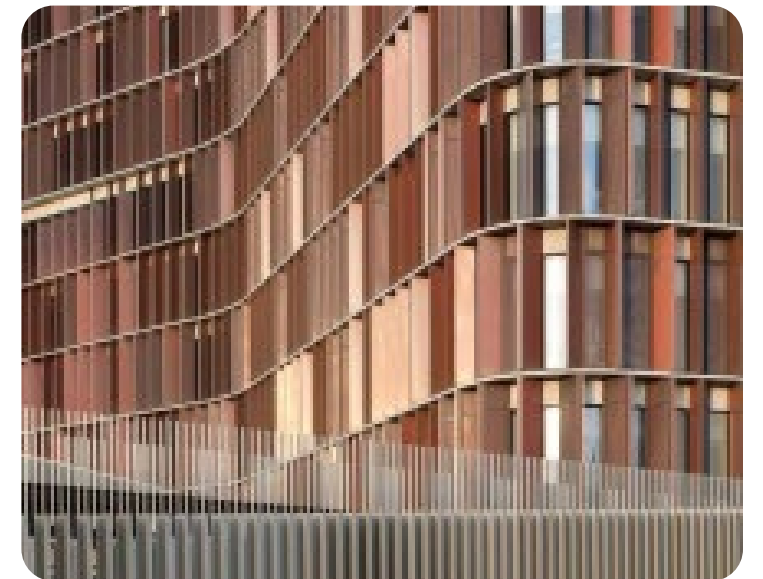


Legend

- Property Line
- Proposed Buildings

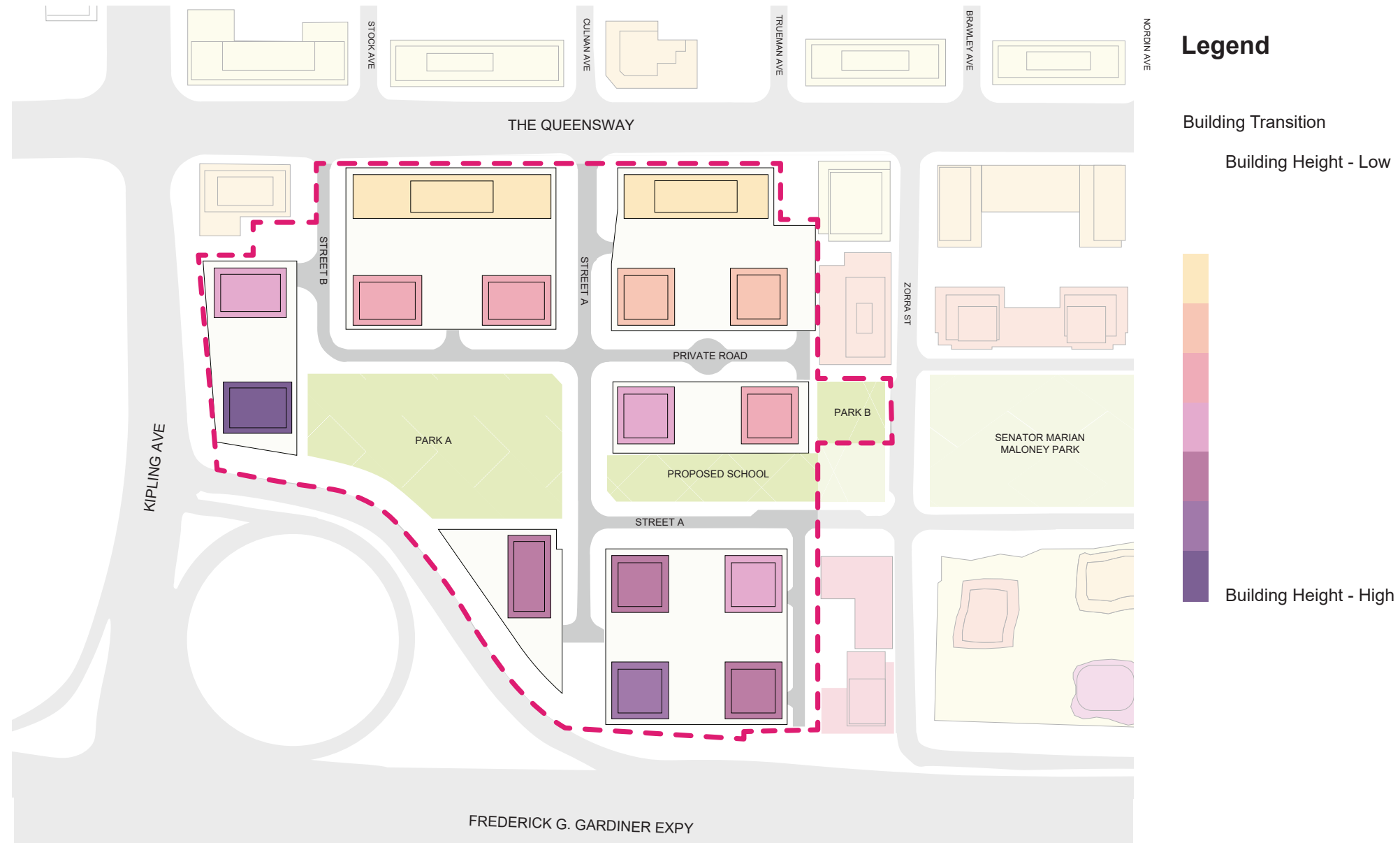
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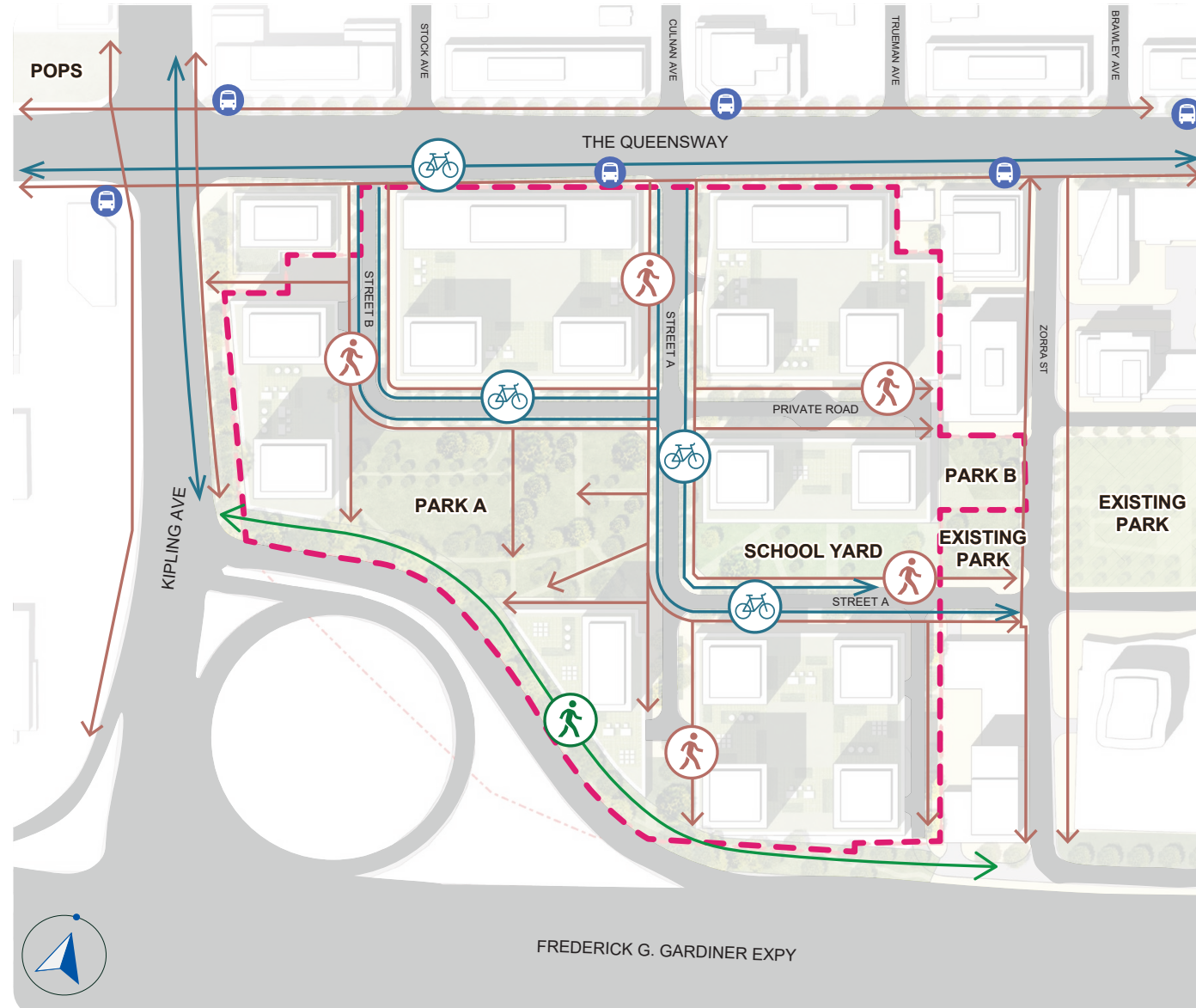
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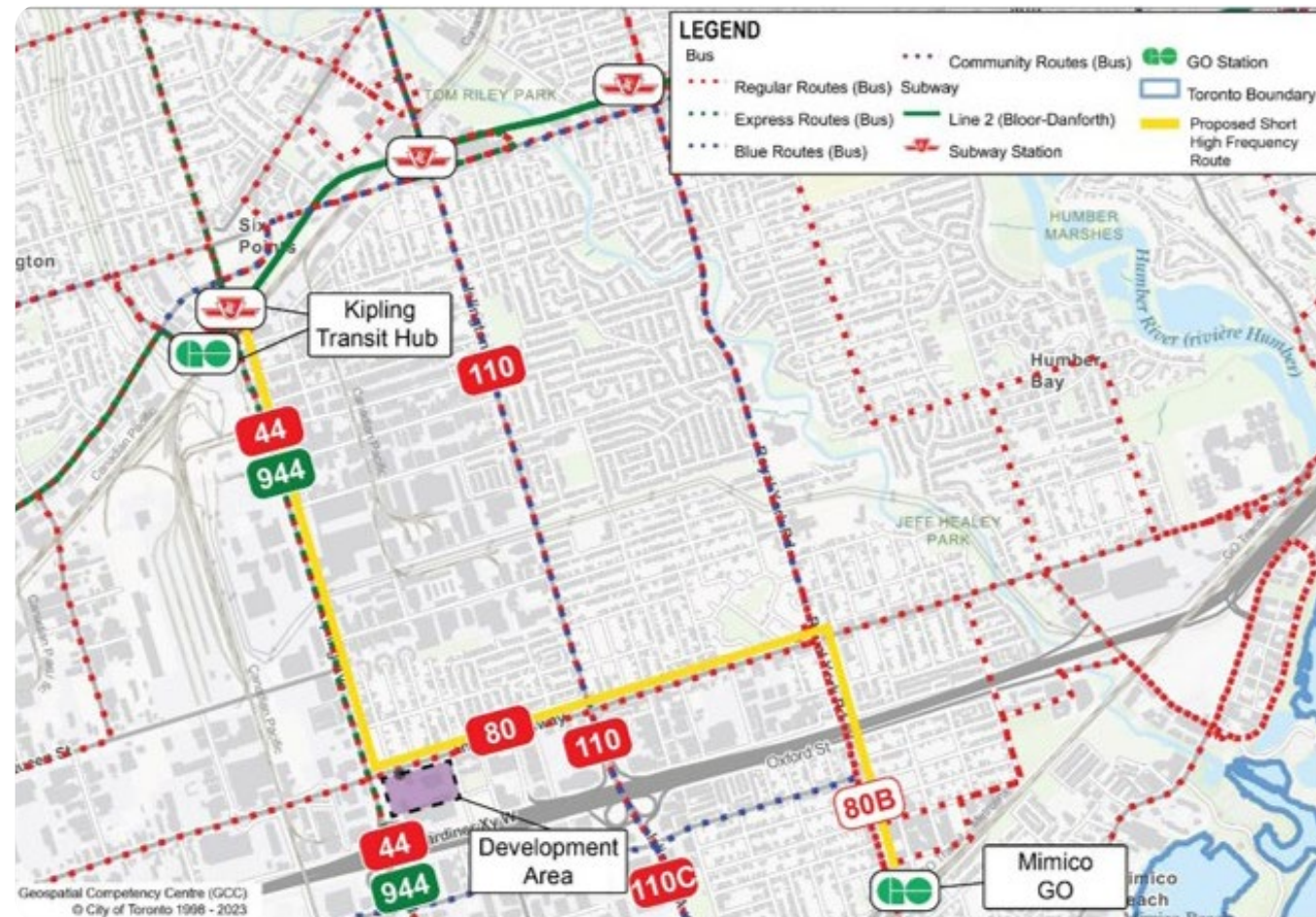
⑨ PROJECT MERITS/DESIGN PRINCIPLES

D. ACTIVE TRANSPORTATION-WALKING AND CYCLING



⑨ PROJECT MERITS/DESIGN PRINCIPLES

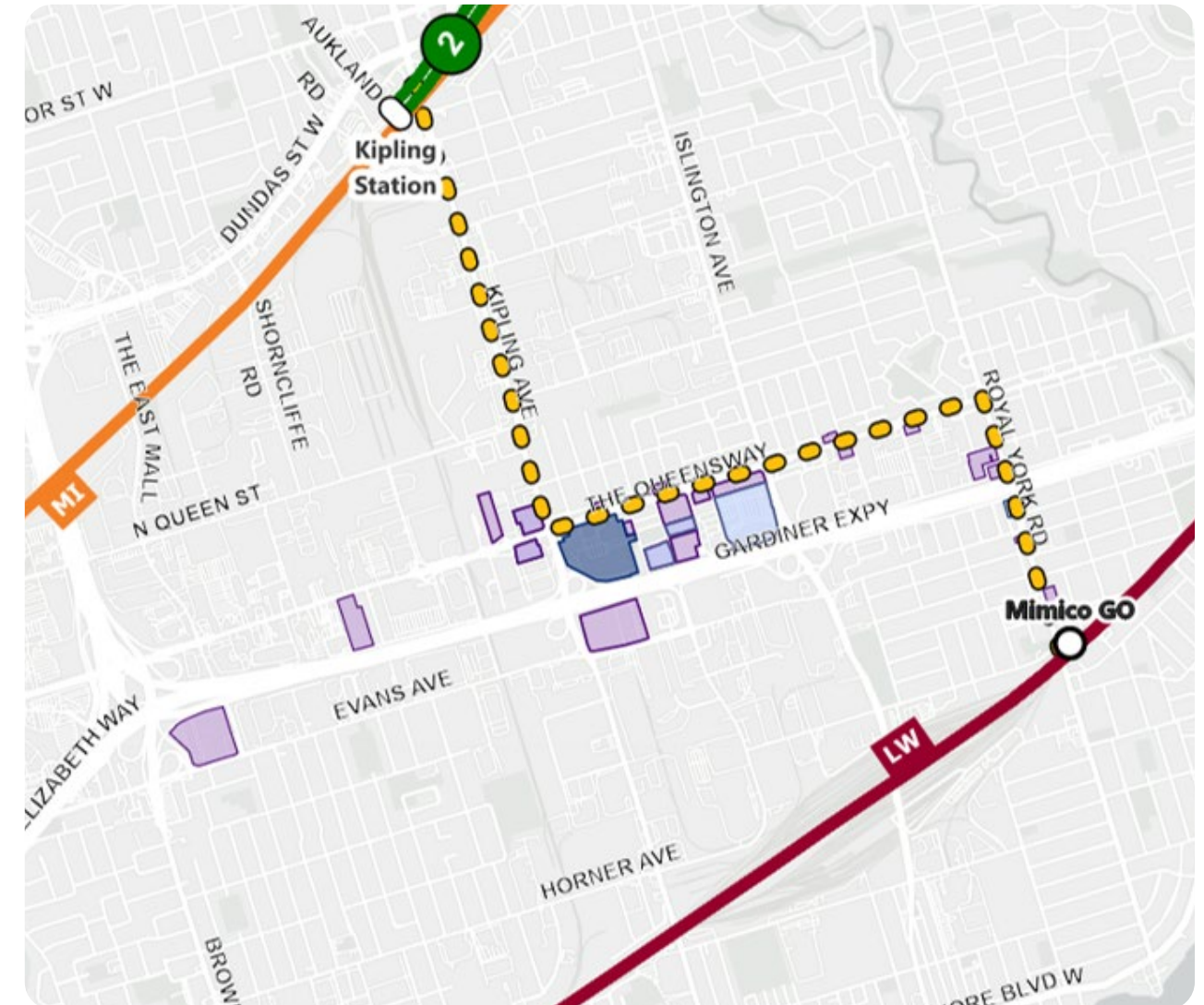
D. PROPOSED TRANSIT IMPROVEMENTS - WSP



IMPROVED EXISTING SERVICE

Bus Route	Existing Headway	Proposed Headway
TTC 44 – Kipling South	7.5 minutes	5 minutes
TTC – 110C Islington South	11 minutes	8 minutes
TTC 80B – Queensway	30 minutes	15 minutes

Prepared by WSP



HIGH-FREQUENCY NEW ROUTE (12-15 MINUTES SERVICE)

⑨ PROJECT MERITS/DESIGN PRINCIPLES

E. OPEN SPACES AND GREEN CONNECTIVITY



Proposed park area Park A: **7,566.2 m²**
and Park B: **1,013.6 m²**

PARKLAND
DEDICATION

15% (8,579.8 m²)

Legend

- Property Line
- Proposed Park
- Existing Park
- Street Planting Zone
- Greenery Connection
- Potential Green Roof

Additional open space
dedication within 14 m
MTO Buffer



Proposed school
outdoor space
2,434.6 m²

⑨ PROJECT MERITS/DESIGN PRINCIPLES

E. OPEN SPACES AND GREEN CONNECTIVITY

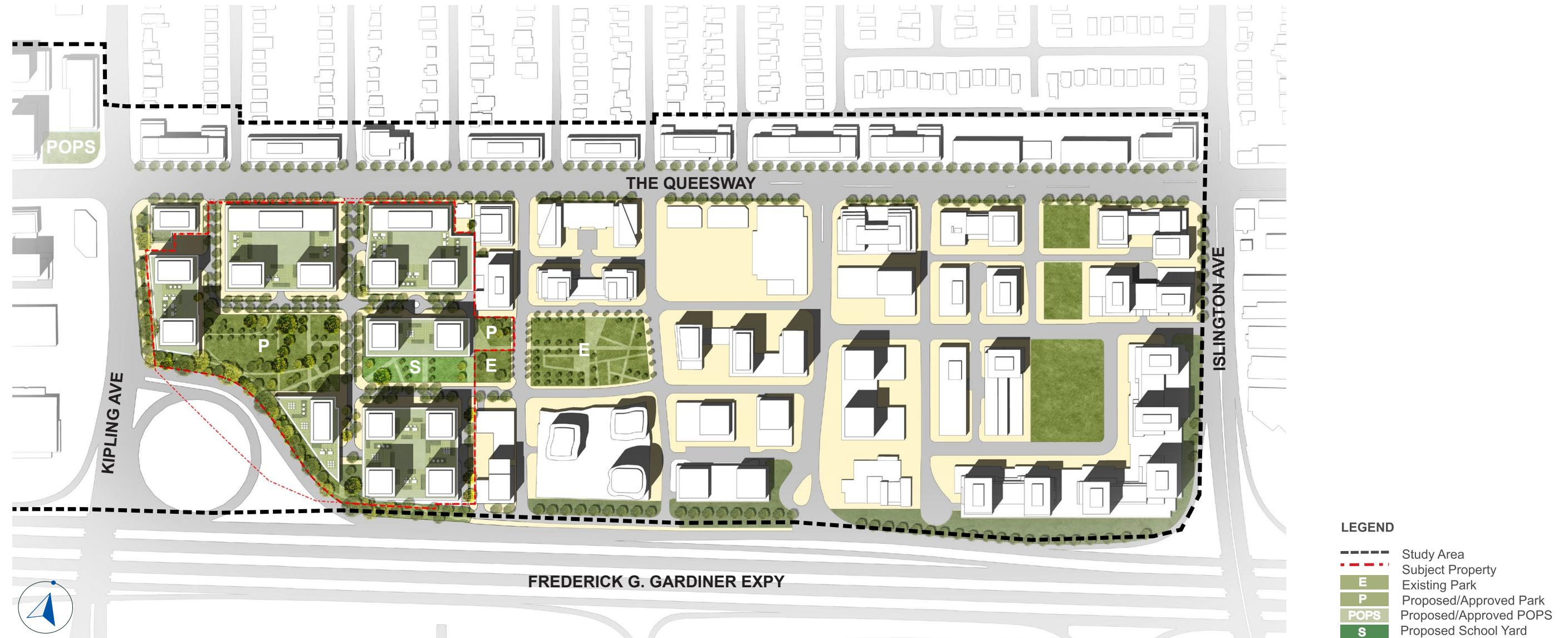
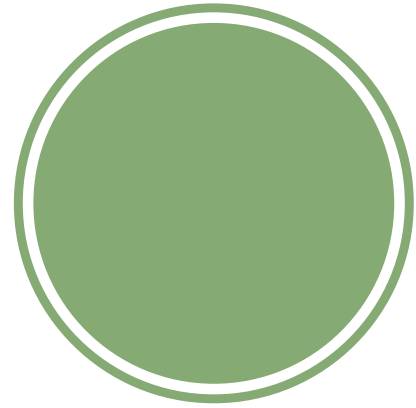


Image prepared by Studio JCI

⑩ TECHNICAL STUDIES COMPLETED



- Community Services and Facilities Study
- Block Context Plan Report
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Planning Justification Report
- Energy Strategy Report
- Land Use Compatibility, Air Quality, and Odour Assessment

⑪ STAFF RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 1233-1255 The Queensway substantially in accordance with the draft Official Plan Amendment attached as Attachment 4 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

⑫ COMMENTS & QUESTIONS?

THANK YOU

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