



APPENDIX #2

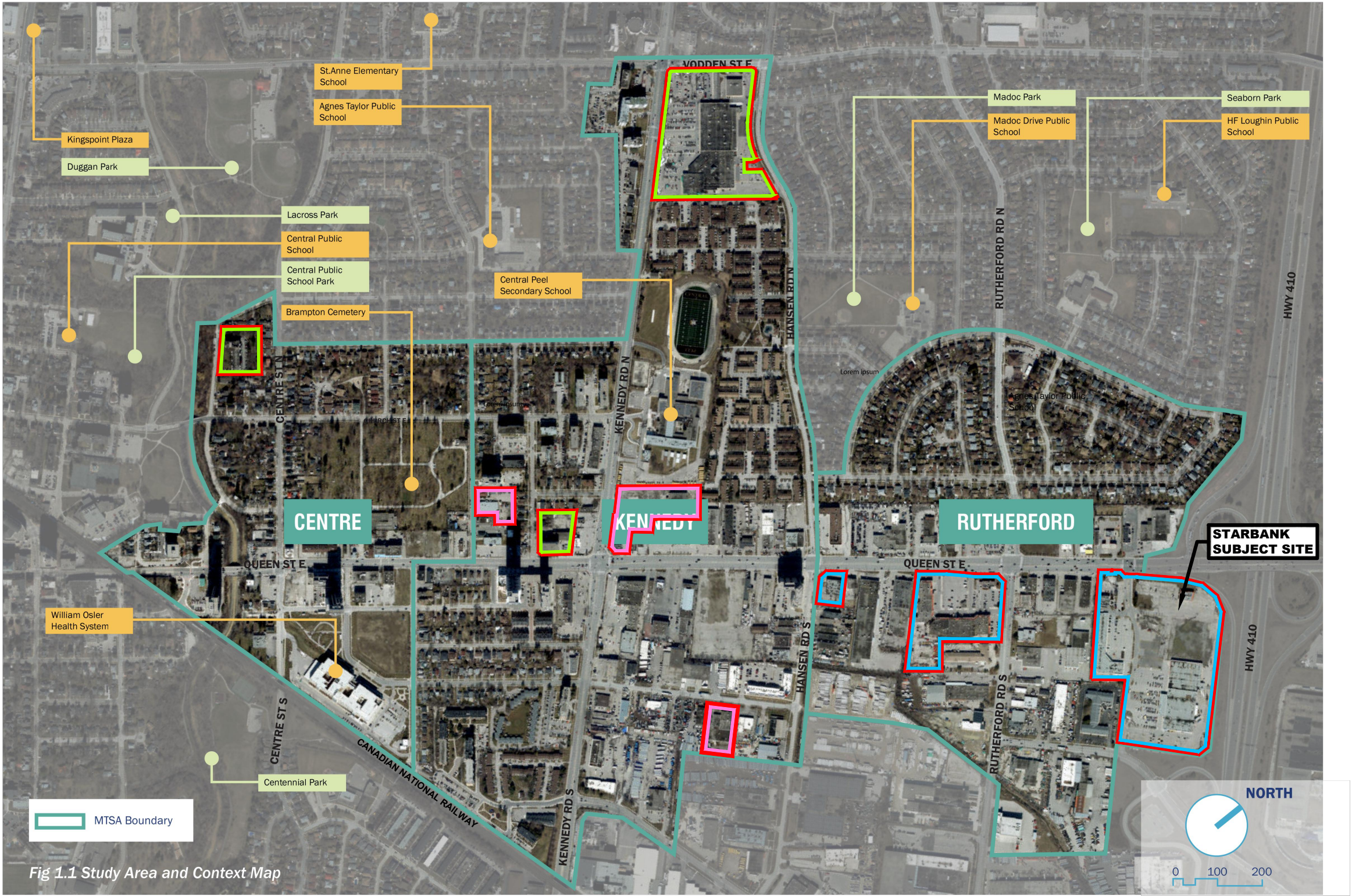
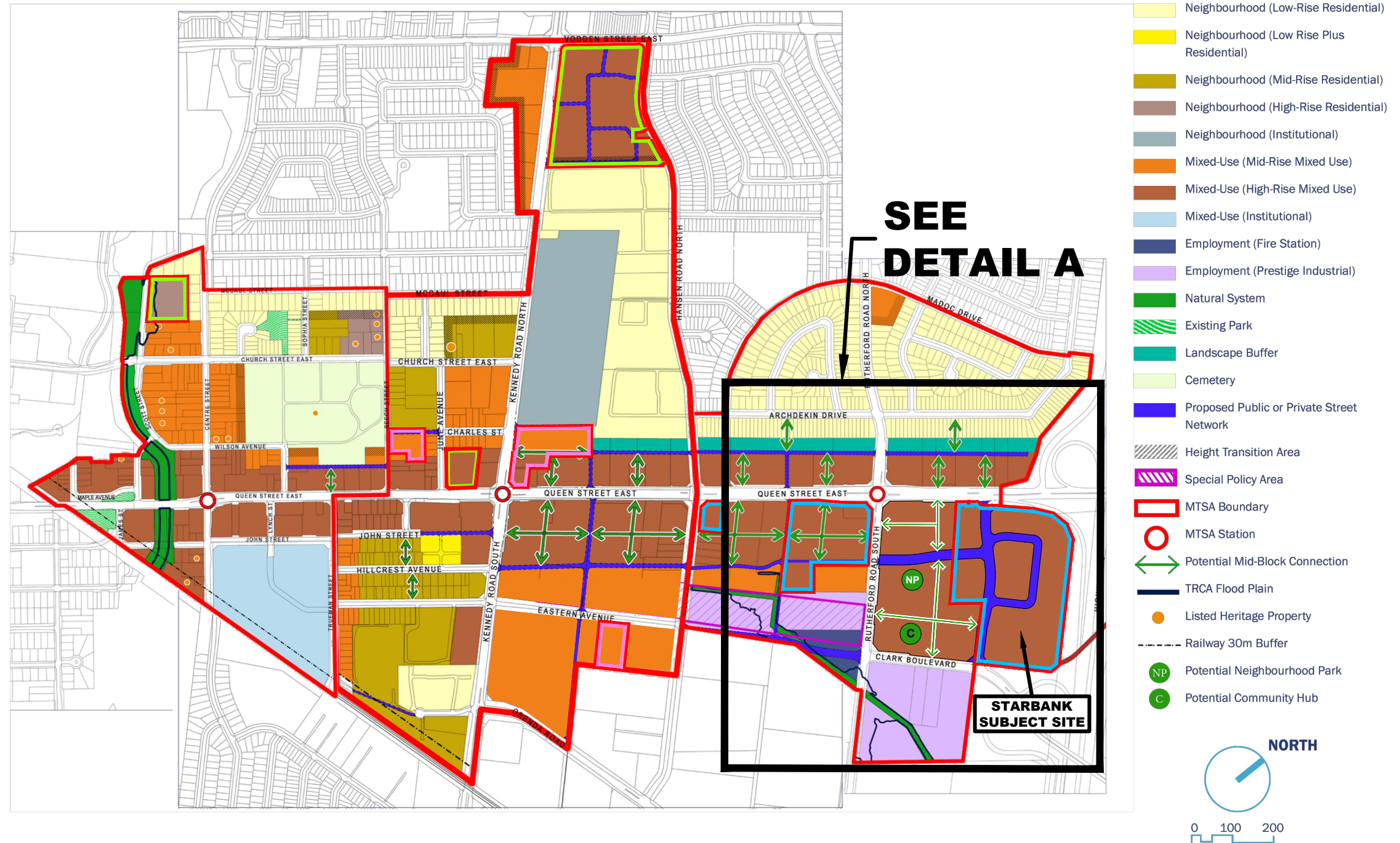


Fig 1.1 Study Area and Context Map

STARBANK DEVELOPMENTS 285 CORP.
STUDY AREA and CONTEXT MAP
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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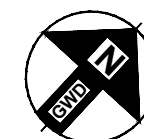
- ### LEGEND
- GWD CLIENT
 - APPROVED APPLICATION
 - ACTIVE APPLICATION
 - UNDER STUDY / PENDING APPLICATION
- Neighbourhood (Low-Rise Residential)
 - Neighbourhood (Low Rise Plus Residential)
 - Neighbourhood (Mid-Rise Residential)
 - Neighbourhood (High-Rise Residential)
 - Neighbourhood (Institutional)
 - Mixed-Use (Mid-Rise Mixed Use)
 - Mixed-Use (High-Rise Mixed Use)
 - Mixed-Use (Institutional)
 - Employment (Fire Station)
 - Employment (Prestige Industrial)
 - Natural System
 - Existing Park
 - Landscape Buffer
 - Cemetery
 - Proposed Public or Private Street Network
 - Height Transition Area
 - Special Policy Area
 - MTSA Boundary
 - MTSA Station
 - Potential Mid-Block Connection
 - TRCA Flood Plain
 - Listed Heritage Property
 - Railway 30m Buffer
 - Potential Neighbourhood Park (NP)
 - Potential Community Hub (C)

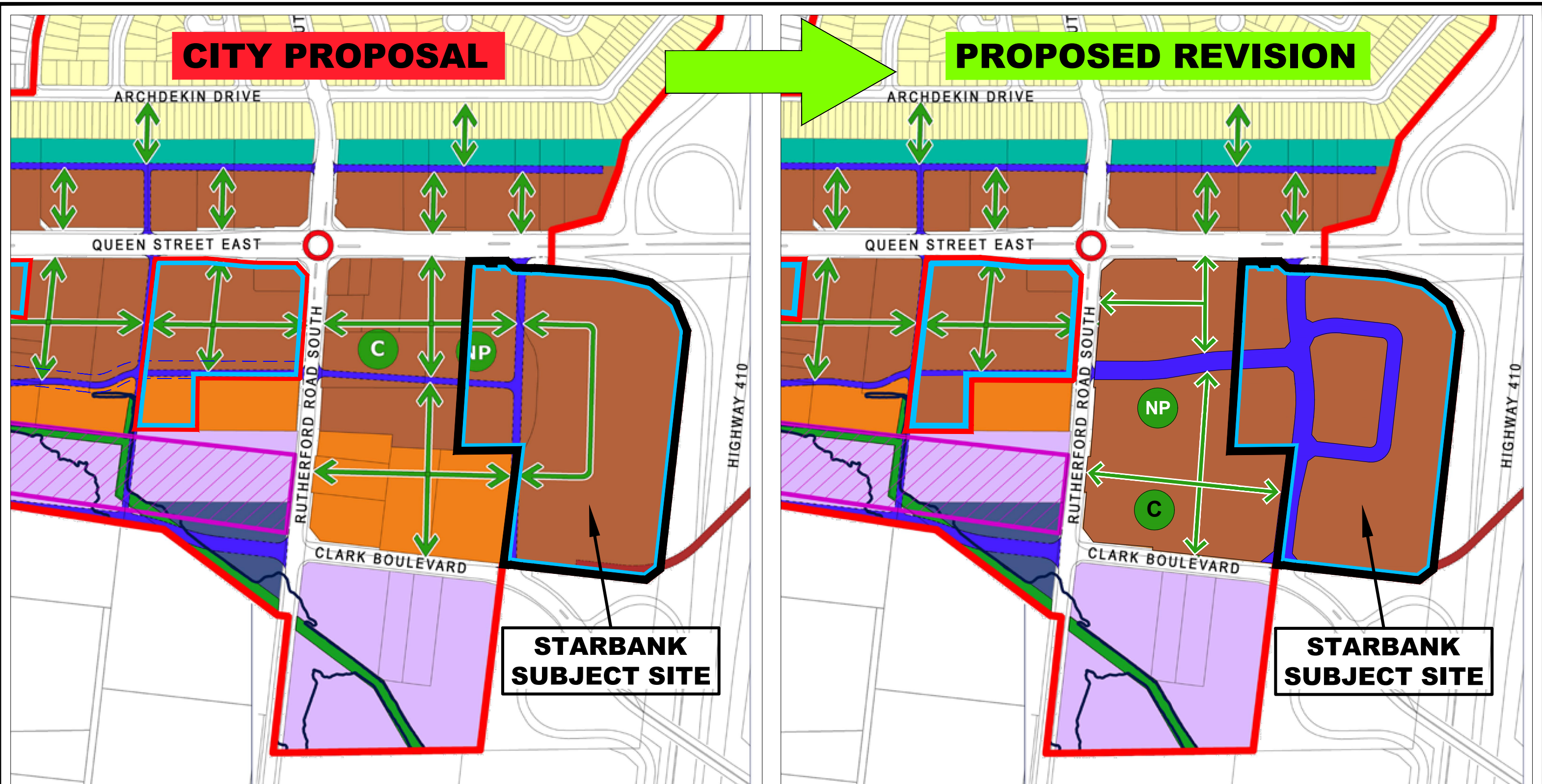
Fig 1.2 Major Transit Station Areas Land Use Schedule

9

STARBANK DEVELOPMENTS 285 CORP.: **'PROPOSED' MAJOR TRANSIT STATION AREAS LAND USE SCHEDULE** **DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

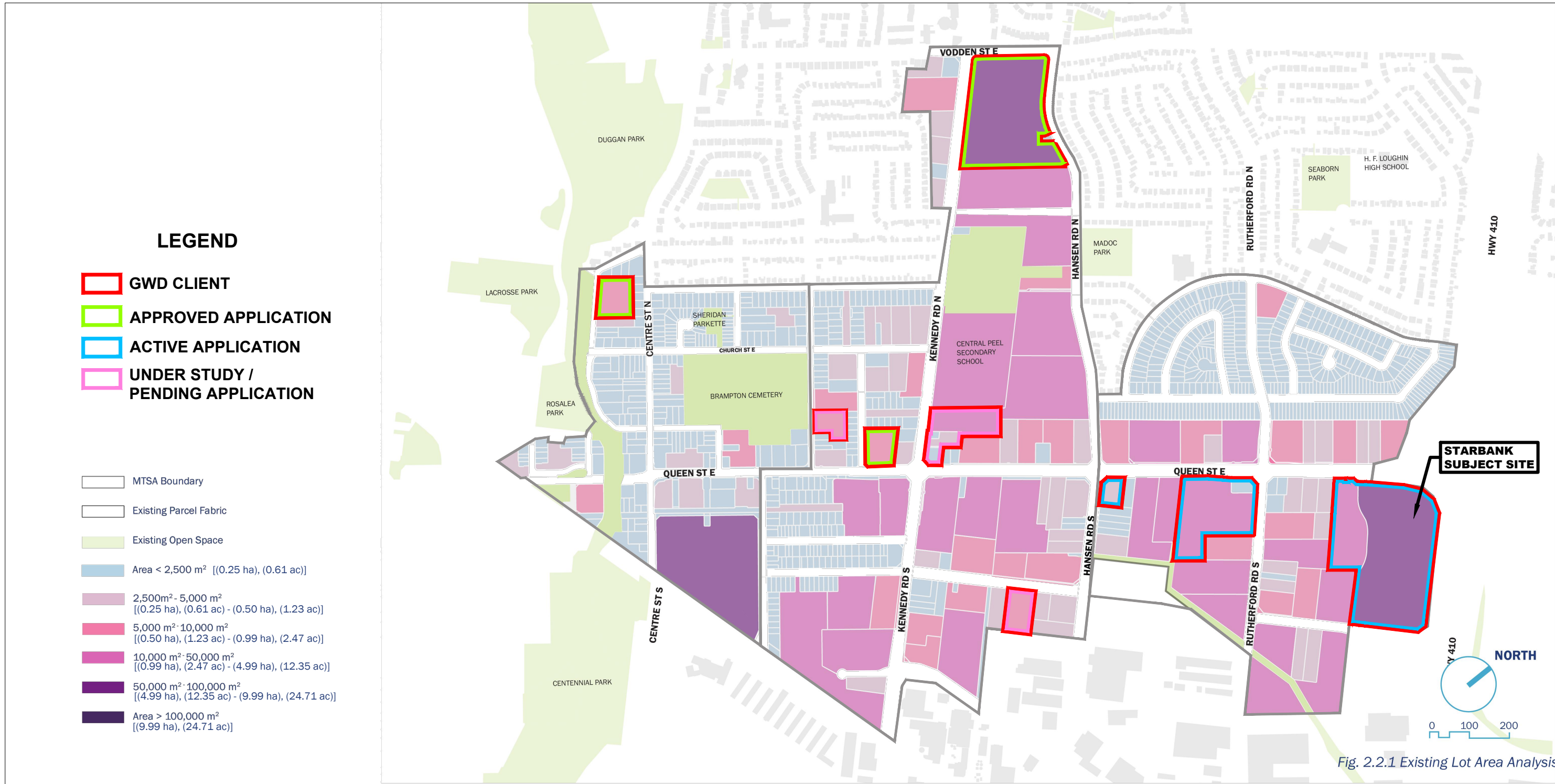
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DETAIL A
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' MAJOR TRANSIT STATION AREAS LAND USE SCHEDULE
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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**STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' EXISTING LOT AREA ANALYSIS
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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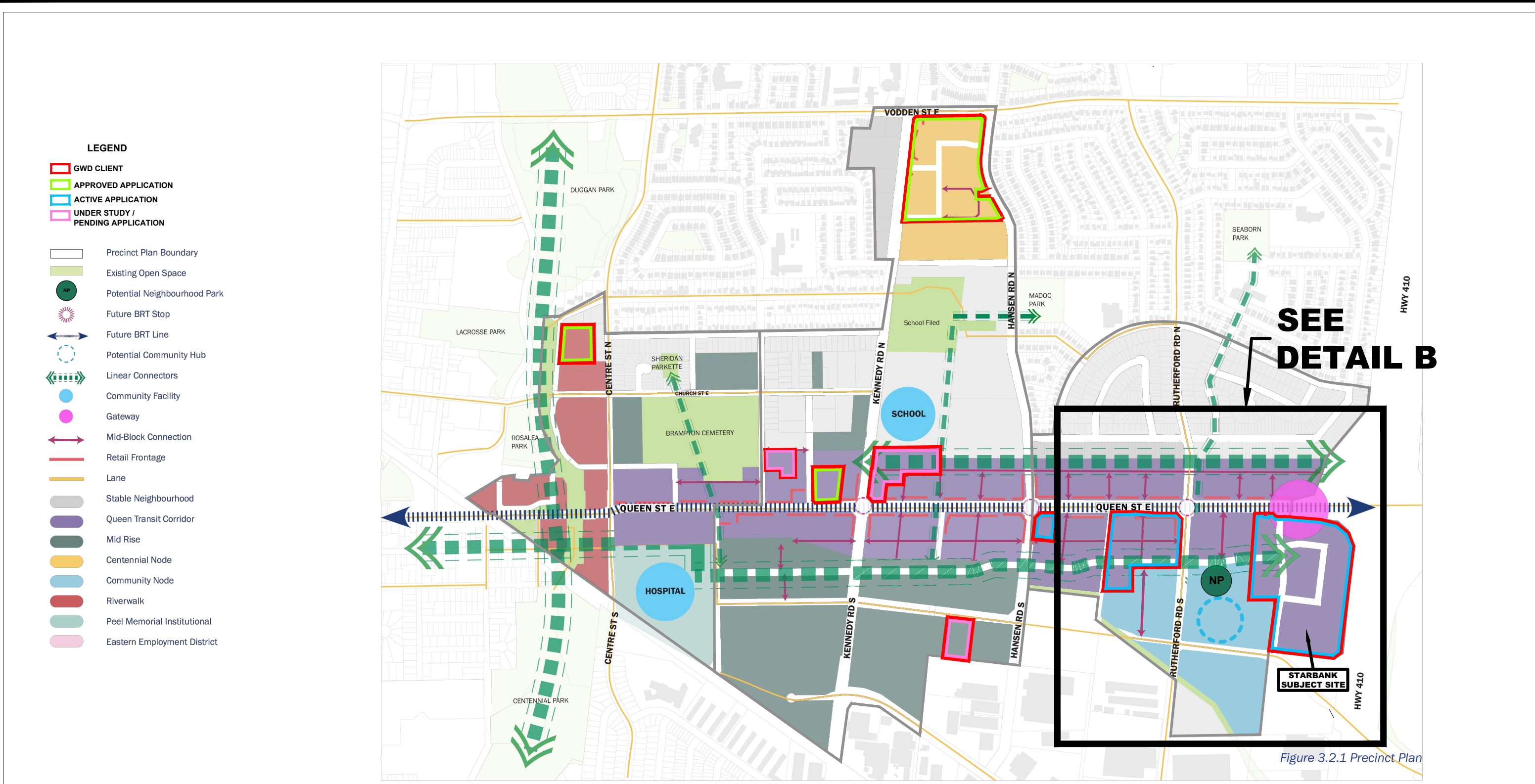
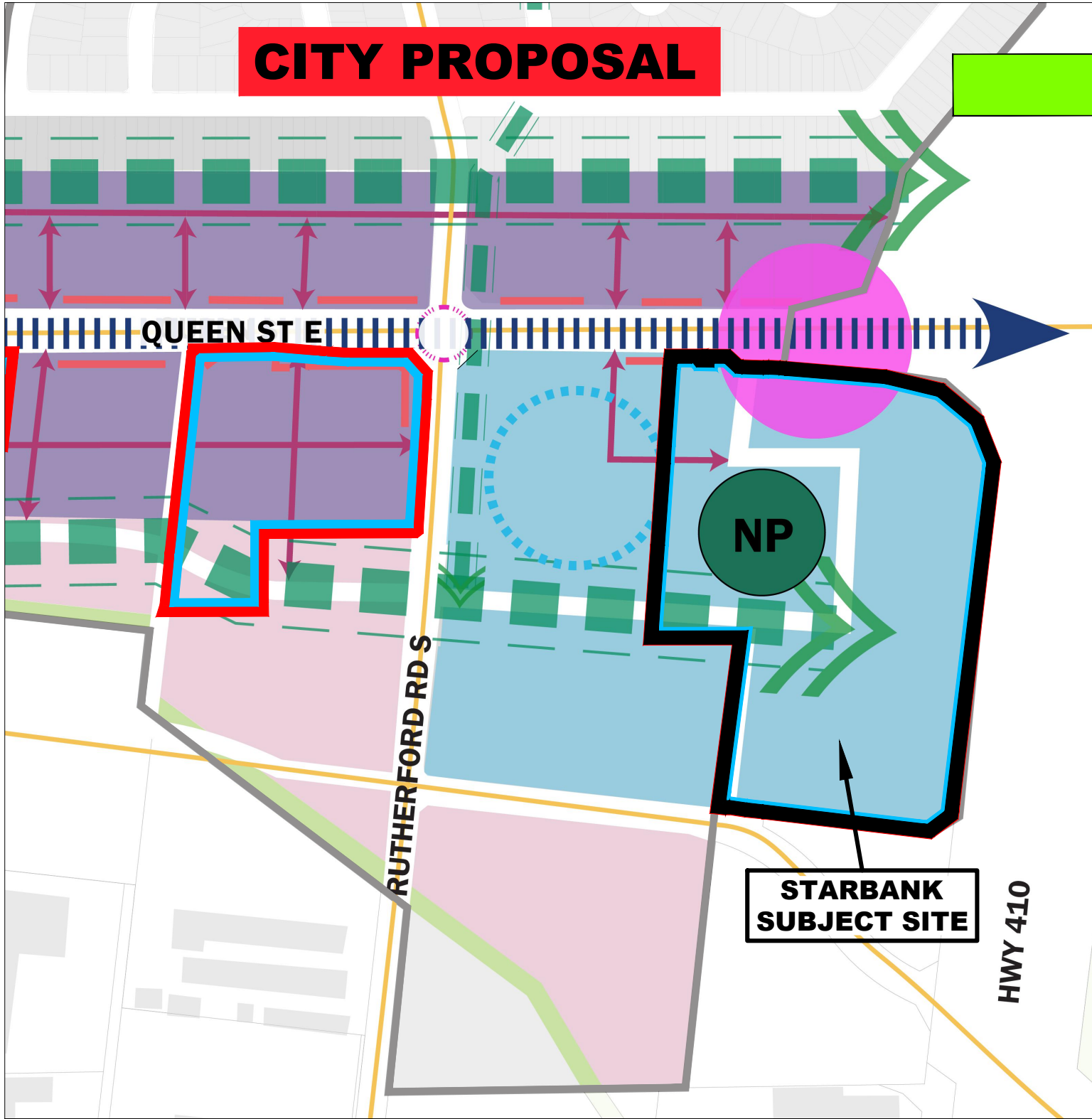


Figure 3.2.1 Precinct Plan

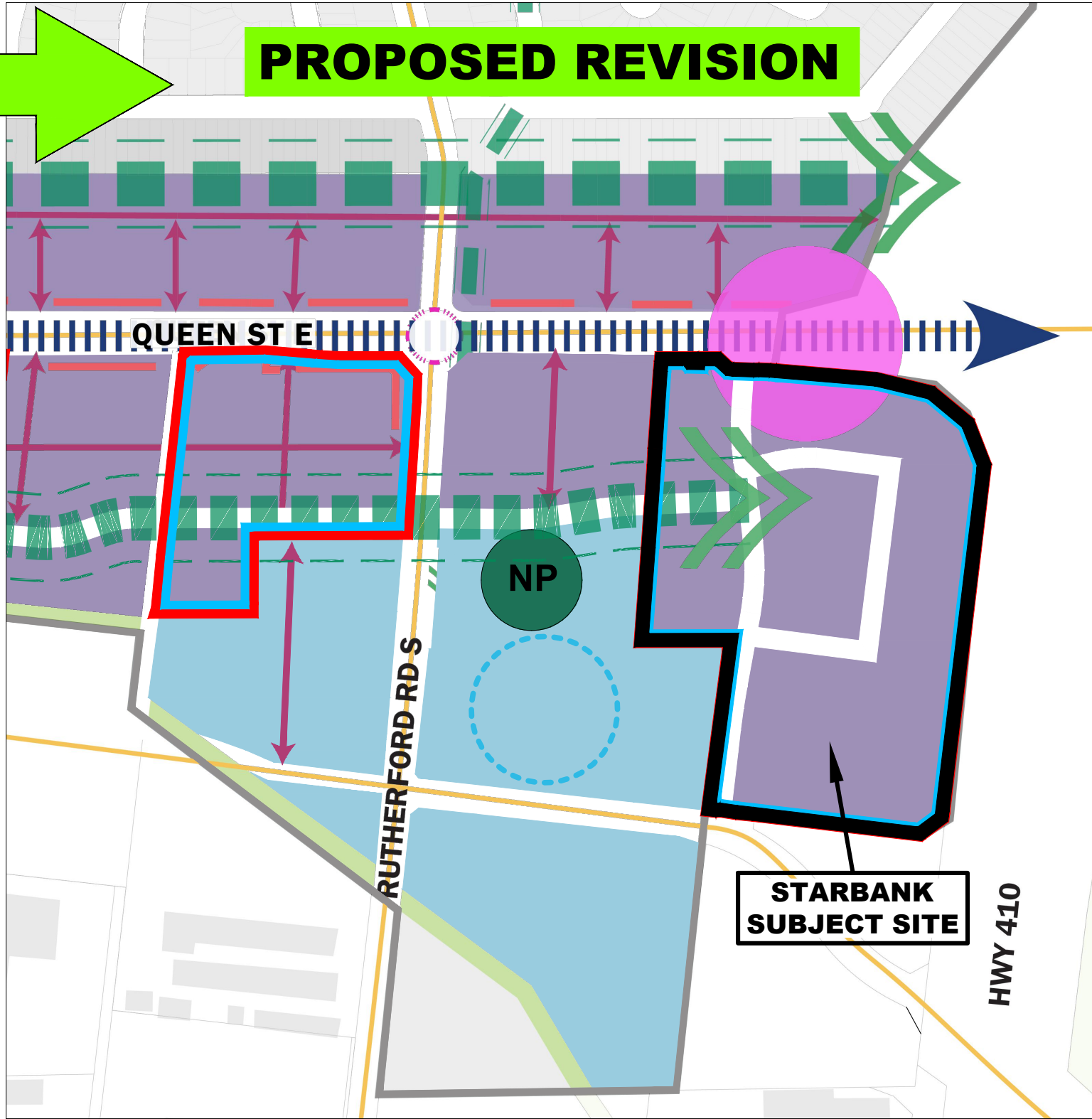
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'PROPOSED' PRECINCT PLAN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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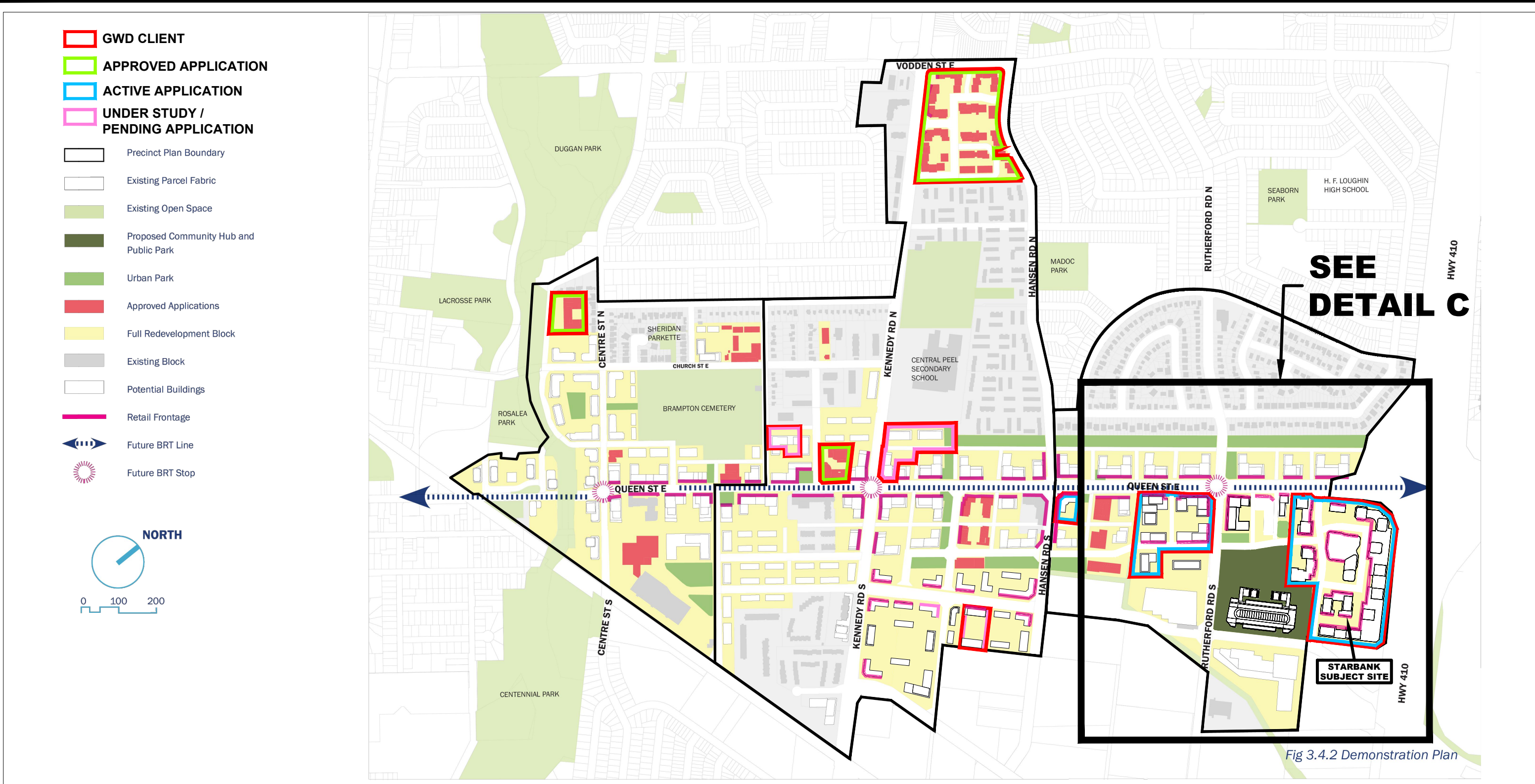


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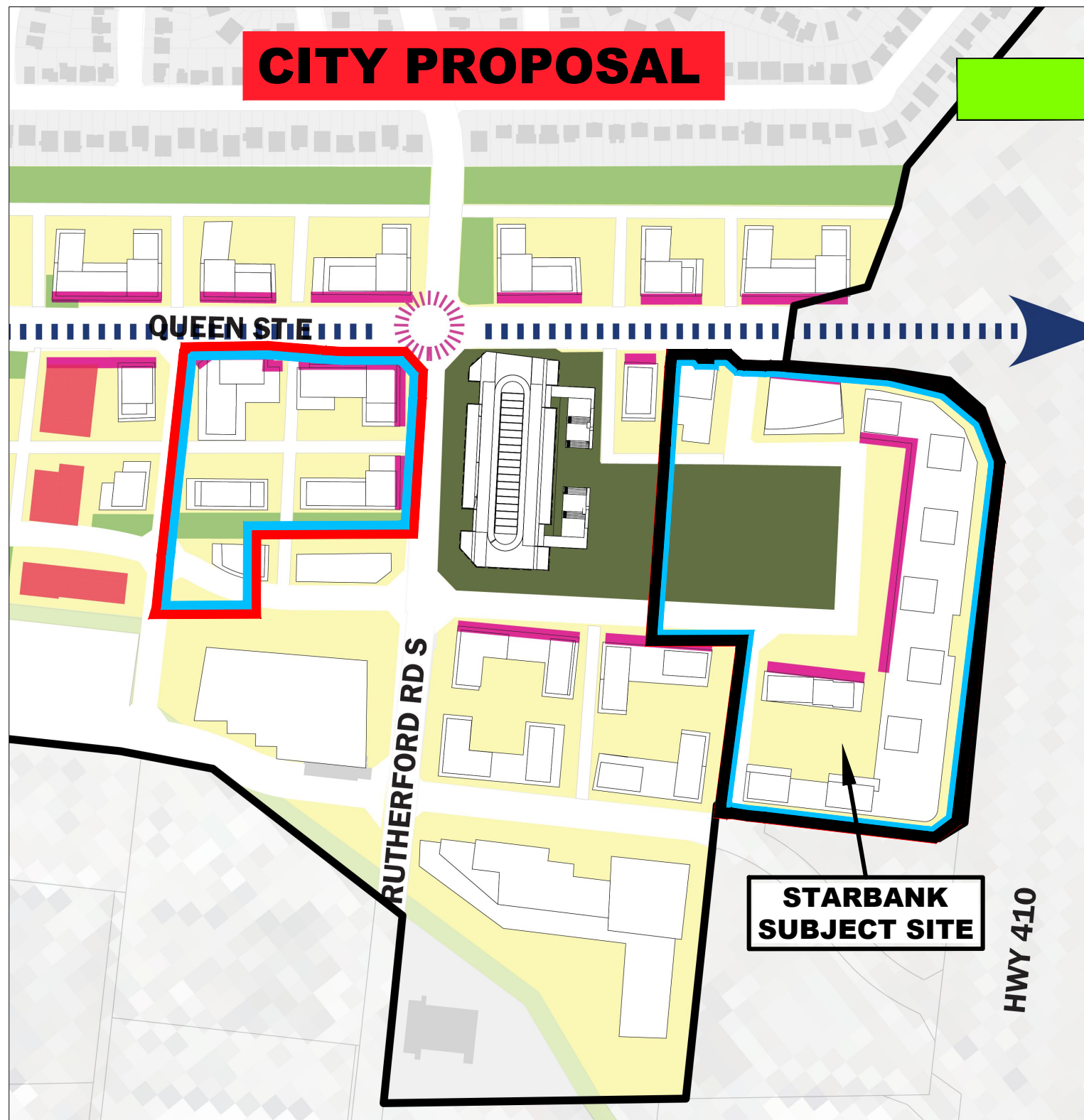
DETAIL B
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' PRECINCT PLAN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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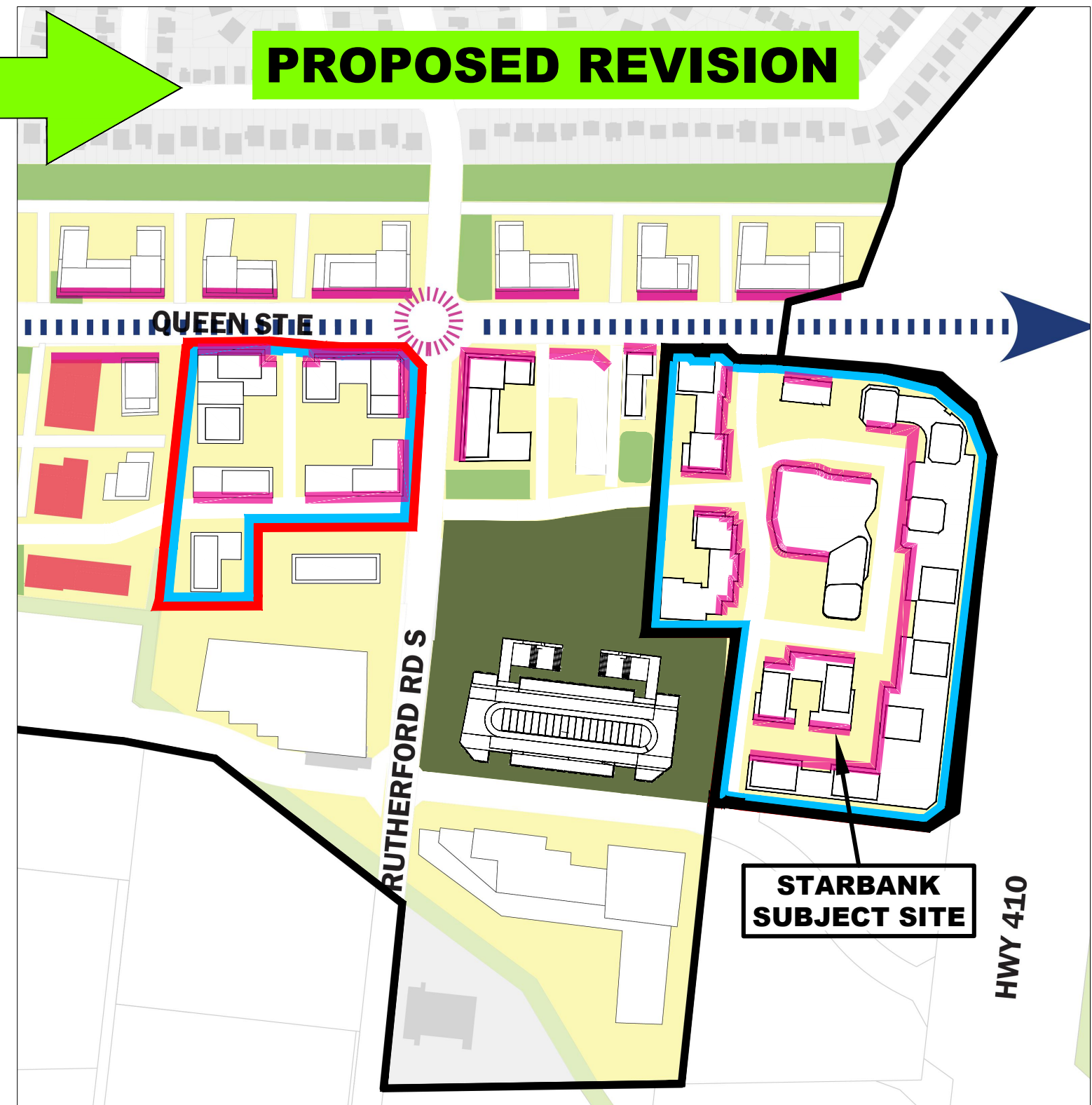


STARBANK DEVELOPMENTS 285 CORP.: 'PROPOSED' DEMONSTRATION PLAN DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)	P.N.: 22.3206		Date: September 6, 2024
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DETAIL C
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'PROPOSED' DEMONSTRATION PLAN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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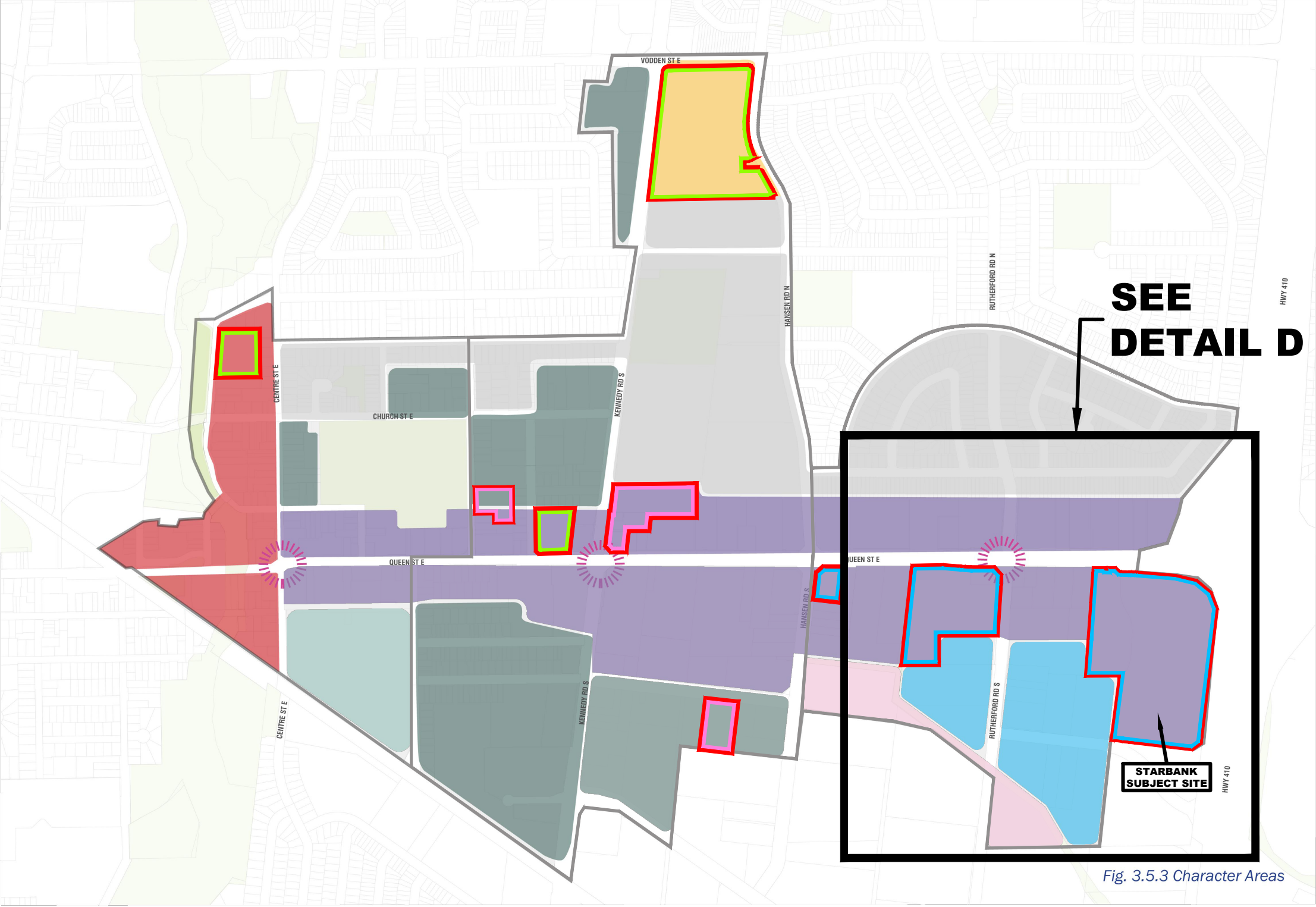
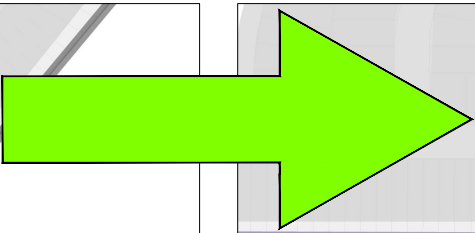
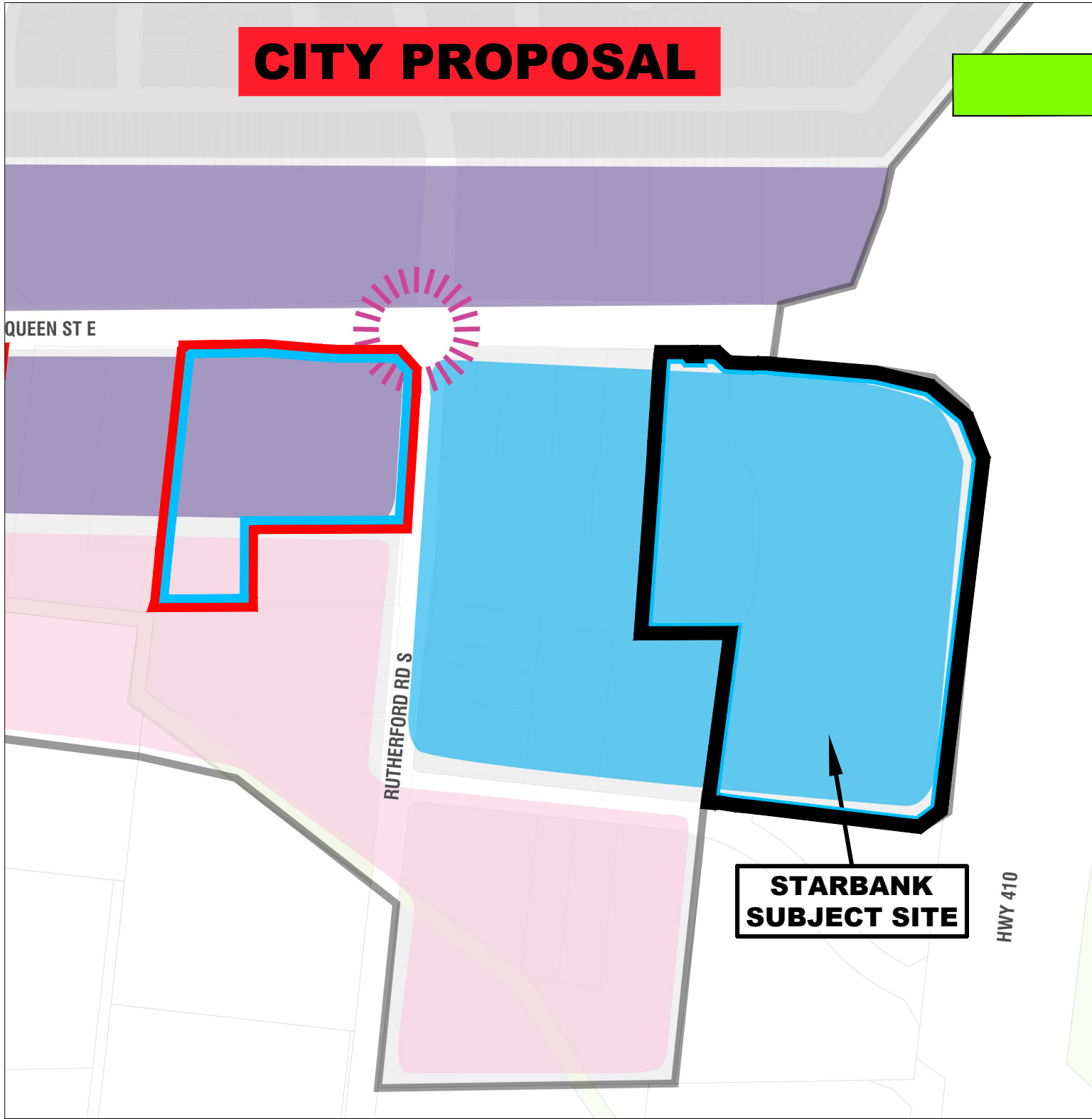


Fig. 3.5.3 Character Areas

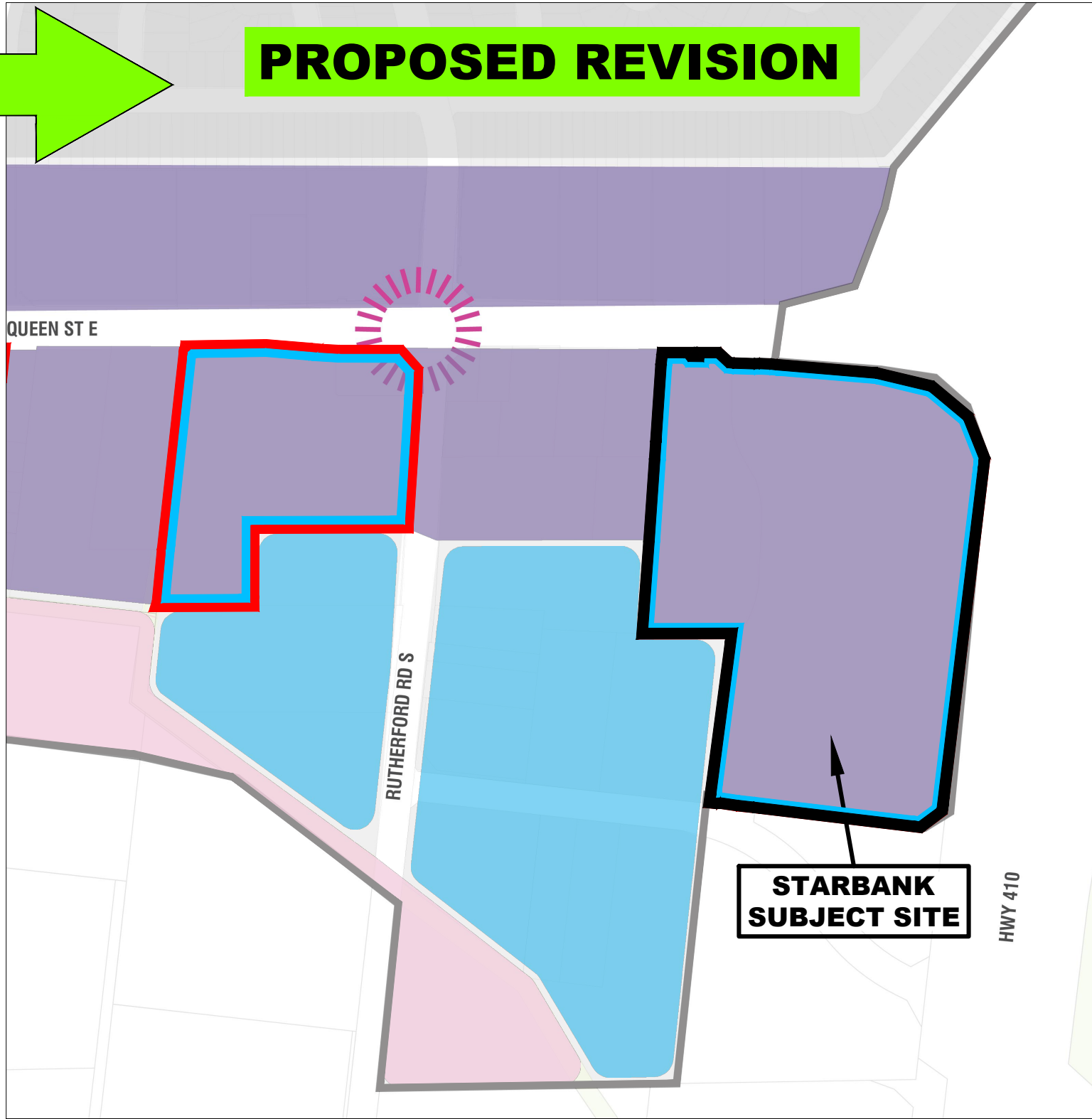
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' CHARACTER AREAS
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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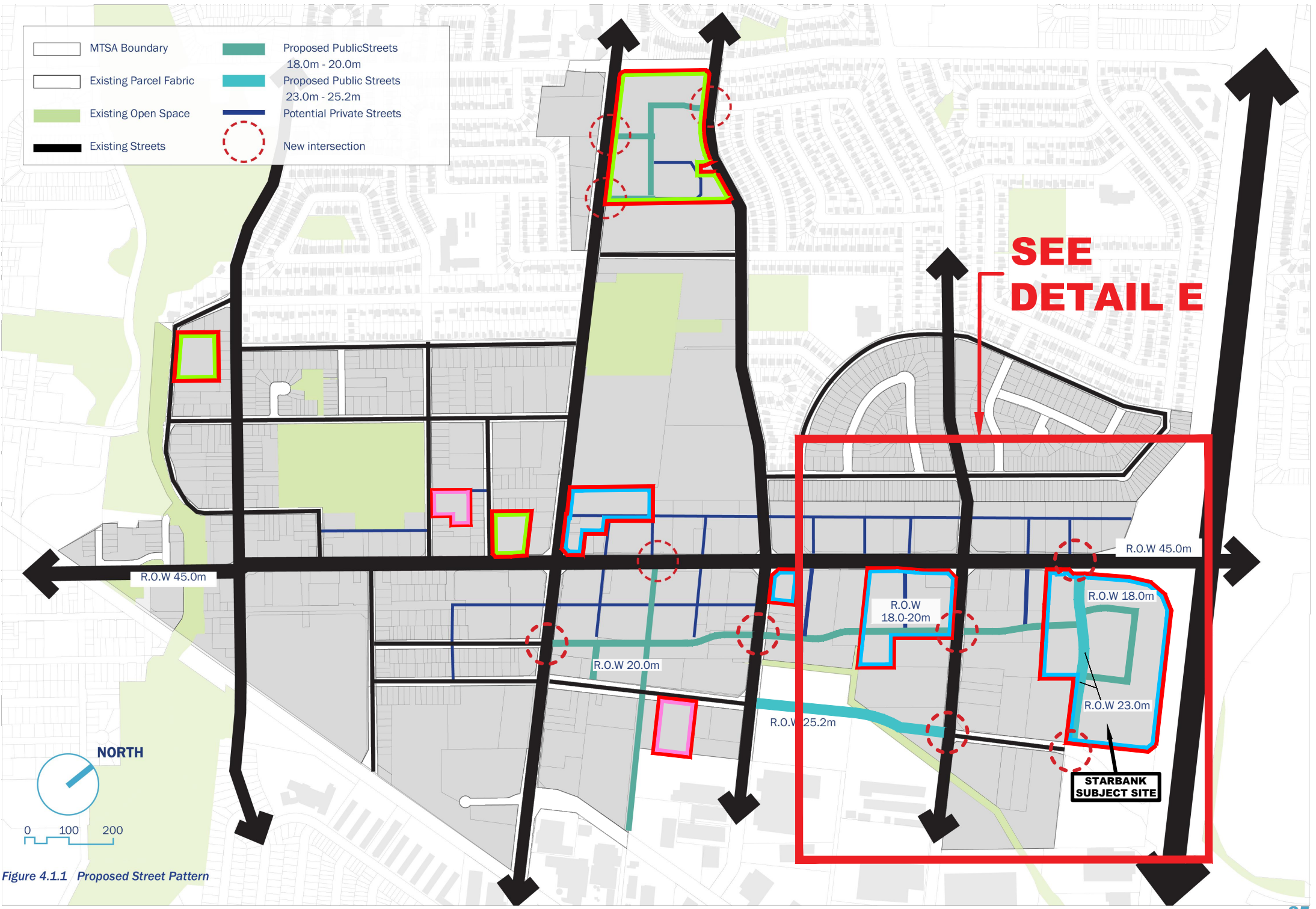
DETAIL D
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' CHARACTER AREAS
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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LEGEND

- GWD CLIENT
- APPROVED APPLICATION
- ACTIVE APPLICATION
- UNDER STUDY / PENDING APPLICATION

- MTSA Boundary
- Existing Parcel Fabric
- Existing Open Space
- Existing Streets
- Proposed Public Streets 18.0m - 20.0m
- Proposed Public Streets 23.0m - 25.2m
- Potential Private Streets
- New intersection

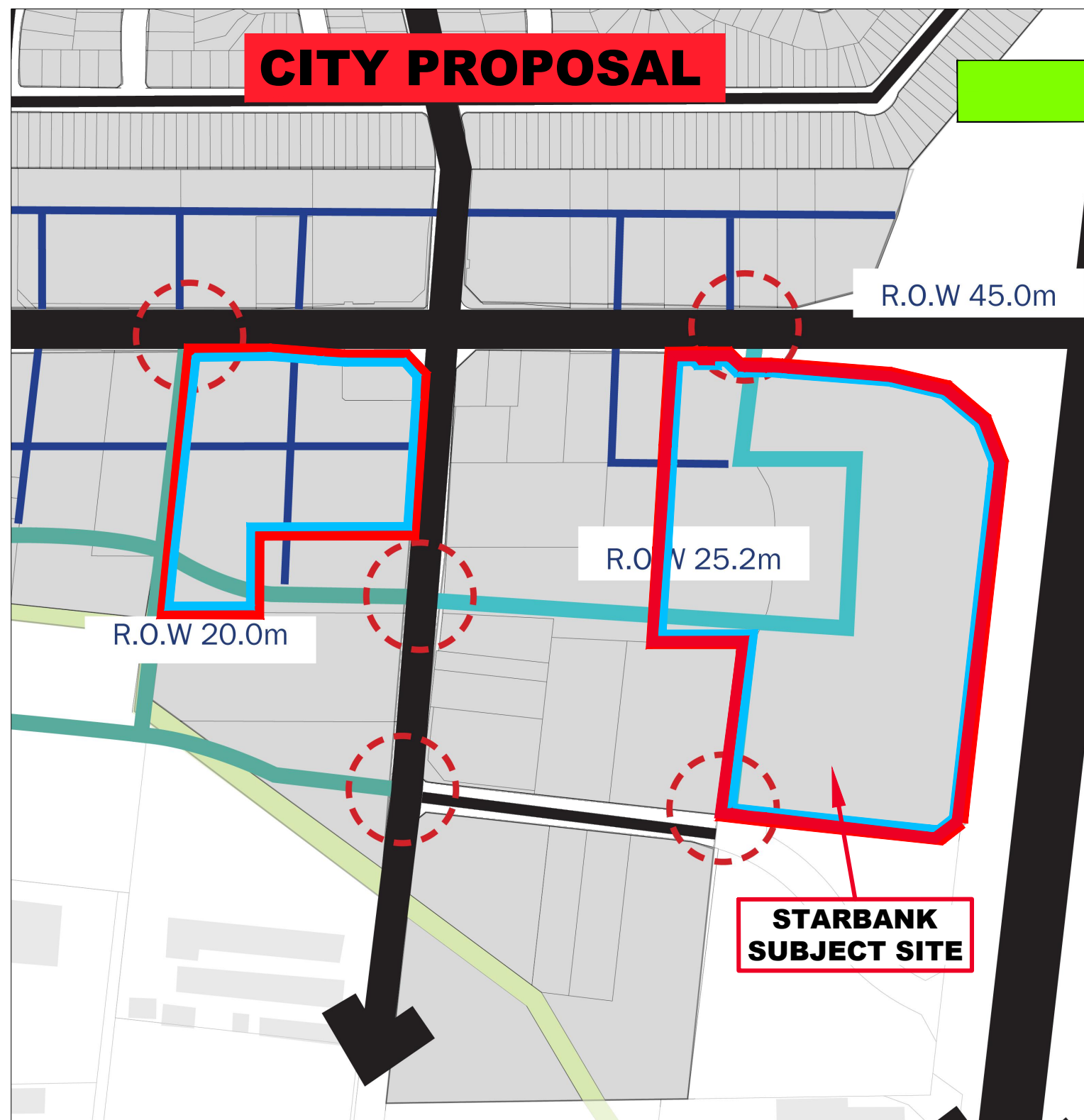


**STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' STREET PATTERN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

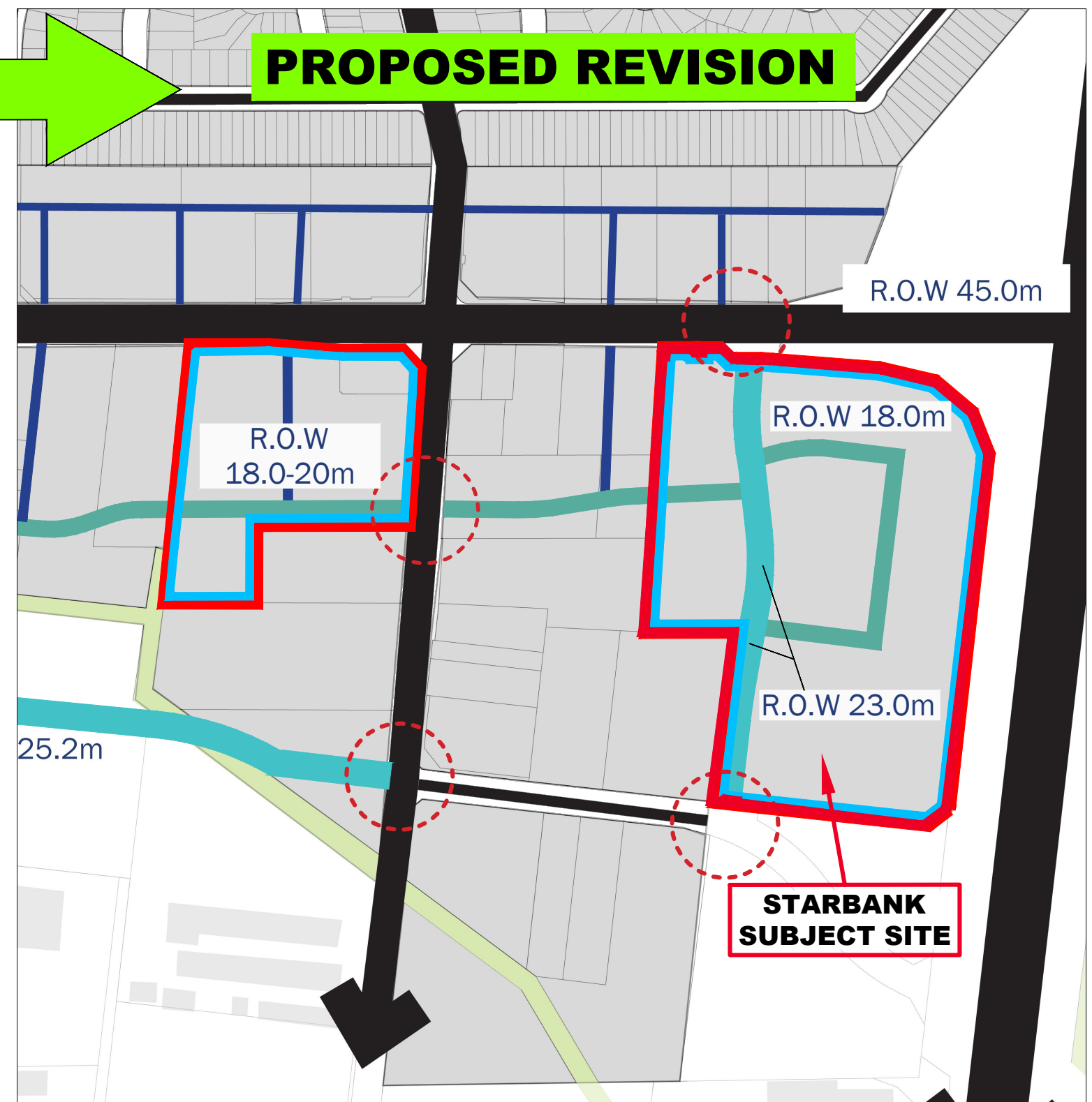
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DETAIL E
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' STREET PATTERN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

P.N.: 22.3206

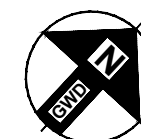
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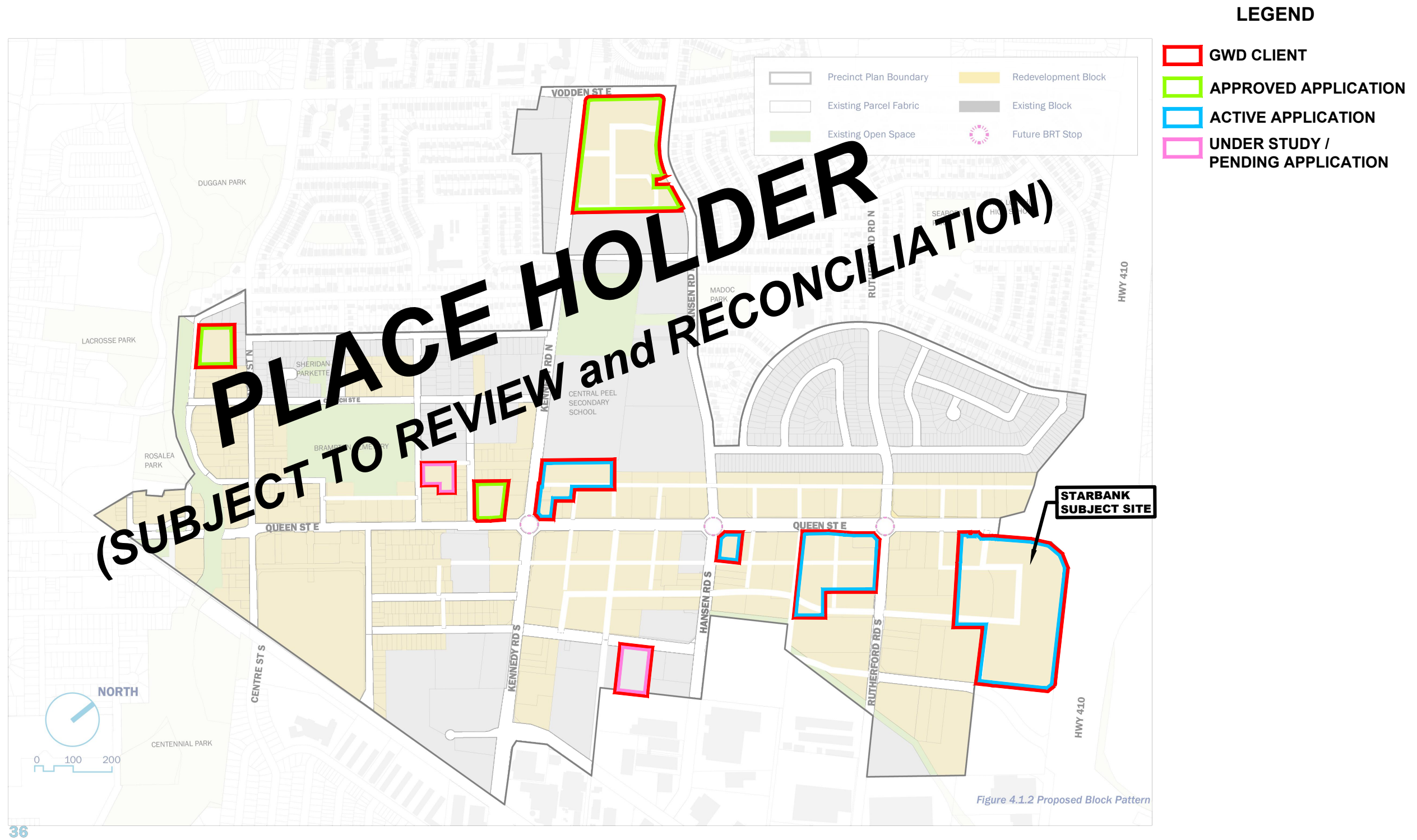
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Drawn By: D.S.

File No.: PN 3206 AUG_29_2024.dwg





**STARBANK DEVELOPMENTS 285 CORP.:
 PROPOSED BLOCK PATTERN
 DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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- LEGEND**
- GWD CLIENT
 - APPROVED APPLICATION
 - ACTIVE APPLICATION
 - UNDER STUDY / PENDING APPLICATION

- MTSA Boundary
- Existing Open Space
- Urban Park
- Proposed Park
- 0-4 st
- 5-8 st
- 9-12 st
- 13-20 st
- 21-30 st
- 31-40 st
- 41-50 st
- 50+ st "unlimited density"
- Future BRT Stop

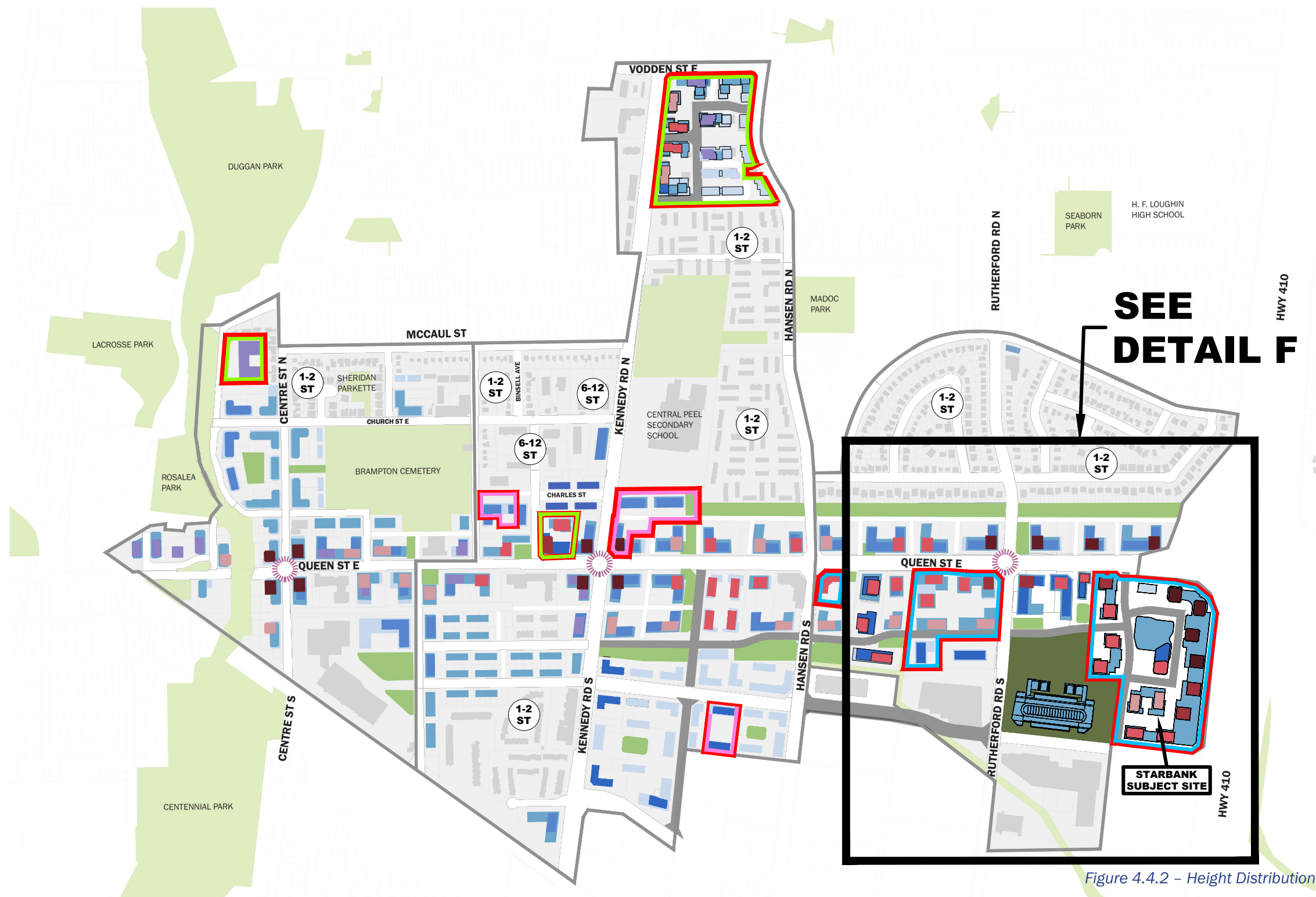
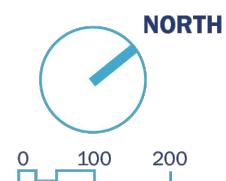
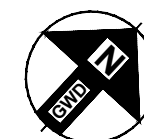


Figure 4.4.2 – Height Distribution

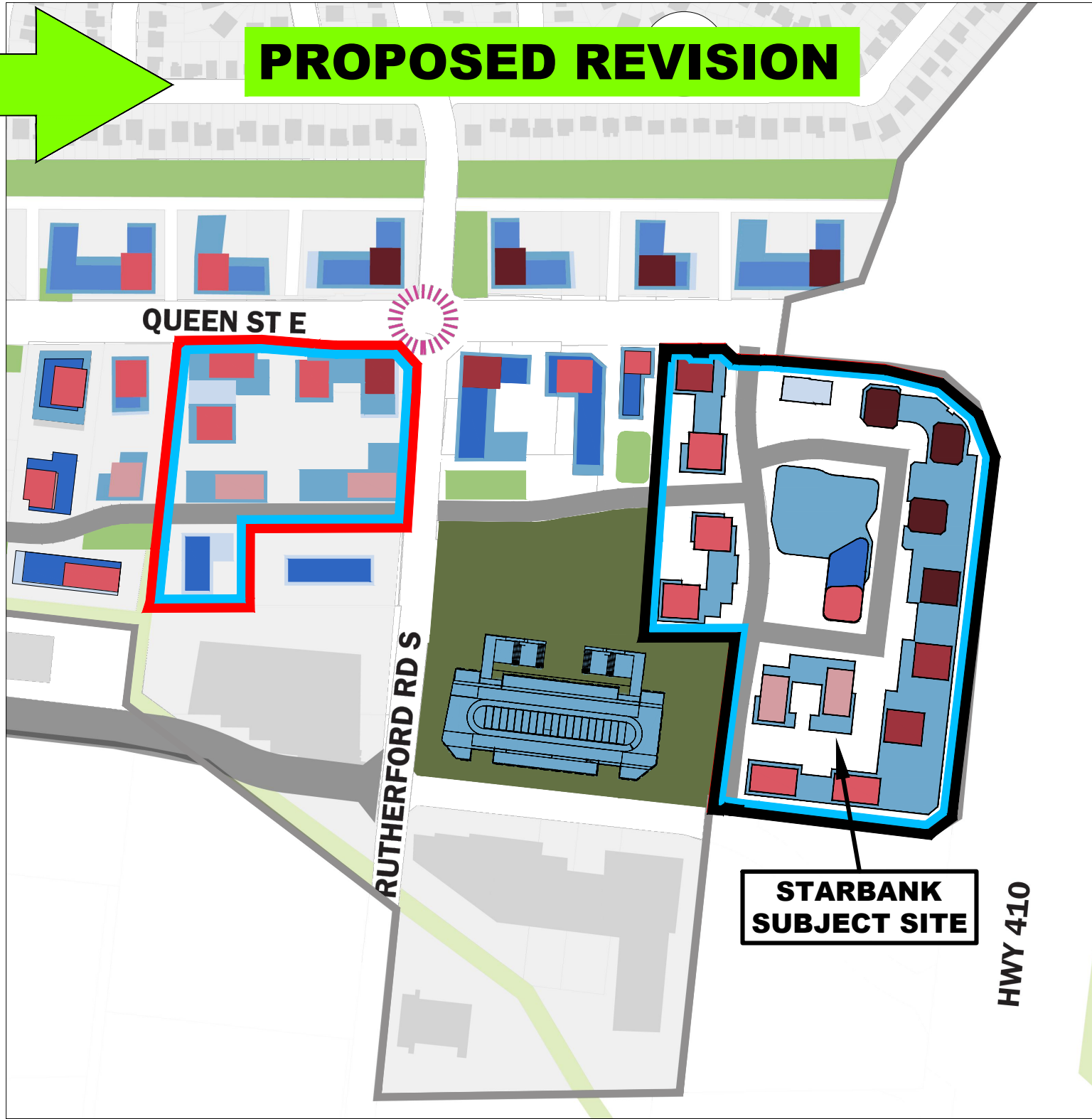
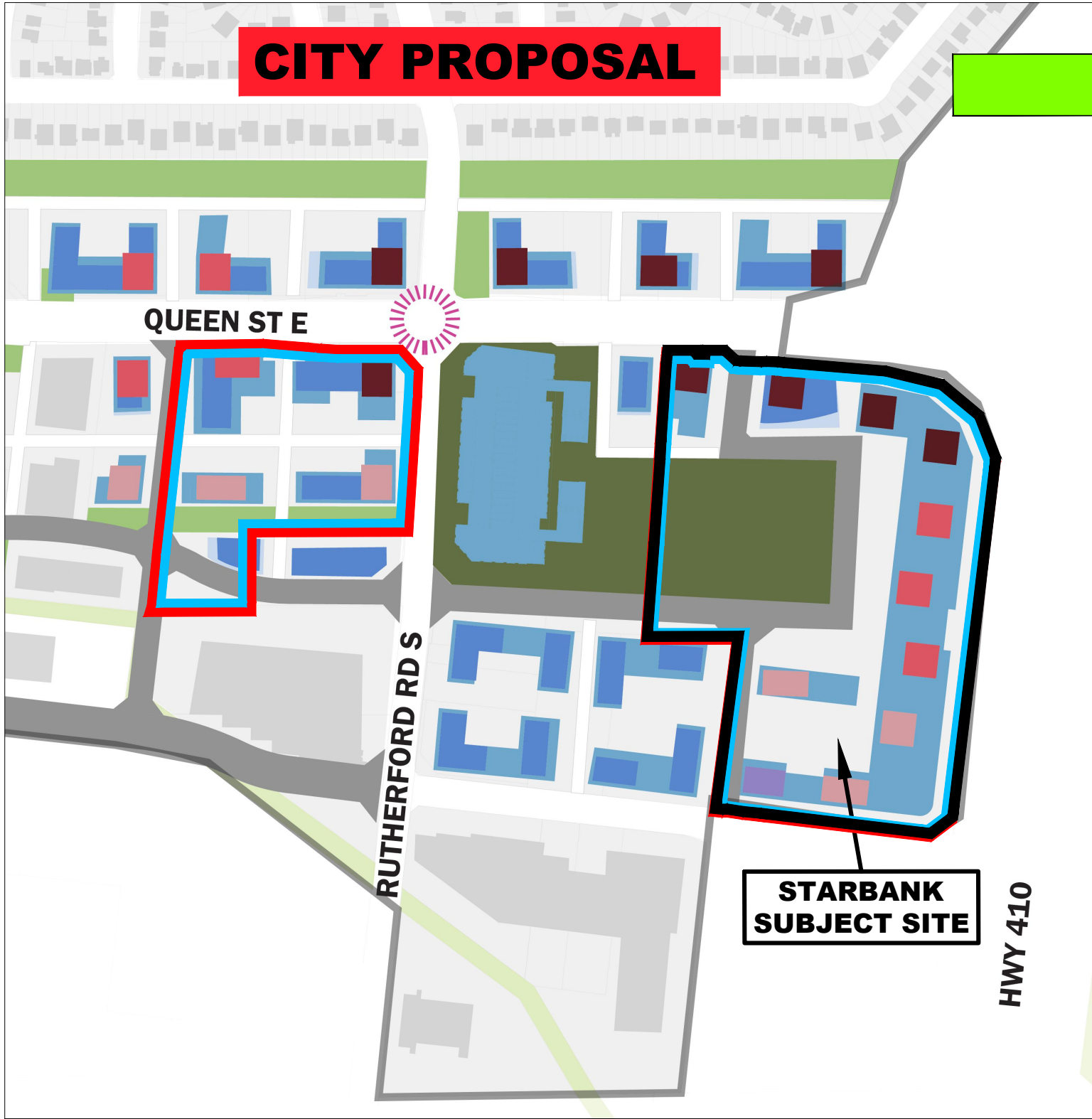
STARBANK DEVELOPMENTS 285 CORP.: 'PROPOSED' HEIGHT DISTRIBUTION DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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DETAIL F
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' HEIGHT DISTRIBUTION
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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- LEGEND**
- GWD CLIENT
 - APPROVED APPLICATION
 - ACTIVE APPLICATION
 - UNDER STUDY / PENDING APPLICATION

- MTSA Boundary
- Existing Open Space
- Urban Park
- Proposed Park
- 0-2 FSI
- 3 FSI
- 4 FSI
- 5 FSI
- 6 FSI
- 7 FSI
- 8 FSI
- 8+ FSI "unlimited density"
- Future BRT Stop

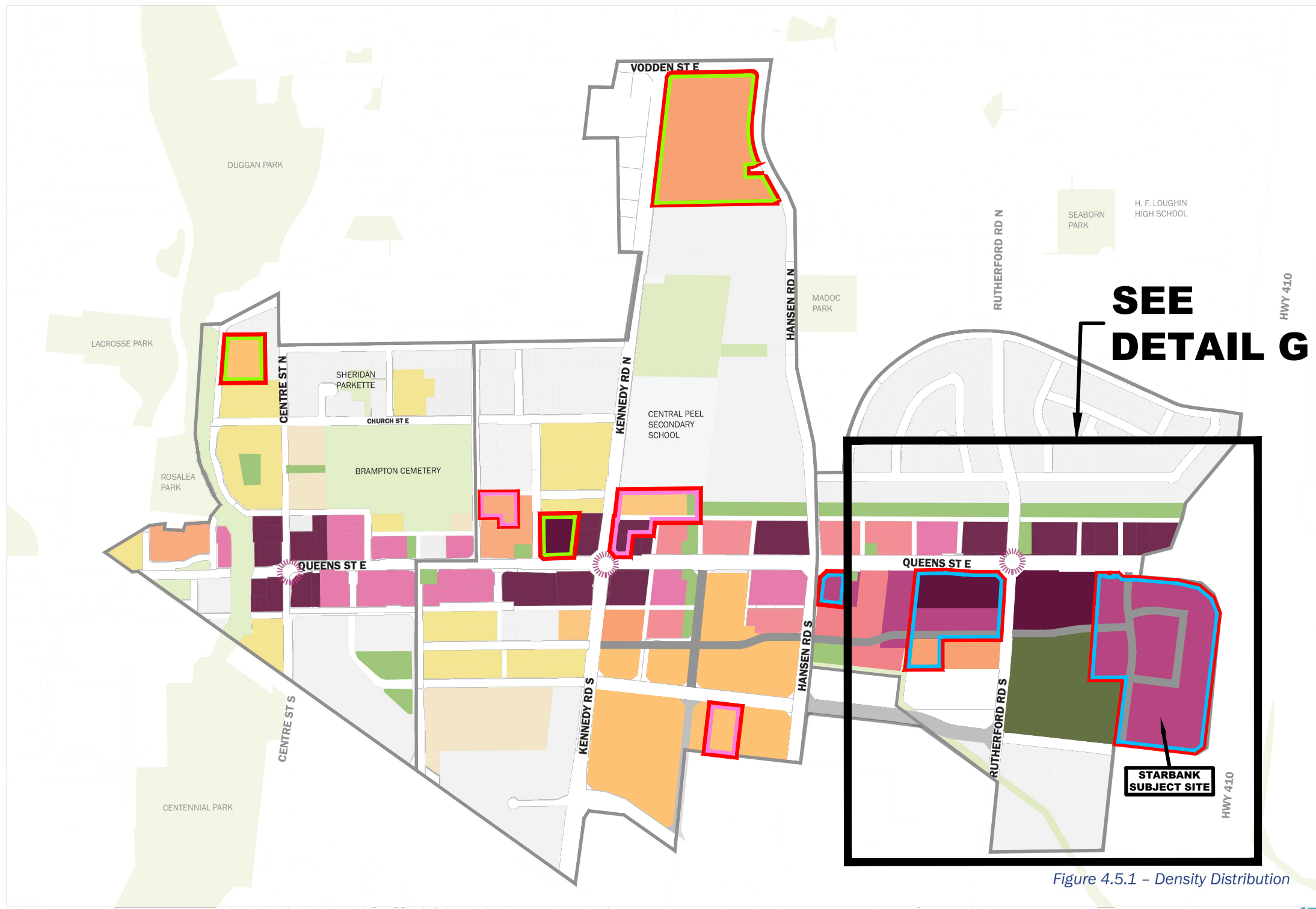
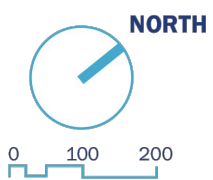
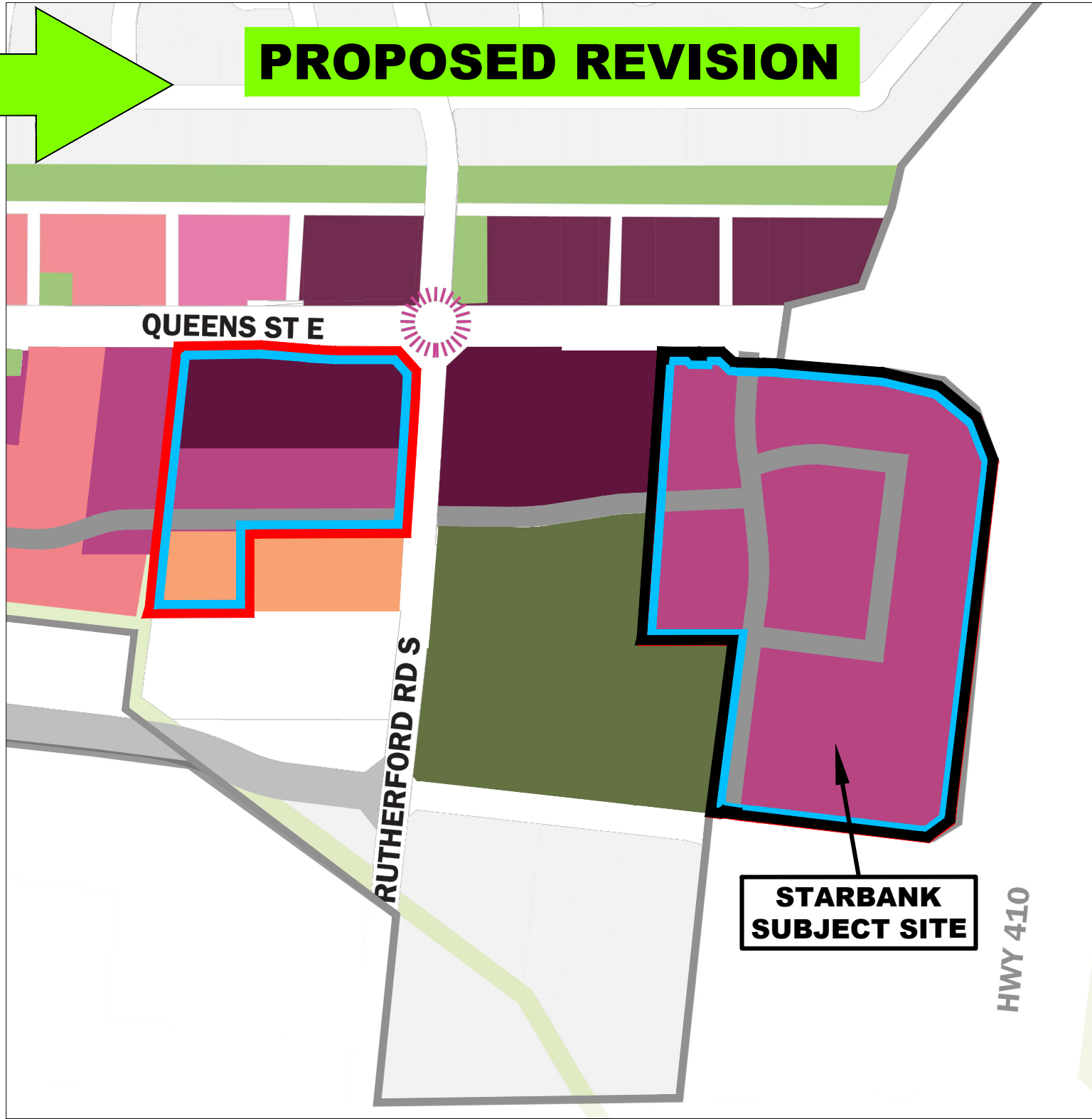
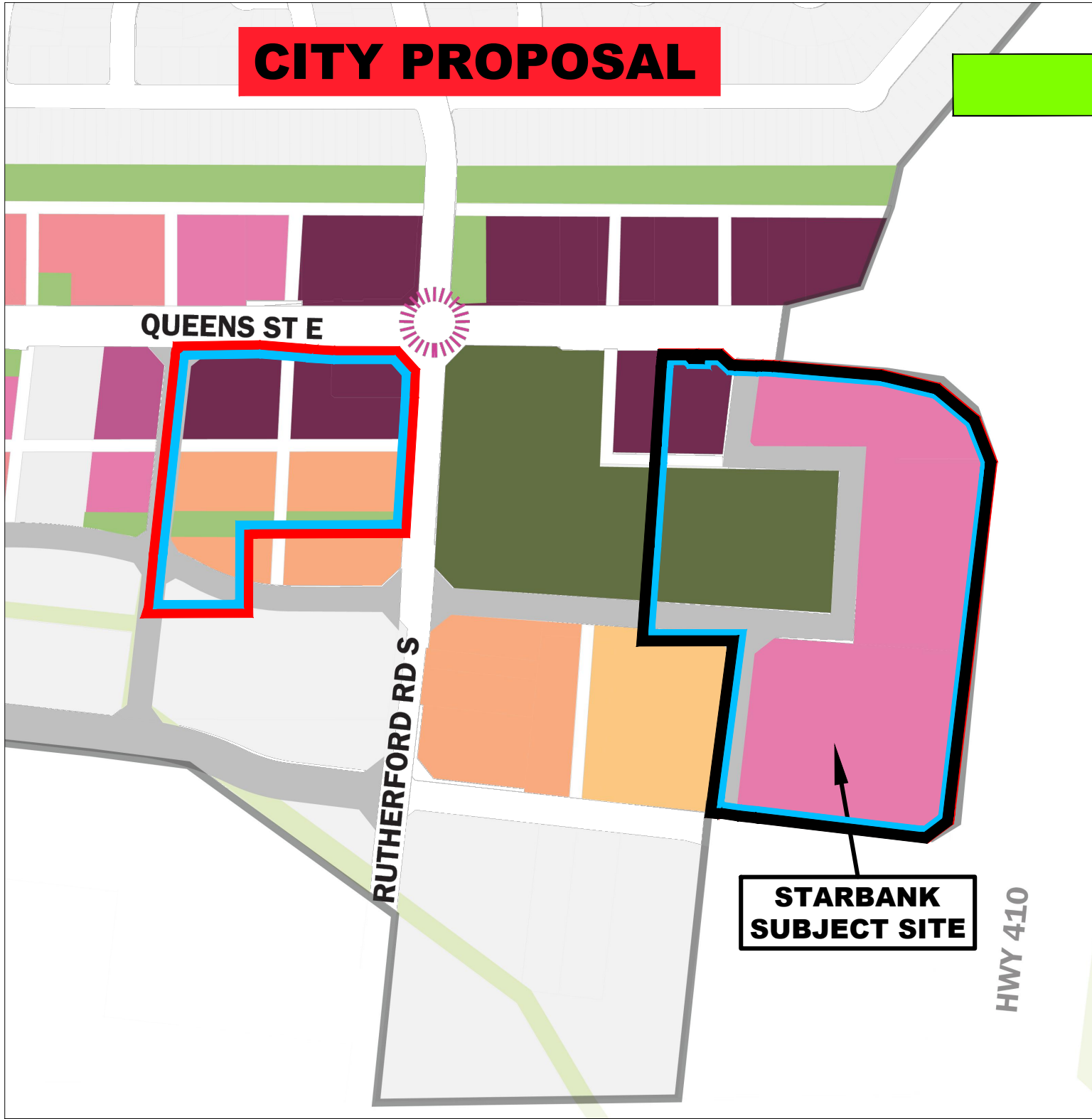


Figure 4.5.1 – Density Distribution

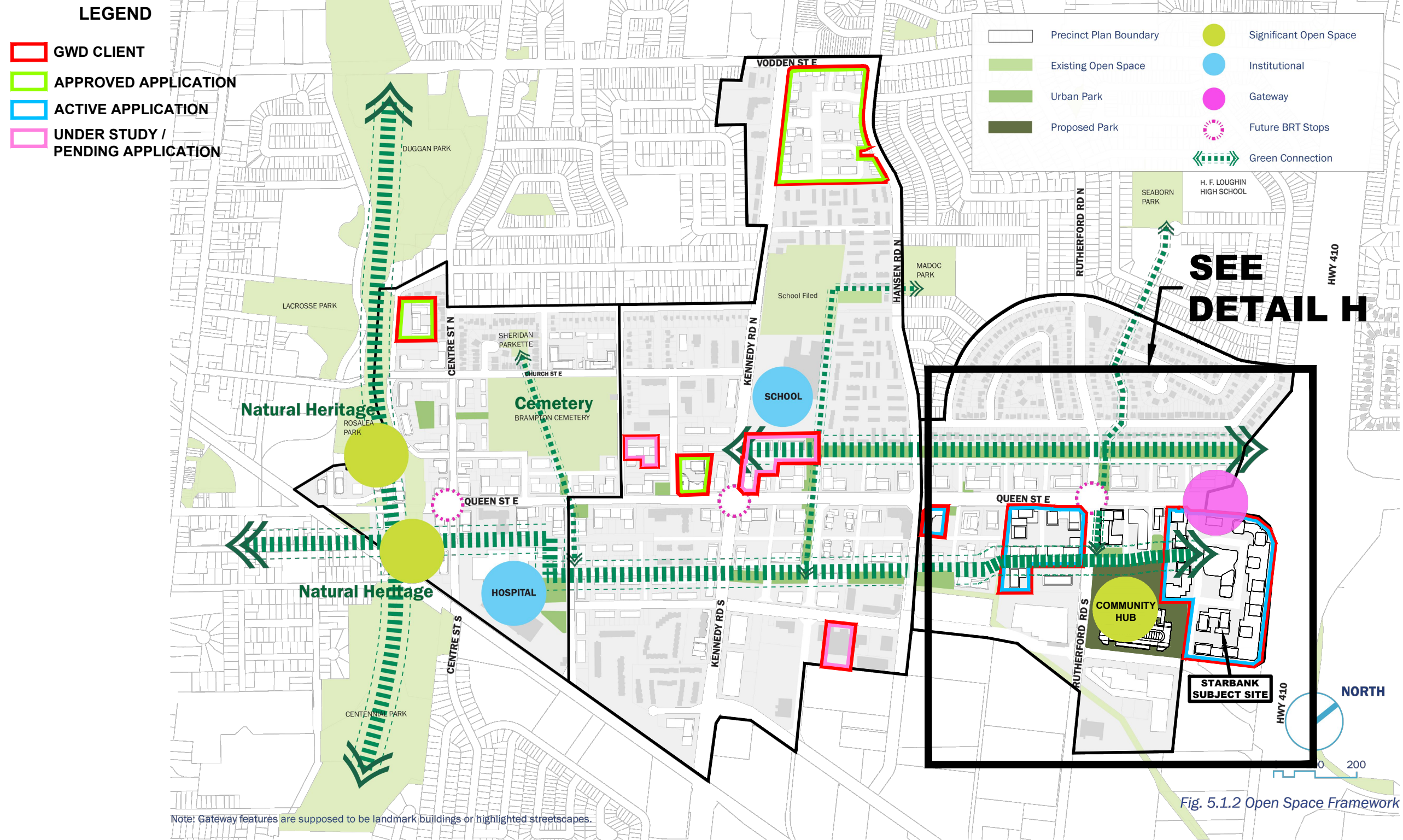
STARBANK DEVELOPMENTS 285 CORP.: 'PROPOSED' DENSITY DISTRIBUTION DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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DETAIL G
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' DENSITY DISTRIBUTION
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

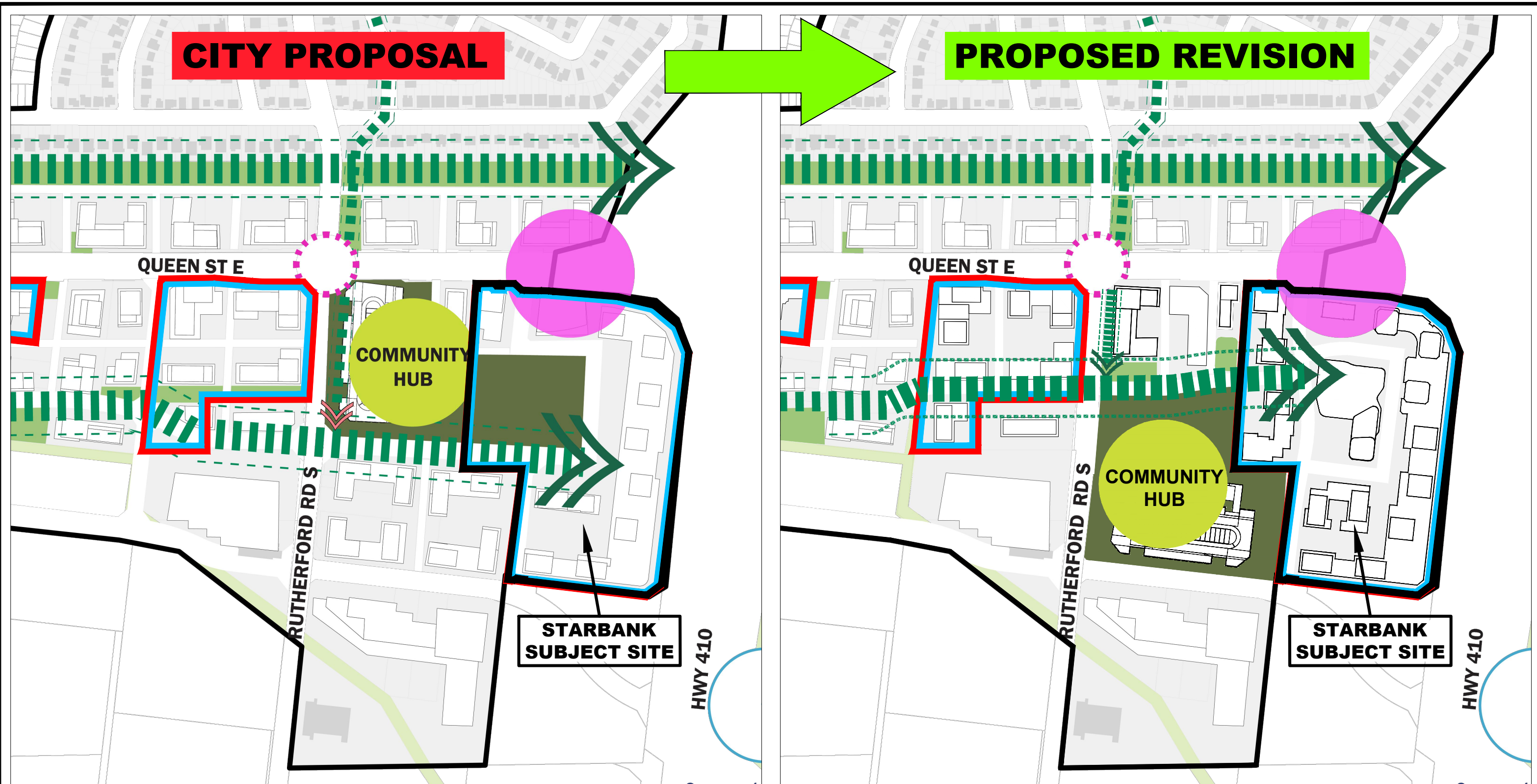
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	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS



STARBANK DEVELOPMENTS 285 CORP.: 'PROPOSED' OPEN SPACE FRAMEWORK DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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DETAIL H
STARBANK DEVELOPMENTS 285 CORP.:
'PROPOSED' OPEN SPACE FRAMEWORK
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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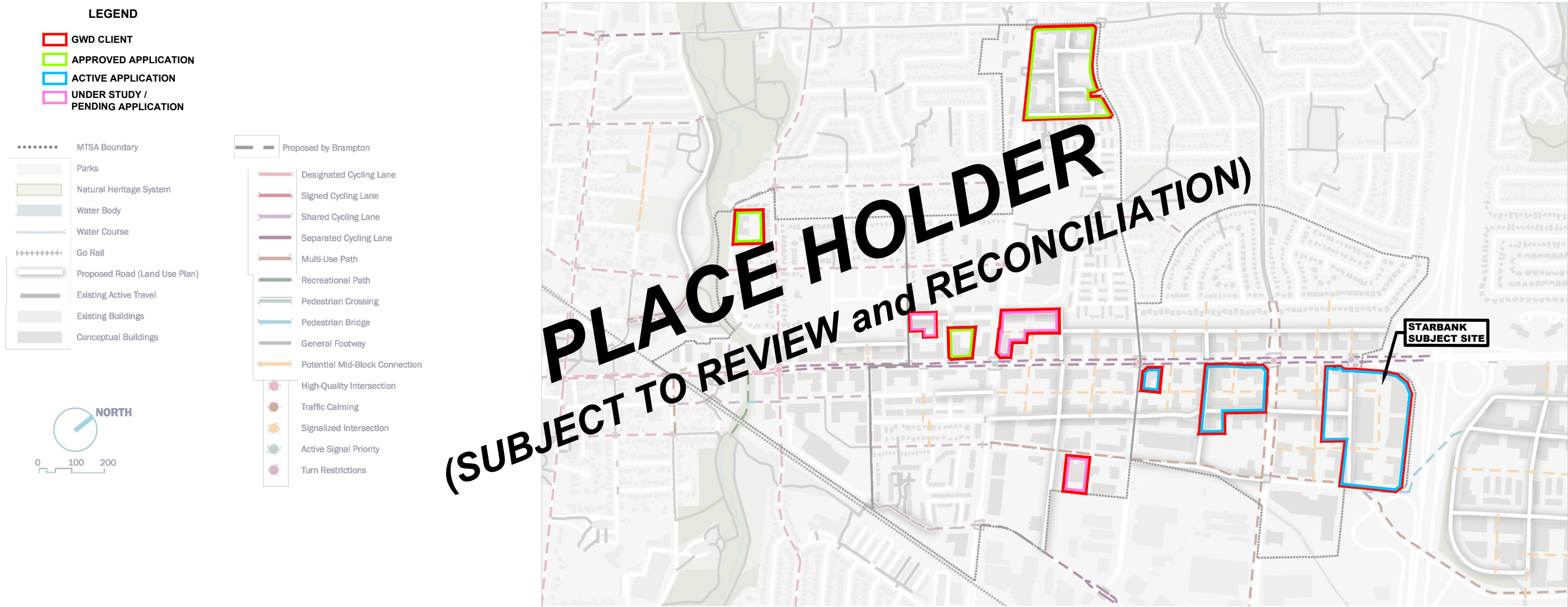
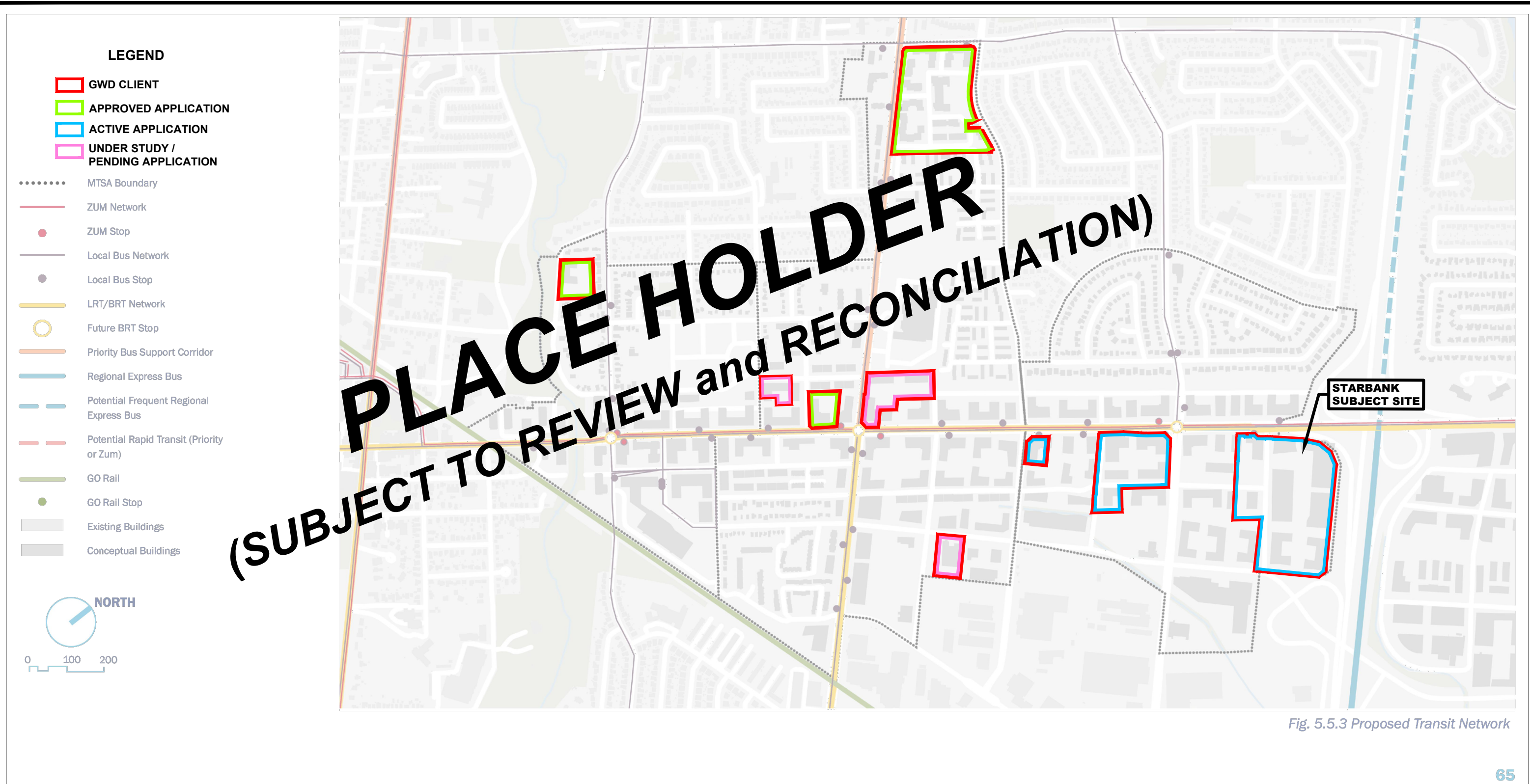


Fig 5.4.2 - Proposed Active Transportation Network

**STARBANK DEVELOPMENTS 285 CORP.:
PROPOSED ACTIVE TRANSPORTATION NETWORK
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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**STARBANK DEVELOPMENTS 285 CORP.:
PROPOSED TRANSIT NETWORK
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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