



APPENDIX #3

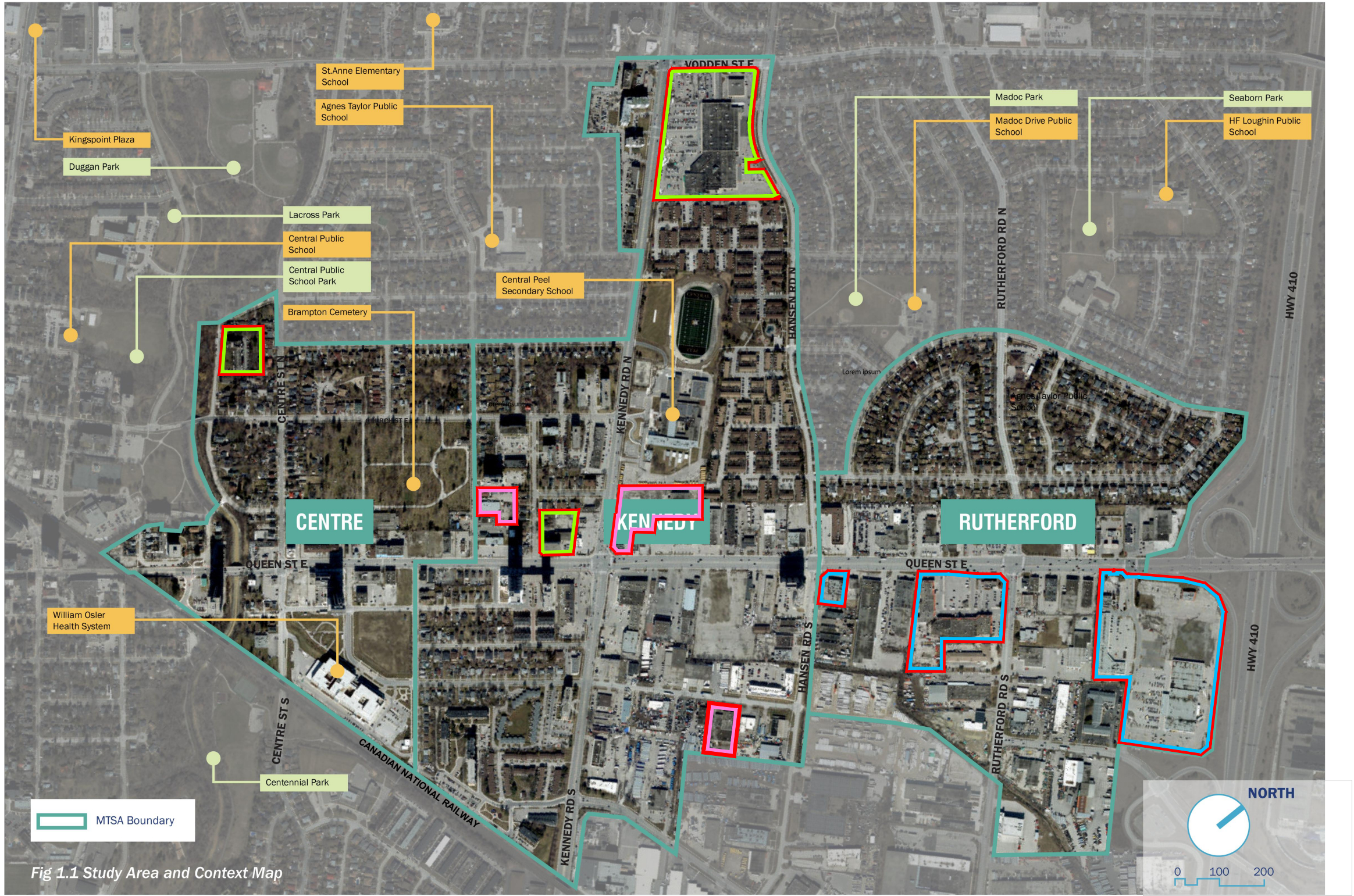


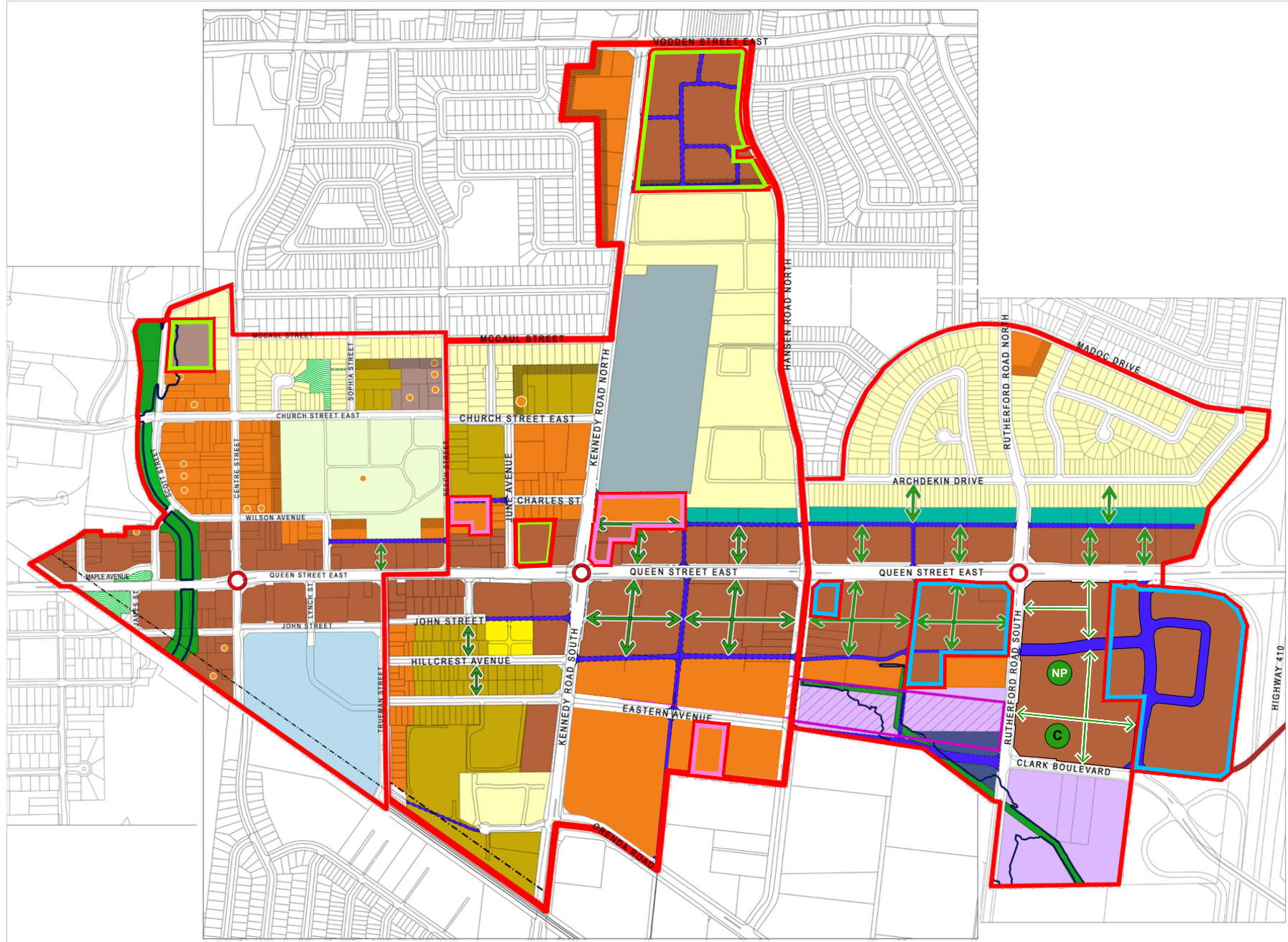


Fig 1.1 Study Area and Context Map

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

CANDECO REALTY LIMITED:
STUDY AREA and CONTEXT MAP
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

P.N.: 22.3303	Date: September 5, 2024
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- 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
- Potential Community Hub

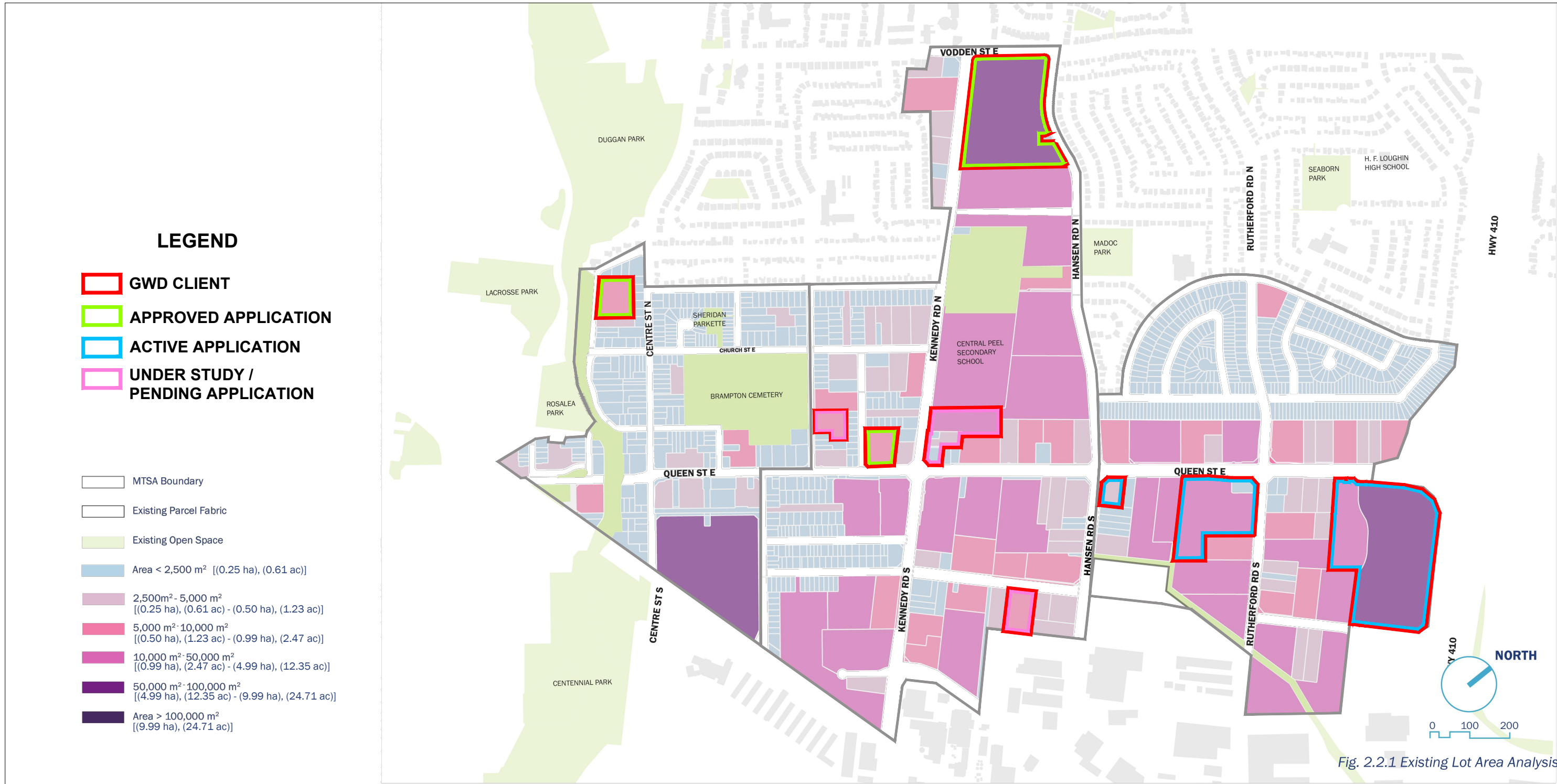
LEGEND

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



Fig 1.2 Major Transit Station Areas Land Use Schedule

CANDECO REALTY LIMITED: 'PROPOSED' MAJOR TRANSIT STATION AREAS LAND USE SCHEDULE DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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CANDECO REALTY LIMITED:
'PROPOSED' EXISTING LOT AREA ANALYSIS
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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- LEGEND

GWD CLIENT

APPROVED APPLICATION

ACTIVE APPLICATION

UNDER STUDY / PENDING APPLICATION
- Precinct Plan Boundary

Existing Open Space

Potential Neighbourhood Park

Future BRT Stop

Future BRT Line

Potential Community Hub

Linear Connectors

Community Facility

Gateway

Mid-Block Connection

Retail Frontage

Lane

Stable Neighbourhood

Queen Transit Corridor

Mid Rise

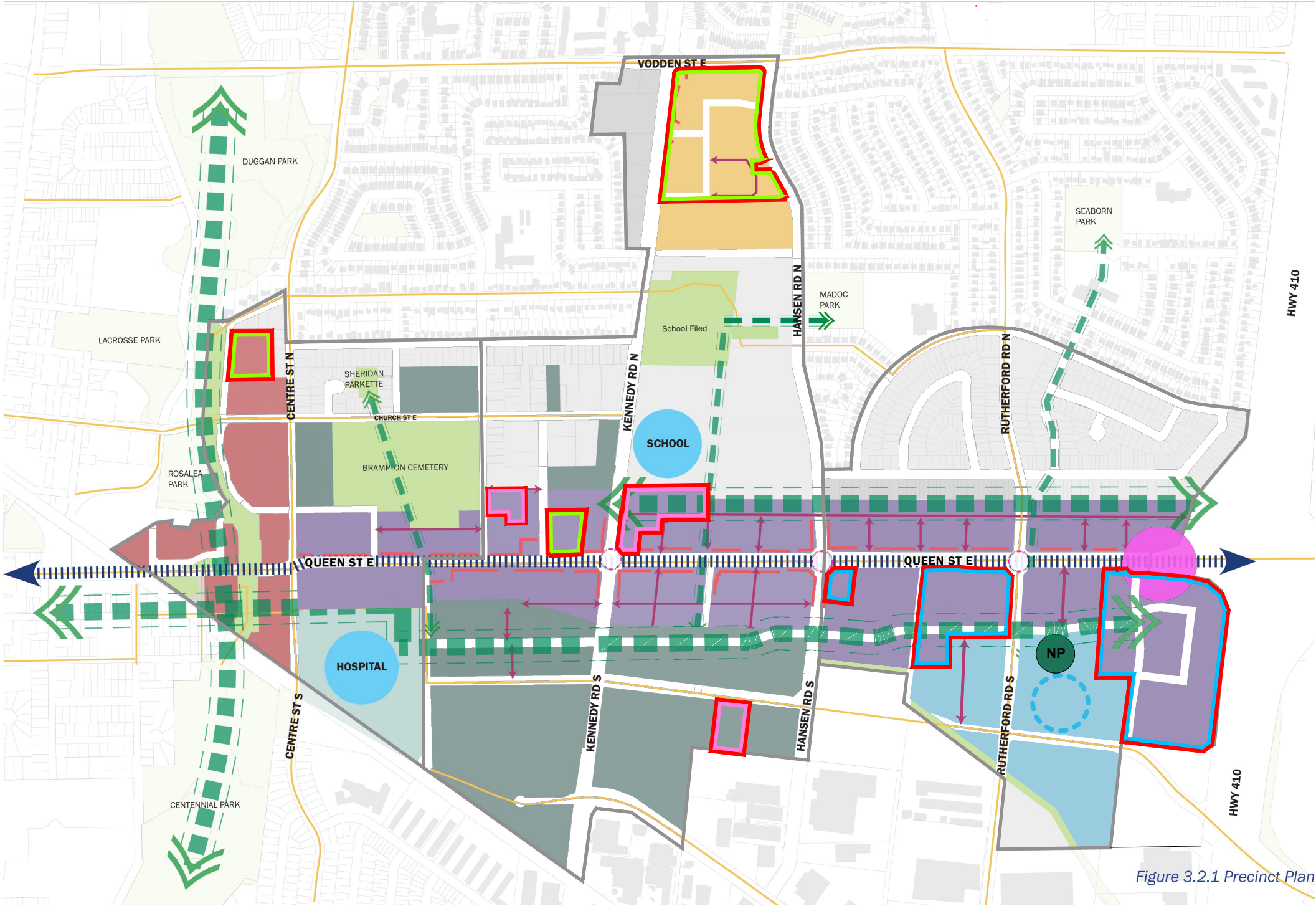
Centennial Node

Community Node



Riverwalk

Peel Memorial Institutional

Eastern Employment District



CANDECO REALTY LIMITED:
'PROPOSED' PRECINCT PLAN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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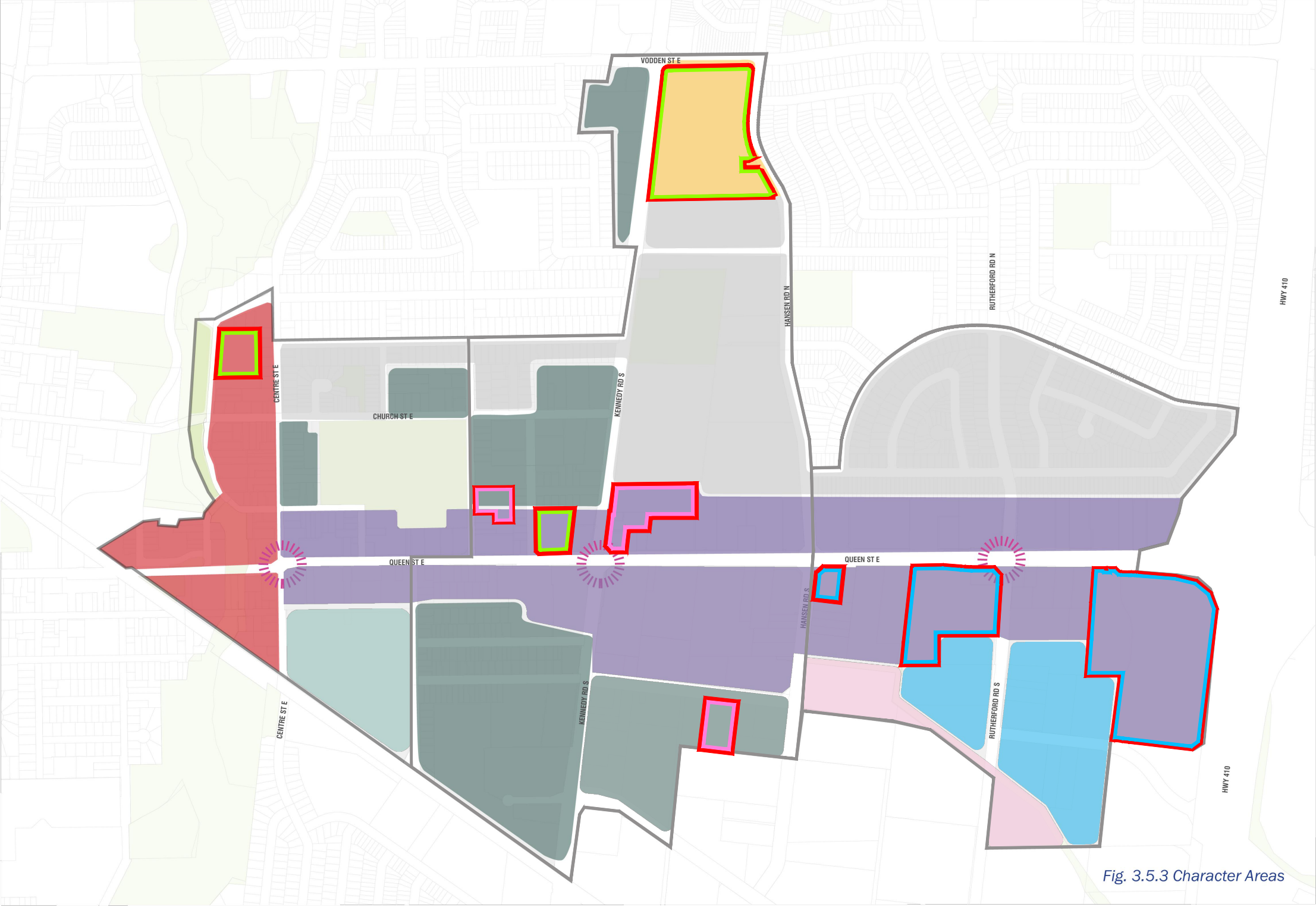


Fig. 3.5.3 Character Areas

**CANDECO REALTY LIMITED:
'PROPOSED' CHARACTER AREAS
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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LEGEND

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- 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

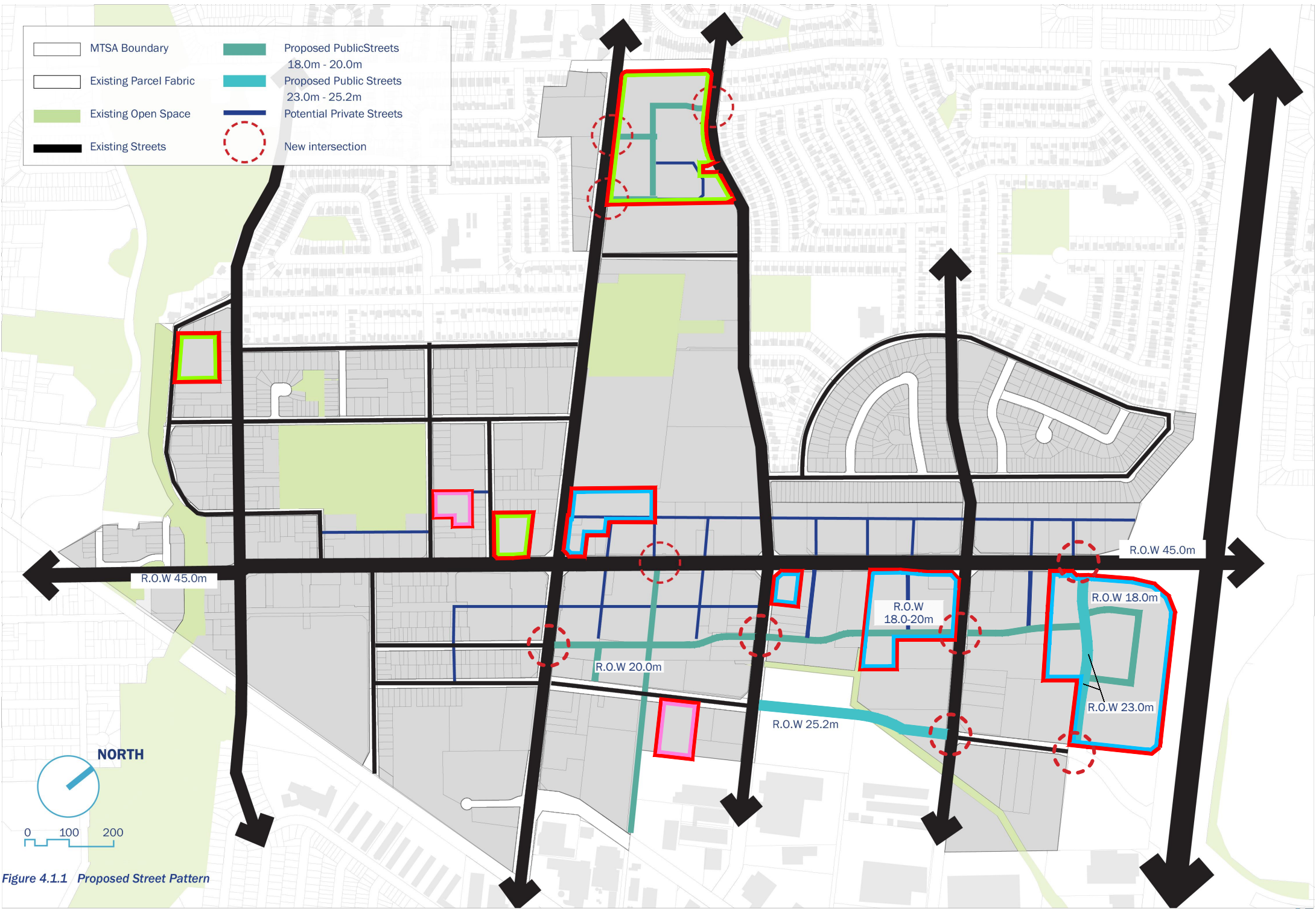


Figure 4.1.1 Proposed Street Pattern

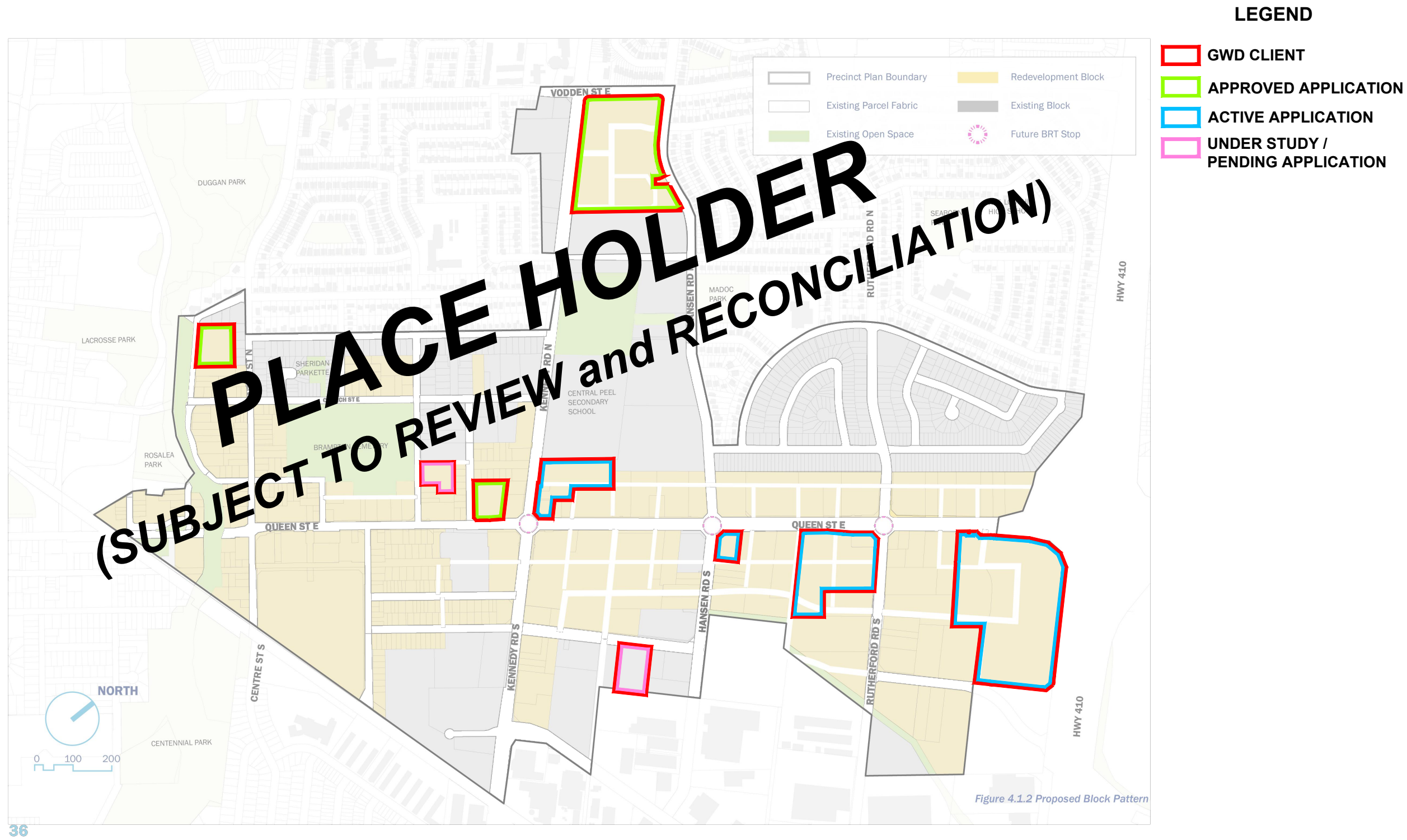
CANDECO REALTY LIMITED:
'PROPOSED' STREET PATTERN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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**CANDECO REALTY LIMITED:
PROPOSED BLOCK PATTERN
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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- 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

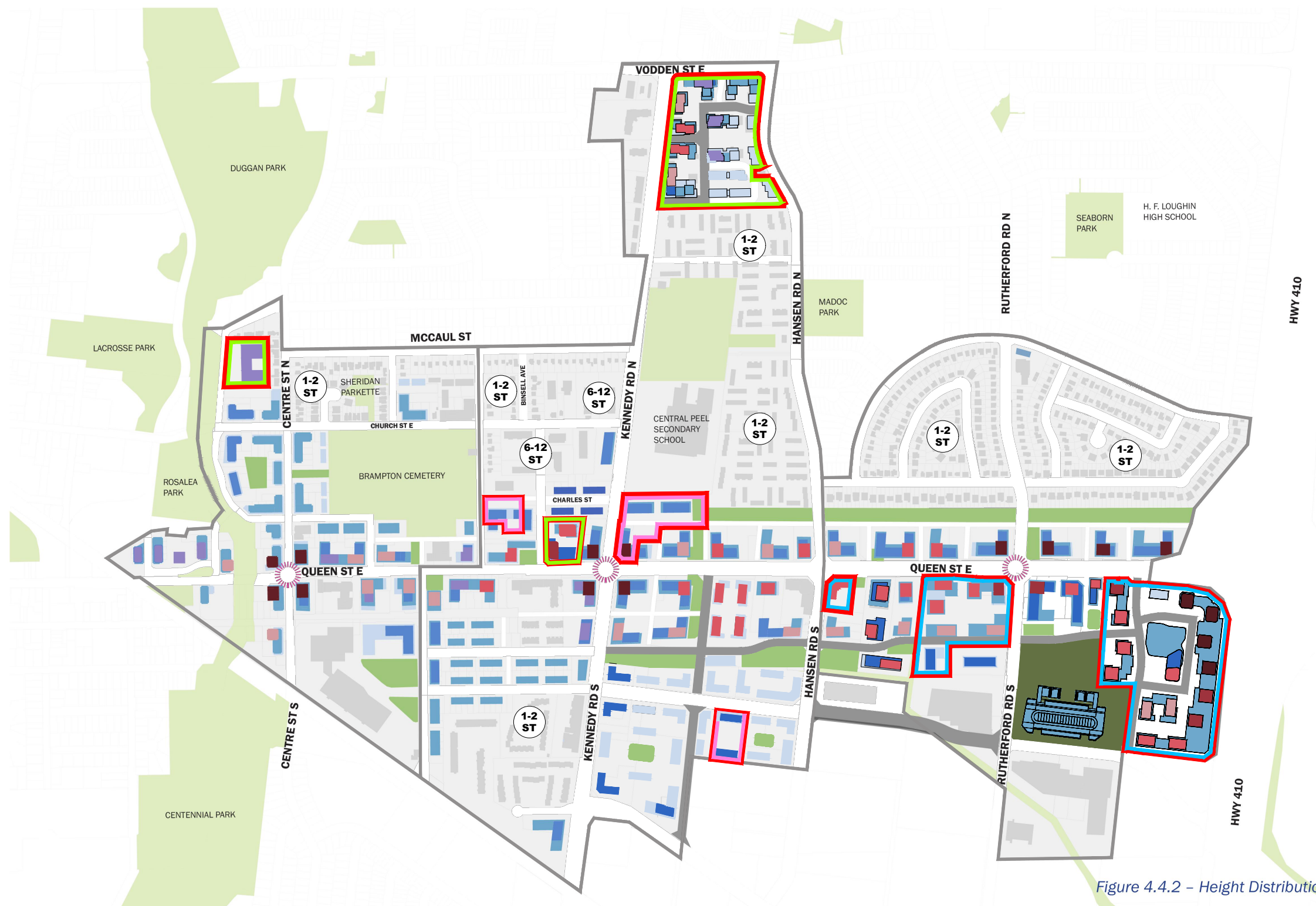
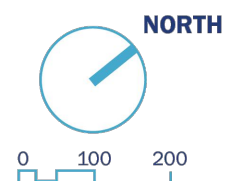


Figure 4.4.2 – Height Distribution

CANDECO REALTY LIMITED: **'PROPOSED' HEIGHT DISTRIBUTION** **DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)**

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- LEGEND**
- GWD CLIENT
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- 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

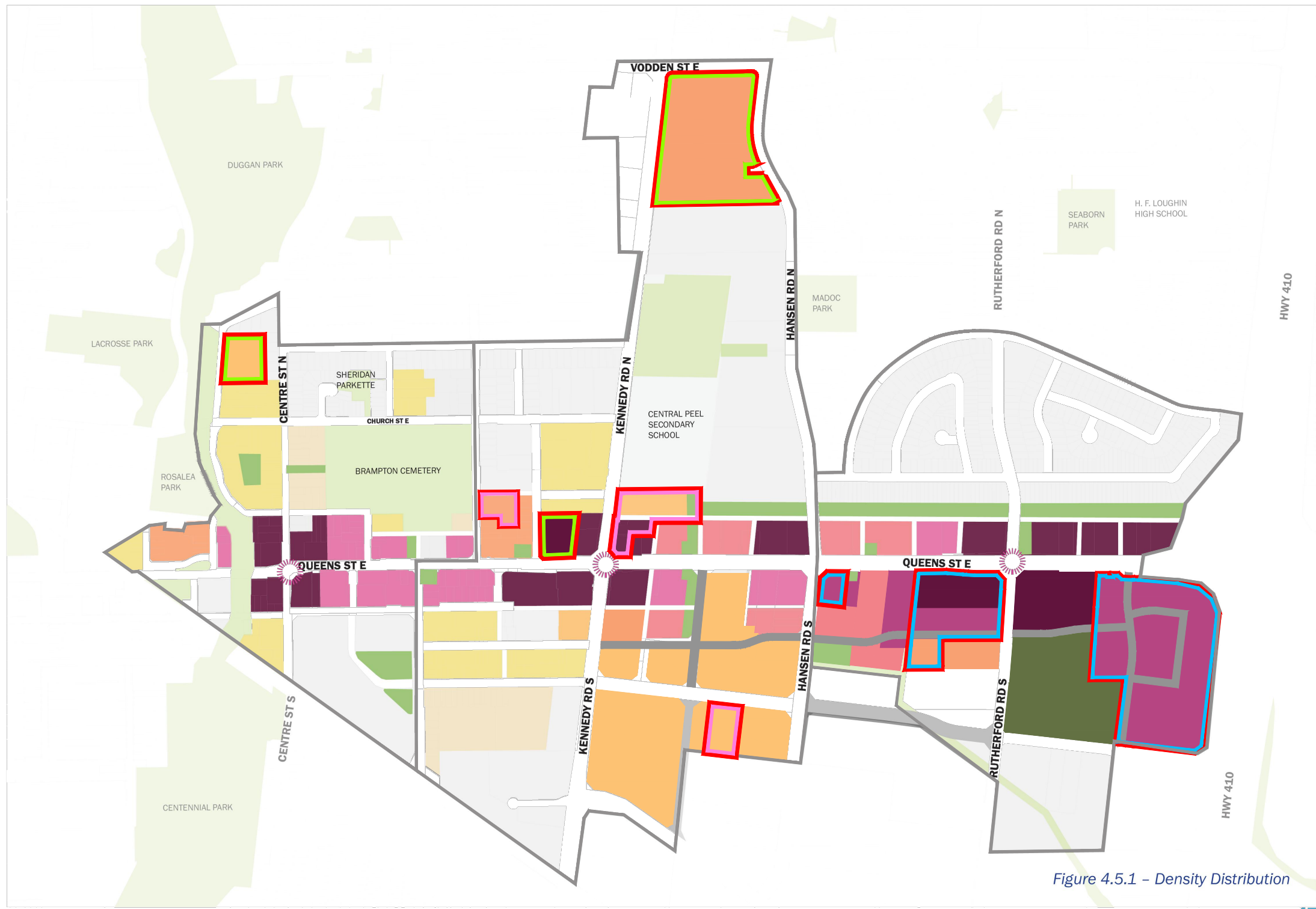
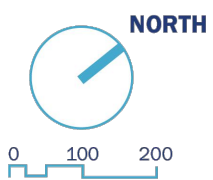




Figure 4.5.1 – Density Distribution

CANDECO REALTY LIMITED: 'PROPOSED' DENSITY DISTRIBUTION DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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LEGEND

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

- Precinct Plan Boundary
- Existing Open Space
- Urban Park
- Proposed Park
- Significant Open Space
- Institutional
- Gateway
- Future BRT Stops
- Green Connection

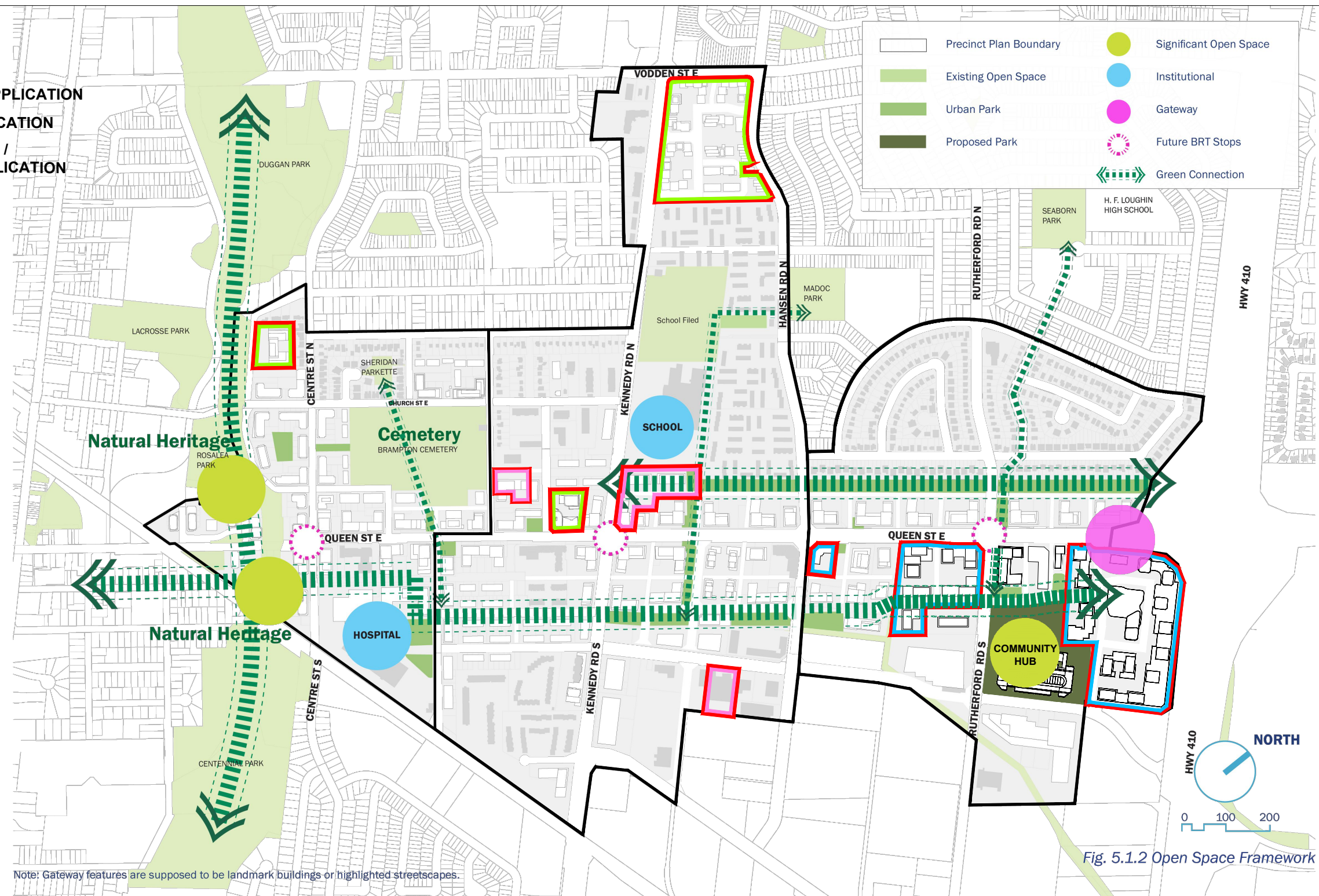


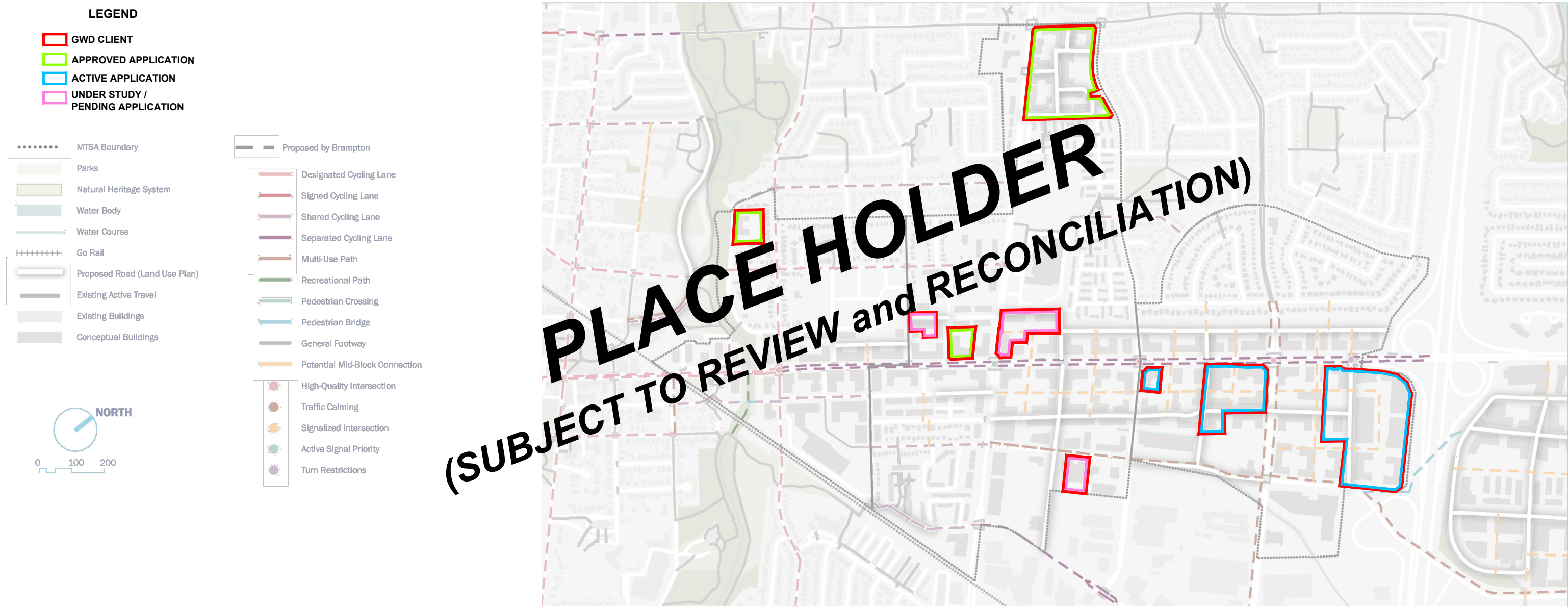
Fig. 5.1.2 Open Space Framework

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CANDECO REALTY LIMITED: 'PROPOSED' OPEN SPACE FRAMEWORK DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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**CANDECO REALTY LIMITED:
PROPOSED ACTIVE TRANSPORTATION NETWORK
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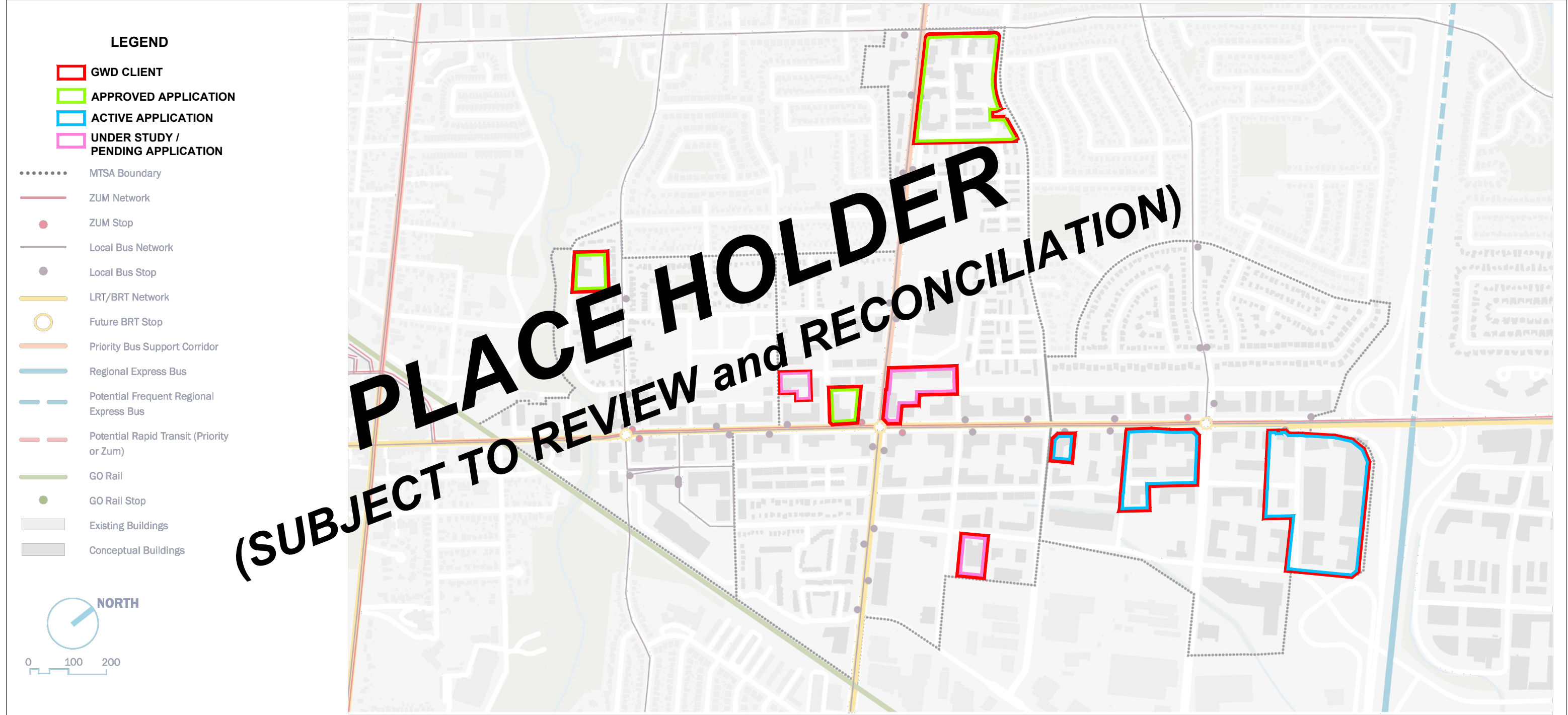




Fig. 5.5.3 Proposed Transit Network

CANDECO REALTY LIMITED:
PROPOSED TRANSIT NETWORK
DRAFT QUEEN EAST PRECINCT PLAN (AUGUST 2024)

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