HILLBASE / PROPERTY REPORT

100 Queen ST W, Toronto, ON

Local build lake sample

Report id rpt_b99af6d2c60990aea1239b85 | Version property.v1

Generated 2026-11-01T12:50:33.310561Z

Data dates: Publisher dates 2026-10-19 to 2026-10-26 | Last checked 2026-10-07 to 2026-10-27

Query point 43.651504, -79.382497 | Location precision civic number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Property values: no assessment was returned for this location. Check directly with the assessment authority.

2. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

3. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

4. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

5. Hazards: no data is available for this location in this report. Check directly with the municipality and provincial hazard mapping.

6. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

7. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

8. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

9. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels [1] / pid: Unknown

parcels [1] / plan number: Unknown

parcels [1] / parcel class: Unknown

parcels [1] / municipality: Toronto

parcels [1] / area m2: 1,378.63

properties: None returned

identity evidence: unverified

Parcel

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-27

Published parcels intersecting the query point; not a legal survey.

items [1] / pid: Unknown

items [1] / plan number: Unknown

items [1] / parcel class: Unknown

items [1] / area m2: 1,378.63

items [1] / municipality: Toronto

total: 1

Assessed value

status: supported

outcome: no_match

evidence: unverified

meaning: Assessed value by roll year; not a market value or sale price.

by roll year: None returned

Property values

Coverage: supported / no match | Evidence: unverified | Scope: parcel | Basis: published | Publisher date: Unknown | Last checked: Unknown

Published assessments near the point; not a market valuation or proof of parcel identity.

No matching records returned. This does not prove absence.

items: None returned

total: 0

No matching record does not prove that none exists.

An assessed value is not a sale price or current market value.

Warnings: property subject no match

Land use

zoning / status: supported

zoning / outcome: resolved

zoning / evidence: estimated

zoning / designations [1] / zone code: CR 12.0 (c8.0; r11.7) SS1 (x2333)

zoning / designations [1] / zone description: Unknown

zoning / designations [1] / zone category: mixed_use

zoning / designations [1] / jurisdiction: ca/on/toronto

zoning / designations [2] / zone code: zoning-height

zoning / designations [2] / zone description: {"HT_LABEL": 76, "HT_STORIES": null, "HT_STRING": "HT 76.0"}

zoning / designations [2] / zone category: Unknown

zoning / designations [2] / jurisdiction: ca/on/toronto

constraints / status: partial

constraints / outcome: resolved

constraints / evidence: estimated

constraints / at point: None returned

constraints / nearby by type / heritage inventory: 19

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.

items [1] / zone code: CR 12.0 (c8.0; r11.7) SS1 (x2333)

items [1] / zone description: Unknown

items [1] / zone category: mixed_use

items [1] / source category: CR

items [1] / bylaw ref: 569-2013

items [1] / jurisdiction: ca/on/toronto

items [2] / zone code: zoning-height

items [2] / zone description: {"HT_LABEL": 76, "HT_STORIES": null, "HT_STRING": "HT 76.0"}

items [2] / zone category: Unknown

items [2] / source category: Unknown

items [2] / bylaw ref: 569-2013

items [2] / jurisdiction: ca/on/toronto

Land constraints

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-13

Published mapped constraints around the point; absence is not clearance for development.

items [1] / name: Unknown
items [1] / type: heritage_inventory
items [1] / status: listed
items [1] / source status: Listed
items [1] / distance m: 38.95
items [1] / contains point: No
items [1] / effective date: Unknown
items [2] / name: Unknown
items [2] / type: heritage_inventory
items [2] / status: listed
items [2] / source status: Listed
items [2] / distance m: 41.03
items [2] / contains point: No
items [2] / effective date: Unknown
items [3] / name: Unknown
items [3] / type: heritage_inventory
items [3] / status: designated
items [3] / source status: Part IV

Additional fields are in the JSON report.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 8213
permits / status: supported
permits / outcome: resolved
permits / evidence: estimated
permits / returned: 20
permits / by work type / addition alteration: 1
permits / by work type / site work: 1
permits / by work type / temporary structure: 13
permits / by work type / unknown: 5
permits / by status / closed: 5
permits / by status / issued: 15
permits / oldest issue date: 2026-01-27
permits / newest issue date: 2026-10-19
development / status: supported
development / outcome: resolved
development / evidence: estimated
development / returned: 2
development / by type / combined plan zoning: 1
development / by type / subdivision: 1

development / by status / under review: 1

development / by status / unknown: 1

development / newest date: 2022-07-19

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2026-10-26 | Last checked: 2026-10-27

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.

items [1] / status: issued

items [1] / address / parcel id: Unknown

items [1] / address / line1: 100 QUEEN ST W

items [1] / address / street number: 100

items [1] / address / street name: QUEEN

items [1] / address / street type: ST

items [1] / address / street direction: W

items [1] / address / unit: Unknown

items [1] / address / city: Toronto

items [1] / address / region: ON

items [1] / address / postal code: M5H

items [1] / address / country: CA

items [1] / address / parsed: Yes

items [1] / address / text: 100 QUEEN ST W

items [1] / permit number: 26 252602 TPS 00

items [1] / jurisdiction: ca/on/toronto

items [1] / permit kind: building

items [1] / source status: Permit Issued

Additional fields are in the JSON report.

Development applications

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-27

Nearby published applications within 250 m; an application is not an approval or a property match.

items [1] / status: Unknown
items [1] / application number: 19239929STE13OZ
items [1] / application type: combined_plan_zoning
items [1] / country: CA
items [1] / region: ON
items [1] / jurisdiction: ca/on/toronto
items [1] / municipality: Toronto
items [1] / submitted date: 2019-10-23
items [1] / status date: 2022-07-19
items [1] / decision date: Unknown
items [1] / proposed units: 538
items [1] / proposed storeys: Unknown
items [1] / proposed gfa m2: Unknown
items [1] / distance m: 217.31
items [2] / status: under_review
items [2] / application number: 21217139STE13SB
items [2] / application type: subdivision
items [2] / country: CA

Additional fields are in the JSON report.

Hazards and site conditions

hazards / status: unsupported
hazards / outcome: no_match
hazards / evidence: unavailable
hazards / by type / alr: not_covered
hazards / by type / contaminated site: not_covered
hazards / by type / flood: not_covered
hazards / by type / landslide: not_covered
hazards / by type / liquefaction: not_covered
hazards / by type / other: not_covered
hazards / by type / wildfire: not_covered
site conditions / status: partial
site conditions / outcome: resolved
site conditions / evidence: estimated
site conditions / parts / climate normals: supported
site conditions / parts / design values: supported
site conditions / parts / lead service screening: partial
site conditions / parts / radon: supported
site conditions / parts / seismic: supported
site conditions / parts / wells: partial
environmental facilities / status: partial

environmental facilities / outcome: resolved

environmental facilities / evidence: estimated

environmental facilities / returned: 20

environmental facilities / nearest m: 170.6

Hazards

Coverage: unsupported / no match | Evidence: unavailable | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.

Mapped features only. Not covered and not in area are not statements of safety.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.

design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: North York

design values / reference / region: ON

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 43.76

design values / reference / lng: -79.41

design values / reference / distance m: 12,493.1

design values / reference / measurements / annual precipitation mm: 850

design values / reference / measurements / annual rain mm: 730

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 150

design values / reference / measurements / elevation m: 175

design values / reference / measurements / heating degree days below 18 c: 3,760

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.34

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.44

design values / reference / measurements / january design 1 percent c: -22

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: 111 RICHMOND ST.
items [1] / npri id: 10785
items [1] / naics: 531120
items [1] / region: ON
items [1] / location / lat: 43.65
items [1] / location / lng: -79.38
items [1] / distance m: 170.58
items [1] / latest reporting year: 2007
items [1] / reporting years [1]: 2003
items [1] / reporting years [2]: 2004
items [1] / reporting years [3]: 2005
items [1] / reporting years: 2 additional entries in the JSON report
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 0.57
items [1] / latest year totals [1] / unit: tonnes
items [1] / top substances [1] / cas number: NA - M09
items [1] / top substances [1] / substance name: PM10 - Particulate Matter <= 10 Micrometers
items [1] / top substances [1] / quantity: 0.57

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: Western Technical & Commercial School
assignments / schools [1] / authority: Toronto DSB
assignments / schools [1] / level: secondary
assignments / schools [1] / program: Gifted
assignments / schools [1] / school year: Unknown
assignments / schools [2] / school: Holy Rosary Catholic School
assignments / schools [2] / authority: Toronto CDSB
assignments / schools [2] / level: Unknown
assignments / schools [2] / program: French Immersion
assignments / schools [2] / school year: Unknown
assignments / schools [3] / school: St Michael Catholic School
assignments / schools [3] / authority: Toronto CDSB
assignments / schools [3] / level: Unknown
assignments / schools [3] / program: Regular
assignments / schools [3] / school year: Unknown

assignments / schools: 1 additional entries in the JSON report

nearby / status: supported

nearby / outcome: resolved

nearby / evidence: estimated

nearby / returned: 10

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: Western Technical & Commercial School

[1] / school / school type: secondary

[1] / school / authority / name: Toronto DSB

[1] / school / authority / authority type: school_board

[1] / school / authority / external id: ON:B66052

[1] / catchment / level: secondary

[1] / catchment / program: Gifted

[1] / catchment / school year: Unknown

[1] / catchment / grade start: Unknown

[1] / catchment / grade end: Unknown

[1] / catchment / verification status: unverified

[1] / match method: official_boundary

[1] / confidence: high

[2] / school / name: Holy Rosary Catholic School

[2] / school / school type: elementary

[2] / school / authority / name: Toronto CDSB

[2] / school / authority / authority type: school_board

[2] / school / authority / external id: ON:B67059

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-08

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Youthdale Treatment Centre
items [1] / status: active
items [1] / address / line1: 227 Victoria Street
items [1] / address / line2: Unknown
items [1] / address / city: Toronto
items [1] / address / region: ON
items [1] / address / postal code: M5B1T8
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: ON
items [1] / city: Toronto
items [1] / school type: secondary
items [1] / education level: secondary
items [1] / authority / name: Toronto CDSB
items [1] / authority / authority type: school_board
items [1] / authority / external id: ON:B67059
items [1] / location / lat: 43.66
items [1] / location / lng: -79.38

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 35200855
demographics / population: 2382
demographics / dwellings: 1663
demographics / area km2: 0.47
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Toronto
crime / reference year: 2025
crime / metrics / crime rate: 4,198
crime / metrics / crime severity index: 54.99
crime / metrics / non violent crime severity index: 48.82
crime / metrics / violent crime severity index: 71.57
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 10

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 35200855

geo code: 35200855

geo level: dissemination_area

csd code: 3520085

cma code: Unknown

population: 2382

dwellings: 1663

area km2: 0.47

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 2385

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 1265

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Toronto

geography / geography type: policing_cma

geography / code: 535

geography / boundary label: Toronto policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 4,198

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 54.99

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: Bay St at Queen St West
items [1] / stop code: 260
items [1] / location / lat: 43.65
items [1] / location / lng: -79.38
items [1] / wheelchair boarding: 1
items [1] / location type: Unknown
items [1] / distance / km: 0.07
items [1] / distance / method: straight_line
items [1] / routes [1] / short name: 19
items [1] / routes [1] / long name: Bay
items [1] / routes [1] / route type: 3
items [1] / routes [1] / weekday trip count: 99
items [2] / name: Bay St at Queen St West
items [2] / stop code: 261
items [2] / location / lat: 43.65
items [2] / location / lng: -79.38
items [2] / wheelchair boarding: 1
items [2] / location type: Unknown

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: TTC stop 4400
items [1] / category: transit
items [1] / region: ON
items [1] / location / lat: 43.65
items [1] / location / lng: -79.38
items [1] / distance / km: 0.05
items [1] / distance / method: straight_line
items [2] / name: Queens Fountain Park Downtown Toronto
items [2] / category: park
items [2] / region: ON
items [2] / location / lat: 43.65
items [2] / location / lng: -79.38
items [2] / distance / km: 0.06
items [2] / distance / method: straight_line
items [3] / name: TTC stop 1410
items [3] / category: transit
items [3] / region: ON
items [3] / location / lat: 43.65

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-14

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: NATHAN PHILLIPS SQUARE
items [1] / park type: plaza
items [1] / source park type: Civic Centre Square
items [1] / area m2: 51,488.77
items [1] / amenities: None returned
items [1] / distance / km: 0.03
items [1] / distance / method: straight_line
items [2] / name: OLD CITY HALL - Building Grounds
items [2] / park type: civic_grounds
items [2] / source park type: Building Grounds
items [2] / area m2: 11,345.04
items [2] / amenities: None returned
items [2] / distance / km: 0.07
items [2] / distance / method: straight_line
items [3] / name: CLOUD GARDENS
items [3] / park type: park_natural_area
items [3] / source park type: Park
items [3] / area m2: 2,192.85

Additional fields are in the JSON report.

Traffic collisions

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

total: 2080
counts [1] / jurisdiction: ca/on/toronto
counts [1] / severity: major_injury
counts [1] / period: 2006-05
counts [1] / records: 1
counts [2] / jurisdiction: ca/on/toronto
counts [2] / severity: major_injury
counts [2] / period: 2006-10
counts [2] / records: 1
counts [3] / jurisdiction: ca/on/toronto
counts [3] / severity: major_injury
counts [3] / period: 2007-11
counts [3] / records: 1
counts: 303 additional entries in the JSON report
period: month
radius m: 250

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.