

Hello GBNA members and friends!

Earlier this week, Toronto and East York Community Council unanimously accepted the final Planning Staff report related to the 'Visioning study'. Their roll call vote followed specific inputs from the City legal department as to why an ICBL was not applicable for alternate considerations and by Planning Department opinions that a delay in passing the visioning recommendations would be detrimental to the neighbourhood in addressing development applications currently under review.

In their decision, TEYCC not only adopted the proposed new Urban Design Guidelines (UDG) but also directed staff to a) apply these guidelines, and b) amend the current Zoning Bylaw as well as the pending Harmonized Zoning Bylaw to reflect the more restrictive aspects of the UDG. The TEYCC decision will go to full City Council later this month where it is expected that the UDG will take effect.

GBNA has supported these guidelines as we believe they offer the best option to guard against inappropriate development proposals and that they provide much needed clarity about the planning tools that apply to Queen Street E. City Planning staff and Councillor McMahon have confirmed that new development applications will be evaluated against the new UDG. This includes proposals for the Shell station and the 200 Woodbine ("Rainsford 2") sites. In both cases, the community should expect lower street-walls than proposed, much further stepping back of the top storeys, further set back from the curb for a wider sidewalk and protection of the Firehall clock tower sightlines.

GBNA will be diligent in monitoring the usage of these new guidelines as applications for re-zonings are being reviewed by the City. We will also begin to take on the new projects that were mentioned in our previous updates, such as Storm-water management and other infrastructure topics that were not addressed during the Visioning study.

On behalf of GBNA, thank you for your continuing interest!

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