

## **Hello GBNA friends and associated members**

Most of you have been following the Queen Street East 'Visioning' study with much interest. The study will result in updated Urban Design Guidelines (UDG) that will influence the future character of Queen Street in our area.

As you know, GBNA has participated - with other community groups and local individuals – in shaping the outcome of this study. The GBNA 'Visioning workgroup' has been led by Uwe Sehmrau (president of TBERA) and Jeffrey Levitt (a member of Beach Triangle RA), both highly involved in the community and both sharing our passion for the 'small town' character of our area.

## **Good news and GBNA support**

The most recent proposal by City Planning shows an encouraging understanding of our Queen Street concerns and provides a realistic alternative to avoid future repeats of 'Licks' type development. The GBNA workgroup recommends provisional support for the City's draft UDG and will remain involved until final language has been completed. It further recommends to maintain the current timeline of a November council review so that the new UDG benefits apply as soon as possible. Highlights of the proposed UDG are:

- sectioning Queen Street between Coxwell and Neville Park into three 'precincts' for better tailoring of guidelines within each area,
- A lower 'street wall' height of three storeys versus four allowed under current zoning by-law for new development between Woodbine and Neville Park,
- A more restrictive building envelope ('step back' and 'angular plane') to maintain a perceived height not exceeding four storeys in this area
- Style and material guidelines to avoid 'glass condo' or similarly clashing designs within the small scale and granular style of Queen Street
- Maintaining the prominence and views of the Fire hall clock tower

A copy of the draft (it is lengthy and technical in many places) is available on the GBNA website [www.gbna-toronto.com](http://www.gbna-toronto.com) under "Visioning – News Flash"

## **Remaining concerns**

Throughout the Visioning study and well before, the community has raised serious concerns over a number of issues:

- Traffic, parking, basement flooding, public transit and other services
- The disappearance of affordable housing and rental options for lower income families.
- The cumulative impact of multiple 'small' developments that are not deemed to warrant individual impact studies on infrastructure, traffic, water management, etc

Whereas the Visioning study was scoped to only address UDG topics that excluded these additional concerns, they are in many ways related to development and still ought to be addressed. GBNA has begun to approach

Councillor McMahon in an effort to bring each of these items to a detailed community discussion, more information will be forthcoming.

### **Conclusion**

The GBNA Visioning workgroup has looked at the draft UDG proposal on its own merits as well as how it fits within an overall compliance framework. (After all, a UDG is useless if it cannot be applied in the approval of development applications and in the defense of appeals to the OMB). Brief explanations of the various items considered by the workgroup are captured in their attached report.

The outcome of a complex and passionate exercise such as the Visioning study will never reach 100% consensus. GBNA and the GBNA visioning workgroup are made up of professional, determined and passionate individuals who care about the future of our community. The workgroup has contributed to the draft as presented by City staff (as have others) and we believe its supportive recommendation (including having the final UDG passed by council as a matter of urgency) has been well researched and is founded on solid principles.

GBNA plans to make its support for the draft proposal known to City Planning and Councillor McMahon on Monday September 30, on the basis that we remain engaged to understand and comment on how the proposal is put into actual language of the final UDG document. Until that time, we are open to high level inputs from our members on items that may not have been captured in the draft. (Limited to items that relate to the scope of the 'Visioning' study as outlined above). If so, please share specifics before Friday morning, September 28.

In the meantime, we are encouraged by the fact that the level of public support for the draft proposal (presented at the September 19 community meeting) is in step with our findings and recommendation.

We look forward to provide future updates on this and other topics on the GBNA agenda. Thank you and stay involved in your community!

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