

On Tuesday, April 9, 2013, Toronto East York Community Council (TEYCC) unanimously adopted three recommendations made by the City Planning Division:

- 1) To amend zoning for that portion of Queen Street E. covered by the Beach Urban Design Guidelines (UDG) such that zoning properly reflects the more restrictive features of the UDG.
- 2) To defend the UDG at the OMB for two appeals submitted by developers of the properties located on the north east and north west sides of the Queen Street / Woodbine Avenue intersection.

During and after our involvement in the Queen Street East Visioning study (which produced the UDG), GBNA have insisted that steps be taken to strengthen the enforceability of the UDG through further zoning amendments as well as the City's commitment to defend the UDG at the OMB as needed.

When Council adopted the UDG in the fall of 2012, it did respond to our requests by directing City staff to prepare amendments to the zoning by-law to bring it into conformance with some of the restrictive portions of the UDG.

GBNA's support of the recommendations to TEYCC are to hold Council accountable for these assurances made to the community.

The GBNA deputations delivered to TEYCC follow below.

Deputation for TEYCC Agenda Item 23.15, April 9, 2013 Amendments to Zoning By-law 438-86

- The Greater Beach Neighbourhood Association (GBNA) is an umbrella initiative by the major resident associations in the Greater Beach area. GBNA has participated in the 2012 Visioning study for Queen Street East and have supported the adoption of the subsequent Beach Urban Design Guidelines.
- The Urban Design Guidelines had as their goal to “balance the policies of the official plan with the desire of the local community to maintain the existing character of this portion of Queen Street East”.
- The UDG were created through a process of community consultation that engaged all stakeholders in the Beach and arrived at a community consensus of appropriate urban design for Queen Street East, which was adopted by City Council in October of last year.
- Having participated in the process of developing the UDG, the community now hopes and expects that new development on Queen Street east will conform to the UDG’s development standards.
- This includes not only developments which require rezoning, but also “as of right” developments which conform to the existing zoning by-law. Bringing the current zoning by-law into conformance with restrictive portions of the UDG will greatly assist in achieving this goal.
- We therefore strongly support the recommendation of the City Planning Division that by-law 438-86 be amended as proposed in order to implement in the by-law certain restrictive portions of the UDG.
- Your vote will demonstrate Council's commitment to the community to uphold the vision for Queen Street East that is embodied in the UDG.

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April 9, 2013

Deputation for TEYCC Agenda Item 23.16

Request for direction, 1880-1882 Queen St E. and 196 Woodbine Ave.

- The Greater Beach Neighbourhood Association (GBNA), an umbrella initiative by the major resident associations in the Greater Beach area, has supported the adoption of the Beach Urban Design Guidelines(UDG) in 2012.
- The UDG had as their goal to “balance the policies of the official plan with the desire of the local community to maintain the existing character of this portion of Queen St. E.”.
- The UDG were created through a process of community consultation that engaged all stakeholders in the Beach and arrived at a community consensus of appropriate urban design for Queen Street East, which was adopted by City Council in 2012.
- Having participated in the process of developing the UDG, the community now expects that new development on Queen St. E. will conform to the UDG’s development standards.
- As noted in the Report of the City Planning Division, the proposed development at 1880 and 1882 Queen Street East and 196 Woodbine Avenue does not conform to the UDG in several significant ways.
- We agree with City Planning Division that a building with the height, massing and density proposed will not fit harmoniously in the neighbourhood, and would create a negative precedent and undermine the planning framework for the development of Queen St. E.
- GBNA therefore strongly supports the recommendation of City Planning Division that the City oppose at the OMB the request for amendment of the zoning by-law for this development project.
- Council’s actions in requiring new developments on Queen Street East to conform to the UDG will demonstrate to Beach residents Council’s commitment to the UDG process and the community vision for Queen Street East which the UDG embodies.

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April 9, 2013

Deputation for TEYCC Agenda Item 23.17

Request for direction report, 1884 Queen Street East.

- The Greater Beach Neighbourhood Association (GBNA), an umbrella initiative by the major resident associations in the Greater Beach area, has supported the adoption of the Beach Urban Design Guidelines (UDG) in 2012.
- The UDG had as their goal to “balance the policies of the official plan with the desire of the local community to maintain the existing character of this portion of Queen St. E.”.
- The UDG were created through a process of community consultation that engaged all stakeholders in the Beach and arrived at a community consensus of appropriate urban design for Queen Street East, which was adopted by City Council in 2012.
- Having participated in the process of developing the UDG, the community now expects that new development on Queen St. E. will conform to the UDG’s development standards.
- As noted in the Report of the City Planning Division, the proposed development at 1884 Queen Street East does not conform to the UDG in several significant ways.
- We agree with City Planning Division that a building with the height, massing and density proposed will not fit harmoniously in the neighbourhood, and would create a negative precedent and undermine the planning framework for the development of Queen St. E.
- GBNA therefore strongly supports the recommendation of City Planning Division that the City oppose at the OMB the request for amendment of the zoning by-law for this development project.
- Council’s actions in requiring new developments on Queen Street East to conform to the UDG will demonstrate to Beach residents Council’s commitment to the UDG process and the community vision for Queen Street East which the UDG embodies.

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