

GBNA

**Greater Beach
Neighbourhood
Association**

PRESENTATION TO:

TORONTO AND EAST YORK COMMUNITY COUNCIL

NOVEMBER 6/12

AGENDA ITEM TE 20.22

Final Report - Queen Street East Visioning Study

(Coxwell Avenue and Nursewood Road)

Dear members of Toronto and East York Community Council:

The Greater Beach Neighbourhood Association (GBNA) is a Forum of 7 resident and community groups in the Greater Beach area and works with these groups on issues concerning land use planning matters.

The GBNA was before this Council on January 10th of this year in support of the Visioning Study proposed by Councillor McMahon with a mandate to develop appropriate design guidelines that balance the policies of the Official Plan and the desires of the local community to maintain the existing character of Queen Street East in the Beach.

A Visioning Study Work Group, set up by the GBNA, was an active participant on the Stakeholder Advisory Committee as part of the Visioning Study community consultation. Throughout this process, GBNA conducted thorough reviews of draft proposals and contributed ideas on how the community's interests could effectively be expressed in the new guidelines.

GBNA, with the support of 6 of its 7 member organizations believes that the Urban Design Guidelines prepared by the City Planning Division achieve the best possible balance between the policies of the Official Plan and the community's desire to preserve the nature and character of Queen Street East.

GBNA therefore supports the recommendation that City Council adopt the proposed Queen Street East Urban Design Guidelines and advise all staff to use the Guidelines in the review of development applications in the area where they apply.

GBNA also supports the recommendations of the City Planning Division concerning

- development of proposed amendments to the current zoning by-law to implement specific restrictive portions of the Urban Design Guidelines, and

- incorporation of the content of the draft zoning by-law amendments into the new City-wide Harmonized Zoning By-law for this portion of Queen Street East.

The community, in the course of the Visioning Study, strongly expressed concerns about the adequacy of infrastructure in the Beach area to support intensification, and GBNA is pleased that Councillor McMahon will support initiatives to conduct infrastructure and service studies to further assess the viability of infrastructure in relation to new development along Queen Street East. GBNA urges City Council to address, on a priority basis, growth related infrastructure issues in the Beach area.

GBNA encourages Council to adopt the recommendations before you, so that the new Urban Design Guidelines can guide the City Planning Division in the review of pending and future development applications.

Greater Beach Neighbourhood Association

per: Chris Howling
Chair, GBNA