

## Speaker Notes

### 1960-1962 Queen St. E

Toronto and East York Community Council  
Item 2012.TE16.3  
May 15, 2012

Jan Hykamp  
President, GBNA

- Thank you for the opportunity to speak to you on this important topic.
- My name is Jan Hykamp, I am president of Greater Beach Neighbourhood Associations. GBNA was formed by the major Resident Associations in our area to represent common interests in matters of development and land-use planning policies. GBNA also works closely with FoNTRA and CORRA to speak to common issues across the city.
- Many presentations before me have spoken to the impact of the proposed development from a Beach area perspective. In fact, the picture they describe applies equally to many character areas across the city and across your Wards – that is, a picture of ‘Avenue’ development through site-by-site rezonings without a level of study and public engagement intended by the Official Plan.
- You are familiar with the Official Plan requirements:
  - An Avenue Study must be completed or alternatively an Avenue segment study. In either case, this requires a comprehensive assessment of local conditions with extensive community and stakeholder consultation.
  - The Official Plan is clear on the expectations of an Avenue Segment study, stating that it requires a *“process that mirrors that for an Avenue Study”*.
- It is our view that the Segment study conducted for this development has not been held to the standards intended by the Official Plan. Character areas throughout the city may be at irreversible risk as a result of cumulative site-specific rezonings without these standards being applied.
- Let me read from a letter submitted yesterday to TEYCC by CORRA:

*“CORRA supports the concerns of the Greater Beach Neighbourhood Association regarding development along Avenues in advance of Avenue Studies having been done and completed. This is a matter that has been raised again and again in the west end and in parts of North York.*

*It speaks to the need to address the process of how segment studies are done and the Official Plan policies which are part of the Five Year Review.*

*This is a pressing issue which needs to be properly addressed both in the present and the long term.*

*CORRA notes that the original intent of the policies of the Official Plan in regard to Avenues and segment studies do not appear to have been fully met under the present process”.*

A similar statement has been provided by the FoNTRA.

- The key issue then for Queen Street East is this: in the absence of an Avenue Study, how can a process of evaluation and public engagement take place that is comprehensive enough to meet the standard required by the Official Plan?
- Council provided the answer by passing councillor McMahon’s motion in January to conduct a Visioning study for Queen Street East.
  - The City’s Planning Department appears to share this view, as its final Planning Report for 1960 -1962 Queen Street East recommends: *“moving forward, any new applications should await the outcome of the Visioning study”*
- The community’s dilemma is that the cart has been put before the horse. Particularly concerning is the Staff report statement that this proposal “sets no negative precedent” – in other words it confirms the precedent setting nature of the decision in front of you today.
- The community understandably will be disappointed by any action that results in development before the required planning has been completed.
- Notwithstanding these comments, GBNA urges council to reaffirm its commitment to implement the Visioning study as soon as possible so that the planning, urban design and other factors required by the OP can set the framework for further development on Queen Street East.
- Thank you

## About GBNA

The Greater Beach Neighbourhood Association (“GBNA”) is a not-for-profit organization founded in January 2012. It is a collaboration of independent community Associations in the greater Beach area of Toronto, located between Coxwell and Victoria Park from Lake Ontario to the railway corridor. We are an independent association that includes direct membership from residents not covered by any of our following members associations:

- Beach Triangle Residents Association
- Friends of Queen Street
- Kew Beach Neighbourhood Association
- Toronto Beach East Residents Association
- Friends of Glen Davis Ravine
- Norwood Park Residents Association
- Beach Waterfront Community Association

### **Our focus and expertise**

GBNA is laser focused on land-use planning and development. Current (spring 2012) focus areas include:

- Ravine protection
- Water management
- Queen Street East Visioning study
- Heritage Conservation District evaluation

We recognize the importance of the mixed socio-economic profile of our neighbourhood and promote policies that preserve and enrichen it.

### **Our aims**

- Advocate for fair and equitable planning practices
- Provide information to residents on planning and development concerns
- Encourage appropriate development
- Oppose inappropriate development, including assessing the viability of opposing such proposals