

What is happening at Queen and Woodbine?

Join us: Beach Recreation Centre, July 11, 7.30pm

The development proposed for the former Shell station location at Queen and Woodbine is the subject of the first hearing by the OMB of an appeal by a developer since new Queen Street East Urban Design Guidelines (“UDG”) were adopted by City Council last Fall.

A rendering of the development proposed for this site paints a picture of a massive development that significantly and unacceptably diminishes the view of the almost 100 year old Fire Hall in its role as a defining landmark for the Beach.



The issue

In its current form, the developer is applying for a six storey ‘straight-up’ building that significantly exceeds in a number of ways the Queen Street UDG, which are intended to guide new development along Queen Street in the Beach.

During last year’s Visioning Study, the community actively participated in a process that had as its aim “to develop guidelines that balance the Official Plan with the desire of the local community to maintain the existing character” of Queen Street in the Beach. City Council expressed its approval of the Visioning Study process by unanimously adopting the resulting Queen Street UDG in November, 2012.

The development proposed for the former Shell station site jeopardizes that effort to the detriment of the character of Queen Street as recognized throughout the City and beyond.

The dates and players

The OMB hearing is scheduled for two weeks, starting October 7th. The City will be at the hearing opposing the appeal. GBNA will also be at the hearing opposing the appeal: with the support of the neighbouring Resident Groups, it requested and was granted Party status in the appeal. The owner of the apartment building to the north of the proposed site was also granted party status in the appeal.

Join us on July 11!

The community cannot afford to be idle. We must act with determination and with a focused plan.

Join us for an important update session at the Beach Recreation Center, 6 Williamson Road on July 11 at 7.30pm for a briefing on developments and further options as we prepare for this landmark event.

Seating is limited, arrive early to be assured of a seat!

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