

February 20, 2014

## Update on '200 Woodbine' development proposal

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Hello friends & neighbours.

Good news under the challenging circumstances of the '200 Woodbine' OMB case. The developer has agreed to revise his plans. The revisions include:

- Increasing the Queen Street sidewalk space to 4.8 meters by setting back the entire building
- Increasing the sky view by adding a 0.9 m step back above the fourth floor for a significant portion of the building along Queen Street
- Reviewing the architectural treatment on the Queen St. face of the building, in order to mitigate the height of the street wall and to provide for further articulation of the Queen Street façade
- Reducing potential traffic interruptions on Woodbine by moving the parking elevator entrance to the rear west side of the building.

### What does this mean?

After a full review of all realistic options with our lawyers, planning consultant and the affected local Resident Association BTRA, GBNA has recommended that the revisions be accepted for this particular site without further OMB action. Our constituent neighbourhood associations are in full agreement with this direction and the City has come to a similar conclusion.

GBNA continues to strongly advocate that the essential provisions of the Queen Street East Urban Design Guidelines be incorporated into the City's Official Plan, as detailed in our February 12th [newsletter](#), in order to ensure that future development proposals maintain the existing character of Queen Street East.

GBNA has been very fortunate with the outstanding pro-bono representation by the Wood Bull LLP legal team and our expert witness Terry Mills to help bring these positive changes about.

We thank you for your ongoing support. Please contribute today at [gbna-toronto.com](http://gbna-toronto.com)

Jan Hykamp on behalf of the GBNA team.

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### Who we are – Our Purpose

To build strong working relationships with those, such as city planners and our GTA Councillor, whose decisions have an impact on our community.

To continually raise our already strong credibility as the voice for an engaged community so as to influence policy decisions impacting our community.

To encourage, with the member Resident Associations that support us, a strong sense of community in the Greater Beach area, so that the changes that are occurring are ones that make us stronger and healthier.

To support only well considered growth and development that enhances all aspects of the community: economic, social and environmental, for the long term.

### **GBNA member groups**

GBNA is an umbrella association with the following members:

*Beach Triangle RA*

*Kew Beach NA*

*Toronto Beach East RA*

*Balmy Beach RA*

*Beach Waterfront CA*

*Norwood Park RA*

*Friends of Glen Davis Ravine*

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