

October 4, 2014

Hello friends!

We hope you found the summer re-energizing! With vacation season behind us, the local Resident Associations and GBNA have already met to set our priorities for the fall and winter. This brief update is just to provide the following highlights of what we hope to cover in more depth with you in the months ahead.

Queen Street development.

A number of Queen Street locations appear to be targets for new development and GBNA will closely monitor new applications, as they happen, for an appropriate response.

A stronger set of Planning tools are now in place to expect any potential new development to remain within reasonable heights, provide clear step backs for higher floors, etc.:

- Official Plan Amendment 151 (adopted by City Council on July 8, 2014) adds a Site and Area Specific Policy for Queen Street East in the Beach to the Official Plan for Toronto
- The Urban Design Guidelines for Queen Street East in the Beach (which arose out of the Queen Street East Visioning Study and which form the basis for the above Amendment).
- A new Zoning By-law (607-2013, adopted by City Council on May 7, 2013) to ensure that new 'as-of-right' development complies with the above. (By way of update, the two appeals to the Ontario Municipal Board regarding this By-law have been withdrawn).

Kingston Road YMCA Development

The height proposed for the YMCA development, located in the Kingston Road Village area with its attractive small shop character, exceeds the guideline for building height in the "Mid-Rise Building Performance Standards" adopted by City Council. We believe this is an issue that needs closer review in the context of the area, involving local residents. GBNA and the Balmy Beach Residents Association have met with the developer and are meeting with the City prior to finalizing our position.

OMB

GBNA was pleased to learn that Premier Wynne's recently released "Mandate Letter" to the Minister of Municipal Affairs and Housing states that a "specific priority" of that Ministry is "Leading a review of the scope and effectiveness of the Ontario Municipal Board". (Copy here: <https://www.ontario.ca/government/2014-mandate-letter-municipal-affairs-and-housing>)

GBNA has strongly advocated for a review of the role and scope of the OMB, and has submitted two position papers to the Province. We have flagged this issue to our MPP, Arthur

Potts, and hope to work with him to keep this important topic in the spotlight.

We'll share as more unfolds on these or other topics. In the meantime, don't miss the [Ward 32 'All candidates' meeting](#) on Tuesday October 7, 7-9pm (St. John the Baptist Norway Anglican Church, 470 Woodbine)!

The GBNA team

gbna-toronto.com

info@gbna-toronto.com

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. Associate member groups: Beach Hill Neighbourhood Ass'n; Kingston Road Village Neighbourhood Ass'n.

Privacy and Mailing lists

We respect your privacy and your choice to be part of our mailings. We do not share our mailing list. Should you wish to be removed from our list, please email to info@gbna-toronto.com with "Remove" in the subject line.