

Authority: Toronto and East York Community Council Item 33.16, adopted as amended,
by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 716-2014

To adopt Amendment No. 151 to the Official Plan for the City of Toronto respecting the lands known municipally as 1614 to 1702, 1824 to 2362, 1525 to 1535, 1595 to 1661, 1733 to 1989 and 2163 to 2505 Queen Street East and 1 Kingston Road.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held four public meetings in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 151 to the Official Plan is hereby adopted.

Enacted and passed on July 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 151 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
1614 to 1702, 1824 to 2362, 1525 to 1535, 1595 to 1661, 1733 to 1989 and
2163 to 2505 Queen Street East and 1 Kingston Road**

1. Chapter 7, Site and Area Specific Policies is amended by adding the following Site and Area Specific Policy 466:

"466. Queen Street East, Coxwell Avenue to Nursewood Avenue Area Specific Policy 466, applies to the properties known in the year 2014 as 1614 to 1702, 1824 to 2362, 1525 to 1535, 1595 to 1661, 1733 to 1989 and 2163 to 2505 Queen Street East and 1 Kingston Road."
2. The lands shown on the maps attached to and forming Part of this By-law are subject to the following policies:
 - 2.1 This Queen Street East, Coxwell Avenue to Nursewood Avenue Area Specific Policy is intended to guide and shape development/redevelopment within the Queen Street East, Coxwell Avenue to Nursewood Avenue Area by establishing compatible development/redevelopment and built form policies that reinforce the existing character of the area as a whole and each of the three precincts, being the Woodbine Beach Precinct, The Kew Beach Precinct and the Balmy Beach Precinct, as show on Maps 1, 2 and 3 to ensure an appropriate building scale in relation to Queen Street East, appropriate transition between new development and adjacent neighbourhoods and appropriate design details for new development.
 - 2.2 Development taller than 12 metres may be appropriate on lots with sufficient width and depth and that have appropriate access for parking and servicing. Proposals for such development will demonstrate that the site is adequate to accommodate the proposal, through a rezoning or minor variance process, as appropriate.

Such development above the existing height limit will only be permitted where the main front wall of the building does not exceed 12.5 metres within the Woodbine Precinct (Map 1), and 9.5 metres within the Kew Beach Precinct (Map 2) and Balmy Beach Precinct (Map 3) and the overall height will be limited to 4, 5 or 6 storeys, in consideration of the lot depth and character of its Precinct.
 - 2.3 In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East, Coxwell Avenue to Nursewood Avenue will:
 - a. respect and reinforce the existing character of the area and the individual character of each of the precincts;
 - b. provide adequate setback from curb to the entire building face to accommodate wider sidewalks which consist of an edge zone, a furnishing

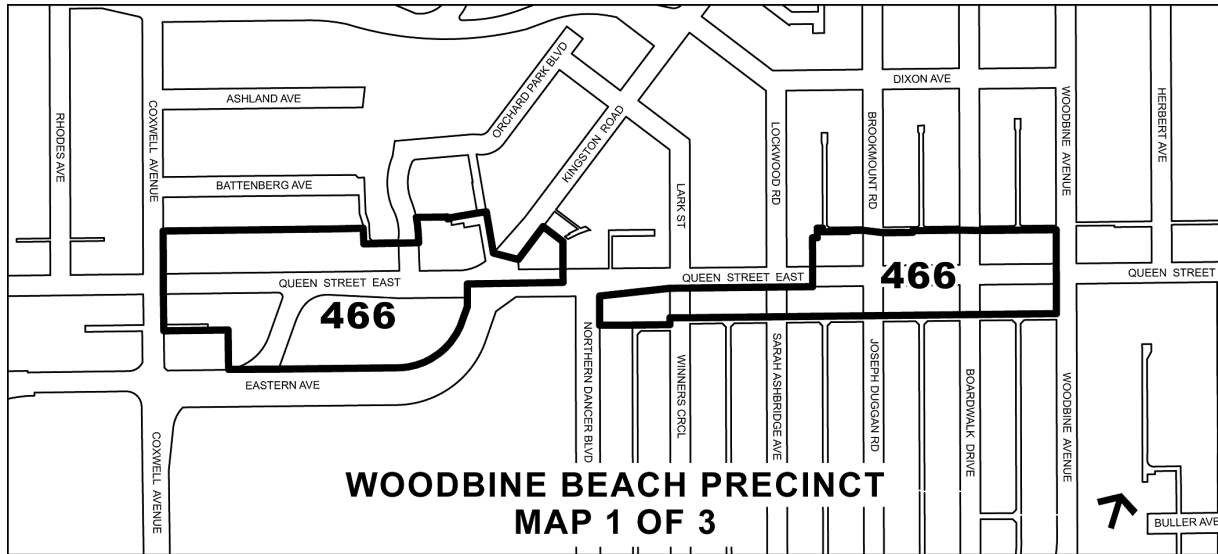
and planting zone, a pedestrian clearway to City standards and an animation zone adjacent to the building;

- c. articulate building facades to reflect existing lot sizes for each precinct;
- d. require ground floor heights that are generally consistent with the prevailing building characteristics, street wall heights and stepbacks appropriate for each Precinct; and
- e. include building materials that are traditionally found in the area to complement the existing streetscape.

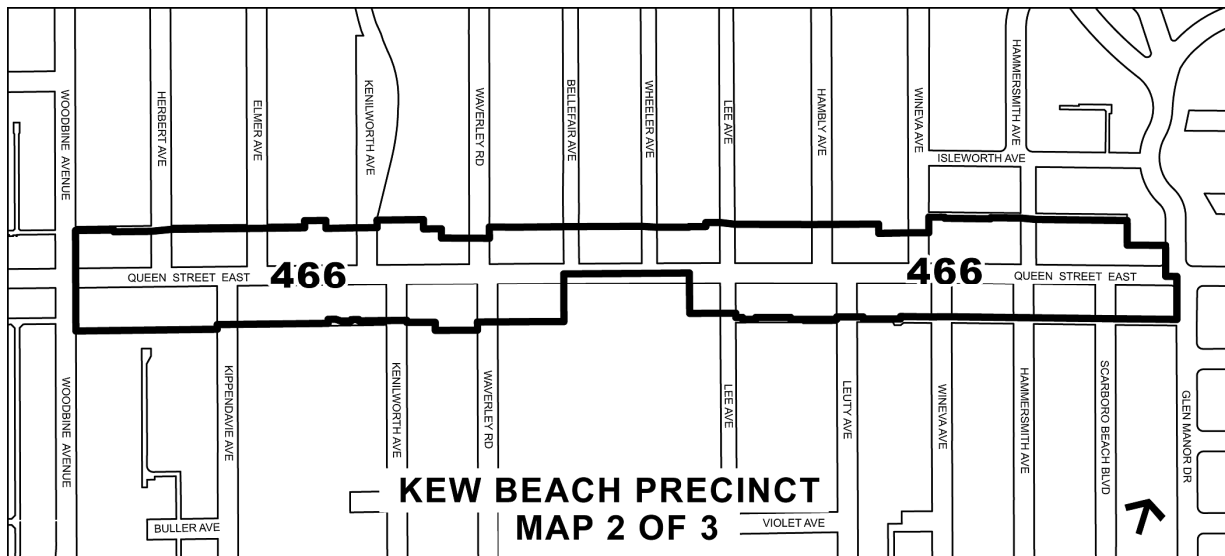
2.4 Urban Design Guidelines adopted by City Council for Queen Street East, Coxwell Avenue to Nursewood Avenue will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, the Urban Design Guidelines will:

- a. be used to implement Official Plan policies;
- b. provide understanding of the character of the area as a whole and each of the Precincts;
- c. explain how development can respect and reinforce local character for the area as a whole and each of the precincts;
- d. articulate planning priorities for new development in the area;
- e. identify setbacks, stepbacks, height and built form to mass development appropriately within the local context for each precinct; and
- f. describe the prevailing public realm conditions and future public realm goals.

Woodbine Beach Precinct



Kew Beach Precinct



Balmy Beach Precinct

