

## **Councillor McMahon Recommendation - January 9, 2012**

### **Recommendation**

It is recommended that the City Planning Division undertake a visioning study in 2012 of Queen Street East between Coxwell Avenue and Neville Park Boulevard, in consultation with the ward Councillor, local community and other appropriate City Divisions to develop appropriate Design Guidelines that balance the policies of the Official Plan with the desire of the local community to maintain the existing character of this portion of Queen Street East.

### **Summary**

The "Queen Street East – The Beaches" Design Guidelines were originally written and adopted by City Council of the former City of Toronto in 1987.

Zoning By-law No. 438-86 for the former City of Toronto zones the majority of the properties along this section of Queen Street East as Mixed Use with a height limit of 12 metres.

The City Council adopted the current Official Plan in 2002, which targets growth to Mixed-Use areas and to Avenues, both of which are the designations along Queen Street East between Woodbine Avenue and Victoria Park Avenue. The adopted Official Plan includes Built form policies to shape and guide growth.

The City Council adopted the "Avenues and Mid-Rise Buildings Study" in 2010, to articulate through performance standards the development criteria of the Official Plan for Mixed-use areas on Avenues.

Queen Street East in Ward 32 was excluded from the Study Map attached to the "Avenues and Mid-Rise Buildings Study" resulting in them not applying to this portion of Queen Street East.

Development applications in the form of Rezoning have been submitted within this area of Ward 32 that are compatible with the policies contained in the "Avenues and Mid-Rise Buildings Study" and are being processed by the City Planning Division as required by the Planning Act.

The local community has expressed significant concern with these proposed development applications.

It is recognized by the ward Councillor, the community and the City Planning Division that the existing "Queen Street East – The Beaches" Design Guidelines are out-of-date and may not fully reflect the policies of the Official Plan and may not result in development that will contribute to creating vibrant, high quality mixed-use development on this portion of Queen Street East.

