

May 6, 2013

Toronto & East York Community Council  
City Hall  
100 Queen St. West, 2<sup>nd</sup> Floor  
Toronto ON M5H 2N2

Dear Members,

RE: 2013 Queen St. East in Leslieville Study

The Official Plan directs growth to Avenues and Mixed Use Areas, which are the land use designations for the portion of Queen Street East from the railway by Jimmie Simpson Park to Leslie Street. The Official Plan includes Built Form and other policies to shape and guide growth and development.

Zoning By-law No. 438-86 of the former City of Toronto zones the majority of the properties on this portion of Queen St. East as Mixed Use with a height limit of 14 metres.

City Council adopted the "Avenues and Mid-Rise Building Strategy" in 2010, to articulate the development criteria of the Official Plan through performance standards. Queen St. East in Ward 30 was excluded from the Study Map attached to the "Avenues and Mid-Rise Buildings Strategy". The design guidelines of the Study do not apply to Leslieville.

Queen St. East in Leslieville is experiencing some interest from land owners to redevelop properties for mid-rise buildings. A rezoning application for mid-rise development at 1075 Queen St. was submitted recently, and there has been interest in other properties.

It is desirable to have guidelines in place to support vibrant, high quality mixed-use development on this portion of Queen St. East in accordance with the Official Plan.

The study would focus on ways to guide redevelopment interest to achieve appropriate built form and character, building height, massing, architectural treatment and streetscape. As well, it would address the recent interests expressed in the local community to develop strategies that help maintain an inclusive, diverse, mixed-income community with affordable homes, shops and local jobs. The study would be developed through a robust outreach and consultation process.

I request the Committee:

- 1) Recommend the City Planning Division initiate a study in 2013 of Queen Street East in Leslieville (railway by Jimmie Simpson Park to Leslie Street), in consultation with the Ward Councillor and local community, in order to develop urban design guidelines that respect the area's unique built character and take into account community objectives.

Sincerely,

Councillor Paula Fletcher  
Ward 30, Toronto-Danforth