

**Queen Street East Visioning Study (Coxwell Avenue to Nursewood Road) – City Initiated Official Plan Amendment – Supplementary Report**

<b>Date:</b>	July 3, 2014
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\CC14117 (12-182735 STE 32 OZ)

**SUMMARY**

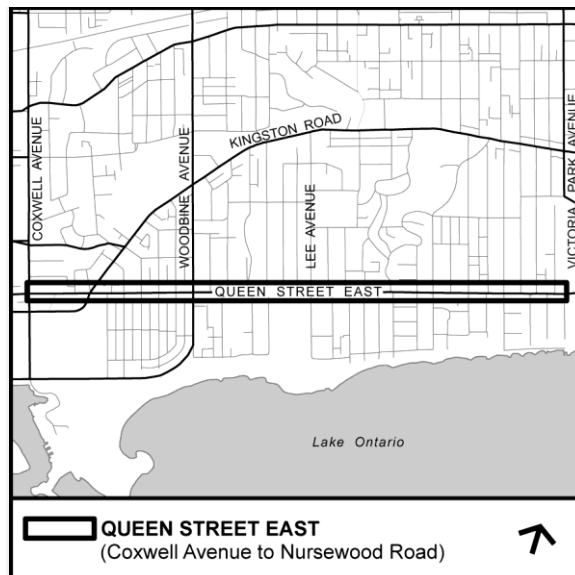
City Planning staff are recommending a refinement to the draft Official Plan Amendment that was considered by Toronto and East York Community Council with respect to an area-specific policy for the portion of Queen Street East between Coxwell Avenue and Nursewood Road.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. City Council replace Recommendation 1 of Toronto and East York Community Council (Item TE33.16) with the following recommendation:

"City Council amend the Official Plan, for the lands at 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, substantially in accordance with the draft Official Plan



Amendment attached as Attachment No. 1 to the Supplementary Report (July 7, 2014) from the Chief Planner and Executive Director, City Planning Division.

## **COMMENTS**

A City-initiated Official Plan Amendment (OPA) was considered by Toronto and East York Community Council on June 17, 2014 for lands generally on Queen Street East between Coxwell Avenue and Nursewood Road. The proposed area-specific policy would reinforce the existing development permissions for the area and provide guidance for future development to achieve compatibility with the existing character of the area. The proposed OPA is grounded in the planning study and analysis undertaken in 2012 which resulted in the Council-adopted Urban Design Guidelines for Queen Street East between Coxwell Avenue and Nursewood Road.

Staff are recommending that policy 2.2 of the area-specific OPA include further direction with respect to the built form massing of future development. The refined draft OPA attached to this report prescribes maximum heights for the main front walls of future development. The OPA already included limits on overall height; this minor addition gives further clarity as to requirements for setbacks above the main front wall which would be required to achieve height above that permitted by the underlying zoning by-law.

The heights of the main front wall as prescribed in the draft OPA are consistent with those set out in the Urban Design Guidelines for this portion of Queen Street East, adopted by Council in 2012 and used to evaluate development proposals in the area.

## **CONTACT**

Leontine Major, Senior Planner  
Tel. No. (416) 397-4079  
Fax No. (416) 392-1330  
E-mail: lmajor@toronto.ca

## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Draft Official Plan Amendment

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### **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**

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The Official Plan of the City of Toronto is amended as follows:

#### **SCHEDULE “A”**

**The Official Plan of the City of Toronto is amended as follows:**

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.

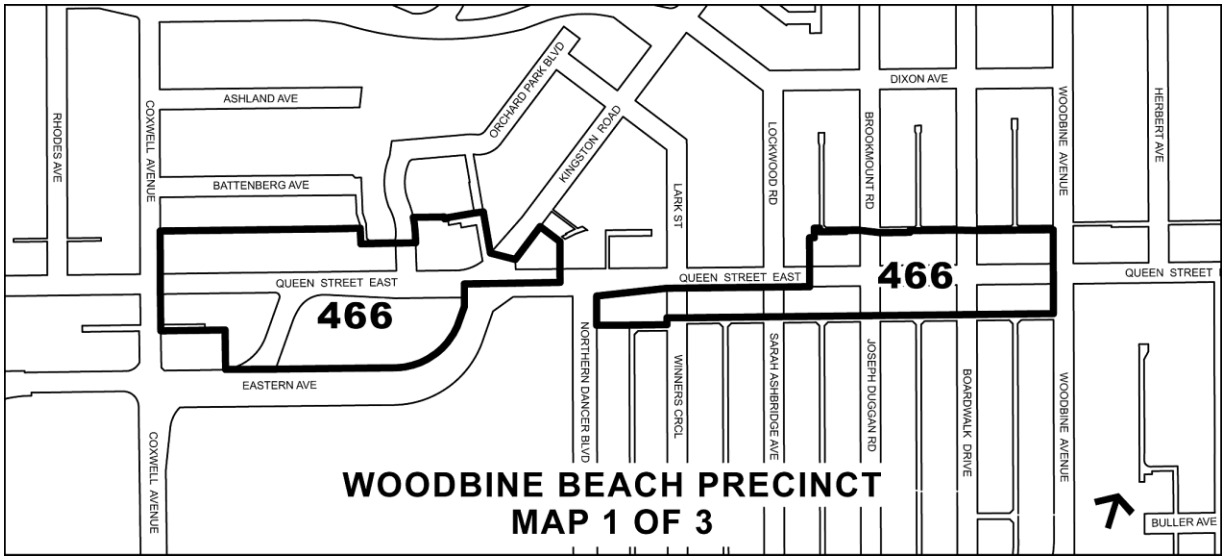
2.3 In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East, Coxwell Avenue to Nursewood Avenue will:

- 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.

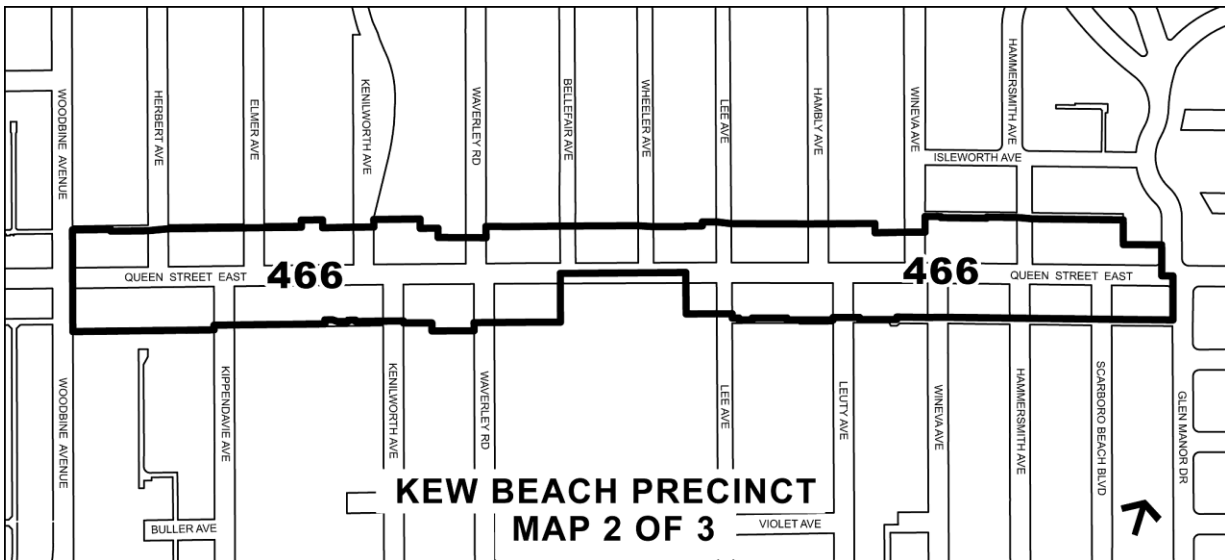
2.4 Urban Design Guidelines adopted by City Council for Queen Street East, Coxwell Avenue to Nursewood Avenue will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, the Urban Design Guidelines will:

- 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

