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Toronto City Councillor
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April 29, 2026

Dear Chair and Members,

Re: Review of the Queen Street East Urban Design Guidelines

BACKGROUND:

Recent development applications in our community have prompted extended discussion at Community Council, and at Council, regarding the relationship between the Queen Street East Urban Design Guidelines, approved in 2012, and the updated Mid-Rise Building Design Guidelines from 2024.

Despite these discussions, residents have continued to express confusion at how the documents are interpreted and applied, particularly given inconsistencies between the guidelines on issues such as angular planes, setbacks, and other matters.

Following this community feedback and extensive discussions with City Planning and Development Review staff, this letter recommends that staff review and update the Urban Design Guidelines and Site and Area Specific Policy in order to provide greater clarity for both residents and staff.

RECOMMENDATION:

It is recommended that:

1. Toronto and East York Community Council request the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Development Review, to review Site and Area Specific Policy 466 and the Toronto Urban Design Guidelines for Queen Street East: Coxwell Avenue and Nursewood Road, and report back in 2027 on any recommended updates to the Queen Street East Urban Design Guidelines and SASP 466, considering the City-wide Mid-Rise Building Design Guidelines update.

Respectfully,

Brad Bradford

Toronto City Councillor
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