

257, 259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) – Urban Design Guidelines – Final Report

Date: May 11, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District, Development Review and Director, Urban Design, City Planning

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 231179 STE 10 OZ

SUMMARY

This report recommends that City Council endorse Urban Design Guidelines for 257, 259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East, collectively known as Quayside Phase 1.

The site-specific zoning by-law amendment for Quayside Phase 1 required that City Council endorse Urban Design Guidelines prior to issuance of Site Plan Notice of Approval Conditions for the first development on the lot as part of the Section 37 Agreement. The Guidelines have been developed by the applicant and reviewed and accepted by staff. Staff recommend that Council endorse the Guidelines, to inform development in Quayside Phase 1.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, Development Review and the Director, Urban Design, City Planning recommend that:

1. City Council endorse the Urban Design Guidelines included as Attachment 1 to this report.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendation included in this report in the current budget year or in future years.

DECISION HISTORY

On July 24 and 25, 2024, City Council adopted TE15.5, 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report - Approval,” to permit the development of the first two blocks of the Quayside proposal. The zoning by-law amendment required that City Council endorse Urban Design Guidelines prior to issuance of Site Plan Notice of Approval Conditions for the first development on the lot as part of the Section 37 Agreement: [Agenda Item History - 2024.TE15.5 \(toronto.ca\)](#)

On December 16 and 17, 2025, City Council adopted TE27.5 "257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment and Part Lot Control Exemption Application - Decision Report - Approval,” to revise built form, densities, and other development standards: [Agenda Item History - 2025.TE27.5 \(toronto.ca\)](#)

COMMENTS

The Quayside Urban Design Guidelines inform the overall design of the public realm, buildings and open spaces of Blocks 1 and 2. These Urban Design Guidelines should be read in conjunction with other documents and reference materials, including the City of Toronto Official Plan, the Central Waterfront Secondary Plan, East Bayfront Precinct Plan and other relevant City design guidelines.

The Guidelines were provided as part of the submission package for Quayside, and have been refined through the development review process. On April 29, 2026, the Guidelines were also presented to the Waterfront Toronto Design Review Panel. Panel members were generally supportive of the urban design approach and welcomed the overall conceptual massing, commercial activation approach, inclusion of the community space fronting Queens Quay East and the programming of the community forest. Panel members requested consideration of embedding greater detailed design within the Guidelines.

The final Guidelines presented here have been refined to reflect staff and panel feedback. They provide design directions on integrated Indigeneity; sustainable design; public realm enhancement, programming and design; mobility; interim conditions related to different phases of construction; building massing; and architectural character and materiality. Staff have reviewed the Urban Design Guidelines and find them to be reflective of the planning process on Quayside Phase 1 to date. They provide useful additional design detail for the development of Quayside. The Guidelines will be considered in the review of Quayside applications and will guide Waterfront Design Review Panel review of future Quayside proposals.

CONTACT

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SIGNATURE



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ATTACHMENTS

Attachment 1: Urban Design Guidelines

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Attached separately to this report as a PDF