



BEACH TRIANGLE RESIDENTS ASSOCIATION

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**Deputation to
Toronto and East York Community Council
Agenda Item 2026.TE19.12**

**1684, 1698, 1700 and 1702 Queen Street East – Official Plan and Zoning By-law
Amendment**

February 18, 2026

The Beach Triangle Residents Association (“BTRA”) appreciates the opportunity to provide comments to the Toronto and East York Community Council (“TEYCC”) on the application to amend the Official Plan and Zoning By-law for 1684, 1698, 1700 and 1702 Queen Street East (“Proposed Development”).

The following comments are submitted on behalf of BTRA, and are organized as follows:

1. Summary
2. Discussion
 - a) Current status of the Urban Design Guidelines for Queen Street East (Coxwell Ave. to Nursewood Rd.)
 - b) Parking issues
 - c) Lack of affordable housing
3. About BTRA

1. Summary

- a) The current status of the Urban Design Guidelines for Queen Street East (Coxwell Ave. to Nursewood Rd.) (“Queen St E UDG”) is very unclear.

This has resulted in considerable uncertainty and apprehension about how Queen St in the Beach area will be developed, and the precedent that the Proposed Development will set.

While the City and Province have the right to establish land use laws and policies, residents of the City have the right to know how these are applied.

It is requested that the City publicly clarify the current status of the Queen St E UDG, and how they (and other policies) will be applied in the City's evaluation of future developments on Queen St E in the Beach (Coxwell Ave. to Nursewood Rd.).

- b) There are concerns that residents and visitors to the Proposed Development will seek to utilize the already scarce overnight on-street parking available in the area.

It is requested that TEYC adopt the recommendation of City Planning Staff to request a review and report back on the feasibility of excluding residents of, visitors to, or trades persons at, the Proposed Development from participation in the on-street overnight permit parking program.

- c) Toronto, including the Beach area, needs affordable housing, and it is disappointing and concerning that the Proposed Development does not include affordable housing units.

2. Discussion

(a) Current status of Queen St E UDG

- The Queen St E UDG were adopted by City Council in November 2012, and are currently referenced in Site and Area Specific Policy 466 of the Official Plan (“SASP 466”) adopted by City Council in July 2014.
- The Queen St E UDG continue to be included on the City website’s “Area Area Specific” Guidelines section of the City’s Design Guidelines, which “... are applied during the evaluation of development proposals to ensure desirable design of buildings, streetscapes and more”.
- However, the current status of the Queen St E UDG and SASP 466 is very unclear.
 - In a recent TEYCC meeting, the Queen St UDG were characterized as being based on “a world that we were living in 15 years ago”, and whose application must take account of “the [City’s] planning paradigm and the provincial planning statutes the city is statutorily required to comply with”.
 - City Planning Staff state in their Report to TEYCC of February 2, 2026 that they used the Queen St E UDG in their evaluation of the Proposed Development.

- However, while some aspects the Proposed Development conform with the letter or intent of the Queen St E UDG (e.g., street wall on Queen St, front angular plane), other aspects do not (e.g., rear angular plane, height of the building).
- In their evaluation of the Proposed Development, City Planning Staff also used the [Mid-Rise Building Design Guidelines 2024](#) and City Council's [recent direction](#) to permit mid-rise buildings on Avenues in Mixed Use Areas.
- The lack of clarity about the status of the Queen St E UDG and SASP 466 has resulted in considerable uncertainty and apprehension about how the City will evaluate future developments along Queen St E in the Beach area, and the precedent that the Proposed Development will set.
- While the City and Province have the right to establish land use laws and policies, residents of the City have the right to know how these are applied.
- *It is accordingly requested that the City publicly clarify the current status of the Queen St E UDG and SASP 466, and how they (and other policies) will be applied in the City's evaluation of future developments on Queen St E in the Beach (Coxwell Ave. to Nursewood Rd.).*

(b) Parking Issues

- The Proposed Development will have 168 units, and will provide 54 resident and 10 visitor parking spaces.
- The Proposed Development is in the 9C on-street permit parking permit area, which includes the Beach Triangle area.
- There is concern that residents of, visitors to, and trades persons at, the Proposed Development will seek to utilize the already scarce overnight on-street parking available in the area.
- *BTRA accordingly supports the recommendation of [City Planning Staff](#) to request a review and report back on the feasibility of excluding residents of, visitors to, or trades persons at, the Proposed Development from participation in the on-street overnight permit parking program.*

(c) Lack of Affordable Housing

- Toronto, including the Beach area, needs affordable housing, and it is disappointing and concerning that the Proposed Development does not include affordable housing units.
- BTRA notes that: (a) the Proposed Development does not provide for affordable rental housing units, (b) the City's Inclusionary Zoning By-law does not require affordable rental housing units in purpose-built rental housing buildings (such as the Proposed Development), and (c) the Provincial government has greatly restricted the areas in which the City's Inclusionary Zoning By-law can apply (which exclude the Proposed Development), and has put the By-law on hold until 2027.

3. About BTRA

- The following is the Vision and Statement of Purpose (“Creating Community Connectedness”) of the Beach Triangle Residents Association (BTRA).
 1. Social and Information sharing: To encourage good neighbourly relations and social exchange (e.g., newsletter, social media, events).
 2. Environment: To raise awareness of actions we can take to address the climate crisis and protect our environment.
 3. Planning, Zoning and Development: To work with authorities to ensure planning, zoning, and development in accord with the integrity and character of our neighbourhood.
 4. Traffic, Parking and Safety: To work with authorities to improve traffic flow and pedestrian safety (e.g., lights, parking, intersections, traffic calming, bike lanes).
- Membership in the BTRA is open to residents in the area bounded by the east side of Kingston Road, the west side of Woodbine Avenue, and the north side of Queen Street East.

Thank you again for the opportunity to provide comments on the Proposed Development.

Please contact BTRA at btraboard@gmail.com if further information is required.

Beach Triangle Residents Association

Jeffrey Levitt

Jeffrey Levitt, Vice-President