

## Queen Street in The Beach - Chronology

1987

Queen East – The Beaches Urban Design Guidelines passed by Council. They later become part of the Secondary Plan in the OP.

1987-2006

Several condos are built in accordance with the Beaches Urban Design guidelines – mostly 3 storeys with the 4<sup>th</sup> floor well set-back, all are in brick with traditional architectural language and materials.

2002

(Green House Lofts) 2012 Queen East is approved by the Committee of Adjustment – 16.5m tall – 4 storeys with 2 mezzanines levels. Density is 2.33 times.

2002-2006

New Official plan for post-amalgamated city is drafted and passed by the OMB

- Planning department decides to not include previous “Secondary Plans” – only some Councillors are successful in fighting this
- OP is very general – mainly deals with growth, and does not set targets or provide specifics, just general objectives which are often in conflict.
- Growth is to be directed to Downtown, The 4 Centres, and The Avenues
- Midrise buildings defined as being under 11 storeys and no taller than the “Right-of way” is wide (Queen is 20m)
- Creates “Avenues” as part of urban structure as a “broad” tool
  - Intensification is to be done based on where the City thinks it is a priority.
  - Not all areas on Avenues will have growth - no “one size fits all” program
  - Greatest opportunities for intensification are in the suburbs.
  - Avenues are to change incrementally – building by building, as part of “reurbanisation” to create new midrise streets (like in a European city)
  - City will do “Avenue Studies” in priority areas, leading to a rezoning of the entire section studied, but after full of public consultation
  - City must allow rezoning applications prior to Avenue Study –sets up very strict process for “Segment Review” to be done by developers.
  - “Segment Review” is to “mirror the process” of an Avenue study – same content and objectives but without the full rezoning, because each development can set a precedent for the entire segment.
  - Content of “Segment Review” must meet criteria under the Official Plan and “Terms of Reference”
  - Development to occur before an Avenue Study only if the review proves there will be “no negative impact”

2002-2011

City undertakes many Avenue Studies – some call for building less than the width of the ROW (Avenue Road - 22.5m on 27m Avenue) or to keep the existing zoning (College west of Euclid).

2004

City Council passes a document which compiles all of the guidelines that were not directly included in the new Official Plan, so that they continue to remain valid – this includes the Beaches Urban Design Guidelines. Planning Staff are directed to use these guidelines. The validity of this is supported by Gregg intern in a January 2011 letter to Councillor McMahon

2005

Provincial government introduces policies to reduce sprawl and deal with growth:

- Greenbelt – limits sprawl into farmland and sensitive areas
- Places to Grow – allocates targets for growth by municipality –city of Toronto to grow to 3.08 million in 2031 (320,000 more than now) – or about 20% of all growth in the GTA. Cities need to prove they will meet targets.
- Provincial Policy Statement – framework for long-term planning including” strong communities, a clean and healthy environment and a strong economy” through good planning principles
  - Efficient development and land use – to reduce consumption of land, cities need to efficiently use land and show where growth will occur
  - Efficient use of existing or planned infrastructure to “meet current and projected needs”
  - Environmental, water/sewage & energy issues, & wise use of resources
  - Protection of natural heritage and “cultural heritage landscapes” – which include mainstreets that are not HCDs

In 2008, the City had to prove it will meet the growth targets, including through density targets in “Designated Growth Centres” in the Downtown and 4 other areas.

2008

The City passes bylaw 1118-2008, which identifies many “Potential Heritage Conservation Districts”. The intent of the Bylaw is to allow Section 37 money to be used to fund HCD studies in these areas.

2009

One Rainsford application is processed. No Segment Review Study is done, in violation of the Official Plan, despite there being many properties where growth can occur.

2009-2010

Because the process of doing Avenue Studies is slow and costly, the City hires Brook McIlroy consultants to create the Avenues & Midrise Buildings Study to provide rules for Avenues not yet studied.

- The study produces 37 guidelines for mid-rise buildings
- Study identifies “Character areas” and places where sensitivity is required. Potential HCDs under Bylaw 1118-2008 are classified as places where only “Alternations and infill” should occur.
- Queen Street is initially included in the study – it is not identified as a “character Area” as Potential HCD status is superior and these are not mapped.
- Councillors Fletcher and Bussin consult with Planning, and Councillor Fletcher introduces a Motion to “Remove Queen” from the study area. The intention is to protect the heritage and “as-of-right” zoning intact.

2011

Bellefair Church conversion is approved by Committee of Adjustment

Application for 1960-1962 Queen is submitted in April, without a Segment Review Study.

Preliminary Staff Report in May does not identify application as “incomplete” – and it fails to even mention the Beaches Urban Design Guidelines

Public meeting on 1960 Queen is held in June, on an “incomplete” application. Residents are overwhelmingly opposed to height, density, and architectural design, including the blank east wall. Flooding parking and traffic are repeatedly mentioned by residents. No traffic studies, shadow studies or massing studies of the street are provided.

Friends of Queen Street forms in response to local concerns – goal is to maintain character of Queen Street, and to stop the current proposal for 1960 Queen Street. FoQS asks for a study of Queen Street and an Interim Control Bylaw

Friends of Queen Street and other local residents associations start working together, leading to the eventual creation of GBNA.

Public meeting is held on 303 Kingston Road – public concerns are overwhelmingly against the project and echo the issues with 1960 Queen.

2011

Councillor McMahon hold various “educational” meetings for residents, such as one with Paul Bedford. She promises she has “a plan” that includes “Peer Review” and a walk of Queen.

Very short Segment Review Study (without traffic study, shadow study or infrastructure/facilities study, etc.) is submitted on November 18<sup>th</sup> – application is declared “complete” on the same day – note that the City has the right to ensure applications include all necessary information before accepting an application as “complete”, but was there any review of the contents before acceptance?

2011

Developer of Rainsford shows proposal for an 8 storey building at Queen and Woodbine – subsequently proceeds selling units in a 6 storey project that does not even meet the A&MRB guidelines – rezoning application is submitted in 2012

2012

At the last minute, Councillor McMahon introduces a Motion to TEYCC in January for a “Visioning Study” of Queen Street – full information has yet to be provided, and there was no input or communication on the wording of the motion & study parameters

For 1960 Queen, Councillor McMahon holds an “interactive walk” in February - where the developer and her EA do all of the talking and FoQS and residents have no equal chance to talk. No follow-up meeting/town hall meeting is held for a dialogue with the Councillor, though the Councillor did hold a Town Hall on the Budget and TCHC.

So-called “Peer Review” is done by Brook McIlroy – essentially the developer agrees to hire them to write another consultants report fully supporting the first one, rather than there being a fully independent and critical analysis. The conclusion is that “wholesale change” of Queen street will not occur - we will only get a few midrise buildings on 4 “Soft Sites” while the rest of the street will not change much. No mention is made of the lack of studies required by the Terms of Reference, nor is the impact of a few midrise buildings on a low-rise street examined in detail.

Friends of Queen Street create their first petition and hold the first major meeting with roughly 200 in attendance.

Friends of Queen Street and local residents win at the Committee of Adjustment to stop the Pier One/LCBO proposal – the developer has now appealed it to the OMB.

Not mentioned above:

66 Kippendavie condo project – included traffic study showing Queen & Woodbine is already at capacity, before Bellefair, 303 Kingston Road, 1960 Queen street, 200 Woodbine, any additional “as-of-right” development, or the 4 “Soft Sites” are built.

580 Kingston Road – failure by City to require all necessary studies and to abide by previous OMB decisions.