

Queen Street Visioning Study

List of Items Removed

2004 Revision

Comments on this item

GUIDELINES FOR ALL FOUR SUB-AREAS		
Parking on the side yard of properties and on City boulevards is discouraged. These areas will be well landscaped.	KEEP	This applies to buildings where boulevard parking might occur on the sidestreet side.
All private parking facilities will be located underground or at the rear of the site.	KEEP	See above
Auto showrooms will replace open auto sale lots and be built to the streetline.	KEEP	There is one auto dealership left - should apply if they renovate or expand.
Entrance to The Beach (All 4 Corners @ Woodbine)	Parts of Woodbine & Kew Beach Districts	
Any building on the northeast corner will provide quality at-grade public open spaces along the Queen Street East frontage.	KEEP	Why would we not want to create a public space on the Queen street Side of any building on the Shell Site!
Blockform buildings will mark the entrance to the Beaches.		Likely to happen anyway.
A high level of architectural detail is encouraged on building facades.	KEEP	Encourages attention to detail and discourages curtain wall, glas boxes etc. in favour of something with more detail andhuman scale.
Building bays will not exceed 8m in width.	KEEP	The new guidelines prescribe no bay width in Woodbine Beach, and an inappropriately wide 12m max in Kew Beach
The Western Regional District		
The objective in this sub area is to maintain the 'small town' scale and character of Queen Street East.	KEEP	
This sub area is located from one property east of the intersection of Queen Street East and Woodbine Avenue to Kew Beach Park at Bellefair Avenue.	KEEP	Break the Kew Beach Area back into two districts, as it was before - the area east of Bellefair is different from the central commercial are to the east.
The building form of the area is distinguished by its small scale massing.	KEEP	
A mixture of blockform and houseform buildings exist in this sub-area, and many of the houseform buildings are set back from the street with mature landscaping lining parts of the streetscape.	KEEP	Break the Kew Beach Area back into two districts, as it was before - the area east of Bellefair is different from the central commercial are to the east. This is an example of the difference.
Gaps between buildings are prominent.	KEEP	Break the Kew Beach Area back into two districts, as it was before - the area east of Bellefair is different from the central commercial are to the east. This is an example of the difference.
All these characteristics give this part of Queen Street East a "small town" ambience.	KEEP	
The narrow width of most properties combined with the fragmented pattern of land ownership helps facilitate the creation of small retail shops, restaurants and local services. The proliferation of these uses helps create an appealing array of commercial uses and a stimulating visual experience for pedestrians.	KEEP	Disourages land assembly
The high level of physical amenity and diversity of this part of the Beaches Commercial-Residential Strip provides an important public benefit to both local residents and visitors to the neighbourhood.		Unclear what this means or how it can be applied
The objective in this sub area is to maintain the 'small town' scale and character of Queen Street East.	KEEP	

Only a variety of vegetation such as tree planting, shrubbery, flower beds, and grass will be used to supplement existing landscaping. Hard landscaping is discouraged.	KEEP	Break the Kew Beach Area back into two districts, as it was before - the area east of Bellefair is different from the central commercial are to the east.
Gaps will be created between buildings by siting buildings at least 1m from the side lot line.	KEEP	Break the Kew Beach Area back into two districts, as it was before - the area east of Bellefair is different from the central commercial are to the east.
Construction of both blockform and houseform buildings is encouraged where such respective building types already exist.	KEEP	
Retention of houseform buildings is encouraged through renovation, conservation and/or construction of rear additions.	KEEP	
Small scale redevelopment is encouraged.	KEEP	
Redevelopment of individual properties is encouraged, hence land assembly of properties for redevelopment will be discouraged.	KEEP	
Building mass will be sensitive to the existing small scale character of the area.	KEEP	
Buildings will be 3 storeys in height and/or be perceived as 3 storeys.	KEEP	This is the most importantsnt one to keep!
The Central Local Service District		
Buildings will be sited along the streetline with one exception. Duplexes will retain their existing frontyard setbacks.	CHANGE	Any duplexes are long gone - this appears to apply to where condos were later built, in violation of this.
All floors of buildings will be constructed to the streetline with the exception of duplexes.	DELETE	Any duplexes are long gone - this appears to apply to where condos were later built, in violation of this.
Construction of blockform buildings will be encouraged. (The exception being the existing duplex building form.)	CHANGE	Any duplexes are long gone - this appears to apply to where condos were later built, in violation of this.
Retention of off-street houseform buildings (i.e. duplexes) will be encouraged through renovation, construction and/or construction of rear additions.	KEEP	Applies to Price Brothers buildings
If demolished, existing off-street houseform buildings will be replaced only by similar buildings.	KEEP	Dosicourages demolition of Price Brothers buildings or ensures replacements will fit into the 2 rows of them.
Land assembly of properties for redevelopment projects is acceptable.	KEEP	
Construction of on-street houseform buildings will be discouraged.	KEEP	
The Eastern Residential District		
Construction of houseform buildings will be encouraged where such buildings already exist.	KEEP	
Redevelopment of individual properties will be encouraged, while land assembly of properties for redevelopment will be discouraged.	KEEP	
Small scale redevelopment is encouraged.	KEEP	
Solely residential buildings, of blockform type, are encouraged. One storey retail additions to existing buildings is discouraged.	KEEP	
Building mass will be sensitive to the existing medium scale character of the area.	KEEP	
Mixed use buildings will be 3 storeys in height and/or will be perceived as 3 storeys. It is acceptable to construct a 4 storey blockform residential building.	KEEP	