

City Council has approved 1631 Queen Street East to be a part of the City of Toronto's Housing Now Initiative. The site is currently home to the Beaches Employment and Social Services offices and Coxwell Early Learning and Childcare Centre. Redevelopment of this site will require a zoning by-law amendment to facilitate a new mixed-income, mixed-use development that will be built to support a complete community. Through the redevelopment of the site, new retail, an expansion of the Coxwell Early Learning and Child Care Centre, and the relocation of the Beaches Employment and Social Services are proposed.

This Information Sheet includes overview information, key site objectives and considerations, and a project timeline for 1631 Queen Street East.



Key Site Objectives – the following site objectives will inform the preliminary development concept:

Total residential unit target: approx. 300

Total affordable rental unit target: approx. 150

Total parking spaces: amount to be determined

New retail space: size to be determined

Expanded childcare capacity: from 26 to approx. 62 spaces

Landscaped open space on Kishigo Lane informed by Indigenous design and engagement

Overview

Mixed-use and mixed-income development located on the 501 streetcar line, just north of Woodbine Park

Major Intersection: Queen Street East and Coxwell Avenue

Ward: Beaches-East York

Councillor: Brad Bradford

Site Area: 0.47 hectares (1.19 acres)

Current Use: Beaches Employment and Social Services Centre, Coxwell Early Learning and Childcare Centre and a closed roadway

Proposed Use: Mixed-use including residential, new retail, a proposed expansion of the Coxwell Early Learning and Childcare Centre, enhancements to the public realm, and Indigenous placekeeping on Kishigo Lane

Official Plan - Land Use Designation: Mixed-Use Areas

Surrounding Uses: Retail and residential to the north, retail to the east, Woodbine Park to the south and an apartment building and East End Community Health Centre to the west



Key considerations for this preliminary development concept include:

Community Service Uses: Today, the Coxwell Early Learning and Childcare Centre and Beaches Employment and Social Services provide important services to the community. The preliminary development concept will include expanded space and capacity for the Coxwell Early Learning and Childcare Centre, from 26 to approximately 62 spaces. The Beaches Employment and Social Services Centre will be relocated.

Retail Space: The preliminary development concept will reflect the importance of Queen Street East as an important site of commercial activity in the area. New retail space (size to be determined) will animate Queen Street and contribute to a vibrant and active public realm. The retail space will be designed to accommodate a broad range of potential businesses.

Indigenous Placekeeping: 1631 Queen Street East presents an exciting opportunity to recognize Indigenous peoples who have lived in this territory for thousands of years. Today, Toronto is home to many First Nations, Indigenous, and Métis peoples. Next to 1631 Queen Street East is Kishigo Lane. This former road was named to honour an Anishinaabe family that lived in the area in the late 18th century. CreateTO and the City of Toronto are working to convert the lane in its current form into a publicly-accessible open space that celebrates Indigenous families and history in the area. The City of Toronto and CreateTO are looking forward to working with Indigenous communities, local residents, and many others on the design of this special space.

Project Timeline



Join us from 6:30 to 8:30 p.m. on Monday, December 7, 2020

for Community Consultation Meeting #1 with staff from City Planning, the Housing Secretariat and CreateTO.

Visit www.createto.ca/1631queen before the session for instructions on how to join and participate online and by phone.

To learn more about Housing Now, read the Discussion Guide included with your package or download it on the project website, linked above.

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