

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 Child Care Centre. The City and CreateTO are proposing to amend the Official Plan and Zoning By-law for 1631 Queen Street East to permit a new mixed-income, mixed-use development providing market and affordable rental housing, an expansion of the Coxwell Early Learning Child Care Centre, Indigenous place-keeping at Kishigo Lane and potential community or retail space along Queen Street East.

The first community meeting took place virtually on December 7, 2020. Following the meeting interested community members were able to share feedback through a dedicated feedback form online and by mail until January 11, 2021. Since this time, the project team has continued to receive and consider feedback shared by the community to develop an updated concept that supports the key goals of new affordable housing and Indigenous place-keeping, while balancing built form with the neighbourhood context and policy objectives.



Round One Public Engagement Feedback

Key themes from the public feedback to date include:

- Support for affordable housing at 1631 Queen Street E.
- Concerns about the proposed height along Queen St E. and its alignment with the intent of the Queen Street East Urban Design Guidelines.
- Concerns about potential cumulative impacts of the various developments occurring in the area (e.g. traffic & transit congestion, parking, and pedestrian safety).
- Some supported the inclusion of retail uses along Queen Street while others raised concern about the viability of additional retail spaces in the area.
- Support for the inclusion of Kishigo Lane as a publicly accessible open space that celebrates the Indigenous histories and cultures of the area through Indigenous place-keeping and engagement activities.
- Support for the expansion of the existing Coxwell Toronto Early Learning Child Care Centre.

Revised Development Proposal

In response to the public feedback, along with the City's technical review, the preliminary development has been revised.

Key refinements include:

- How building density is located on the site, resulting in a six-storey building height along Queen St E.
- Revised location for the expanded Coxwell Early Learning Child Care Centre towards the centre of the site.
- Expanded area for the inclusion of a community use or retail space fronting on Queen St E.
- Advanced preliminary design of Kishigo Lane as a publicly accessible space celebrating Indigenous placekeeping, history and living living culture.
- Proposed realignment of civil infrastructure (i.e., sewer and water lines) to increase developable area of the portion of the building fronting along Eastern Avenue.

For more information including the round one public engagement materials visit www.createto.ca/1631queen. The round two public engagement materials will be posted to the project website after the second Community Meeting on June 10, 2021.

1631 Queen Street East Site Overview

Major Intersection: Queen Street East and Coxwell Avenue

Ward: Beaches-East York

Councillor: Brad Bradford

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

Proposed Uses: Mixed-use including residential, new retail, a proposed expansion of the Coxwell Early Learning and Child Care Centre, enhancements to the public realm, and Indigenous place-keeping 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

Indigenous Placekeeping

1631 Queen Street East presents an important opportunity to recognize Indigenous peoples who have lived in this territory for thousands of years. 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.

The City and CreateTO have held two Indigenous Community Sharing Meetings with Indigenous peoples to discuss placekeeping opportunities for 1631 Queen Street East, including Kishigo Lane. The discussions have informed the preliminary design concepts for Kishigo Lane and the site plan shown below.



Project Timeline

