

Authority: Toronto and East York Community Council Report 8, Clause 1,
adopted as amended, by City of Toronto Council on September 25, 26
and 27, 2006

Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 921-2006

**To adopt Amendment No. 2 of the Official Plan of the City of Toronto with respect to lands
within the King-Spadina Secondary Plan (Section 16, Chapter 6).**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule 'A' are hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 2.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE ‘A’

Section 16, Chapter 6 of the Official Plan of the City of Toronto is hereby amended as follows:

1. Section 2 – Major Objectives, is amended by adding the following policies as policy 2.2 and policy 2.5 respectively and renumbering the subsequent existing policies accordingly:

”2.2 The scale and character of the historic buildings and pattern of the public realm in the King-Spadina Area will be protected and enhanced.

2.5 Residential uses are important to the development of the King-Spadina Area as a mixed-use urban neighbourhood. Accordingly, the evaluation of applications proposing residential uses will include a consideration of potential conflicts with surrounding uses and, as necessary, options to mitigate such impacts.”

2. Section 3 – Urban Structure and Built Form, is amended by deleting existing policies 3.1, 3.2, 3.3, 3.4 and 3.5 and inserting in their place the following policies 3.1, 3.2, 3.3, 3.4 and 3.5:

“Urban Structure

3.1 The King-Spadina Area is comprised of the West Precinct, Spadina Avenue Corridor and East Precinct as shown on Map 16-1. Development will complement and reinforce the distinctive qualities of these precincts and corridor.

Areas of Importance

3.2 Areas of Importance are shown on Map 16-2 and described below. Zoning regulations, design guidelines and other measures may be implemented to promote and reinforce the contribution of these areas to the King-Spadina Area.

(a) Parks and Open Spaces – Public parks and publicly accessible private open spaces are important community assets and key elements of the public realm in the King-Spadina Area. Development adjacent to parks and open spaces will be sited and massed in a manner that enhances these assets. Expansion of the park and open space system is a priority.

(b) Streets – Streets are an important component of the public realm and open space system in the King-Spadina Area. Alterations and improvements to streets should contribute to their role as part of the open space system. Special character streets intended to have unique public realm solutions are as follows:

(i) Draper Street – is a unique historic residential street and a Heritage Conservation District. The physical character of the street will be protected.

- (ii) John Street – is identified as a Cultural Corridor linking important public institutions. The design of the street should reflect this status.
 - (iii) King Street West – is an important main street with a vibrant commercial character and historic buildings of varying scale. The function, character and historic scale of the street should be reinforced.
 - (iv) Spadina Avenue – is a major street through the King-Spadina Area with a wide right-of-way and a number of historic industrial buildings. Development should have a form and scale that is in keeping with the historic built form context of this section of the street.
 - (v) Wellington Street West – is a unique street with a strong historic and physical connection to Victoria Square and Clarence Square parks. The design of the street should reinforce this connection in a manner that enhances the open space system and the wide boulevard areas.
- (c) Heritage Areas – Development throughout the King-Spadina Area is to reinforce the historic built form context. Heritage Areas with concentrations of historic buildings as shown on Map 16-2 will be considered for district designation under Part V of the *Ontario Heritage Act*.
- (d) Master Plans – where areas or sites are atypically large, have unusual configurations or have limited or multiple street frontages, a Master Plan will be required as part of any development application submission. Master plans are intended to establish organizing principles for development and, subject to consultation with the City, are to address matters such as site access, servicing, relationship and connectivity to adjacent sites and the public realm, location of building envelopes, streets and pedestrian connections, and on-site open space and amenity.
- 3.3 The existing network of public lanes in the King-Spadina Area will be improved and, where appropriate, the introduction of new public lanes to accommodate vehicle, servicing and/or pedestrian activity will be encouraged.
- 3.4 Potential mid-block connections shown on Map 16-1 identify general locations where through block pedestrian connections are encouraged to improve connectivity in the King-Spadina Area. These connections can be achieved through the establishment of dedicated pedestrian routes or in combination with public or private lanes.

- 3.5 View Termini locations shown on Map 16-1 will be given prominent treatment.”
3. Section 3 – Urban Structure, General Built Form Principles, is amended by adding the following as policy 3.7 and renumbering the former policy 3.7 accordingly:
- “3.7 In the East Precinct, specifically on the north side of King Street West, on the south side of Wellington Street West, and south of Wellington Street West, all between Spadina Avenue and John Street, proposals for building heights significantly in excess of the existing zoning regulations may be considered. Such proposals will be evaluated on the basis of their ability to meet the criteria set out in the City of Toronto Tall Building Design Guidelines as well as the following criteria:
- (a) above the base building, a minimum distance from a street line of between 3 and 9 metres subject to a consideration of the surrounding built form context and impact on the public realm; and,
 - (b) demonstration that the proposal does not export facing dimension constraints to adjacent sites and does not preclude other potentially appropriate tall building sites in the area.”
4. Section 4 – Heritage, policy 4.3 is amended by adding the words and punctuation “building materials,” before the word “massing”.
5. Section 5 – Community Improvement, policy 5.1 is amended by deleting the words “and makes provisions for façade improvements”.
6. Section 5 – Community Improvement, policy 5.2 is amended by deleting the existing policy 5.2 and replacing it with the following policy 5.2:
- “5.2 Opportunities to expand and enhance the public realm in the King-Spadina Area may include initiatives such as streetscape improvement and tree planting programs, capital improvements to public parks and securing publicly accessible private open space.”
7. Section 6 – Pedestrian Environment, Transportation and Parking, policy 6.3 is amended by adding the following as item (e):
- “(e) proposals for commercial parking in mixed-use buildings will be evaluated on the basis of their ability to locate vehicle and pedestrian access on public streets in locations that do not impact on the quality of life of surrounding residential uses, and to physically separate commercial parking areas from the required parking spaces to support the development.”

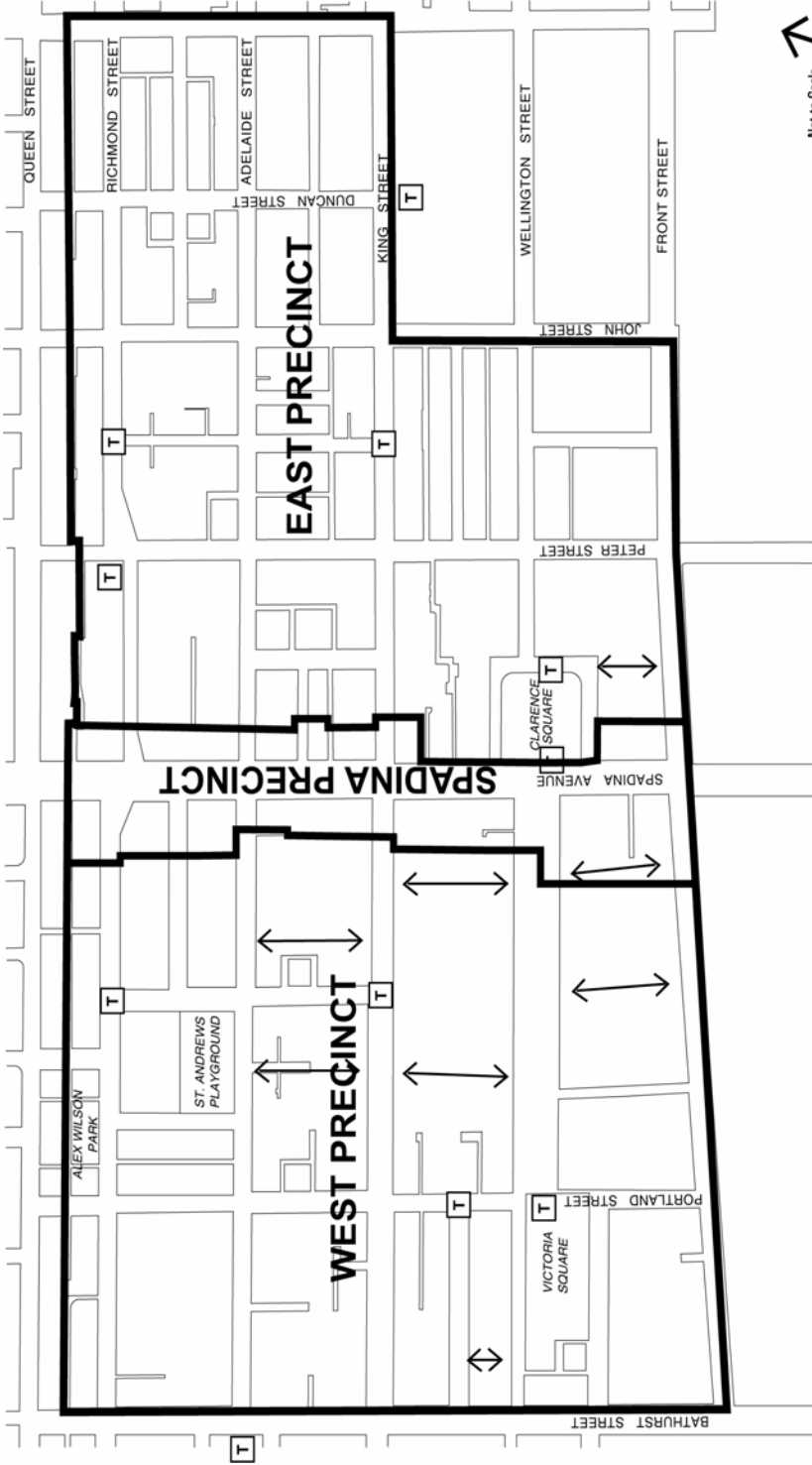
8. Section 6 – Pedestrian Environment, Transportation and Parking, is amended by adding the following as policy 6.5:

“6.5 The City, in consultation with Toronto Hydro Inc., will require appropriate lighting levels for public and private lanes.”
9. Section 7 – Community Services and Facilities, is amended by deleting existing policy 7.1 and replacing it with the following new policy 7.1:

“7.1 Council will continue to monitor demographic changes within the King-Spadina Area to identify community service and facility needs.”
10. Section 8 – Retail, policy 8.1 is amended by adding (f) and (g) as follows and by deleting “and” at the end of (d) and replacing the period at the end of (e) with a semicolon:

“(f) the physical rhythm of the street is maintained through building design and architecture; and

(g) loading and servicing functions are designed and located to minimize impacts on the public realm, particularly conflict with pedestrian movement, as well as on surrounding residential uses.”
11. Section 10 – Residential Uses and Section 11 – Draper Street Neighbourhood are deleted section the subsequent sections renumbered accordingly.
12. Section 12 – Monitoring, policy 12.1 is amended by deleting the first sentence and adding the words “continue to” before the words “monitor changes” in the second sentence and replacing the word “demolition” with the word “retention” in subsection (c).
13. Map 16-1 Urban Structure Plan is amended by deleting the existing map and replacing with Map 16-1 Urban Structure Plan attached hereto.
14. Map 16-2 Areas of Special Identity is amended by deleting the existing map and replacing with Map 16-2 Areas of Importance attached hereto.



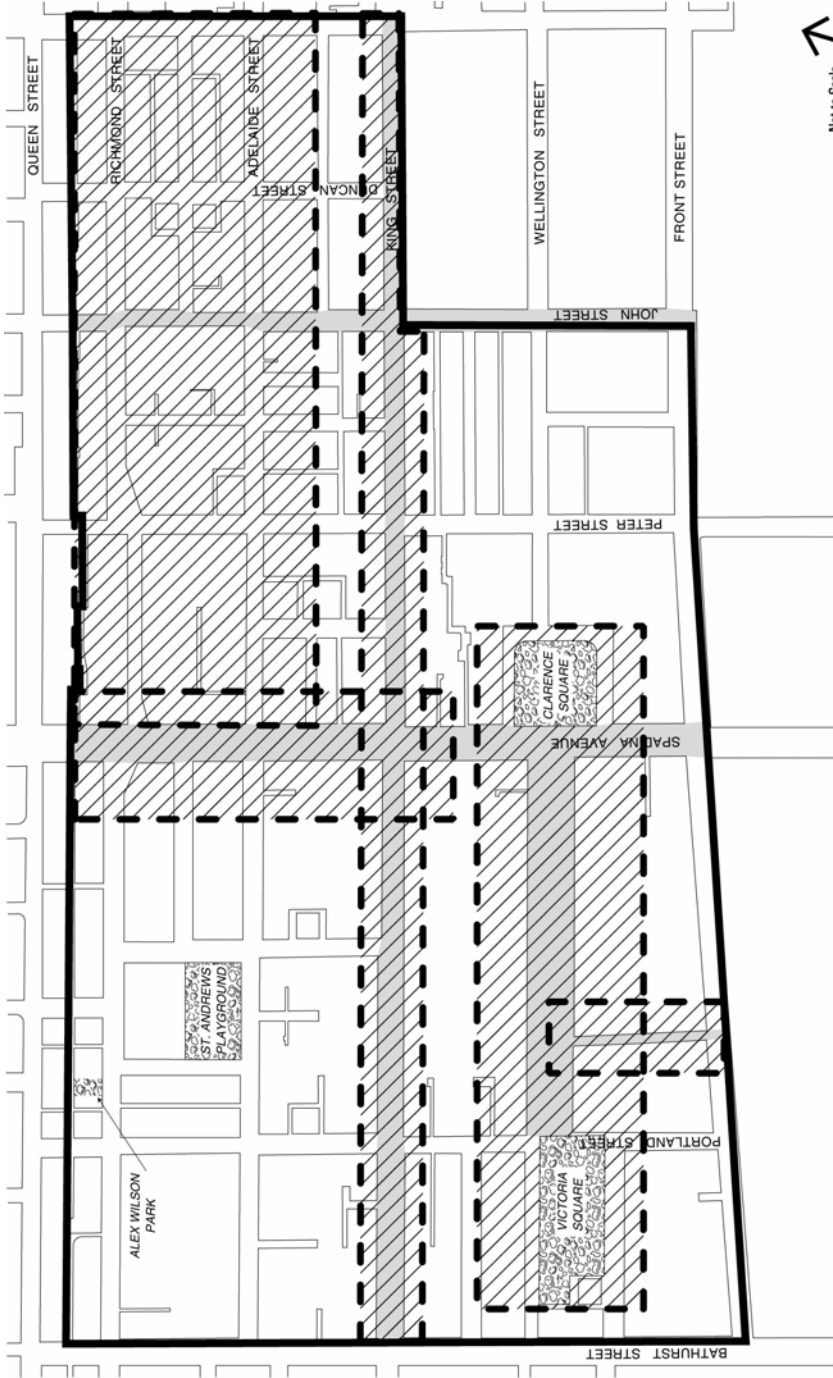
Not to Scale



Official Plan Amendment No. 2 for King-Spadina Secondary Plan
MAP 16-1 Urban Structure Plan





- Secondary Plan Boundary
- T View Terminus
- ↔ Potential Mid-block Connections

July 2006



Official Plan Amendment No. 2 for King-Spadina Secondary Plan

MAP 16-2 Areas of Importance

-  Secondary Plan Boundary
-  Special Character Street
-  Public Parks
-  Heritage Areas

July 2006