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MEETING DATE: April 8, 2008

ITEM NUMBER: TE

MOVED BY: COUNCILLOR VAUGHAN

**Built Form Review in Area Bounded by Front Street West;
Spadina Avenue; Richmond Street West and Simcoe Street
in the King-Spadina Secondary Plan Area**

SUMMARY:

The area bounded by Front Street West to the south, Richmond Street West to the north, Simcoe Street to the east, and Spadina Avenue to the west has been experiencing significant growth pressure. This pressure is evidenced in proposals that are considerably greater in mass and height than envisioned and guided by the public policy objectives outlined in the Official Plan or permitted by the Zoning By-law.

This development pressure needs to be assessed and evaluated comprehensively to ensure that individual developments are reviewed in a broader physical context that is appropriate and consistent. This exercise will also serve to provide greater certainty to future development proponents.

RECOMMENDATIONS:

It is recommended that Planning staff be directed to conduct a built form study for the above-captioned area to determine appropriate heights, massing and physical relationships in the context of, but not necessarily limited to the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The Heritage character of the area including enhancements to the area's heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

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It is further recommended that Planning staff be directed to hold community consultations with area stakeholders, in consultation with the Ward Councillor, to include residents; land owners; resident and business associations; and the development industry; and to report back to the Toronto and East York Community Council in the third quarter of this year.