

Development in the King-Parliament area will be consistent with the following urban design guidelines. They provide a framework for development and are to be read in conjunction with the urban design policies of the Official Plan, and also with the King-Parliament Secondary Plan in Section 15 of Chapter 6 of the Official Plan.

LOCATION:

Lands Bounded by Queen Street East, Jarvis Street, the Don River and approximately The Esplanade to the south.

GUIDELINES

AREAS OF SPECIAL IDENTITY

■ The Old Town of York

The original ten blocks of Toronto known as “The Old Town of York” is bounded by present day George, Berkeley, Adelaide and Front Streets as shown on Map A.

Important Characteristics

The area referred to as the Old Town of York, first served as a French fort and trading post before John Graves Simcoe arrived in Canada in 1793 to establish the colonial capital for Britain’s new province of Upper Canada. Developed as a little village that surveyors laid out in a military fashion, the original area contained few buildings: one brick structure, six stores, a distillery, a brewery and a small wooden jail. The village experienced its first burst of growth as a result of commerce generated by the War of 1812. In 1834, the original town was incorporated as a city. The area was ravaged by the Great Fire of 1849. Today only a few buildings predating that fire remain: the 1827 Bank of Upper Canada; the 1834 residence of the Postmaster J.S. Howard; and the brick mansion of Judge William Campbell circa 1822.

The original ten blocks of the Old Town of York are still recognizable as having a special pattern of small, square blocks within generally larger, more rectangular blocks. Presently, the area lacks a separate or distinguishing built form character, and as such, it is important that design guidelines are adhered to as shown on Map B.

General Site Plan Issues

New development will respect the historical and urban design significance of the area.

New buildings will reinforce the scale and continuity of street wall enclosure along the street.

■ The Corktown Mixed Use Area

Corktown is situated south-east of Queen and Parliament Streets to the Don River, as shown on Map A.

Important Characteristics

Corktown was first occupied by working class Irish immigrants in the early 1800's. The neighbourhood contains some of the original buildings: Little Trinity Church (1843), Enoch Turner School House (1848) and certain cottages and row houses which were occupied by factory workers. Today, the building pattern is based on the traditional residential pattern and scale of the area.

The physical form of Corktown has changed through the years. East of Parliament Street, the street and block pattern is now irregular, created by the convergence of Queen and King Streets before bridging the Don Valley, and the alignment of King Street East to Kingston Road undertaken when the Old Town of York was established. The major alteration to the original street pattern has been to Adelaide and Richmond Streets which have been made continuous by new flyover ramps and bridges through Corktown to the Don Valley Parkway. The impact on Corktown's original street pattern has been that many of the local streets and blocks have been eliminated or broken into dead-ends.

General Site Plan Issue

New development will respect the historical and urban design significance of the area.

Height and Massing

New residential dwellings will be houseform in character with attention to peaks, roof lines and fenestration which is consistent with buildings in the neighbourhood.

Streetscape

New or infill developments will provide landscape plans containing a majority of soft rather than hard materials.

■ Special Streets

■ Parliament Street

Parliament Street is an historic north-south street that commences at the Harbour, adjacent to the mouth of the Don River and extends to the Rosedale ravine at Bloor Street East. It is named for the fact that, until burned for a second time during the War of 1812-14, the first legislative building of Upper Canada was located at the southwest corner of Front and Parliament Streets.

Important Characteristics

South of Queen Street to the rail corridor, Parliament Street is the seam between Corktown and the Gooderham and Worts Special Identity Area and the St. Lawrence Neighbourhood. The major urban design objectives along Parliament Street are the preservation, enhancement and reuse of the heritage industrial buildings; the creation of new buildings along the street edge consistent in general character and scale with the heritage industrial buildings; and the creation of a streetscape commensurate with the importance of Parliament Street, as shown on Map B. The general character and scale of these buildings is considered an appropriate urban design precedent for the redevelopment of the street.

Parliament Street contains the following Heritage buildings:

Gooderham and Worts Distillery	55 and 60 Mill Street
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Consumers Gas Purifying House	296 Front Street East
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Factory Building	334-344 King Street East
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■ Berkeley Street

Berkeley Street is an historic street which extends north from the Esplanade to Queen Street East. It was originally the most easterly north-south street in the ten original blocks of the Old Town of York, as shown on Map A.

Important Characteristics

Between King Street and Queen Street East, Berkeley Street has a strong and generally continuous small-scale and low-rise residential fabric dating from the mid-19th century, including a historic fire hall and

church. The preservation of both the heritage buildings and the maintenance of the scale and character of the street on vacant or infill sites is an urban design objective. South of King Street East, the urban design character is industrial and the dominant building type is the 19th century industrial building. New buildings along this portion of the street will be consistent in general character and scale with the heritage industrial buildings.

Berkeley Street contains the following heritage buildings:

Berkeley Street Church	315 Queen Street East
Victorian Double Houses	106-112; 111-113 Berkeley Street
Old Fire Hall	70 Berkeley Street
Factory Worker's Cottages	55-79 Berkeley Street
Georgian Houses	298-300 King Street East
Commercial Building	302 King Street East
Consumer's Gas Co. Building	26 Berkeley Street
Commercial Building	359 King Street East
Consumers Gas Co. Building	239 Front Street East
Berkeley Castle	2 Berkeley Street

General Site Plan Issues

No residential development will have front yard parking or integral garages facing the street.

New development south of King Street will complement and maintain the massing, height and orientation of the industrial buildings as exemplified by Berkeley Castle.

Site Organization

Setback:

North of King Street East, buildings on Berkeley Street will have a continuous residential setback from the street. South of King Street, buildings will generally be built to the property line.

Open Space:

To enhance the historic landscaped character of the street, public boulevards north of King Street will be landscaped with small entry gardens related to the fronts of houses. Iron fences with gates can be considered to reinforce its historic character.

Address and Grade Related Issues

Houseform buildings will include front porches as part of the character of the neighbourhood. Street-related retail business or community uses will be located on the ground floor of buildings, as appropriate, adjacent to King Street and Queen Street East.

■ King Street East

King Street East is the major east-west pedestrian street through the King-Parliament area and is part of both the Old Town of York and Corktown Areas of Special Identity as shown on Map A.

Important Characteristics

King Street was Toronto's first commercial street and for much of its history it has been an important commercial address. Between Jarvis Street and Parliament Street, King Street East is characterized by relatively continuous frontages of 3 to 4 storey commercial and industrial buildings, from the late 19th and early 20th century. These buildings are built to the street line. Many of these buildings have been listed or designed pursuant to the Ontario Heritage Act.

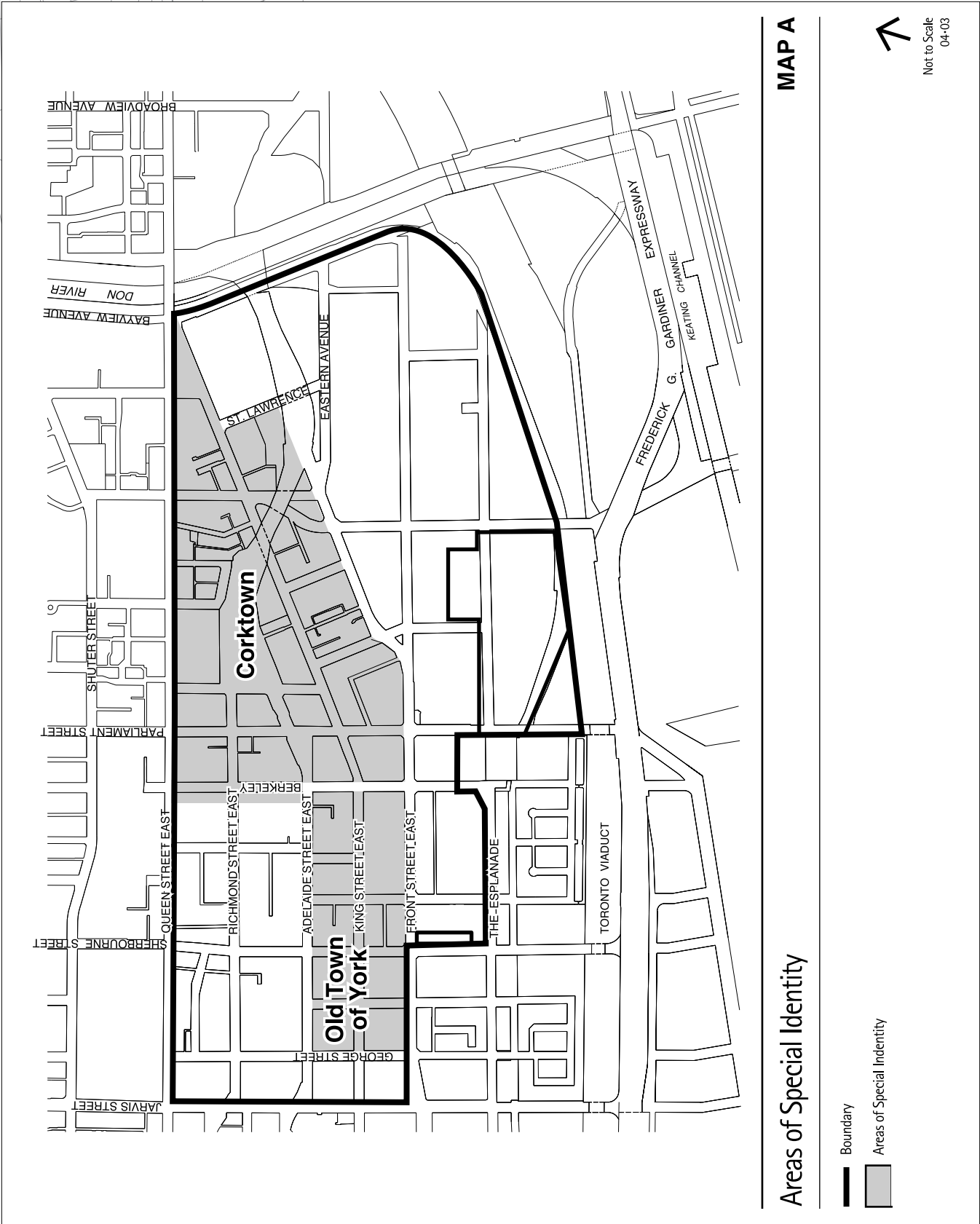
From Parliament Street to its junction with Queen Street East, King Street East is part of the Corktown Area and composed of a variety of small-scale street-related commercial and industrial buildings and houses, a church, and several related open spaces. Several of these buildings are listed in the City's inventory of heritage buildings. The street and building pattern are also broken midway by the elevated access ramps to the Don Valley Parkway.

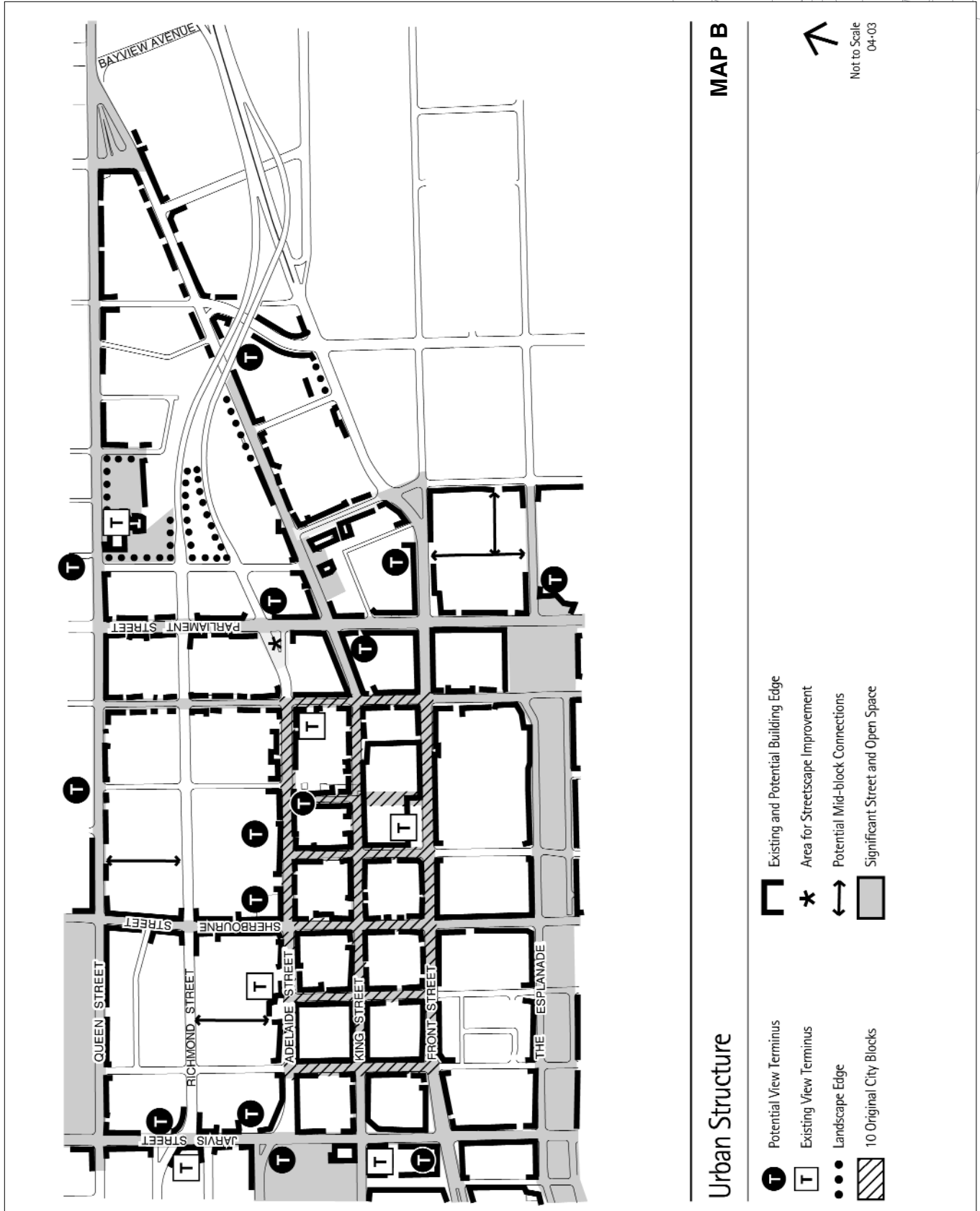
General Site Plan Issues

New infill development will respect and reinforce the established built form character in terms of general building type and height along the street frontage and vertical and horizontal articulation, as shown on Map B.

East of Parliament Street (Corktown), new development will respect the historical neighbourhood character and lot patterns in terms of building height, scale, type, articulation and landscaping.

On sites adjacent to the elevated access ramps, building development will normalize the adjacent building and street pattern minimizing the visual and physical impact of these ramps from the street.





MAP B

Urban Structure

- Potential View Terminus
- Existing View Terminus
- Landscape Edge
- 10 Original City Blocks
- Existing and Potential Building Edge
- Area for Streetscape Improvement
- Potential Mid-block Connections
- Significant Street and Open Space

↑
Not to Scale
04-03

