

# **King-Parliament Secondary Plan Review – Final Report, Secondary Plan and Zoning By-law Amendments**

Date: March 30, 2021  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Wards: 13 - Toronto Centre and 10 - Spadina-Fort York

**Planning Study File Number:** 18 223807 SPS 00 OZ

## **SUMMARY**

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This report recommends the adoption of an Official Plan Amendment, which includes an updated King-Parliament Secondary Plan (“Secondary Plan”) and Zoning By-law Amendments (“ZBA”), both of which are outcomes of the King-Parliament Secondary Plan Review and concurrent study of the north side of Queen Street East between Jarvis Street and River Street.

The recommended Plan builds on the success of the in-force King-Parliament Secondary Plan (1996) in addition to updated direction provided in the Downtown Plan under Official Plan Amendment 406 (OPA 406). The policies include area-specific strategies for heritage conservation, the improvement and expansion of parks and the public realm, and built form. The recommended Plan also includes objectives to support and enhance the creative and office employment cluster in the King-Parliament area and simplify the interpretation of overlapping policy frameworks that exist in the area. The Secondary Plan area comprises five Policy Areas, each reflecting a unique built form character.

To accommodate growth and new investment in King-Parliament, the recommended Secondary Plan provides a framework for development with a full mix of uses that are designed to be compatible with their existing and planned context, conserve cultural heritage resources, and improve and expand the public realm. The Official Plan Amendment also:

- amends the boundaries of the King-Parliament Secondary Plan Area to include and apply additional built form direction to certain properties on the north side of Queen Street East;

- amends the boundaries to include Parliament Square Park as an important element of the area parks and open space network and potential public realm improvements on the First Parliament Site; and
- identifies two new public roads to be realized through future development in the West Don Lands.

The recommended Zoning By-law Amendments (“ZBA”) would have the effect of incorporating significant portions of the King-Parliament area previously excluded from the City-wide Zoning By-law 569-2013, with updated zone categories consistent with existing and planned *Mixed Use Areas* land use designations in the Downtown Plan. The ZBA also updates built form standards for each of the five recommended Policy Areas to reflect the intended direction for new development expressed in the recommended King-Parliament Secondary Plan (October 2019).

The recommended Secondary Plan and ZBA are consistent with the Official Plan (2006), Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, amended 2020). Further, they build upon the Downtown Plan with a complementary planning framework that is specific to the King Parliament context. In addition, they are aligned with and support the intent and objectives of the St. Lawrence Heritage Conservation District Plan.

The Official Plan Amendment and ZBA have been prepared in consultation with the public and area stakeholder groups through a series of in-person and virtual engagement events, online presence and opportunities for input.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council adopt the Official Plan Amendment, King-Parliament Secondary Plan, included as Attachment 1 to the March 30, 2021 report from the Director, Community Planning, Toronto and East York District.
2. City Council adopt the Zoning By-law Amendments to By-law 569-2013, as amended, for the King-Parliament Secondary Plan area, included as Attachment 2 to the March 30 report from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Official Plan Amendment and Zoning By-law Amendments as may be required.

4. City Council resolve and declare that the revisions to the Official Plan attached as Attachment 1 to this report conform to the Growth Plan, 2020, have regard to matters of Provincial interest listed in Section 2 of the *Planning Act* and are consistent with the Provincial Policy Statement, 2020 issued under Section 3 of the *Planning Act*.
5. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.
6. City Council direct the City Solicitor to withhold the Bills enacting the Official Plan Amendment and the Zoning By-law Amendments noted in Recommendations 1 and 2 above, until such time as the Local Planning Appeal Tribunal issues its Order regarding the City's request to bring the 2006 Official Plan into force for the West Don Lands.
7. City Council direct the Chief Planner and Executive Director, City Planning Division, to review the King-Parliament Urban Design Guidelines to assess their alignment and currency with respect to the Secondary Plan and Zoning By-law Amendments, and make recommendations on the development of a Public Realm Strategy for the King-Parliament area, if deemed necessary.
8. City Council direct the Chief Planner and Executive Director, City Planning, to use the Secondary Plan policies, contained in Attachment 1, to inform the evaluation of current and future development applications in the King-Parliament Secondary Plan area.
9. City Council direct the General Manager, Economic Development and Culture to undertake a Culture Master Plan exercise for the King-Parliament area and adjacent areas, to study and make recommendations on public investment in and support for arts and culture facilities in the district through their potential redevelopment, as well as to develop a strategy for the Jarvis Street and Front Street East Cultural Corridors identified in the Downtown Plan.
10. City Council direct the General Manager, Transportation Services, to initiate a design study of the Front Street/Eastern Avenue/Trinity Street intersection, including potential road closures, as identified in the 2005 West Don Lands Class Environmental Assessment Master Plan, to facilitate public realm and transportation improvements as outlined in the recommended Secondary Plan.

## **FINANCIAL IMPACT**

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There are no immediate financial impacts to the City's budget resulting from the adoption of this report. Much of the infrastructure required to support the growth anticipated in the King-Parliament area will be reviewed in the context of the Council-approved Infrastructure Strategies developed for the Downtown through the TOCore planning initiative: Community Services & Facilities, Energy, Mobility, Water, and Parks

& Public Realm. Parks and public realm improvements identified in the King-Parliament area will be secured through the development application review process or prioritized against other City capital projects and operating impacts.

The Front Street/Eastern Avenue/Trinity Street intersection design study is estimated to be \$100,000, for which funding is available in Transportation Services' Approved 2021 Capital Budget. Cost estimates for the capital infrastructure work resulting from the design study will be considered as part of future budget processes along with all other funded and unfunded City priorities.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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City Council adopted the Downtown Plan Official Plan Amendment (OPA 406) at its meeting on May 22-24, 2018, and provided direction to staff to undertake a review of the King-Parliament Secondary Plan and to study the area on the north side of Queen Street East generally between Jarvis Street and River Street. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

OPA 406 was submitted to the Ministry of Municipal Affairs and Housing on August 9, 2018, for Ministerial review and approval. The Minister issued a Decision modifying and approving the OPA on June 5, 2019. The in-force Downtown Plan provides an updated planning framework for the Downtown, including the King-Parliament Secondary Plan area. The Decision can be found here:

<https://www.toronto.ca/legdocs/refdocs/11189.pdf>

At its meeting on July 16-18, 2019, City Council adopted the report "Minister's Approval of Official Plan Amendments 405 (Yonge-Eglinton) and 406 (Downtown) with Modifications and Staff's Preliminary Assessment of Potential Impacts of Bill 108." The report summarizes the Minister of Municipal Affairs and Housing's modifications to the Downtown Plan and provides a preliminary assessment of the potential effect of these modifications. These modifications are relevant to the King-Parliament Secondary Plan area. The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135949.pdf>

At its meeting of October 29-30, 2019, City Council adopted recommendations directing the Chief Planner and Executive Director, City Planning Division, to use the proposed King-Parliament Secondary Plan as the basis for further consultation and to undertake an update of Zoning By-laws 438-86, as amended, and 569-2013, as amended, to reflect the proposed policy direction. The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-138214.pdf>

At its meeting of December 16-17, 2020, City Council adopted recommendations to include 257 properties within the King-Parliament area on the City of Toronto's Heritage Register. The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158706.pdf>

## **BACKGROUND**

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### **King-Parliament Secondary Plan (1996)**

The current King-Parliament Secondary Plan was first adopted in 1996 as part of the "Two Kings" initiative to encourage reinvestment in the neighbourhood, together with the King-Spadina area, while ensuring growth is mutually compatible and complementary with their existing built form character and scale. Over the past 25 years, the objective of introducing a true mix of uses to King-Parliament has largely been met through significant redevelopment and renewal, transforming a former industrial part of the city into a highly desirable mixed use community. The proximity of the neighbourhood to the Financial District, its character, and its unique building types have made it central to the creative industries and cultural sector boom in the city. Meanwhile, since the early 2000s, residential development has outpaced non-residential growth in the area.

### **Central Waterfront Secondary Plan**

The West Don Lands fall within the boundaries of the Central Waterfront Secondary Plan. The principles of the Central Waterfront Secondary Plan (CWSP) provide a framework for waterfront renewal over the long term and focus on removing barriers/making connections; building a network of spectacular waterfront parks and public spaces; promoting a clean and green environment; and creating dynamic and diverse new communities. Policies pertaining to the West Don Lands, designated *Regeneration Areas* and *Parks*, provide for flood protection measures as a precursor to its redevelopment into a diverse mixed-use community.

The CWSP was adopted by Council in 2003 and was approved by the Local Planning Appeal Tribunal for the West Don Lands area on December 9, 2005.

### **West Don Lands Precinct Plan**

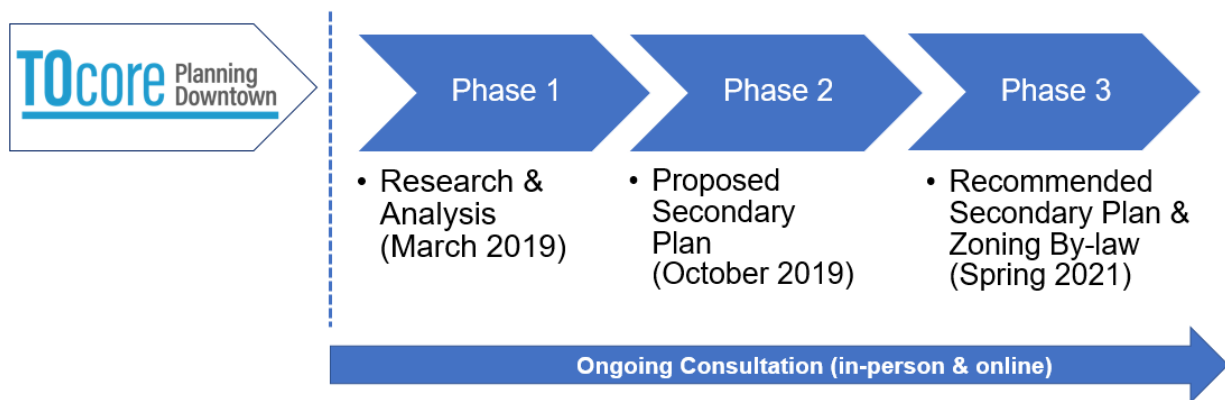
In adopting the CWSP, Council identified the need for a precinct planning process to provide greater detail on implementation of public infrastructure and the built form of new development. The West Don Lands Precinct Plan (2005) sets out a vision for the area, identifies the public investment required for redevelopment, includes a development plan and guidelines, and includes a phasing and implementation approach. The Precinct Plan was endorsed by Council in 2006 as a non-statutory plan. A partial update was completed in 2011 for some blocks. Other supplementary plans pertaining to the West Don Lands are listed in Attachment 3 to this report. Redevelopment of the area has largely followed the Precinct Plan and other supplementary plans, and the area is developing into a vibrant mixed-use community.

## Downtown Plan (OPA 406)

The Downtown Plan came into force and effect through OPA 406 in 2019, bringing forward a comprehensive and integrated policy framework to shape growth in Toronto's Downtown over the next 25 years. The Downtown Plan includes the King-Parliament area, but is not in force for the Central Waterfront Area which includes the West Don Lands. The Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment by 2041. It provides the City, its partners and stakeholders with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

## Secondary Plan Review Process

Through its adoption of the Downtown Plan in 2018, Council directed staff to undertake a review and update of the King-Parliament Secondary Plan. The review was organized in three phases and implements the direction provided by OPA 406. The review focuses on three themes including built form, public realm and heritage. This report signals the completion of Phase 3, with the preparation of a recommended Secondary Plan and accompanying Zoning By-law Amendment.



## Secondary Plan Area

The recommended Official Plan Amendment modifies the in-force Secondary Plan area to incorporate lands on the north side of Queen Street East, in addition to Parliament Square Park and adjacent parkland in the southern portion of the study area. This boundary modification is the outcome of Phases 1 and 2 of the King-Parliament Secondary Plan Review, and the study of the north side of Queen Street East per Council direction. The recommended Secondary Plan area is shown in Map 15-1 of Attachment 1.

## Proposed King-Parliament Secondary Plan (October 2019)

This report provides supplementary information to the staff report dated September 24, 2019 (“the September 2019 report”), which included a detailed overview of the background, Secondary Plan Review Phases 1 and 2, existing planning framework,

engagement strategy and rationale leading to the Proposed Secondary Plan received by Council at its meeting of October 29-30, 2019 (“the Proposed Secondary Plan”).

Following Council direction, the Proposed Secondary Plan has been used as the basis for further consultation, policy refinement and zoning by-law development, and therefore much of the commentary addressed in the previous staff report remains relevant to the current recommendations to adopt the recommended Plan and Zoning By-law. As such, this report will be focused on new and updated analysis, feedback and study work undertaken in Phase 3 of the Secondary Plan Review process, as a companion piece to the September 2019 report. An overview of the relevant policy framework considered in the preparation of the Proposed Secondary Plan, and the recommended Secondary Plan and Zoning By-law is provided in Attachment 2.

### **Cultural Heritage Resource Assessment and Heritage Register Listings**

As part of the King-Parliament Secondary Plan Review, staff undertook a Cultural Heritage Resource Assessment (CHRA) to document and evaluate properties to identify the area's heritage resources and in turn to inform policy development. At the commencement of the CHRA, the King-Parliament area already contained over 160 cultural heritage resources that had been included on the City's Heritage Register.

The CHRA included a heritage survey for those portions of the area not previously reviewed comprehensively for heritage resources through either the St. Lawrence Neighbourhood Heritage Conservation District Study, the Distillery District Heritage Conservation District Study or the West Don Lands Precinct Plan. Where individual properties within the CHRA boundary area were already identified on the City's Heritage Register, the CHRA did not re-evaluate those properties.

The research and analysis of the CHRA resulted in a Historic Context Statement (See Attachment 6 of the September 2019 report), developed with community engagement and input. The Historic Context Statement identified themes that have informed the area's present-day built form and landscape, as well as property types prevalent within the area. The CHRA identified over 275 properties with heritage potential within the CHRA boundary, indicated in Map 15-4 of the Proposed Secondary Plan received by City Council at its October 29-30, 2019 meeting.

Following the preparation of the Proposed Secondary Plan, staff undertook a detailed review of the properties identified as having heritage potential, taking into consideration whether they support the Historic Context Statement and evaluating them in accordance with Official Plan policies, to arrive at a final list of properties recommended for inclusion on the City's Heritage Register. Properties that had since been evaluated through the course of a planning application were removed from the recommended list, as were identified heritage resources that had been demolished as a result of fire, irreparably altered, or for which planning approval had been provided for demolition. Following a July 2020 LPAT decision which reduced the boundary of the St. Lawrence Neighbourhood HCD Plan, one property identified through that plan but now outside of its boundary, located at 80 Sherbourne Street, was added to the list. Following this review, a total of 257 properties were recommended for inclusion on the Heritage

Register. Council adopted these recommendations at its meeting of December 16-17, 2020.

## **ENGAGEMENT, CONSULTATION AND FEEDBACK**

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All three phases of the King-Parliament Secondary Plan Review included numerous opportunities for the public to engage. Over the course of the study, approximately 700 people have engaged in the study through in-person and online consultation events. In addition, staff met with key stakeholders, local residents and business associations, and received input submitted from the general public via email and telephone on an ongoing basis. Staff considered all feedback gathered through consultation events, stakeholder meetings and correspondence in developing the Secondary Plan policies and zoning regulations.

### **Phases 1 and 2**

Phases 1 and 2 included several consultation events to confirm existing conditions, explore issues and contribute to draft policy directions. Staff held three Heritage Focus Group meetings between December 2018 and March 2019 to inform an understanding of the historic context of the study area, and the identification of built heritage resources. An Open House was held in January 2019 to gather feedback across the scope of work regarding concerns and priorities for local stakeholders. These were followed with a Built Form Workshop in April 2019, which led to the identification of several built form priorities to secure an improved public realm and high-quality building design. A storefront pop-up in the community with a range of programming was also held from June 8-16, 2019, to engage with the general public and to ask for input on built form, the draft results of the Cultural Heritage Resource Assessment, and public realm priorities.

In total, approximately 500 people were engaged through these consultation activities. Staff also engaged with Indigenous organizations and met with local associations and other stakeholders. A full listing of consultation activities undertaken in Phases 1 and 2 is provided in Attachment 5 of the September 2019 report.

### **Planning Review Panel**

On November 2, 2019, City staff presented to the Planning Review Panel for feedback on how to prioritize different types of public realm improvements. Panellists were asked to consider and select top public realm priorities for three specific districts within the King-Parliament area: King East, Queen East and the King-Sumach Pedestrian Plaza.

Overall, the panellists identified the following top priorities across the study area: increasing safety for vulnerable road users; greater accessibility for pedestrians and cyclists; and enhancing the local character. Panellists also gave more specific feedback on each of the three districts. There was a general consensus on the importance of road safety along with pedestrian and cyclist amenities in each neighbourhood, with additional suggestions for greater parkland dedication, additional POPS, more street trees and improved mid-block connections. The full report summarizing the Panel's



advice can be found here: [https://www.toronto.ca/wp-content/uploads/2020/01/9500-CityPlanning\\_TPRP\\_November-2-2019\\_KingParliament.pdf](https://www.toronto.ca/wp-content/uploads/2020/01/9500-CityPlanning_TPRP_November-2-2019_KingParliament.pdf)

### **Phase 3**

City Planning staff launched Phase 3 with an Open House held at the St. Lawrence Market Tent on November 21, 2019, to summarize and gain feedback on the Policy Directions reflected in the Proposed Secondary Plan presented to Council. Following an overview presentation, attendees had an opportunity to review detailed panels and ask questions of staff.

Between March and June 2020, staff attended virtual meetings with area stakeholder groups, as listed in Attachment 4, to present initial approaches to zoning and potential policy refinement. Attendees asked questions and offered comments regarding the importance of supporting the cultural sector including considerations such as visitor and bus parking; preserving flexibility in land use; activating the public realm 'big moves' through adjacent uses; and ensuring heritage conservation principles are maintained in the policies of the Secondary Plan.

### **Virtual Open House Series**

Staff held four virtual engagement events using the WebEx platform between October 22 and November 3, 2020. A notice providing details for all four events was delivered via Canada Post to over 23,000 addresses in the area. An e-update was also sent to approximately 300 subscribers for the King-Parliament email list and the project website was used to provide information on the meetings and post materials. In total, there were 230 registrants across all four meetings, with 187 people attending the events.

The Open House, held online on October 22, 2020, provided a general overview of the work being done throughout the King-Parliament area including proposed refinements to the Secondary Plan and draft zoning directions. There were 105 registrants, with 86 attendees. Questions from attendees generally concerned the impact of increasing development on heritage character, traffic congestion and shadowing impacts on the neighbourhood, particularly on parks. Some participants expressed a need for some land uses to be encouraged or increased to serve residents, such as grocery stores, restaurants and entertainment. It was also suggested that the Jarvis-Parliament Policy Area should be renamed to a more distinctive neighbourhood name, such as "*Old Town*", to promote a sense of community and local identity, and to better align with the neighbourhood names of other Policy Areas.

Following the Open House, staff held three focused information sessions online, providing further detail on specific geographic and thematic areas of interest. The first session, held on October 26, 2020, focused on the work being completed for the Queen Street East and Corktown Policy Areas. There were 53 registrants, with 42 attendees. Participants asked questions to clarify the built form directions, such as proposed building height limits, expected density and heritage updates. There were also some questions on policy, particularly on how the proposed Secondary Plan considers provincial policy; whether the proposed changes to zoning in the area require provincial

approval; and the relation of the proposed changes to the West Don Lands Precinct Plan. Concerns were also raised that the potential for a future Minister's Zoning Order in the area would lead to uncertainty in the planning process.

The second information session, held on October 29, 2020, focused on the work being completed for the Heritage, Parks & Public Realm component of the entire Secondary Plan Review area, including plans to recommend properties identified through the Cultural Heritage Resource Assessment for inclusion on the Heritage Register in advance of the final Secondary Plan. There were 34 registrants, with 31 attendees. Participants asked questions on future use of the First Parliament site and to clarify general information on the status of ongoing heritage study work.

The third and final session, held on November 3, 2020, focused on the work being completed for the Jarvis-Parliament Policy Area. There were 38 registrants, with 28 attendees. Participants generally asked about the proposed height ranges and angular planes. There were some concerns that with the proposed changes, development in the area would continue to be excessively tall or lead to "height creep" and negatively affect the Jarvis-Parliament area. Participants also asked questions to better understand the development process alongside the completion of the revised Secondary Plan.

All study materials, including public meeting summaries, are posted on the King-Parliament Secondary Plan website: [www.toronto.ca/king-parliament](http://www.toronto.ca/king-parliament). See Attachment 4 for a complete summary of Phase 3 engagement activities.

## **COMMENTS**

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This section outlines the revised and updated content of the recommended King-Parliament Secondary Plan. Further to the September 2019 report, it provides discussion of the refinements made to Plan objectives, policy language and mapping in response to further analysis and consultation. The recommended Secondary Plan and ZBA have been prepared with due consideration of Provincial and municipal policy considerations outlined in Attachment 3: Relevant Policy Framework.

This section is organized as follows:

1. Overview: Objectives of the New Planning Framework
2. Secondary Plan - Land Use and Economy
3. Secondary Plan - Heritage
4. Secondary Plan - Built Form
5. Secondary Plan - Parks and Public Realm

6. Overlapping Planning Frameworks

7. Zoning By-law Amendment

## **1. Overview: Objectives of the New Planning Framework**

### **Secondary Plan**

As an area where growth and new investment are anticipated, the recommended King-Parliament Secondary Plan directs development in the area to occur through a full mix of uses that are designed to be compatible with their existing and planned context, conserve cultural heritage resources, and improve and expand the public realm.

Specifically, the recommended Secondary Plan seeks to:

- Support and enhance the employment cluster and cultural sector in the King-Parliament area;
- Conserve heritage properties and the physical character of the area through appropriate additions to the heritage fabric and development that responds to the context;
- Improve and expand parks, open spaces and the public realm; and
- Simplify interpretation of overlapping policy frameworks.

The King-Parliament Secondary Plan is intended to act as an area-specific policy framework for this district within the Downtown. Therefore the development of the recommended Secondary Plan included a review of existing policies of the Official Plan and the Downtown Plan to seek alignment, avoid duplication and apply an area-specific lens to the King-Parliament area.

### **Zoning By-law Amendment**

Further to Council direction, staff undertook a review of the current zoning for the King-Parliament area to provide updated and streamlined zoning regulations that reflect the intended direction for growth and development. The recommended Zoning By-law Amendment (“ZBA”), found in Attachment 2, was developed with the following objectives:

- Bring lands not currently subject to City-wide Zoning By-law 569-2013 (“holes”) into the By-law, where possible, while recognizing existing approvals;
- Update zoning to reflect the *Mixed Use Areas* land use designations of the Downtown Plan; and
- Implement the built form policy directions developed through the Proposed Secondary Plan (October 2019) with area-specific zoning regulations.

The recommended Secondary Plan and Zoning By-law Amendment are intended to be complementary and considered in tandem with the Downtown Plan in the review of development applications in the King-Parliament area.

## 2. Land Use and Economy

### Mixed Use Areas

The Downtown Plan redesignates the King-Parliament area (excluding the West Don Lands) from *Regeneration Areas* and *Mixed Use Areas* to a refined *Mixed Use Areas* designation that identifies four scales of growth. Three of these are found within King-Parliament: *Mixed Use Areas 2 - Intermediate*, *Mixed Use Areas 3 - Main Street* and *Mixed Use Areas 4 - Local*. The Downtown Plan directs growth to *Mixed Use Areas*, but anticipates that not all sites that fall within a particular designation can accommodate the maximum scale of development anticipated in each of the *Mixed Use Areas* while also realizing built form objectives to support the liveability of the development and the neighbourhood. Therefore, *Mixed Use Areas* within the King-Parliament area will contain development of varying scales and intensities, based on the existing and planned context.

The King-Parliament area is organized into five Policy Areas: Queen Street, Corktown, Old Town (formerly Jarvis Parliament), Distillery District and West Don Lands, as shown on Map 15-2 of Attachment 1. Development within a Policy Area will conform to the land use designations identified in the Downtown Plan, as informed by the distinct characteristics and intended growth patterns described for each Policy Area in the Secondary Plan, with consideration for a site's immediate local context. Thus, the appropriate scale and intensity of development will vary based on the local context.

Lands within the West Don Lands Policy Area are not subject to the Downtown Plan, remaining within the Central Waterfront Secondary Plan under the former City of Toronto Official Plan. The City has requested the Local Planning Appeal Tribunal to issue an Order approving a technical amendment bringing the new Official Plan into force for the West Don Lands Policy Area. Under the new Official Plan, the West Don Lands would be designated *Regeneration Areas* and *Parks*, with similar land use designations in the Central Waterfront Secondary Plan. The proposed Official Plan Amendment redesignates the Policy Area as *Mixed Use Areas* and *Parks* under the Official Plan, and the recommended Secondary Plan brings forward certain Downtown Plan policies regarding community services and facilities as well as retail development. The West Don Lands will continue to accommodate residential, commercial and institutional growth as the area develops, in accordance with the Precinct Plan for the area.

The policy direction provided by the Downtown Plan, coupled with the policies in the recommended Secondary Plan and ZBA are consistent with, and do not conflict with the policies in the PPS, and conform to the Growth Plan.

PPS Policy 1.1.1 b) speaks to accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meeting long term needs.

The recommended Secondary Plan and ZBA achieves this policy outcome by providing sufficient development opportunities distributed amongst five different policy areas that will provide a mix of housing types ranging from low-, mid- to higher-density development opportunities.

Among the most relevant Provincial policies pertaining to land use, with which the recommended Secondary Plan and ZBA are consistent are:

- redesignating and rezoning former industrial lands to mixed use areas to avoid development pattern and land use patterns which may cause environmental or public health and safety concerns (Policy 1.1.1 c);
- ensuring that necessary infrastructure and public service facilities to meet current and projected needs, through the identification of new roads in the West Don Lands Policy Area, the use of holding provisions to align with infrastructure improvements, and policies to address future community services and facilities (1.1.1. g);
- focusing growth and development in a settlement areas with land use patterns based on densities and a mix of land uses which efficiently use land and resources, support active transportation and transit use (1.1.3.2);
- promoting opportunities for transit-supportive development, taking into account the existing heritage building stock in identifying appropriate locations for transit-supportive development; (1.1.3.3);
- requiring development to set back a minimum of 30 metres from the Union Station Rail corridor, unless adequate rail safety studies have been undertaken to provide alternative mitigation options (Policy 1.2.6.1); and
- generally directing development to areas outside of hazardous lands such as the Don River floodplain, by requiring future development or works to protect and not interfere or undermine the existing flood protection landform (Policy 3.1.1 b).

The PPS policies represent minimum standards and municipalities are encouraged to go beyond these standards to address matters of importance to a specific community. The recommended Secondary Plan policies regarding rail safety have been reviewed in the context of the emerging policies of the City's Development in Proximity to Rail Study.

With respect to the Growth Plan, the recommended Secondary Plan and ZBA conform, and do not conflict with Policy 2.2.1, as growth is being directed to a settlement areas, and more specifically to an area within the Downtown Urban Growth Centre. The policies achieve complete community objectives in terms of a mix of land uses and building types; provide opportunities for active transportation, enhanced open space and parks; and make efficient use of existing infrastructure.

The recommended Secondary Plan and ZBA also conform and does not conflict with Policy 2.2.2.3, as it plans for a level of intensification that helps to achieve the overall growth target for the Downtown Urban Growth Centre, and at the same time, plans for an appropriate type and scale of development for King Parliament that is responsive to both the existing character of the area, as well as its emerging growth potential.

## **Non-residential Replacement**

The Downtown Plan encourages the replacement of all existing non-residential gross floor area within the King-Parliament area, including the potential replacement of cultural spaces as a community benefit, either on the same site or on a different site within the King-Parliament area.

Building on the direction provided by the Downtown Plan, the recommended Secondary Plan identifies non-residential replacement as a key objective to support and enhance the employment cluster and culture sector in the King-Parliament area, consistent with Provincial Policy 1.3.1 and Growth Plan Policy 2.2.3.1 a). To achieve this objective, the recommended Secondary Plan requires, within *Mixed Use Areas 2*, the replacement of all existing non-residential gross floor area or the dedication of a minimum of 25 per cent of the total gross floor area of a development as non-residential uses (e.g., office, retail, media and technology, cultural spaces, etc.), whichever is greater.

This policy is supported by analysis carried out for both the King-Parliament and King-Spadina areas by staff and consultants. Hemson's "Planning Downtown: The Outlook for Office & Institutional Employment to 2041" report includes a recommendation to adjust the policy framework in the King-Parliament Secondary Plan area to ensure that anticipated demand for new office space can be met. Further analysis by staff included a two-part assessment of recently-completed projects and projects in the development pipeline, in addition to an evaluation of a range of development scenarios in King-Parliament, in order to determine an appropriate minimum non-residential gross floor area dedication.

## **Cultural Precinct**

The Downtown Plan identifies the King-Spadina and King-Parliament areas as Cultural Precincts and encourages the clustering of creative industries and culture sector economic activities, jobs and cultural spaces; building attributes to support such industries and activities and allow for flexible use of space; and the participation of the arts and design community in local public realm improvements. Further, Jarvis and Front Streets are identified as Cultural Corridors, with important heritage assets such as St. Lawrence Hall. Development in the King-Parliament area will be encouraged to provide space to support the culture sector and the public realm will be designed to create a coherent visual identity including public art and interpretive resources.

Through consultation, arts and culture representatives expressed that these objectives should be underscored in the King-Parliament Secondary Plan. To this end, the second objective of the recommended Secondary Plan has been revised with an emphasis on supporting the cultural sector through the provision of non-residential space in development. Further, this report recommends that City staff resources be directed to the creation of a Culture Master Plan for King-Parliament, which would develop a cohesive and connected strategy for various cultural properties and corridors to make the most effective use of public investment, consistent with Provincial Policy 1.7.1 a).

## Conformity with Growth Targets and Density Targets

The most recent Official Plan update was undertaken when the City's Official Plan was approved by the Ontario Municipal Board in 2006 and considered further through the statutory five-year review of the Official Plan that commenced in 2011. The Five-Year Review resulted in a number of Official Plan amendments that were approved by the Province on various dates. The Official Plan sets out areas for future growth while at the same time establishing policies that are appropriate and considerate of the surrounding context.

The King-Parliament area is within the Downtown UGC of the built-up area boundary as identified in the Growth Plan (2020), where a significant share of population and employment growth is anticipated. The City of Toronto is required through its Official Plan to plan for a future population of 3,190,000 people by the year 2041. Additional density targets are provided for the various UGC in the City at a rate of 400 people and jobs combined per hectare to help achieve this overall population. The City is presently on track to meet these overall 2041 Growth Plan (2020) forecasts based on Census data, current development proposals and future trends that are currently being considered by the City.

The density of the Downtown Toronto UGC area in 2016 is 354 people and jobs per hectare, based on the 2016 Census population and the 2016 Toronto Employment Survey results. From 2011 to 2016, the population increased by 41,668 people. Employment increased by 69,280 jobs over the same period. The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates total population and employment growth, and growth in density, of the UGC.

Table 1: Downtown Toronto Urban Growth Centre

Year	Census Population	TES Employment	Area (hectares)	Density (people & jobs)
2011	205,888	441,920	2,143	302
2016	247,556	511,200	2,143	354
Change 2011-2016	+41,668	+69,280	n/a	+52

Sources: 2011 and 2016 Census, Statistics Canada, 2011 and 2016 Toronto Employment Survey, City of Toronto

In the Downtown Toronto UGC area, the 2016 Q4 Development Pipeline contained 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have at least one Planning approval, for which Building Permits have been applied for or have been issued, and/or those which are under construction, but are not yet built (see ProfileToronto: How Does the

City Grow? April 2017). The number of units in the area that are in active projects is greater than the number of units which have been built over the past five years.

If a similar number of units in active projects were realized in the near term as were built in the previous five years, and if the same population and employment growth occurred in the Downtown Toronto UGC over the near term from 2016 as occurred over the past five years from 2011 to 2016, the resulting density would be 406 people and jobs per hectare. Thus if the current trends continued, the resulting density would be above the minimum UGC density target of the Growth Plan (2020). In addition, there would remain an additional ten years for additional approved development to occur.

According to our Toronto Employment Survey Bulletin, with the latest completed in 2019 and presented to the Planning and Housing Committee on January 2020, Downtown employment in 2016 was 511,200 or 23,888 jobs per square kilometre and in 2019 was 584,660 jobs or 27,320 jobs per square kilometre, i.e. the density of jobs in Downtown has risen from 239 jobs per hectare to 273 jobs per hectare, an increase of 34 jobs per hectare. So, if the City's density was 354 people and jobs per hectare in 2016, and if population in Downtown has not declined over the next three years to 2019, than based on employment alone, the Downtown's density would have increased, potentially to 388 people and jobs per hectare in 2019, all other things being unchanged.

New development in the King-Parliament area is not required to meet the density target of 400 people and jobs/hectare in the Downtown UGC. The density target is to be measured across the whole of the Downtown UGC, as indicated in policy 5.2.5.4 of Growth Plan (2020).

### **Proximity to Existing and Planned Rapid Transit Stations**

The Growth Plan (2020) contains policies in section 2.2.4 pertaining to population and employment density targets that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities. The City is currently advancing its work on the MCR.

Following their release of an Initial Business Case for the re-aligned Ontario Line in July 2019, Infrastructure Ontario and Metrolinx have advanced their study and preliminary design of two station locations within or directly adjacent to the King-Parliament area, identified as "Moss Park" and "Corktown." The Moss Park station is conceptually located at the northwest corner of Queen Street East and Sherbourne Street, on lands designated *Parks*. The Corktown station is conceptually located near King Street East and Berkeley Street, in a different location from the original Relief Line station further east, on lands designated *Mixed Use Areas 2* that are directly adjacent to lands along Berkeley Street designated *Mixed Use Areas 4*. The *Mixed Use Areas 2* designation contemplates intensification at an intermediate level with some tall buildings, while the



*Mixed Use Areas 4* designation recognizes the prevailing character of houseform and other types of low-rise buildings. The identified station location is immediately to the north of the First Parliament site.

In light of the Growth Plan (2020) direction to delineate MTSA boundaries through an MCR, no MTSA delineations are included in the recommended King-Parliament Secondary Plan at this time, and none of the policies and density targets within the Growth Plan (2020) currently apply to sites around planned rapid transit stations in the King-Parliament area. At its meeting of June 29-30, 2020, City Council adopted the draft work plan and phased MTSA Prioritization Approach. The King-Parliament Secondary Plan Review study will inform the delineation of the MTSA boundaries for the two Ontario Line stations, with regard for Policy 6.36 of the Downtown Plan.

City Planning staff prepared population and employment density ("ppj/ha") estimates within 500 metres and 800 metres of each of the two potential Ontario Line stations in the King-Parliament area. 2019 estimates are based on 2016 Census and Toronto Employment Survey data plus projects built since 2016. The estimates show that in 2019, the population and employment density is 396 ppj/ha within 500 metres and 454 ppj/ha within 800 metres of Moss Park station; and 259 pph/ha with 500 metres and 224 ppj/ha within 800 metres of Corktown station. Factoring in current pipeline projects (under review and approved but not yet built), the densities increase to 796 ppj/ha within 500 metres and 694 ppj/ha within 800 metres of Moss Park station and 549 ppj/ha within 500 metres and 478 ppj/ha for Corktown station. Therefore the projected density on these lands, considered under the existing in-force planning framework, is expected to meet or exceed the required minimum density targets in the Growth Plan (2020) in proximity to the proposed stations within the King-Parliament area. As the recommended Secondary Plan and ZBA recommend increased heights and densities, the policies and regulations pertaining to heritage conservation and built form controls to ensure appropriate and context-specific development will not preclude the achievement of Growth Plan targets in MTSAs.

Should development proposals come forward prior to the completion of the MCR, these will be assessed on a case-by-case basis in accordance with the overall policy direction provided by the Growth Plan, and specifically with the good planning principles and built form policies outlined in the Official Plan, recommended Secondary Plan and Zoning By-law Amendment, applicable guidelines, and Heritage Conservation Districts, including those noted below:

- the provision of community service facilities, parkland, green infrastructure and physical infrastructure to support complete communities;
- land use designations as identified in the Downtown Plan or Official Plan;
- local character, immediate surrounding context, and individual site constraints; and
- the proximity of development to existing or planned rapid transit stations.

Proposals will also be assessed to determine if the land uses and built form will in any way adversely affect the achievement of minimum density targets as per Policy 2.2.4.6 of the Growth Plan and will ensure there is a diverse mix of uses within these areas (Policy 2.2.4.9).

### **3. Heritage**

The recommended Secondary Plan includes key heritage objectives that apply to the entire King-Parliament area: to maintain and enhance its diverse physical character through conservation and adaptive re-use of properties on the City's Heritage Register; and to encourage their retention and re-use for employment uses. The heritage policies work together with built form policies and public realm policies, as well as with the Official Plan, to conserve the built heritage resources identified on the Heritage Register and within Heritage Conservation Districts.

General policies have been revised to highlight the significance of the King-Parliament area in the history of Toronto as the context for ongoing growth, development and public investment, such as transit infrastructure. Policies specific to each of the Policy Areas describe their existing and planned character, and provide direction for new development to respond to the historic context. This is consistent with Provincial Policy 1.7.1 e) to support long-term economic prosperity by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Recognizing that the presence or adjacency of a heritage resource may require specific built form response, the recommended Secondary Plan maintains the policy direction that additional setbacks, stepbacks and stepping down of building heights may be required in order to complement the scale and character of a property included on the Heritage Register and within a Heritage Conservation District. Conversely, within the Old Town (formerly Jarvis Parliament) and Corktown Policy Areas, policies allow for the consideration of reduced setbacks in response to certain criteria including the presence of a strong, legible heritage character of street-oriented buildings on or in the vicinity of the development site.

With the listing of properties identified through the CHRA on the City's Heritage Register in December 2020, the map previously included as Map 15-4 (Built Heritage Resources and Cultural Heritage Landscapes) in the Proposed Secondary Plan has been deleted from the recommended Secondary Plan. Official Plan policies will continue to apply to properties on the Heritage Register, including the requirement to undertake a Heritage Impact Assessment for proposed alterations, development and/or public works on or adjacent to a property on the Heritage Register.

This policy direction is consistent with Sections 2.6.1 and 2.6.3 of the PPS as well as Policy 4.2.7.1 of the Growth Plan. The lands within the Secondary Plan area are within a strategic growth area (Downtown Urban Growth Centre), as identified on Schedule 2 of the Growth Plan, within which heritage resource conservation is particularly important.

#### **4. Built Form**

The Proposed Secondary Plan included specific built form direction, including numerical standards for controls such as maximum heights, streetwall heights, setbacks and stepbacks for each Policy Area based on the land use designations described above. The built form policies have been revised to support that direction, outlining the intended character and scale of each Policy Area while moving the numerical standards to the recommended Zoning By-law Amendment. The Policy Area sections work together with land use designations and policies from the Downtown Plan, as well as the recommended Zoning By-law Amendment, to guide the appropriate scale of development in each area.

The built form policies specific to the King-Parliament area, as described in the Policy Area sections below, supplement the built form policies of the Downtown Plan (with the exception of the West Don Lands Policy Area), which provides important direction on base buildings, limiting tower floorplates, ensuring a comfortable microclimate, transition to lower-scaled areas and family-sized units.

These policies are consistent with Policy 1.1.3.4 of the PPS, which states that appropriate development standards should be promoted that facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Policy 2.2.2.3 b) of the Growth Plan states that all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout the built up area which will identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas. Policy 2.2.2.3 f) refers to implementation through official plan policies and designations and other supporting documents.

The various built form standards that have been included in the Secondary Plan and ZBA achieve these provincial policies. They provide for the opportunity to achieve sufficient intensification within each Policy Area while helping to improve the quality of life for residents in the City; maintain a sense of place; provide transition to neighbouring properties and areas; and conserve and enhance valuable heritage conservation resource and views. Through the zoning review conducted in Phase 3 of the study, staff recommend minor changes to the Policy Area boundaries as detailed within the sections below.

#### **Queen Street Policy Area**

The Queen Street Policy Area includes a wide range of building types such as house form buildings, older multiple-storey industrial buildings and low-rise

commercial/residential buildings. The character of the street changes across the Policy Area, with predominantly commercial/residential buildings around Sherbourne and Parliament Streets and a mix of house form and industrial buildings that have been adapted for both residential and non-residential uses east of St. Paul Street. The properties at 535, 541 and 555 Queen Street East have been moved from the Corktown Policy Area to the Queen Street Policy Area as they relate more to the Queen Street frontage.

In light of Queen Street East's existing main street character and abundance of built heritage resources, and reflecting its *Mixed Use Areas 3* designation, development will be incremental in the form of additions to existing buildings, or mid-rise buildings achievable on larger lots or through lot consolidation. Development in this Policy Area will be accompanied by public realm improvements in the form of sidewalk widenings, mid-block connections and pedestrian amenities.

### **Old Town Policy Area**

The Old Town (formerly Jarvis Parliament) Policy Area will accommodate context-specific and balanced growth across a wide range of uses including commercial, institutional, residential and entertainment. The area includes the original 10 blocks of the Town of York, recognized within the St. Lawrence Neighbourhood HCD, and is characterized by the high density of built heritage resources within and around those blocks. As such, development in this area will be responsive to the character of the area and the form and scale of surrounding buildings, in part through the conservation and adaptive re-use of heritage resources.

In addition to built form direction for the Policy Area as a whole, the recommended Plan also identifies specific objectives to maintain and enhance the historic main street character of King Street East; to maintain and strengthen the existing heritage streetwall on Britain Street; and to ensure no net new shadow impact is introduced onto St. James Park or Moss Park through development. The property at 51 Parliament Street, home to Toronto Police Services' 51 Division station, previously straddled the boundary of the Corktown Policy Area; staff recommend the boundary be moved to include the entire site within the Old Town Policy area.

### **Corktown Policy Area**

Corktown is regarded as an area of gradual change and growth, primarily in the form of sensitive infill, the conservation and adaptive re-use of built heritage resources, and generally mid-rise building types. Development will continue to complement the area's small scale, fine grain and diverse physical character and historic context.

### **West Don Lands Policy Area**

The West Don Lands Policy Area will accommodate residential, commercial and institutional growth as the area continues to develop into a vibrant mixed-use community. Future development and public realm improvements will continue to build upon the vision for the area outlined in the West Don Lands Precinct Plan (2005 & 2011).

To guide future growth, the recommended Secondary Plan provides general built form objectives for parcels within the West Don Lands Policy Area that may have redevelopment potential, in particular along the south side of Eastern Avenue, the south side of Front Street East and the north side of Mill Street. Maximum heights, streetwall heights and setbacks included within the policies of the Proposed Secondary Plan have been removed and are reflected in the recommended Zoning By-law amendment.

On October 22, 2020, the Minister of Municipal Affairs and Housing issued Ministerial Zoning Orders (MZOs) for three sites within the West Don Lands Policy Area:

- O.Reg. 594/20 - 125R Mill Street (Block 20): permits a mixed use development with a total maximum gross floor area of 82,250 m<sup>2</sup> and maximum heights of 114.95 and 152.95 metres.
- O.Reg. 596/20 - 373 Front Street East and 90 Mill Street (Blocks 3/4/7): permits a three-building mixed use development including a community centre and commercial parking garage, with a total maximum gross floor area of 81,300 m<sup>2</sup> and a range of maximum heights between 35.2 and 47.0 metres.
- O.Reg. 595/20 - 153-185 Eastern Avenue (Dominion Foundry Complex): permits a three-building mixed use development including commercial parking garage, community centre and common outdoor space with a total maximum gross floor area of 75,038.4 m<sup>2</sup> and maximum height of 141.0 metres.

The first two MZOs listed apply to sites with active development applications under review. The third applies to the Dominion Foundry Complex, an industrial heritage property with no active development application, which the Province has stated is intended for the development of affordable housing. The recommended Secondary Plan includes two policies outlining general objectives for the Dominion Foundry Complex: to conserve its industrial heritage character and to provide an open space on site. These policies do not appear to conflict with the regulations of the MZO and maintain the intent of the previously proposed Secondary Plan policies, the West Don Lands Precinct Plan, block plan and subdivision agreement that is in place for this property.

The MZOs generally permit greater heights and densities than had been contemplated in the West Don Lands Block Plan (2006) and do not specify requirements for affordable housing. In so doing, the development of these sites, in particular at 125R Mill Street and 153-185 Eastern Avenue, would represent a significant departure from the planned and established context of the West Don Lands as set out in the Precinct Plan.

The recommended Secondary Plan designates all lands within the West Don Lands Policy Area as *Mixed Use Areas* and *Parks* under the Official Plan. The City has requested the Local Planning Appeal Tribunal to issue an Order approving a technical amendment to bring the 2006 City of Toronto Official Plan into force and effect for the West Don Lands within the Central Waterfront Secondary Plan Area. It is recommended that the Bills enacting the OPA and ZBA be held until such time as the LPAT should issue this Order.

The recommended Secondary Plan clarifies that the policies of the Central Waterfront Secondary Plan will be read together with the policies of the King-Parliament Secondary Plan within the West Don Lands Policy area, and that in the case of conflict, the King-Parliament Secondary Plan will prevail. The intended effect of this change is that the *Mixed Use Areas* and *Parks* designations will prevail over the *Regeneration Areas* and *Parks and Open Space* designations where they apply to the West Don Lands through the Central Waterfront Secondary Plan. In practice, this appropriately reflects the evolution of this area from its largely vacant and underutilized state in 2002, to a rapidly growing mixed-use community guided by a Council-endorsed Precinct Plan.

### **Distillery District Policy Area**

The Distillery District Policy Area comprises three Site and Area Specific Policy (SASP) areas, as revised through OPA 304, including: the Gooderham & Worts Area, the Triangle Lands, and 31R Parliament Street. Limited future development in the Distillery District will be subject to these SASPs, which are included in Section 13 of the recommended Secondary Plan.

## **5. Parks and Public Realm**

The Downtown Parks and Public Realm (PPR) Plan provides a framework for the expansion and improvement of parks and the public realm in the King-Parliament area. In addition, the Downtown PPR Implementation Strategy will prioritize initiatives identified in both the PPR Plan and the King-Parliament Secondary Plan. Staff recommend that the existing King-Parliament Urban Design Guidelines, most recently updated in 2004, be reviewed for alignment with the current public realm and built form directions in the recommended Secondary Plan, the Downtown PPR Plan, and recently approved public realm and built form policies of the City's Official Plan. Through this review, staff will determine whether the Guidelines should be updated or potentially, reframed as a Public Realm Strategy to provide more detailed guidance for improving and expanding the public realm in King-Parliament.

The recommended Secondary Plan provides further policy directions that support the PPR framework, with a goal to introduce public realm enhancements through the area, improving connectivity between existing and planned parks, and throughout the broader area. Policy revisions have been made since the September 2019 report to clarify language and intent, both for the public realm network and connections in general, and for the public realm "big moves" in particular. Map 15-3 – Parks and Public Realm Plan has also been revised and consolidated to convey the connected elements of the intended public realm network, which are described in the September 2019 report. The text and mapping revisions are highlighted below:

### **Public Realm Network and Connections**

*Consolidated Public Realm Policies:* To provide a comprehensive picture of the public realm directions for the entire King-Parliament area, certain Public Realm policies specific to the Old Town and Corktown Policy Areas have been moved to a consolidated Public Realm section in the recommended Secondary Plan. Public realm

policies pertaining to the West Don Lands Policy Area will remain in that section of the recommended Secondary Plan, and will continue to be guided by the framework provided by the West Don Lands Public Realm Master Plan and the Downtown Parks and Public Realm Plan.

*Mid-block connections:* Map 15-3 has been reviewed and revised to identify additional existing and potential mid-block connections to enhance pedestrian circulation through the area, and eliminate others that may not be feasible.

*Park Link Streets:* The Proposed Secondary Plan identified Princess Street, Frederick Street and George Street to be prioritized for public realm improvements to provide greater north-south connectivity through the Jarvis Parliament Policy Area. The intent behind this policy direction has been expanded upon to name these streets as Park Link Streets, where public improvements will extend the character of David Crombie Park and provide visual connections through to Moss Park as well as pedestrian amenity along local streets. The Park Link Streets are identified on Map 15-3 of the draft Secondary Plan.

*External connections:* Pedestrian and cyclist connections to destinations outside of the King-Parliament area - including to the East Harbour and Port Lands areas - are identified in the recommended Secondary Plan. Ongoing coordination with Metrolinx's Union Station Rail Corridor East Pedestrian and Cyclist Connectivity Study as well as East Harbour GO/SmartTrack/Ontario Line station planning is needed to ensure public realm improvements within King-Parliament connect to and support enhanced pedestrian and cyclist infrastructure outside of the area.

*Transit Stations:* As major focal points and gateways to the community, transit stations within the King-Parliament area are anticipated to generate high pedestrian volumes. The recommended Secondary Plan includes policies speaking to the design of transit station areas to include expanded public realm opportunities such as enhanced tree planting, generous pedestrian clearways and plazas.

## **Public Realm Big Moves**

The three Public Realm Big Moves identified in the Proposed Secondary Plan have also been added to the consolidated Parks and Public Realm Map 15-3, to highlight their contribution and connectivity to the overall network of public realm improvements. The policy text has been refined in the recommended Secondary Plan as follows:

*Trinity Triangle:* The Trinity Triangle, located at the intersection of Front Street East, Eastern Avenue and Trinity Street was identified as a location for public realm expansion and improvement, and an opportunity to provide greater and safer pedestrian and cyclist connectivity between Corktown, the West Don Lands and the Distillery District. The recommended Secondary Plan continues to support this concept.

*King-Sumach Plaza Belt:* The Plaza Belt generally comprises City-owned lands located under or adjacent to the Richmond Street East, Adelaide Street East and Eastern Avenue overpass network. The recommended Secondary Plan provides direction for

these areas to create meaningful opportunities for placemaking and gathering, in addition to providing enhanced pedestrian and cyclist safety and visual connectivity across these currently underutilized lands. As public realm improvements in this area are achieved over time through development and capital investment, interim uses such as parking, staging and storage may be considered, provided opportunities for public pedestrian access, connectivity and amenity are maintained and permanent structures for such uses are not permitted.

*First Parliament Site & Parliament Square Park:* CreateTO has been undertaking a master planning exercise for the First Parliament Site which also takes the adjacent Parliament Square Park into consideration. Policies in the recommended Secondary Plan have been updated to reflect key principles for the development and design of the First Parliament Site, including heritage interpretation, conservation of archaeological resources consistent with Provincial Policy 2.6.2, supporting its role as a public community resource, creating a complete and connected public realm framework, optimizing pedestrian and cycling connectivity to and through the site, and reinforcing the character of Front Street East and Parliament Street.

Consistent with Provincial Policies 1.1.1b) and 1.5.1 a) and b), the recommended Secondary Plan provides clear guidance for the creation of recreation, park and open space opportunities as well as the enhanced public realm opportunities identified on Map 15-3 including, but not limited to the Trinity Triangle, King Sumach Plazas, the First Parliament Site and Parliament Square Park.

## **6. Clarity in Planning Frameworks**

Typically, a Secondary Plan provides policies specific to a particular geographic area, which, in the case of conflict, prevail over policies in the City's Official Plan. As detailed in Attachment 3, the King-Parliament area is subject to numerous planning policies and frameworks, including three Secondary Plans, each of which views the area through a different lens. A key objective of the Secondary Plan Review exercise is to harmonize the applicable policies so that they can work together and be interpreted in a complementary fashion with minimal conflict. The interrelationship of planning policy frameworks pertaining to the King-Parliament area can be summarized as follows:

The Official Plan provides city-wide policies setting out a vision for the evolution of the City. New development in the King-Parliament area must conform to these overarching policies, including but not limited to those pertaining to built form, public realm, mobility, housing, community services and facilities, the natural environment, fostering a strong economy including the culture and retail sectors, land use designations (*Mixed Use Areas* and *Parks and Open Spaces*), and objectives for the *Downtown* and *Central Waterfront*. The conservation of, and development adjacent to, the cultural heritage resources in the King-Parliament area are primarily governed by Section 3.1.5 of the Official Plan. Implementation tools outlined in Chapter 5 are also applicable.

The policies contained within the Downtown Plan apply to the majority of the King-Parliament area, with the exception of the West Don Lands. The Downtown Plan prioritizes non-residential uses within the King-Parliament Secondary Plan Area and



recognizes it as a Cultural Precinct where support and space for the culture sector are important. The land use designations and policies of *Mixed Use Areas 2* (Intermediate), *3* (Main Street) and *4* (Local), found within the King-Parliament area direct the scale and intensity of growth accordingly, together with the built form considerations listed in Section 9. Policies regarding mobility, priority retail streets, parks and public realm, community services and facilities, housing, energy and resilience build upon the Official Plan policies and provide additional guidance for the Downtown including within the King-Parliament area. In addition, the five Infrastructure Strategies and Plans developed for the Downtown are applicable in the King-Parliament area to ensure the continued livability of the neighbourhood.

The Central Waterfront Secondary Plan provides general policies to guide the redevelopment of the West Don Lands as a diverse mixed-use community, including the construction of a flood protection berm (realized through Corktown Common). The overall goal for the Central Waterfront is that affordable rental housing and low-end-of-market housing comprise 25 per cent of all housing units.

The St. Lawrence Neighbourhood Heritage Conservation District Plan HCD Plan, as approved in the LPAT decision dated July 24, 2020, includes lands bounded by Adelaide Street East, Berkeley Street, Front Street East and Jarvis Street within the King-Parliament area. The St. Lawrence Neighbourhood HCD Plan provides guidelines for the conservation of, and additions to contributing and non-contributing properties. In the event of a conflict, the HCD Plan takes precedence over Secondary Plan policies and municipal by-laws to the extent of the conflict. A Heritage Conservation District Study of the Distillery District was completed in 2016 and recommended the creation of an HCD Plan for this area.

The King-Parliament Secondary Plan has been developed to work within this layered policy framework while providing specific guidance for the King-Parliament area. Policies build upon the land use designations of the Downtown Plan and describe the intended character of each Policy Area to define the existing and planned context for growth. Similarly, certain built form directions are refined to address the heritage fabric and evolving landscape of the King-Parliament area. The Secondary Plan offers more detail on the Parks and Public Realm network, including particular Public Realm Big Moves that will improve the livability of the neighbourhood. It also provides more specific direction on the provision of non-residential gross floor area in new development with an emphasis on cultural spaces to underscore the importance of the King-Parliament Culture Precinct. Finally, the King-Parliament Secondary Plan extends policies related to the provision of community services and facilities and retail uses to the emerging West Don Lands neighbourhood.

## **7. Zoning By-law Amendment**

### **Approach and Methodology**

As noted above, one of the main objectives in developing a zoning by-law amendment for the King-Parliament area is to implement the built form directions of the Proposed Secondary Plan presented to Council in October 2019. The Proposed Secondary Plan

included numerical standards to guide the emerging built form character in each of the Policy Areas, specifying particular building heights, setbacks, streetwall heights and angular planes. These standards represent the outcomes of built form analysis and consultation undertaken through Phases 1 and 2 of the Secondary Plan Review process. Further to Council's direction, staff are recommending zoning updates to house these standards in the ZBA. The exception to this is the Distillery District, which will continue to be governed by the three Site and Area Specific Policies for the area, as well as prevailing area and site-specific by-laws and heritage easement agreements.

Each of the five Policy Areas in King-Parliament has developed over time in a different way, especially with respect to land uses, lot patterns, built form, policy framework and intended future development. Similarly, analysis reveals that the zoning in each Policy Area has evolved differently and requires a customized approach to reflect the policy directions of the recommended Secondary Plan. Therefore, the recommended ZBA consists of multiple components addressing the five Policy Areas. A discussion of the approach to each Policy Area and recommended amendments to built form regulations follows below.

## **Land Use**

The current zoning for King-Parliament comprises a diversity of land use categories throughout the area, not all of which are governed by City of Toronto Zoning By-law 569-2013. Many parcels still maintain legacy zoning, particularly for industrial, manufacturing and warehouse uses from the former City of Toronto By-law 438-86. In numerous cases, the base zoning has been amended through rezoning or minor variance applications allowing mixed commercial-residential development, but such parcels have not been brought into City of Toronto By-law 569-2013, or exist as exceptions through prevailing site-specific by-laws. As a result, the current base zoning is not fully representative of the intended planning directions articulated in the recommended Secondary Plan, nor the emerging development landscape of the area.

A central task in the King-Parliament zoning by-law update has been to review and amend the land use categories to better reflect the *Mixed Use Areas* designation in the Downtown Plan, while bringing remaining 'holes' into By-law 569-2013. It should be noted that public school sites within the King-Parliament area (St. Paul Catholic School, Inglenook Community School, Market Lane Junior and Senior Public School) are subject to a separate LPAT process and will not be addressed through this exercise.

Generally, the following districts and zones are currently found within the zoning for the King-Parliament area:

### *By-law 438-86 Districts:*

R3 – Residential District:                      permits primarily residential, community, and accessory uses in a range of building types.

- CR, MCR – Mixed Use Districts: permit a broad range of residential, commercial, institutional, community and auto-related uses with conditions.
- I2, I3, IC – Industrial Districts: permit a broad range of manufacturing, workshops and studios, warehousing and storage, transportation and auto-related, limited retail and service shops, and community uses.
- RA – Mixed Use District: permits uses generally allowed in CR district along with many of those allowed in I2 and IC districts, places of assembly and entertainment uses, with specific standards for heritage building envelopes.
- G – Parks District: permits primarily parks, community-related uses and a limited range of recreational facilities.
- By-law 569-2013 Zones:*
- R – Residential: permits primarily residential units in a range of building types, community and accessory uses
- CR – Commercial Residential: permits a broad range of residential, commercial, institutional, community and auto-related uses with conditions.
- CRE – Comm. Res. Employment: permits uses generally allowed in CR district along with a range of manufacturing, light industrial, warehousing and storage uses, places of assembly and auto-related uses.
- O, OR – Open Space: permits primarily parks, with the OR zone allowing recreational, community, and cultural uses, places of assembly and limited retail, service and eating establishments.

The existing land use permissions and intended zoning directions are addressed in the Policy Area sub-sections below.

The CRE zoning in By-law 569-2013 is based on the RA district in By-law 438-86. It is unique in that it allows a mix of residential, commercial and compatible industrial uses. Staff conducted a review of the City’s 2018 Employment Survey and found that only 20 businesses within the King-Parliament Secondary Plan Area were identified as industrial uses. Of these, four have since left due to redevelopment of their sites, and 12 can be defined as uses that are permitted or permitted with conditions by By-law 569-2013. To reflect the evolution of the area and its redesignation as *Mixed Use Areas*, staff

recommend that lands with CRE zoning be rezoned to the CR zone. Any remaining industrial uses that were permitted under the CRE zoning will have legal non-conforming status.

### **Built Form Regulations**

The zoning by-law is an important tool in regulating built form to arrive at intended outcomes for development. The King-Parliament Secondary Plan Review focused on several key standards to reflect the objectives for growth in the area:

*Setbacks:* The recommended ZBA requires a minimum setback of 3.0 metres from the front lot line for new development. As King-Parliament is a growth area within the Downtown, with few opportunities for acquiring new, large scale public spaces, expansion of the public realm through building setbacks is one way to provide much-needed open space to accommodate the anticipated increase of both resident and worker populations in the area. Supporting the principle of streets as places, building setbacks allow for increased area for landscaping, pedestrian circulation and amenity areas, such as restaurant patios and merchandise display. The minimum setback of 3.0 metres shall be reevaluated in response to a strong, legible heritage character of street-oriented buildings on or in the vicinity of the development site, or in relation to heritage buildings on properties on the Heritage Register.

*Maximum Streetwall Heights:* The recommended ZBA provides a range of maximum streetwall heights for the major streets within the King-Parliament area. The purpose of this regulation is to establish and reinforce a relatively consistent street proportion, guiding the massing of new development to ensure a cohesive character and sunlight access for the neighbourhoods as they grow. Along Queen Street East and King Street East, the maximum streetwall height is 80% of the right-of-way width, or 16 metres. This is consistent with the existing requirements found in By-law 569-2013 for Development Standard Set 2. A range of streetwall heights is defined for other Major Streets within the Secondary Plan Area, particularly within the Old Town Policy Area, to ensure a consistent approach to the street edges. The recommended ZBA allows for an exception for properties on the City's Heritage Register, where the existing heritage building height, whether higher or lower than the prescribed maximum and the 80% ratio, as applicable, defines the streetwall height for the site.

*Building Step-backs:* Complementing regulations for streetwall height, the recommended ZBA requires taller building elements above the maximum streetwall height to be stepped back from the building façade. Stepbacks are effective in reducing the perceived scale of a building and emphasizing its ground-level elements at the street, enhancing pedestrian comfort. Generally speaking, new development is required to be stepped back a minimum of 3.0 metres from the streetwall height, and a minimum of 5.0 metres from the façade of a heritage building. Special regulations developed for King Street East in the Old Town Policy Area require deeper building stepbacks, as discussed below.

*Angular Planes:* Angular planes are employed in the zoning along main streets throughout the city through Development Standard Set 2, which currently applies to mixed use (CR) properties along Queen Street East and King Street East, east of Power Street. Angular planes are another tool to shape the massing of development along streets to ensure adequate solar access and pedestrian comfort along the city's corridors. They also serve to provide appropriate built form transition to abutting residential properties, parks and open spaces. The recommended ZBA continues the use of angular planes to preserve the character of these historic main streets, as well as to minimize impacts on the adjacent low-rise neighbourhoods that are an integral part of the Corktown neighbourhood. Finally, an angular plane is included in the ZBA for properties to the south of Moss Park, to prevent additional shadow impact on the park pursuant to OPA 82 (Garden District Site and Area-Specific Policy).

*Building Heights:* The development of the recommended ZBA included a review of current maximum building heights to determine where updates are appropriate to reflect the directions of the King-Parliament Secondary Plan, the Downtown Plan, and provincial plans and policy.. The range of development intensity and scale contemplated by the four *Mixed Use Areas* designations of the Downtown Plan provide guidance for the existing and planned context of the area, while the more targeted built form, heritage and public realm policies for King-Parliament provide further direction on the appropriate location and form of growth to support intensification in a context-sensitive manner.

Key zoning regulations developed for each Policy Area are outlined below and summarized in Attachment 5 to this report.

### **Queen Street Policy Area**

This area consists almost entirely of properties fronting Queen Street East between Jarvis and River Streets, including portions of the north side of the street added to King-Parliament through the Secondary Plan Review. Lots along Queen Street East are generally narrow in width, reflecting a fine-grained pattern of commercial frontages west of Parliament Street, and a more prevalent houseform character east of Parliament Street. Exceptions to this general pattern include Fred Victor Centre, St. Paul's Basilica, St. Paul Catholic School, Dominion Square, Trefann Court, and several large warehouse buildings.

The majority of properties in the Queen Street Policy Area are zoned Commercial Residential (CR) by By-law 569-2013, subject to Development Standard Set 2 (SS2), supporting main street-type development. Exceptions to this include St. Paul's Cathedral and school, which maintain a Residential (R) zoning, and the lands at 460-468 Queen Street East, which maintains Industrial (IC) zoning from By-law 438-86. The recommended ZBA would bring all of the Policy Area within the CR zone under By-law 569-2013.

Updates to the zoning for the Queen Street Policy Area are focused on maintaining the CR SS2 zone label, while increasing maximum permitted heights to 25 and 30 metres to facilitate mid-rise development in a main street environment. Given the predominant character of existing buildings built to the front lot line, setbacks in new development may be considered but are not required in the zoning.

### **Corktown Policy Area**

The Corktown Policy Area comprises a variety of development types including historic residential streets consisting of narrow rowhouse lots; main street commercial, houseform, institutional and new mid-rise development fronting King Street East; larger parcels reflecting former industrial uses; and proximity to the Adelaide and Richmond overpasses running through the neighbourhood.

The majority of the Corktown lands subject to By-law 569-2013 are the Residential Zones reflecting the historic low-rise neighbourhood streets. Some R-zoned parcels fronting King Street East carry long-standing exceptions that permit certain non-residential uses. The remaining lands still subject to By-law 438-86 predominantly maintain their Industrial (IC) zoning, though site-specific by-laws and approved variances apply that permit the redevelopment of numerous parcels with mixed residential and commercial uses. The key effects of the recommended ZBA with respect to land use in Corktown are to:

- apply CR zoning along the entirety of the King Street East frontage, except the Little Trinity Church lands which will be brought into By-law 569-2013 with Residential (R) zoning; and
- bring remaining “holes” into By-law 569-2013 with Commercial Residential (CR) zoning while recognizing prevailing site-specific by-laws for approved development.

In addition, a review of historic and prevailing by-laws and exceptions not tied to specific development approvals was performed to determine which are still relevant to be brought forward and referenced in the recommended By-law.

Low-density residential (R) zoning will be maintained for neighbourhoods designated *Mixed Use Areas 4* in the Downtown Plan. The mixed use (CR) zone will be extended to most properties fronting King Street East, to reflect the flexibility for residential and commercial uses that is already permitted for residential properties along the corridor through an exception to By-law 438-86. King Street East and Eastern Avenue are both targeted for mid-rise building types that provide adequate rear transition to low-rise neighbourhoods, through the regulation of increased building heights, streetwall heights, setbacks, and angular planes. Since, unlike Queen Street, King Street East in Corktown exhibits varying front yard setbacks, the recommended ZBA requires a minimum 3.0m setback to support this character and provide opportunities for an expanded public realm, except where a strong, legible, heritage character of street-oriented buildings exists; or for portions of properties where buildings on the City's Heritage Register exist.

## Old Town (formerly Jarvis Parliament) Policy Area

This area of King-Parliament is predominantly characterized by large parcels reflective of former industrial and auto-oriented uses, as well as lot consolidations for comprehensive redevelopment. Many of these properties have frontages on two or more streets. Old Town also includes several pockets where smaller lots with narrow frontages contain low-rise houseform and main street commercial buildings, for example along portions of King, Richmond, Berkeley and George Streets.

Through the “Two Kings” planning initiative completed in 1996, the lands within the Old Town Policy Area were rezoned to RA (Reinvestment Area) under By-law 438-86, permitting greater land use flexibility, regulations to permit limited additional floor area on heritage properties, and other standards to reflect the desired built form for the emerging neighbourhood. The majority of the lands were included in By-law 569-2013 with the renamed zone category of CRE (Commercial Residential Employment) zone, which generally brought forward the intent of the RA regulations. Certain parcels that were subject to a planning application at the time of the new zoning by-law’s enactment were excluded from By-law 569-2013, together with school sites and certain other publicly-owned lands such as the Toronto Police Services' 51 Division site.

As noted above, the CRE zone permits many of the same uses as the CR zone, and also permits a range of light industrial, manufacturing and warehousing uses that are no longer in keeping with the *Mixed Use Areas* designation in force for this part of the Downtown. The existing and planned context for the Old Town envisions a growing commercial-residential area, which is reflected in the ongoing transformation of the area since the late 1990s. The recommended ZBA would rezone the Old Town Policy Area to CR, including any previously excluded parcels to be brought into By-law 569-2013, to minimize potential conflicts between industrial-type uses and the growing residential population. Area-specific land use permissions and built form regulations are applied to the Old Town Policy Area as an area-wide exception.

The Downtown Plan designates the majority of the Old Town Policy Area - with the exception of Berkeley Street south of Queen to King Street East - *Mixed Use Areas 2*, which contemplates an intermediate, transitional scale between the taller buildings anticipated in the Financial District and the mid-rise character of the area’s main streets. The height limits permitted by the by-law on lands designated *Mixed Use Areas 2* are proposed to be increased from their current maximums of 26 and 30 metres to a range of heights that are responsive to their more immediate contexts. This context includes low- to mid-rise heritage properties as well as recent redevelopment approvals that have resulted in taller buildings. New maximum heights will be complemented with regulations requiring minimum setbacks, streetwall heights, building stepbacks and angular planes, as well as minimum tower separation distances adopted by Council through OPA 352, to ensure that development appropriately addresses the unique characteristics of the neighbourhood. In particular, the range of height limits within the Old Town Policy Area are intended to support the following objectives:

- preventing net new shadow impacts on Moss Park, with maximum heights for buildings to the south informed by analysis of solar access;

- preserving the view corridor for St. James Cathedral from the east;
- reinforcing the historic main street character of King Street East through the requirement of a 10 metre setback for new development above the streetwall height;
- reflecting the low-rise scale and the *Mixed Use Areas 4* designation of Berkeley Street by maintaining the current 12 metre height limit within 12 metres of the Berkeley Street property line;
- providing built form transition toward the Corktown neighbourhood to the east through gradually reduced height limits in the vicinity of Parliament Street; and
- providing built form transition toward the St. Lawrence neighbourhood to the south through gradually reduced height limits south of Front Street East.

Large parcels within the Old Town Policy Area are seeing development of increasingly taller buildings within this historically significant area of Toronto. A greater minimum building setback of 5.0 metres above the streetwall, for both heritage and non-heritage properties, is required by the recommended ZBA to ensure that tall building development reinforces, and does not overwhelm the historic street proportions.

### **West Don Lands Policy Area**

The West Don Lands area continues to undergo its transformation from an 80-acre swath of largely derelict lands with remaining industrial heritage buildings, to a complete, mixed-use community, as a result of comprehensive master planning in the late 1990s. A network of existing, extended and new streets was established to create smaller blocks organized around new public spaces, to promote pedestrian connectivity through the neighbourhood. The redevelopment of the West Don Lands has generally followed the vision of the Council-endorsed Precinct Plan (2005) and Block Plan (2006), with some variations in land use and building height.

In 2010, Council adopted a zoning by-law amendment for the “Phase 2 lands”, generally east of Cherry Street, to facilitate the construction of housing prior to the 2015 Pan Am Games. While subsequent proposals within the West Don Lands have continued to be reviewed against the vision and objectives of the Precinct Plan, it would be beneficial to provide further zoning direction for remaining sites west of Cherry Street with redevelopment potential, in particular:

- the block bounded by Eastern Avenue, Cherry Street, Front Street East and Trinity Street; and
- the eastern portion of the block bounded by Front Street East, Trinity Street, Mill Street and Parliament Street.

For this reason, the recommended ZBA proposes to rezone these parcels with mixed use (CR) zoning, together with maximum permitted heights, setbacks, streetwall heights and setbacks to guide redevelopment that is consistent with the overall West Don Lands Policy Area. The Holding (h) symbol previously applicable to certain parcels under former City of Toronto Zoning By-law 438-86 will be brought forward through the ZBA.



## **Distillery District Policy Area**

The Distillery District comprises the Gooderham & Worts complex of industrial heritage buildings and surrounding development sites, and the Triangle Lands including 31R Parliament Street. Adaptive re-use and redevelopment in the area are subject to comprehensive land use and built form policies as well as detailed site-specific zoning standards. The key zoning change for the Distillery District Policy Area is to update it to a base mixed-use (CR) zoning, while referencing prevailing by-laws in the recommended ZBA.

## **CONCLUSION**

The King-Parliament area has continually grown and evolved, most recently through reinvestment and flexibility in built form and land use policy, to a vibrant, mixed-use community rich in cultural heritage resources. To ensure its continued success and livability, the King-Parliament Secondary Plan Review provides an updated planning framework that applies the goals of the Downtown Plan through a context-specific lens to achieve sustainable, appropriately managed growth.

The recommended King-Parliament Secondary Plan and Zoning By-law Amendment are the outcomes of several years of comprehensive study, careful policy consideration and extensive consultation. Together, these documents provide detailed policies, regulations and guidance to ensure that the primary objectives of heritage conservation, appropriate built form, balanced land uses, and an expanded parks and public realm network are met.

The recommended Official Plan Amendment to enact the new King-Parliament Secondary Plan, as well as the recommended Zoning By-law Amendment, have regard for matters of provincial interest; are consistent with the policies of the Provincial Policy Statement (2020); conform to and do not conflict with A Place to Grow: Growth Plan for

the Greater Golden Horseshoe (2020); and maintain the intent and purpose of, and conform to the City's Official Plan. City Planning staff recommends that City Council adopt the King-Parliament Secondary Plan and Zoning By-law Amendment to guide further development in the area.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

Attachment 1: Official Plan Amendment (King-Parliament Secondary Plan)

Attachment 2: Zoning By-law Amendment

Attachment 3: Relevant Planning Framework

Attachment 4: Summary of Phase 3 Engagement Activities

Attachment 5: Summary of Key Zoning By-law Regulations by Policy Area

**Attachment 1: Official Plan Amendment (King-Parliament Secondary Plan)**

**\*Included under separate cover\***

## **Attachment 2: Zoning By-law Amendments**

**\*Included under separate cover\***

## **Attachment 3: Relevant Planning Framework**

### **Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

#### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

#### **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built

form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The Provincial Policy Statement (PPS) recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The King-Parliament area is within the Downtown and Central Waterfront area in Map 2 – Urban Structure of the Official Plan. Section 2.2.1 – Downtown: The Heart of Toronto, as updated through the Downtown Plan Official Plan Amendment, provides direction on Downtown as a growth area that will continue to evolve as a healthy and attractive place to live and work.

Policy 2 of Section 2.2.1 has been strengthened to recognize the economic importance of Downtown to the city and region. Among other things, it fosters creative industries and the culture sector that are centred in the King-Spadina and King-Parliament neighbourhoods.

Policy 4 of Section 2.2.1, which speaks to the quality of Downtown as a place to live, adds new policy provisions to conform to the Growth Plan pertaining to complete communities, a high-quality built form and resilience.

Section 3.1.5 – Heritage conservation speaks to the identification and conservation of cultural heritage resources in the context of a growing and evolving city. Policies in this section promote the preservation of the significant cultural heritage values and attributes of our heritage properties, as well as the public views of them, for the enjoyment of Torontonians.

Section 3.1.1 – The Public Realm includes policies to promote beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings as a key shared asset.

Section 3.1.2 – Built Form recognizes that most of the city's future development will be built on infill and redevelopment sites and will need to fit with its existing and/or planned context, respecting and improving the character of the surrounding area.

### **OPA 406 - Downtown Plan Official Plan Amendment**

OPA 406 brings forward a comprehensive and integrated policy framework to shape growth in Toronto's Downtown over the next 25 years. The Downtown Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment by 2041. It provides the City, its partners and stakeholders with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

OPA 406 came into force and effect on June 5, 2019, and is not subject to appeal.

As it relates to the King-Parliament area, the Downtown Plan:

- removes lands subject to the Central Waterfront Secondary Plan from the Downtown Plan. As a result, the West Don Lands policy area within the King-Parliament Secondary Plan is not subject to the policies of the Downtown Plan;
- re-designates some *Regeneration Areas* in King-Parliament to *Mixed Use Areas*, identifying King-Parliament as an area targeted for growth and change. King-Parliament includes a mix of *Mixed Use Areas 2* (Intermediate), *Mixed Use Areas 3* (Main Street) and *Mixed Use Areas 4* (Local);
- requires a Complete Community Assessment as part of significant and large scale development within *Mixed Use Areas 1*, *Mixed Use Areas 2*, *Mixed Use Areas 3* and *Regeneration Areas*;
- speaks to balancing residential and non-residential uses by encouraging the replacement of existing non-residential gross floor area;
- requires a total of 40% 2- and 3-bedroom units (15% of which can be either 2- or 3-bedroom units or convertible units) in developments containing more than 80 new residential units;
- establishes King-Parliament as a Cultural Precinct, encouraging the clustering of creative industries and culture sector economic activities;
- identifies planned rapid transit stations including the Council-approved Relief Line alignment, and Queen-Sherbourne and King-Sumach station locations;
- identifies Priority Retail Streets including: King Street East, Queen Street East, a portion of Front Street East, a portion of Sherbourne Street and Parliament Street;
- through the Downtown Parks and Public Realm Plan, identifies Corktown Common and portions of the Lower Don Lands as part of the Core Circle, a system of natural areas that circles Downtown;
- identifies Great Streets including: King Street East, Queen Street East, a portion of Front Street East, Jarvis Street and Parliament Street;
- identifies Park Districts including Old Town-St. Lawrence-Distillery and, through the Downtown Parks and Public Realm Plan, identifies the West Don Lands;
- identifies priority cycling routes including Richmond Street East, Adelaide Street East, The Esplanade and Sumach Street;
- identifies parks and open spaces where net-new shadow will be adequately limited, including Moss Park, St. James Park and David Crombie Park, all adjacent to the study area;
- identifies Cultural Corridors including Jarvis Street and a portion of Front Street East; and
- includes five Council-adopted infrastructure strategies that will guide and inform implementation in the areas of parks and public realm, community services and facilities, mobility, water and energy.

### **Central Waterfront Secondary Plan**

The principles of the Central Waterfront Secondary Plan (CWSP) provide a framework for waterfront renewal over the long term and focus on removing barriers/making



connections; building a network of spectacular waterfront parks and public spaces; promoting a clean and green environment; and creating dynamic and diverse new communities.

As noted above, lands covered by the CWSP were removed from the Downtown Plan by the Minister of Municipal Affairs and Housing, rendering the policies of the Downtown Plan not applicable to the West Don Lands area. However, the CWSP continues to overlap with the King-Parliament Secondary Plan in the area of the West Don Lands.

The CWSP was adopted by Council in 2003 and was approved by the Local Planning Appeal Tribunal for the West Don Lands area on December 9, 2005.

### **OPA 352 - Downtown Tall Building Setbacks**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal (LPAT) following City Council's adoption of the planning instruments. On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On March 15, 2021, City Legal, together with the appropriate City Staff, presented the modifications to the LPAT for approval. At the time of this report, a written decision from the LPAT on the modified policies and regulations has not been issued.

### **OPAs 479 and 480 – Official Plan Public Realm and Built Form Policies**

On September 21, 2020, the Minister of Municipal Affairs and Housing issued Notices of Decision approving updated Official Plan policies through OPA 479 (Public Realm) and OPA 480 (Built Form), adopted by Council as part of the City's Five-Year Official Plan Review. Some highlights of the approved policy changes include:

- promoting the development of a walkable and rideable public realm, by integrating development, streets and laneways with local pedestrian and cycling networks and providing unobstructed, direct and continuous paths of travel with appropriate widths to serve anticipated pedestrian volumes;
- creating a stronger relationship between buildings and the public realm, including how sites and buildings are organized and located, including improvements to the public realm through the provision of pedestrian amenities;
- definitions of the terms “street proportion” and “transition in scale”, recognizing their role in determining the character of the street, ensuring access to sunlight in the public realm and guiding appropriate relationships between buildings; and

- directing development to be located and massed to fit within the existing and planned context and character, defining and framing the edges of the public realm with good street proportion through measures including streetwall heights, setbacks and stepbacks.

## **Local Policy Context**

The King-Parliament area is currently subject to a number of existing planning frameworks - both statutory and non-statutory - that guide growth and development. The proposed Plan provides streamlined direction regarding built form, heritage conservation and parks and public realm improvement and expansion, drawing on the objectives and principles of existing planning frameworks. The draft Secondary Plan also clarifies how each planning framework is to be interpreted in the case of conflict.

## **West Don Lands Precinct Plan**

In adopting the CWSP, Council identified the need for a precinct planning process to provide greater detail on implementation of public infrastructure and the built form of new development. The West Don Lands Precinct Plan (2005) sets out a vision for the area, identifies the public investment required for redevelopment, includes a development plan and guidelines, and includes a phasing and implementation approach (including input into an updated Zoning By-law for the area). The Precinct Plan was endorsed by Council in 2006 as a non-statutory plan. A partial update was completed in 2011 for some blocks. Other supplementary plans pertaining to the West Don Lands are listed in Attachment 3 to this report. Redevelopment of the area has largely followed the Precinct Plan and other supplementary plans, and the area is developing into a vibrant mixed-use community.

## **OPA 304 - Gooderham & Worts, Triangle Lands and West Don Lands**

OPA 304 is the result of a built form study for an area bounded by Parliament Street, properties on the north side of Mill Street, Cherry Street and the Union Station Railway Corridor. The study and the resulting OPA provides planning direction on: an appropriate massing and building typology within the study area; protecting the utility of open spaces within and surrounding the study area from new shadows; maintaining the cultural heritage values of the area's heritage buildings; and promoting various transportation modes to reduce vehicular traffic impacts.

OPA 304 was adopted by Council in July 2017 and appealed to the Local Planning Appeal Tribunal (LPAT). A modified OPA 304 came into force in March 2019.

Through the King-Parliament Secondary Plan Review, OPA 304 has been considered and incorporated into the draft Secondary Plan. While the content of approved policies has not been modified from the March 2019 LPAT decision - with the exception of one policy related to the specific location of a park - the policy sections have been restructured to match the updated structure of the draft Secondary Plan.

## **Heritage Policy Framework**

As described above, the *Planning Act* and the associated PPS guide development in the Province. Section 2(d) of the *Planning Act* specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

Policy 2.6.1 of the PPS directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties identified through the Cultural Heritage Resource Assessment, including those previously listed on the City’s Heritage Register, are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Policy 3.1.5.2 of the Official Plan states that properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto’s diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

### **St. Lawrence Neighbourhood Heritage Conservation District Plan**

The St. Lawrence Neighbourhood Heritage Conservation District was designated by Council in December 2015. The overall objective of the St. Lawrence Neighbourhood Heritage Conservation District Plan (HCD Plan) is to protect and conserve the heritage value of the St. Lawrence neighbourhood while guiding investment and growth.

The HCD Plan was appealed to Local Planning Appeal Tribunal, with a hearing held in November 2019. On July 27, 2020, the Tribunal issued its Decision, directing the City to amend the HCD Plan by revising its boundaries, deleting certain sections respecting Character Sub-Areas and prescribed built form standards; and clarifying other text references, among other matters. A revised HCD Plan will be submitted to the Tribunal in 2021.

### **Distillery District Heritage Conservation District Study and Plan**

The Distillery District Heritage Conservation District Study (HCD Study) provides an understanding of the history, evolution, built fabric and public realm of the Distillery District in order to identify and describe the character of the area. The study area is bounded by the centre line of Cherry Street to the east, the north side of the rail corridor to the south and the centre line of Parliament Street to the west. It includes the buildings on the north side of Mill Street. The HCD Study was completed in 2016 and included a recommendation to initiate a Heritage Conservation District Plan (HCD Plan) for the same study area. Work on the HCD Plan is expected to commence in 2021.

The following table includes a full list of aligned initiatives and other planning frameworks reviewed through the project.

Title	Area	Status	Link
<b>Secondary Plans &amp; SASPs</b>			
Downtown Plan	Midtown rail corridor/Rosedale Valley Rd., DVP, Waterfront, Bathurst St.	In Force	<a href="https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf">https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf</a>
King-Parliament Secondary Plan	Queen St. E., Union Station rail corridor, The Esplanade, Jarvis St.	In Force	<a href="https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf">https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf</a>
King-Parliament Part II Plan (1993)	Same as above	In Force (in West Don Lands only)	Not available online. Document may be requested from City Planning.
Proposed King-Spadina Secondary Plan	South of Queen St. E., Simcoe St., John St., Front St., Bathurst St.	Draft Secondary Plan	<a href="https://www.toronto.ca/wp-content/uploads/2018/12/9535-cityplanning-181204-King-Spadina-Formatted-Draft.pdf">https://www.toronto.ca/wp-content/uploads/2018/12/9535-cityplanning-181204-King-Spadina-Formatted-Draft.pdf</a>
Queen-River Secondary Plan	Dundas St., Bayview Ave., Queen St. E., River St.	In Force	<a href="https://www.toronto.ca/wp-content/uploads/2017/11/8fde-cp-official-plan-SP-34-QueenRiver.pdf">https://www.toronto.ca/wp-content/uploads/2017/11/8fde-cp-official-plan-SP-34-QueenRiver.pdf</a>
Garden District SASP	Carlton St., Sherbourne St., Queen St. E, Jarvis St.	In Force	<a href="https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-75629.pdf">https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-75629.pdf</a>
<b>Guidelines</b>			
King-Parliament Urban Design Guidelines	Queen St. E., Union Station rail corridor, The Esplanade, Jarvis St.	In Force	<a href="https://www.toronto.ca/wp-content/uploads/2017/08/8fde-Toronto-Urban-Design-Guidelines-King-Parliament.pdf">https://www.toronto.ca/wp-content/uploads/2017/08/8fde-Toronto-Urban-Design-Guidelines-King-Parliament.pdf</a>

Title	Area	Status	Link
St. Lawrence Neighbourhood Focused Area Urban Design Guidelines	King/Court St., George St., CNR corridor, Yonge St.	In Force	<a href="http://www.stlawrencemarketbia.ca/images/files/St%20Lawrence%20Neighbourhood%20Focused%20Area%20Urban%20Design%20Guidelines%20-%20July%202005.pdf">http://www.stlawrencemarketbia.ca/images/files/St%20Lawrence%20Neighbourhood%20Focused%20Area%20Urban%20Design%20Guidelines%20-%20July%202005.pdf</a>
Growing Up: Planning for Children in New Vertical Communities	City-wide	Council-adopted	<a href="https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf">https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf</a>
<b>Heritage Conservation District Studies and Plans</b>			
St. Lawrence Neighbourhood HCD Plan	See Map 1 in Part 1 of the HCD Plan.	Under appeal: LPAT Decision July 24, 2020	<p>As adopted by Council - Part 1:  <a href="https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-84943.pdf">https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-84943.pdf</a></p> <p>Part 2:  <a href="https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85141.pdf">https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85141.pdf</a></p> <p>Part 3:  <a href="https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85490.pdf">https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85490.pdf</a></p>

Title	Area	Status	Link
Distillery District HCD Study	North side of Mill St., Cherry St., Union Station Rail Corridor, Parliament St.	Proceeding from Study to Plan phase	Part 1: <a href="https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98818.pdf">https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98818.pdf</a>  Part 2: <a href="https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98819.pdf">https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98819.pdf</a>  Part 3: <a href="https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98840.pdf">https://www.toronto.ca/legdocs/mmis/2016/pb/bgrd/backgroundfile-98840.pdf</a>
<b>Master Plans / Other</b>			
Heritage Interpretation Master Plan for Old Town Toronto	Queen St. E., Don River, The Esplanade, Yonge St.		Not available online. Document may be requested from City Planning.
Heritage Lighting Master Plan for Old Town Toronto	Generally south of Richmond St., west of Parliament St., south of Front St., east of Yonge St.; and along Front St. to York St.		Not available online. Document may be requested from City Planning.
King-Parliament Community Improvement Plan	Queen St. E., Union Station rail corridor, The Esplanade, Jarvis St.	Council-adopted	Not available online. Document may be requested from City Planning.
St. Lawrence Market Neighbourhood BIA Public Realm Master Plan	South of Queen St. E., Parliament St., Lakeshore Blvd., Yonge St., Victoria St.	BIA Master Plan	<a href="https://www.stlawrencemarketbia.ca/images/01_SLMNBIA-Final-Report_full_Edited%20June%208%202015%20Optimized.pdf">https://www.stlawrencemarketbia.ca/images/01_SLMNBIA-Final-Report_full_Edited%20June%208%202015%20Optimized.pdf</a>

<b>West Don Lands Planning Documents</b>			
West Don Lands Precinct Plan	King St. East, Don River, Union Station Rail Corridor, Cherry St., Mill St., Parliament St., Front St., Eastern Ave.	Council-adopted	<a href="https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/a9648fc4-89ec-47c4-80b1-9512947c4533/west_don_lands_precinct_plan_may_2005_1.pdf?MOD=AJPERES">https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/a9648fc4-89ec-47c4-80b1-9512947c4533/west_don_lands_precinct_plan_may_2005_1.pdf?MOD=AJPERES</a>
West Don Lands Block Plan and Urban Design Guidelines	Same as Precinct Plan	Council-adopted	<a href="https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/fcbd3952-3184-4c60-bcd8-6e290d9918f3/wdl_block_plans_1.pdf?MOD=AJPERES">https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/fcbd3952-3184-4c60-bcd8-6e290d9918f3/wdl_block_plans_1.pdf?MOD=AJPERES</a>
West Don Lands Public Realm Master Plan	Same as Precinct Plan	Council-adopted	Not available online. Document may be requested from City Planning.
West Don Lands Phase 2 Plan of Subdivision	Same as Precinct Plan	Council-adopted	<a href="https://www.toronto.ca/legdocs/mmis/2010/te/bqrd/backgroundfile-33146.pdf">https://www.toronto.ca/legdocs/mmis/2010/te/bqrd/backgroundfile-33146.pdf</a>
West Don Lands Parks and Public Spaces Conveyance & Phasing Plan	Same as Precinct Plan	Council-adopted	Not available online. Document may be requested from City Planning.
West Don Lands Public Art Strategy	Same as Precinct Plan		<a href="https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/71041622-d156-4dd2-b66b-0959a3c5afe9/wdl_public_art_strategy_2009_1.pdf?MOD=AJPERES">https://waterfrontoronto.ca/nbe/wcm/connect/waterfront/71041622-d156-4dd2-b66b-0959a3c5afe9/wdl_public_art_strategy_2009_1.pdf?MOD=AJPERES</a>
West Don Lands Class Environmental Assessment Master Plan	Same as Precinct Plan	Council-adopted	Not available online. Document may be requested from City Planning.

#### Attachment 4: Summary of Phase 3 Engagement Activities

<b>Date</b>	<b>Event Type</b>	<b>Organizations Represented</b>	<b>Number of Attendees</b>
Nov. 2, 2019	Advisory Group Meeting	City of Toronto Planning Review Panel	~30
Nov. 21, 2019	Open House	Public	~25
March 6, 2020	Stakeholder Meeting	Create TO	6
April 14, 2020	Stakeholder Meeting*	CanStage, Young People's Theatre, Soulpepper, Canadian Opera Company	6
April 17, 2020	Stakeholder Meeting*	Create TO	6
June 4, 2020	Stakeholder Meeting*	St. Lawrence Neighbourhood Association	8
June 9, 2020	Stakeholder Meeting*	Corktown Residents & Business Association	7
June 18, 2020	Stakeholder Meeting*	West Don Lands Committee	9
Oct. 2, 2020	Stakeholder Meeting*	Infrastructure Ontario	1
Oct. 22, 2020	Virtual Open House*	Public	86
Oct. 26, 2020	Information Session #1*	Public	31
Oct. 29, 2020	Information Session #2*	Public	28
Nov. 3, 2020	Information Session #3*	Public	42
Nov. 5, 2020	Stakeholder Meeting*	St. Lawrence Neighbourhood Association – Board of Directors	5
Nov. 13, 2020	Stakeholder Meeting*	CanStage, Young People's Theatre, Soulpepper, Canadian Opera Company	6

\*Note: Event held virtually on the City of Toronto WebEx platform



## Attachment 5: Summary of Key Zoning Regulations by Policy Area

	Queen Street	Old Town	Corktown	West Don Lands
Zone Labels	CR SS2 R (St Paul's)	CR SS1 O, OR	CR SS2 R, O, OR	CR SS2
Maximum Heights	25.0 m and 30.0 m	12.0 m, 16.0 m, 60.0 m, 72.0 m, 90.0 m	12.0 m, 25.0 m including mechanical, 30.0 m	30.0 and 36.0 m
Densities	Range from 2.0 to 4.5 depending on lot depth	No density specified	Range from 2.5 to 4.0	No density specified
Min. Setback from Street- facing Lot Lines	Minimum 75% of building face between 0.0 and 3.0 m; heritage buildings exempt	3.0 m; heritage buildings exempt	3.0 m; heritage buildings exempt	3.0 m
Rear Setback	7.5 m from lot line or opposite side of abutting lane	5.5 m where there are windows/openings; otherwise, none required	7.5 m from lot line or opposite side of abutting lane	7.5 m from lot line or opposite side of abutting lane
Streetwall Heights	16.0 m	King, Richmond, Jarvis, Parliament St– 16.0 m; Adelaide St - 20 metres; Front St E - 25 metres	16.0 m	16.0 m
Building Stepback	3.0 m; 5.0 m above heritage streetwall	5.0 m; 10.0 m along King Street East	3.0 m; 5.0 m above heritage streetwall	3.0 m
Angular Plane - Front	45 degrees measured 16.0 m above front lot line	None	45 degrees measured 16.0 metres above front lot line	None
Angular Plane - Rear	45 degrees measured 10.5 m above lot line where abutting R, O, OR	None	45 degrees measured 10.5 m above lot line where abutting R, O, OR	None

Zoning for the Distillery District Policy Area is governed by prevailing site-specific by-laws.