



Figure 27. Illustrative rendering of the Bentway Design and rendering: Public Work, Source: Bentway official website

As described in the Bentway's official website: "*The Beltway Conservancy is an independent charity, a not-for-profit profit powered by vital partnerships with the City of Toronto, residents, supporters, artists, creatives, city-builders* "

The Bentway project has looked at the space under the Gardiner Expressway from Spadina Avenue to Strachan Avenue. The aim of this revitalization was to maximize the use of space and provide new opportunities for public realm enhancement.

Since the opening of its phase one in July 2018, the space has been significantly transformed. The design has considered a variety of landscape approaches to create opportunities for passive and active uses, events during different seasons of the year and places to sit. Since its grand opening, this space has been continuously used by the public.



Figure 28. The Bentway

2.1.7 Privately Owned, Publicly-Accessible Open Spaces (POPS)

In addition to the existing public parks and on-site parkland dedications, a number of initiatives have taken place to expand the public realm by creating privately owned, publicly-accessible open spaces (POPS). Map 14 on page 35 highlights existing, under construction and approved POPS within the King-Spadina Secondary Plan Area. These open spaces are in a variety of forms and shapes: plazas, forecourts and green spaces. To ensure that these spaces are useful and efficient, they should:

- have a variety of programs which help animate the space;
- have a strong physical connection to the existing public realm network;
- be well-integrated into the surrounding context; and
- be safe and accessible.

Toronto City Council adopted design guidelines for POPS in 2014.

City Staff will continue to work with applicants within the King-Spadina Secondary Plan Area to expand the number of POPS as one of the ways to contribute to the public realm network. Since the completion of the draft "King-Spadina East Precinct Public Realm Strategy" in 2014, more POPS have been designed and approved within the East Precinct.

These POPS which are approved through development applications, have strengthened the public realm network and have provided more opportunities for sitting, watching, playing and leisure time. Some of these POPS include:



Figure 29. The existing POPS in front of Pinnacle 1 on John Street

Legend

- Existing public parks & open spaces
- City's acquisition
- Expansion of existing parks
- Existing and planned on-site and off-site Parkland dedication
- Existing and Planned Privately owned, publicly-accessible open spaces (POPS)



Map 14. Existing public parks, open spaces & POPS within the King-Spadina Secondary Plan Area

300 Front Street West:

The southeast corner of the development has an open space with a combination of soft and hard landscape, places to sit, lighting and public art (Figures 30 and 31). This site, which is in the East Precinct, is one of the major gateways into the Secondary Plan Area that has been enhanced by a high quality landscape treatment. It is also across the street from Isabella Valancy Crawford Park. As a result, the two open spaces work together to form an "urban room".

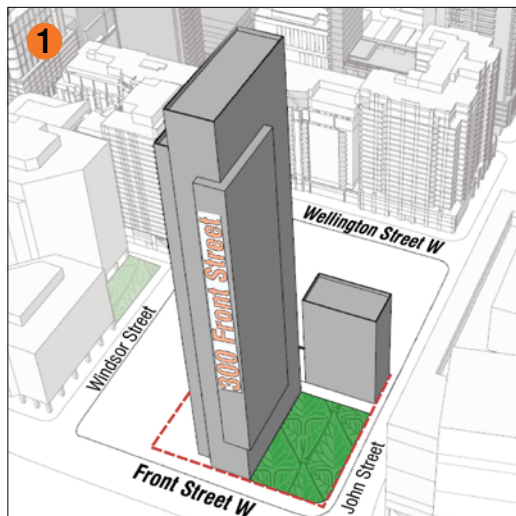


Figure 30. Illustrative rendering of the POPS at 300 Front Street West



Figure 31. The POPS at 300 Front Street West

Theatre Park at 224 King Street West:

The site is within the East Precinct. The front of this development has been generously setback from King Street West, providing a hard surface forecourt, which includes an artist-designed water feature (Figures 32 and 33).

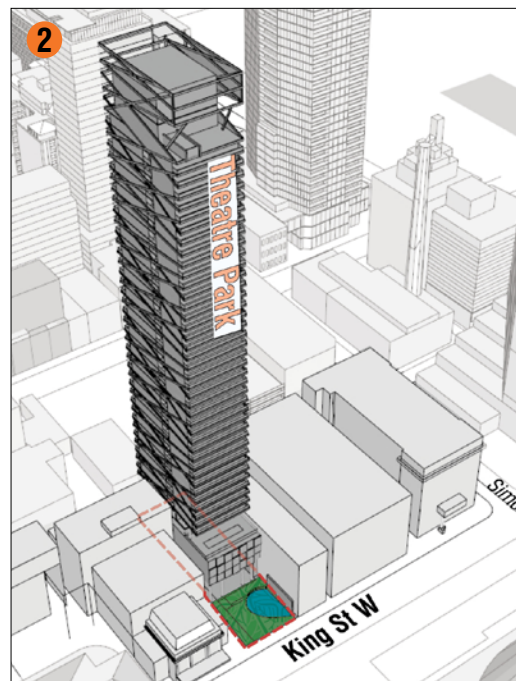


Figure 32. Illustrative rendering of POPS at Theatre Park development

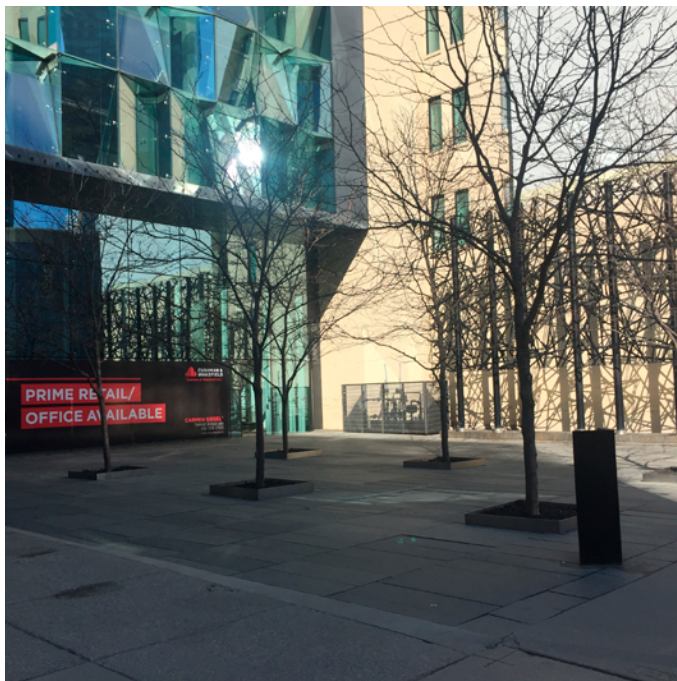


Figure 33. The POPS at Theatre Park

Tableau Condominium at 117 Peter Street:

The character-defining historic building on this property has been preserved, resulting in a triangular shaped space on the property that fronts onto Richmond Street West, within the East Precinct. This space has been transformed into an urban plaza with public art at the most easterly edge of the property. The public art emphasizes the gateway characteristic of the intersection and will reinforce a key view along Richmond Street West (See Figures 34 and 35). The gateways and key views (view terminus) will be discussed later in this document. The design of this space will complement the open space on the northeast side of Peter Street and Richmond Street West and will create an appealing gateway and focal point within the East Precinct.

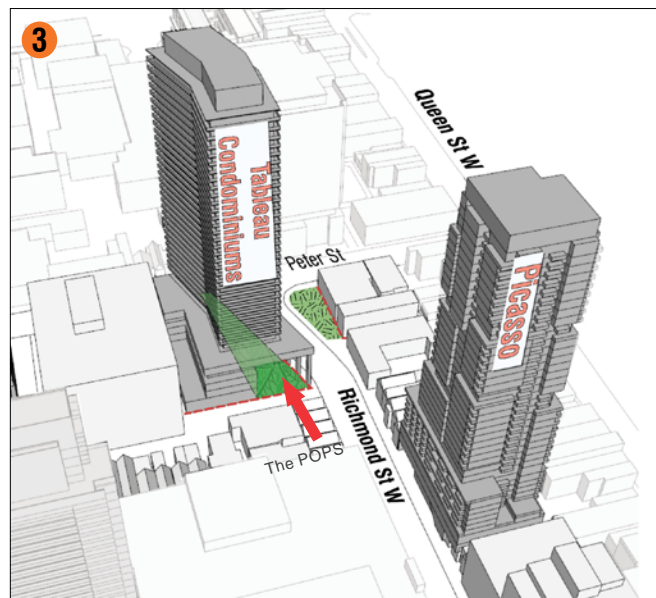


Figure 34. Illustrative rendering of POPS at Tableau Condominium from bird's eye view



Figure 35. The POPS and view of the public art at Tableau Condominium

Pinnacle at 295 Adelaide Street West:

The existing heritage building at this address has been relocated to frame a new open space along John Street (See Figures 36 and 37). This POPS will reinforce the cultural functions along John Street, discussed later in this document. Since its completion, this POPS has become one of the most well-used and populated open spaces within the area. The active uses at-grade, the design of the space, which includes a water feature, seatwalls and lighting, collectively create a pleasant space for public use.

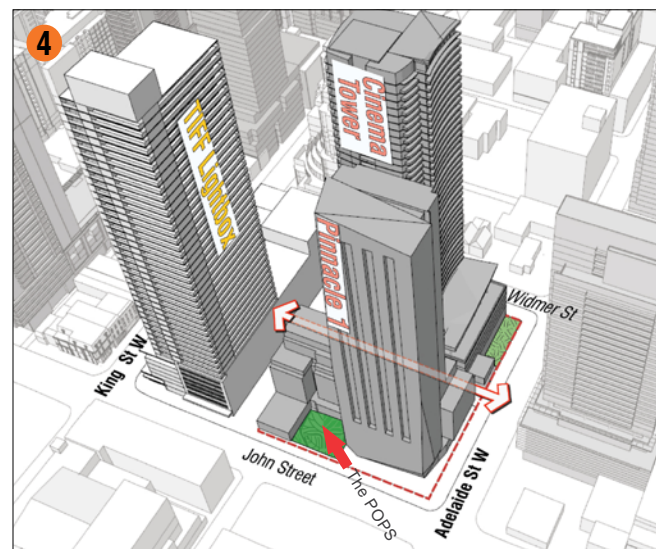


Figure 36. Illustrative rendering of POPS & parkland dedication at Pinnacle on Adelaide & Cinema Tower



Figure 37. The POPS at Pinnacle on Adelaide

King Blue Condos at 355 King Street West:

King Blue Condos, which is within the East Precinct and located at 355 King Street West, is recently completed. This development consists of two towers with an urban plaza in the centre of the property. Like other open spaces, this plaza will be open to public and will form parts of a mid-block pedestrian connection, linking King Street West to Mercer Street (See Figures 38 and 39).

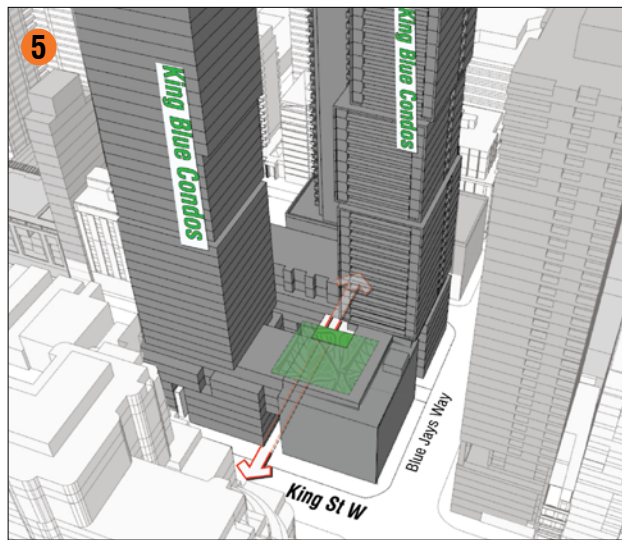


Figure 38. Illustrative rendering of POPS at King Blue condos (355 King Street West)



Figure 39. The POPS at King Blue condos (355 King Street West)

P J Condos at 283 Adelaide Street West:

The P J Condos is within the East Precinct and is located at 283 Adelaide Street West. The recently completed tower has a privately owned publicly accessible open space, which is located at the northeast corner of John Street and Adelaide Street West (See Figures 40 and 41). This POPS integrates into the John Street Cultural Corridor and will contribute largely to the enhancement of the King-Spadina public realm network. The proposed lighting, landscape and seatwalls will compliment the existing POPS across the street and in front of Pinnacle 1 or Pinnacle on Adelaide.

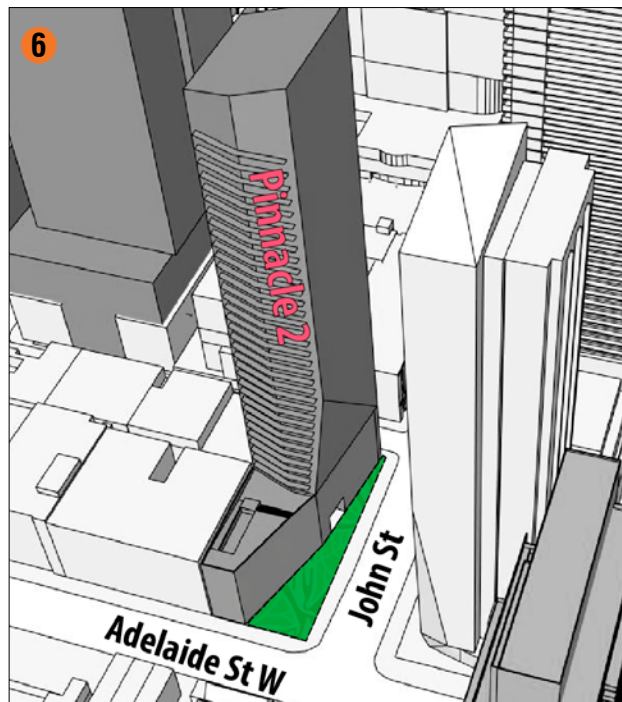


Figure 40. Illustrative rendering of POPS at Pinnacle 2 (283 Adelaide Street West)



Figure 41. Illustrative rendering of POPS at P J Condos, Design team: Hariri Pontarini Architects, Turner Fleischer Architects, Janet Rosenberg & Studio, Developer: Pinnacle International

The block bounded by Adelaide Street West, Portland Street and King Street West

There is a POPS in the middle of multiple mid-rise buildings within the West Precinct. This complex has buildings with multiple entrances, facing onto various streets. The central part of the block has a landscaped courtyard area that is publicly accessible through a number of laneways and mid-block connections. Access to this open space is provided from:

- Brant Street
- King Street West
- Adelaide Street West

This space in combination with the mid-block connections creates an interesting public realm network which can be expanded in the future should some of the adjacent properties be redeveloped. (See figures 42, 43 and 44).



Figure 43. View of the internal open space (POPS)



Figure 42. View of the internal open space (POPS)

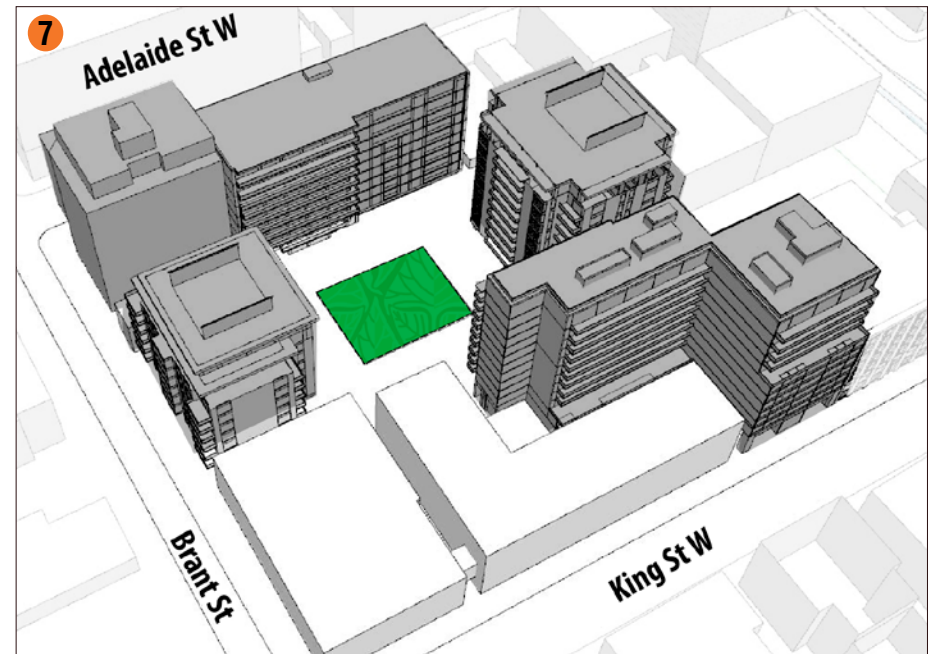


Figure 44. Illustrative rendering of the POPS on a block between King Street West, Brant Street & Adelaide Street West

Thompson Hotel and Residences at 550 Wellington Street West

The Thompson Hotel and Residences is within the West Precinct and is located on a narrow block which is bounded by Stewart Street, Wellington Street West, Bathurst Street and Niagara Street. There is a privately owned, publicly accessible open space on the south side of the block facing onto Wellington Street West (Figures 45 and 46). This POPS is across the street from Victoria Memorial Park and helps expand and build on this important open space within the King-Spadia West Precinct.

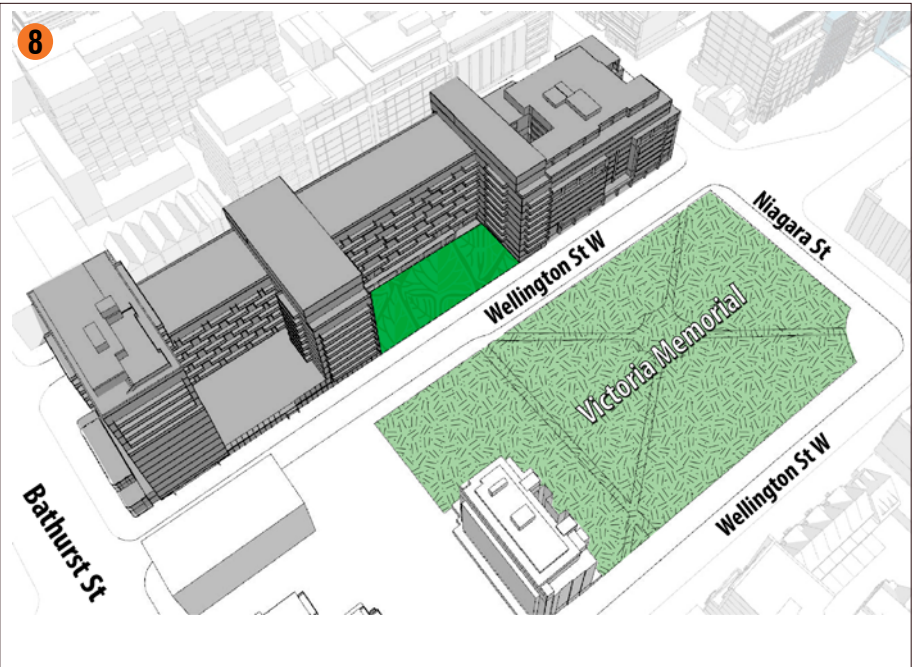


Figure 45. Illustrative rendering of the POPS in front of Thompson Hotel



Figure 46. View of the existing POPS in front of Thompson Hotel along Wellington Street West

Portland Commons at 517 Wellington Street West

The property at 517 Wellington Street West is a very large site with three main frontages along Wellington Street West, Portland Street and Front Street West. The majority of the site area is currently occupied by surface parking. Two POPS have been approved on the site through a recently approved Zoning Amendment application to create a more enhanced public realm. The POPS spaces are in different locations of the site as, one is located along Portland Street and the other is in a more central area, away from the street. The two spaces will be connected to one another through proposed mid-block connections and will be enhanced through lighting, pavement materials, trees and places to sit. (Figures 47 and 48)

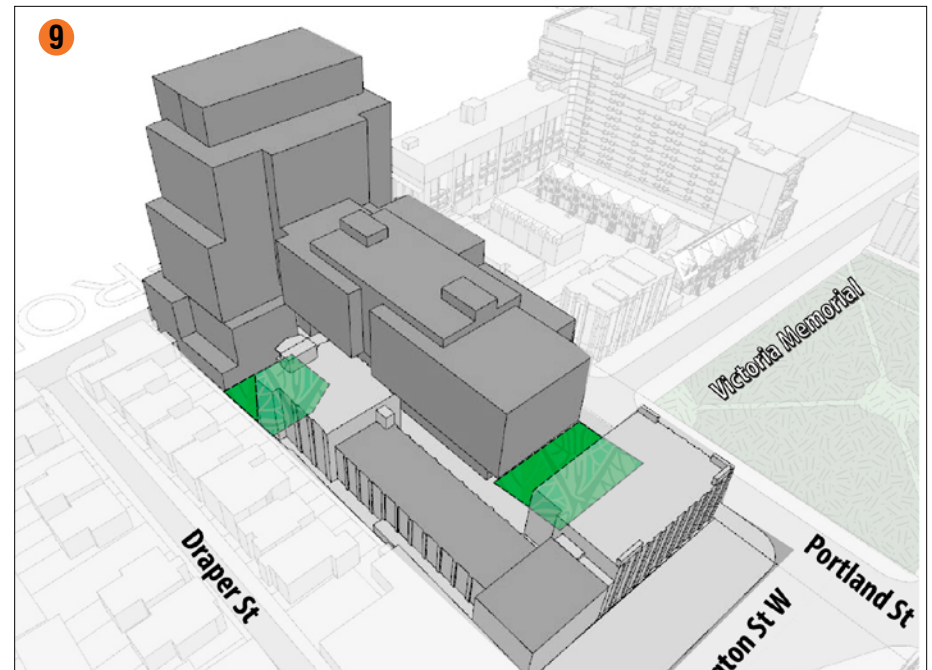


Figure 47. Illustrative rendering of the POPS at Portland Commons



Figure 48. Illustrative rendering from the planned POPS and mid-block connection at Portland Commons
Design and rendering: Sweeny&Co Architect, Owner: Carttera - Portland Commons LP