

King Toronto at 489-539 King Street West

The under construction building at 489-539 King Street West, known as "King Toronto" is planned for a big central courtyard as a POPS, which will be in the middle of the site. The POPS will be oriented east-west and can be accessed from King Street West. An alternative access to this open space will be provided from Wellington Street West and through the future park on the former 'C Lounge' property. The POPS will have animated frontages on the ground floor and will be enhanced through pavement treatment, sitting places, seatwalls, a water feature, vegetation and lighting (Figures 49 and 50).

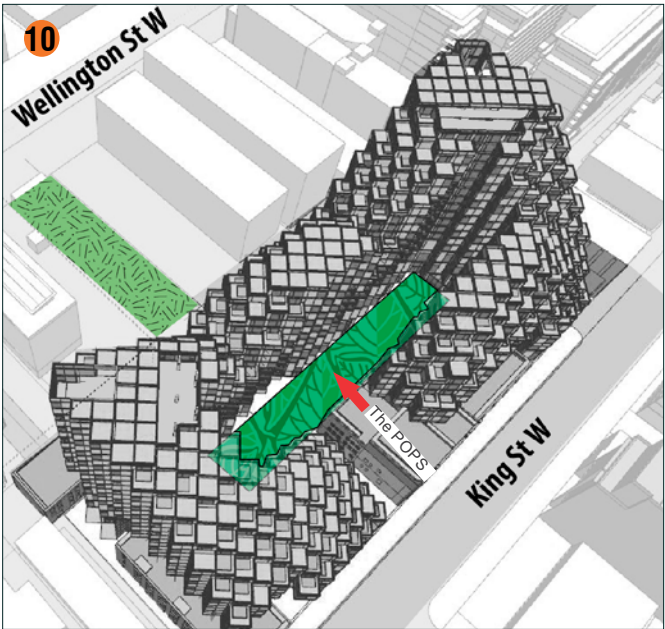


Figure 49. Illustrative rendering of the King Toronto



Figure 50. Illustrative rendering of the POPS on BIG's property at 489-539 King Street West
Design and rendering: Bijarke Ingels Group (BIG), Developer: Westbank and Allied Properties REIT

400 Front Street West

The LPAT approved Zoning Amendment application at 400 Front Street West, known as the "Bow tie" is located in the East Precinct. The approved application will have a deep setback from the Clarence Square creating a POPS along the full frontage of the property. This site was identified as one of the public realm enhancement potentials in the 2014 Public Realm Strategy document. The parkland dedication and enhanced mid-block connections collectively reflect the vision in the 2014 Public Realm Strategy document. (Figure 51).

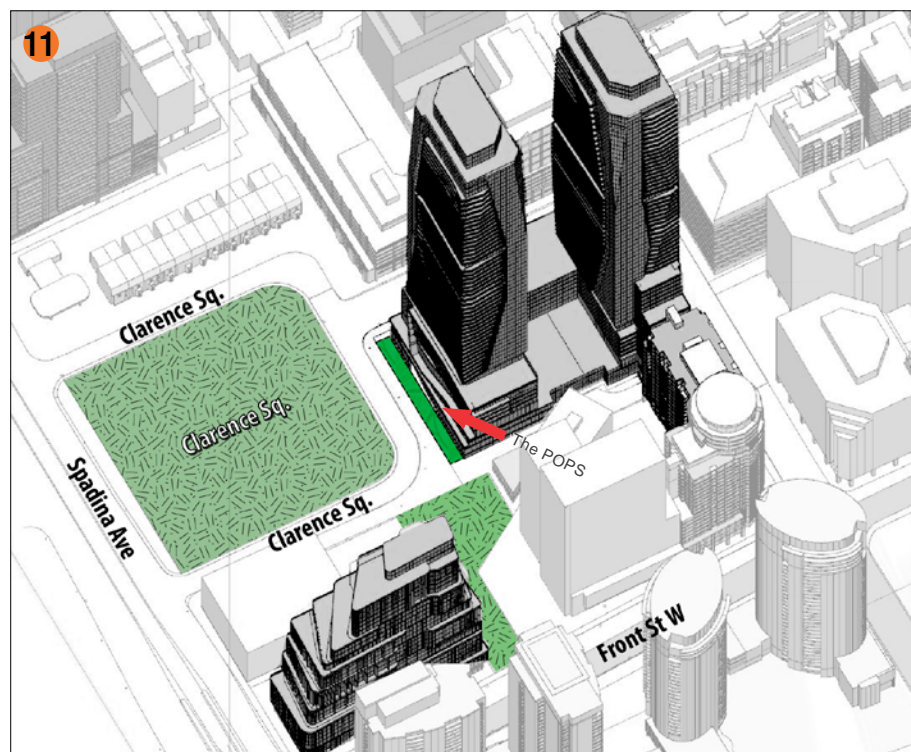


Figure 51. Illustrative rendering of the POPS at 400 Front Street West

217 Adelaide Street West

This LPAT approved rezoning application has a planned for and open space along Adelaide Street West, which is about 120 sq.m. Parts of this space will be dedicated to POPS and parts of it will become outdoor patio. This space will be enhanced by active uses at-grade and landscape features. This property was also identified as a potential site for public realm enhancement in the 2014 Public Realm Strategy document. However, in that document the site was also identified as a potential mid-block connection, which would reinforce the view termini. These potentials no longer exist due to the LPAT approved application. (Figure 52)

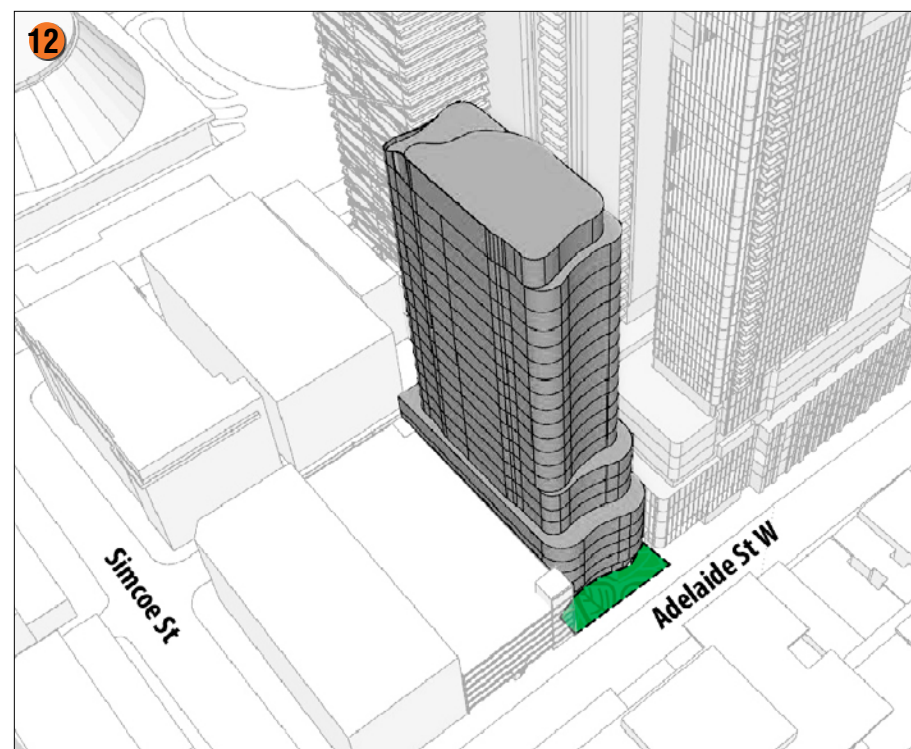


Figure 52. Illustrative rendering of the POPS at 217 Adelaide Street West

400 King Street West (Figure 53)

The site is located at the northeast corner of Charlotte Street and King Street West within the East Precinct. The approved Zoning Amendment application at 400 King Street West has a planned POPS at the corner of the property, which will be about 116 sq.m. This approved POPS is right across the street from the smaller POPS at 8 Charlotte Street, creating an enhanced intersection with amenity for pedestrians and users. The details of its design are currently under review.

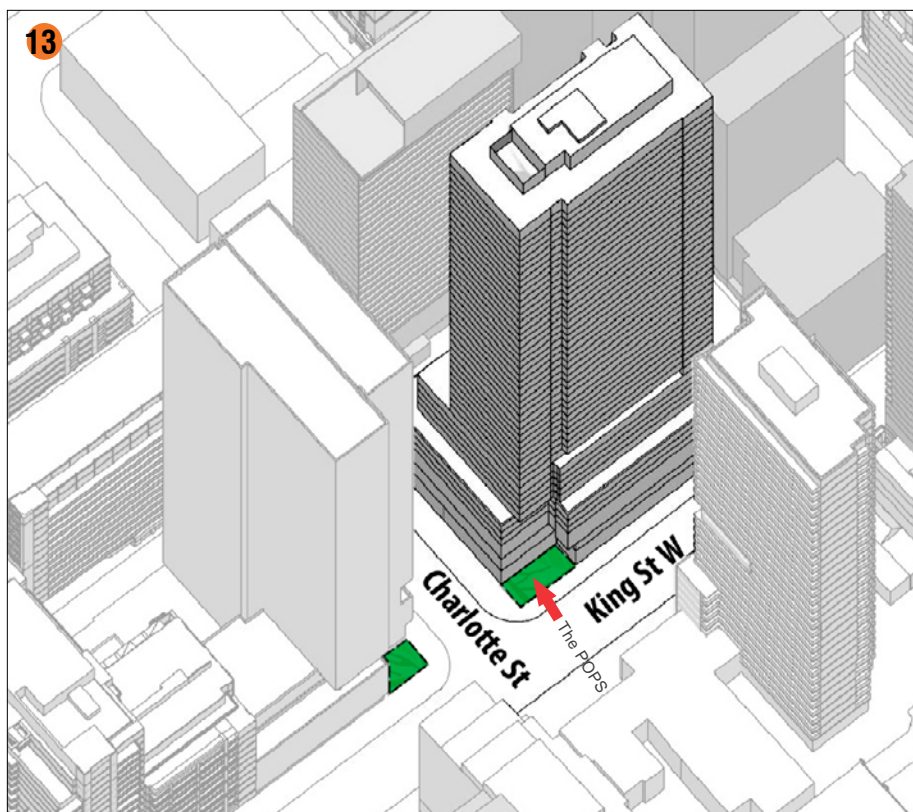


Figure 53. Illustrative rendering of the approved POPS at 400 King Street West

120-128 Peter Street & 102-118 Peter Street (Figure 54)

These two separate Zoning Amendment applications are located on the same block within the East Precinct and share a property line. The 102-118 Peter Street development will provide a POPS on the northwest side of the property and 120-128 Peter Street will provide an elongated one along the west side of the site. This will provide opportunities for a wider mid-block connection, as well as spill out zone. Both of these initiatives will compliment the potential public realm enhancements in the middle of the block as shown on Maps 15 and 23 on pages 49 and 77 of this document.

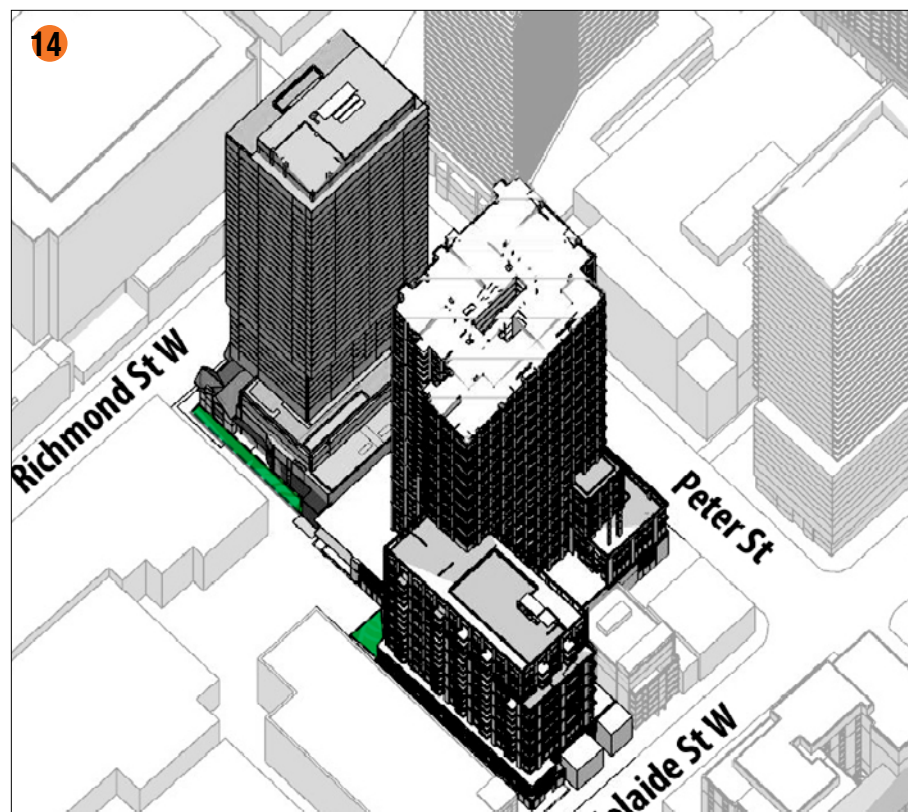


Figure 54. Illustrative rendering of the two POPS at 120-128 Peter Street and 102-118 Peter Street

Theatre District at 8-30 Widmer Street (Figure 55)

The under construction property at 8-30 Widmer Street, known as Theater District Tower Condos, will provide a small POPS at the intersection of Widmer Street and Adelaide Street West. This POPS is not very big in size, however, will compliment the on-site parkland dedication across the street on Adelaide Street West and will enhance the intersection both for pedestrian movement and visibility. This site was also identified as a site with public realm enhancement potential in the 2014 Public Realm Strategy Document.

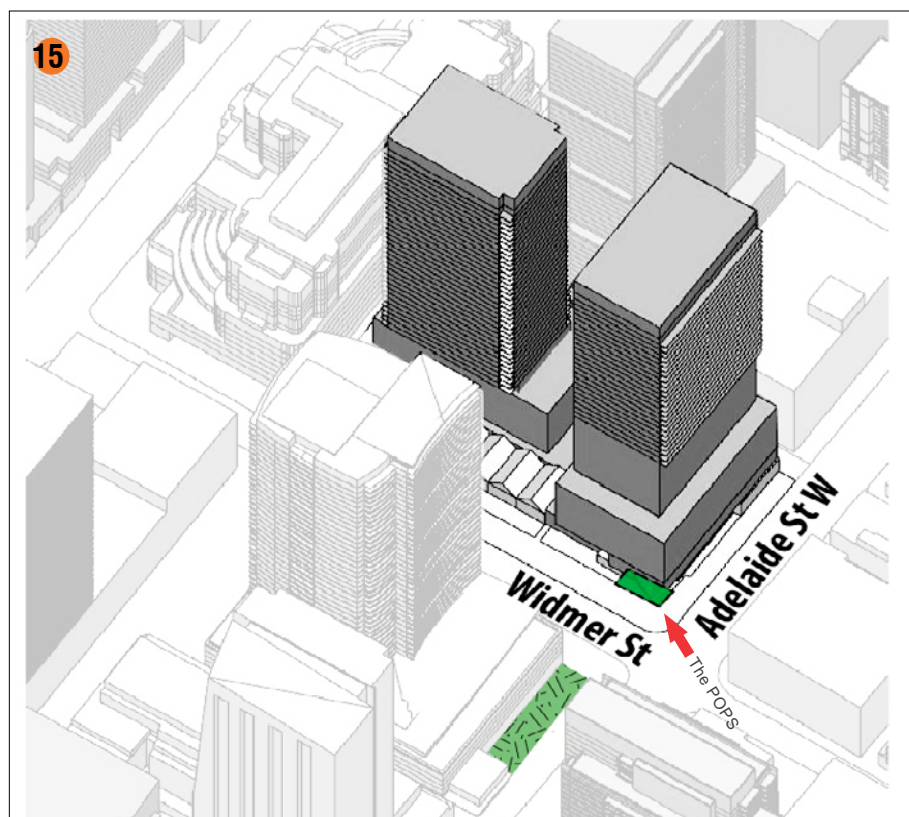


Figure 55. Illustrative rendering of POPS at 30 Widmer Street

126 John Street (Figure 56)

The site is located at the southwest corner of John Street and Richmond Street West. The proposed development will have a 700 sq.m POPS at the intersection of the two streets, contributing to the future characteristic of the John Street Cultural Corridor (will be discussed later in this document). This POPS will provide opportunities for sitting, pausing and watching for the residents, users and workers of the area.

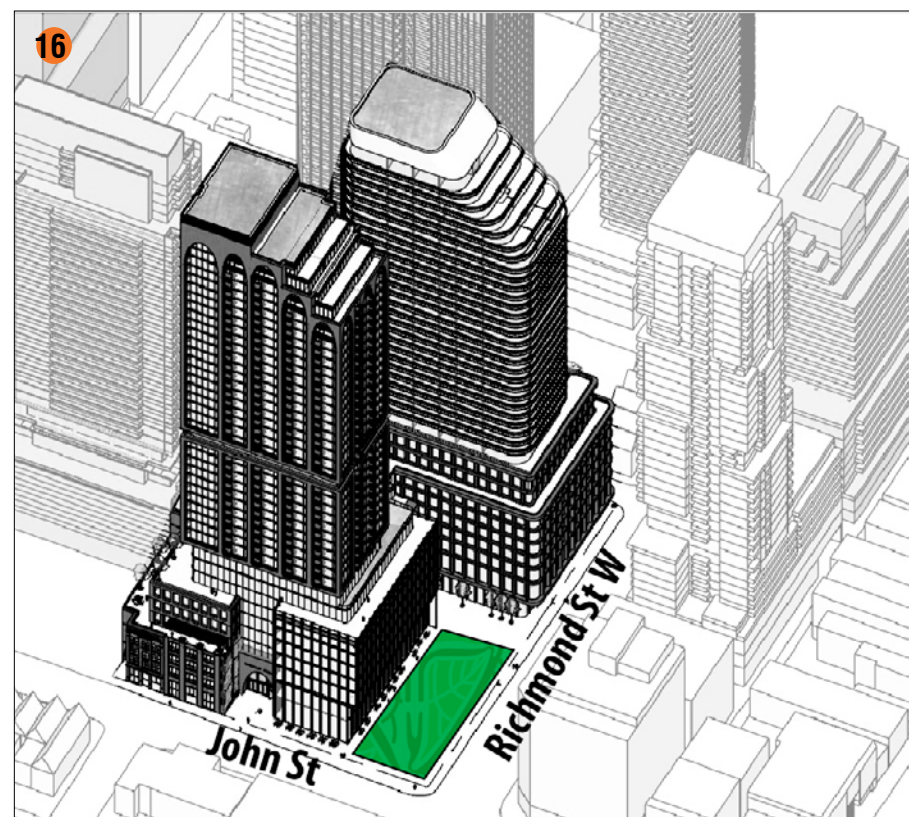


Figure 56. Illustrative rendering of the POPS at 126 John Street

Others

Throughout the King-Spadina Secondary Plan Area, there are a number of other POPS that have been either constructed or approved, but are not as large as some of the previous POPS that were discussed earlier in this section. However, they still contribute to the enhancement of the public realm and provide spaces for better movement, sitting, pausing and public art. An example of such spaces is the POPS in front of the Charlie Condominium at 8 Charlotte street and across the street from 400 King Street West.



Figure 57. The POPS in front of Charlie building at 8 Charlotte Street

2.2 Existing and Planned Mid-block Connections

Mid-block connections are one of the most important public realm assets, especially in high-volume pedestrian areas like the King-Spadina Secondary Plan Area (See Map 15 on page 49). These corridors provide alternative routes for pedestrians and cyclists, create shortcuts and can contribute to the public realm network through appropriate programming, land use and sensitive design. Additionally, mid-block connections reflect a part of the historic pattern within the King-Spadina Secondary Plan Area, which must be preserved and enhanced. These connections should be safe, accessible and lively corridors for pedestrians and cyclists.

Informal mid-block connections (Map 15) of the King-Spadina Secondary Plan, are those that have high pedestrian volumes but do not have appropriate lighting and pavement treatment. A good example is the porosity in the middle of the Bell Media property that connects Queen Street West to Richmond Street West. Formal mid-block connections are those that have been designed and enhanced with amenities such as lighting and pavement treatment. Informal mid-block connections with low pedestrian volume have not been identified in Map 15.



Figure 58. An informal mid-block connection on Bell Media site, connecting Queen Street West to Richmond Street West

Similar to the King-Spadina Secondary Plan, the Downtown PPR Plan has also looked at laneways and categorized them as mixed use and residential laneways forming important mid-block connections. Additionally, through the Downtown PPR Plan, City staff studied the desire lines used by pedestrians and/or cyclists. Some of these routes within the King-Spadina Secondary Plan Area may be either through an existing laneway, a path or a shortcut through a surface parking lot. In this document, such connections are referred to as informal mid-block connections.

To date, a number of mid-block connections have been secured through various applications in the King-Spadina Secondary Plan Area, which are well-designed, well-lit and well programmed to enhance the safety and comfort of pedestrians and cyclists. These connections are referred to as formal mid-block connections in this document. The City of Toronto Planning Division has helped create such connections in conjunction with development applications. Some of these mid-block connections include:



Figure 59. Combination of mid-block connection and outdoor patios, Queen Street West, Toronto, ON



Figure 60. Example of an existing and enhanced mid-block connection in the West Precinct



Figure 61. An enhanced mid-block connection at 620-622 King Street West





Figure 62. Example of an existing and enhanced mid-block connection in the West Precinct




Figure 63. Example of a multi-use mid-block connection


Legend

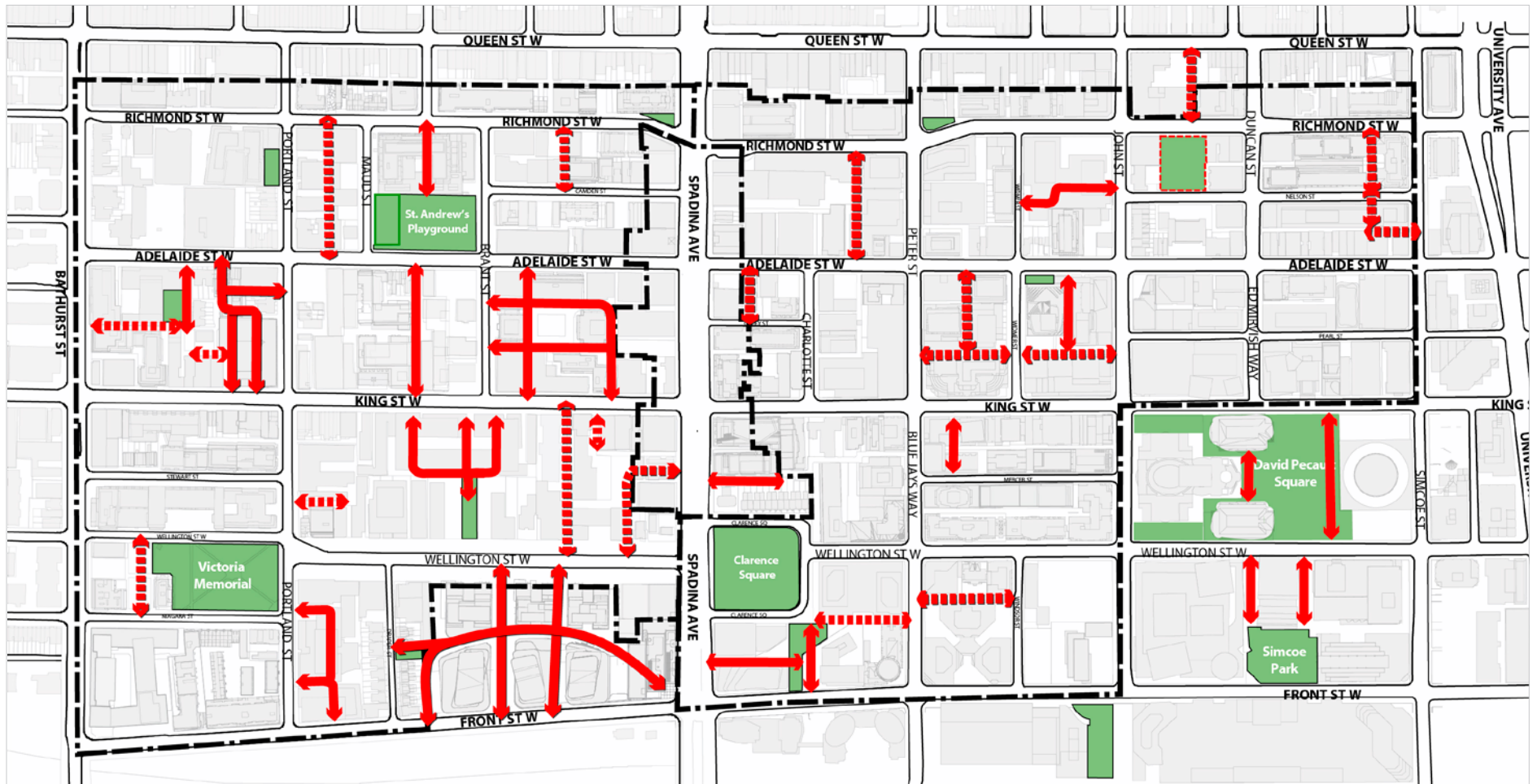
 Existing and planned public parks & open spaces including on-site and off-site parkland dedication

 City's acquisition

 Expansion of existing parks

 Existing and planned Formal mid-block connections

 Informal mid-block connections



Map 15. Existing formal and informal mid-block connections

352 Front Street West (Figures 64 and 65):

A mid-block connection has been designed and enhanced with the development application at 352 Front Street West. This connection was identified in previous King-Spadina studies and has been designed with:

- Use of high quality paving
- Appropriate lighting
- Places to sit
- Connecting Front Street West to Clarence Square
- Emphasizing the view corridor to the Georgian style heritage properties along Clarence Square
- Visual connection to the Chinese Workers Memorial on the South side of Front Street West

This mid-block connection which is on the 352 Front Street West property will be extended to the north through the approved development at 400 Front Street West and will connect Front Street West to Wellington Street West and Clarence Square.



Figure 64. Existing mid-block connection with sitting places as a part of the 352 Front Street West development

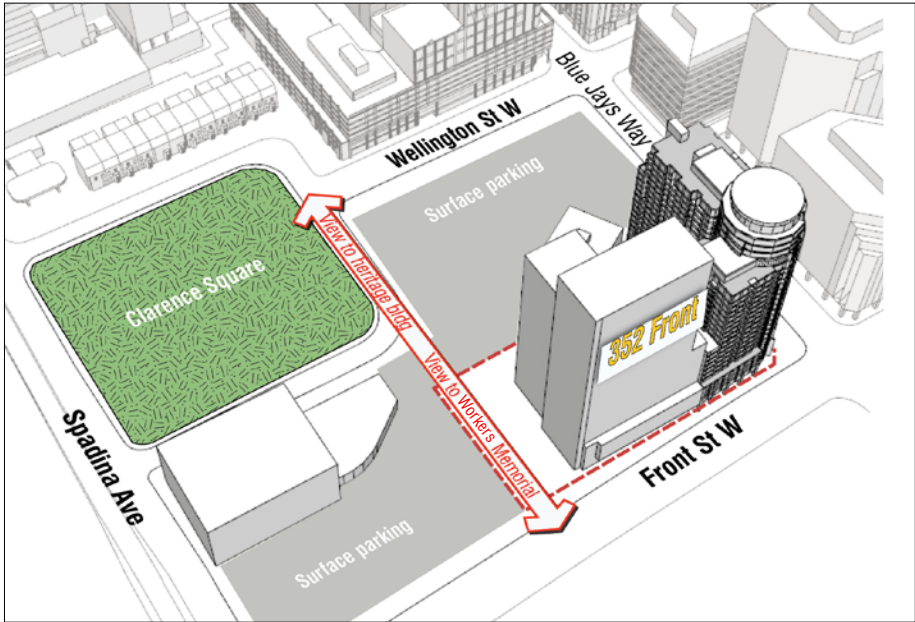


Figure 65. An older Illustrative rendering of the formal mid-block connection at 352 Front Street West