

KING-PARLIAMENT SECONDARY PLAN

15. KING-PARLIAMENT SECONDARY PLAN

1. INTERPRETATION

- 1.1 The following policies and principles apply to the King-Parliament Secondary Plan Area as outlined on Map 15-1.

2. MAJOR OBJECTIVES

- 2.1 New investment will be attracted to King-Parliament.
- 2.2 King-Parliament is an area targeted for the growth of commercial, institutional, industrial, light industrial, entertainment, recreational, residential and live/work activities, all of which are mutually compatible and complement the existing built form character and scale of the area.
- 2.3 King-Parliament's role as a major employment area within the City will be promoted and enhanced by encouraging the retention and expansion of commercial and light industrial activities, particularly in the business services, film, media, design and technology sectors.
- 2.4 The retention and re-use of existing buildings, especially heritage buildings will be encouraged.
- 2.5 The creation of a good quality working and living environment in King-Parliament will be encouraged.
- 2.6 King-Parliament's physical character, including the structure of its public streets and open spaces will be retained, and where possible, enhanced.
- 2.7 New development will contribute to the achievement of inviting, attractive, pleasant and safe streets and open spaces which meet high standards of urban design.
- 2.8 The King-Parliament area has a diverse physical character. As such:
 - a) The portion of King-Parliament west of Power Street will be viewed as a *Regeneration Area* for a wide variety of land uses including commercial, retail, entertainment, compatible industrial development, live/work and residential land uses within both existing and new buildings;
 - b) The Corktown neighbourhood has a small scale, fine grained and unique physical form. It is a stable area where only gradual change, primarily through infill redevelopment which maintains the existing physical character of the area will be permitted; and
 - c) The West Don Lands *Regeneration Area* is an area which requires reintegration with the structure of the City in a manner that reinforces the urban form of the surrounding areas, for a wide range of uses including commercial, residential, institutional, entertainment and light industrial development.

3. URBAN STRUCTURE AND BUILT FORM

3.1 The Structure of King-Parliament

- 3.1.1 The character and structure of King-Parliament is comprised of a grid of public streets and lanes, public parks and other public spaces as shown on Map 15-2. New development will respect the physical character of King-Parliament.

- 3.1.2 The unique physical characteristics of the 'Special Streets' in King Parliament is recognized as shown on Map 15-1 including:
- a) Parliament Street, which connects with the waterfront and emerging areas of new development such as the Gooderham & Worts Special Identity Area;
 - b) Berkeley Street with its small scale, fine grained character; and
 - c) King Street East which connects King-Parliament to the downtown.
- 3.1.3 The quality, role and character of these 'Special Streets' will be maintained and enhanced.
- 3.1.4 New development will implement urban design policies adopted by Council to protect the Areas of Special Identity, namely The Old Town of York and Corktown as shown on Map 15-3 of this Plan.
- 3.1.5 Special landscape or building elements will be created in conjunction with new development at the locations shown on Map 15-2 of this Plan in order to create appropriate view termini.
- 3.1.6 The existing lane system in King-Parliament will be improved and, where appropriate, the introduction of new public lanes to serve development will be encouraged.

3.2 **General Built Form Principles**

In order to ensure the maintenance and enhancement of public spaces that are attractive, pleasant, comfortable and inviting:

- a) new buildings will locate along front property lines in such a way that they define and form edges along streets, parks, public squares and mid-block pedestrian routes;
- b) new buildings adjacent to parks or open spaces will be located and organized to define and face into the parks or open spaces, to animate the edges and to increase surveillance opportunities;
- c) the lower levels of new buildings associated with the pedestrian realm will be sited and organized to:
 - i. enhance the public nature of streets, open spaces and pedestrian routes;
 - ii. provide public uses which are directly accessible from grade level;
 - iii. encourage, where possible, servicing and vehicular parking to be accessed from rear lanes rather than streets; and
 - iv. encourage the design and location of servicing and vehicular parking so as to minimize pedestrian/vehicular conflicts;
- d) new buildings for any use will be sited and massed to provide adequate light, view and privacy for neighbouring properties;
- e) new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- f) buildings adjacent to streets, parks or open spaces will be massed to provide appropriate proportional relationships and will be designed to minimize the wind and shadowing impacts on the streets, parks or open spaces;
- g) new developments will provide comprehensive, high quality, co-ordinated streetscape and open space improvements to promote greening, landscape enhancement, access, orientation and confidence of personal safety within King-Parliament; and
- h) new developments will provide high quality open spaces for the use of residents, visitors and area workers.

- 3.3 Any building lawfully erected on a lot in the *Regeneration Area 'A'* (Jarvis Parliament) or the *Regeneration Area 'B'* (West Don Lands) may be used for any purpose permitted on that lot by the provisions of the Zoning By-law, including prevailing by-laws.

4. HERITAGE AND COMMUNITY IMPROVEMENT

- 4.1 Heritage buildings in the King-Parliament area are essential elements of the physical character. In this regard, the City will seek the retention, conservation, rehabilitation, re-use and restoration of heritage buildings by means of one or more appropriate legal agreements.
- 4.2 The height of buildings or structures on a lot containing one or more heritage buildings may be increased above the height limit otherwise specified in the Zoning By-law if the historic conservation restoration and maintenance of such heritage buildings are secured through a satisfactory agreement, between the owner and the City pursuant to Section 37 of the *Planning Act*.
- 4.3 Community Improvement projects comprising the *King-Parliament Community Improvement Plan* will be used to strengthen the quality of the public realm within the area, including strengthening its heritage character. Capital budgets, infrastructure programs and private donations may be used to fund implementation of community improvement projects. In addition, funding for or implementation of a community improvement project may be obtained through contributions from land owners where they seek an appropriate increase in building height in excess of the height limit. Such a contribution is to be secured in an appropriate agreement between the City and the owner.
- 4.4 New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.
- 4.5 A greening strategy will be implemented for the King-Parliament area, such strategy to include, among other matters, measures providing for tree planting on public streets, capital improvements to existing parks, leasing of lands for public parks and acquisition of lands for parks.

5. PEDESTRIAN ENVIRONMENT, TRANSPORTATION AND PARKING

- 5.1 Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged in the public rights-of-way and adjacent privately-owned lands.
- 5.2 To minimize automobile use Downtown:
- a) the use of public transit will be encouraged; and
 - b) minimum and maximum parking standards will be established which will meet the needs of essential drivers employed or living in the King-Parliament area and a limited number of other spaces for business and visitor purposes.
- 5.3 To assist implementations of the policies of Sections 2, 3 and 4 of this Secondary Plan:
- a) the establishment of new surface parking lots in the King-Parliament area or the expansion of existing surface parking lots is prohibited;
 - b) the removal of existing surface parking will be encouraged, with priority given to the removal of surface parking around heritage buildings and in Areas of Special Identity;
 - c) new or replacement parking spaces for any development, other than re-use or conversions of existing buildings, should be provided below grade; and

- d) any above grade accessory parking will implement the Built Form Principles in Section 3.2 of this Secondary Plan.
- 5.4 Existing transit services will be improved and new transit services established in a timely fashion as needed in conjunction with ongoing reinvestment activity within the King-Parliament area.
- 5.5 A pedestrian/bicycle underpass will be provided in the vicinity of its southeastern limit underneath the CN/CP Rail corridor in conjunction with the revitalization of *Regeneration Area 'B'* (West Don Lands). Such a facility will connect the West Don Lands *Regeneration Area* to existing pedestrian/bicycle paths in the Don River and the Gardiner/Lakeshore Boulevard corridors.
- 5.6 Where appropriate, publicly accessible rights-of-ways or public lanes will be established to alleviate the need for parking and loading access from public streets. To this end:
 - a) such rights-of-way and lanes will be considered in conjunction with the approval of development applications; and
 - b) the establishment of a public lane north of Mill Street between Parliament Street and Cherry Street will be encouraged to serve development fronting onto Mill Street within the West Don Lands *Regeneration Area* and the Gooderham & Worts Special Identity Area.

6. ENVIRONMENT

- 6.1 Environmental conditions consistent with approved environmental regulations of the Ministry of Environment and Energy and other relevant agencies will be achieved in co-operation with landowners and other levels of government.
- 6.2 The use of risk assessment and risk management techniques and emerging soil and groundwater remediation technologies, including the natural regeneration of lands, for the management of contaminated soil and groundwater is encouraged where appropriate.
- 6.3 Landowners are encouraged to provide information in conjunction with planning or building permit applications regarding the environmental condition of their property, such work to include recommendations of a qualified professional consultant on any further information or analysis needed to demonstrate compliance with applicable municipal and provincial, regulations, policies and guidelines.
- 6.4 New buildings constructed within King-Parliament located within the flood plain of the Lower Don River will mitigate flood risk in accordance with the policies of the Toronto and Region Conservation Authority. The construction of a flood protection berm which eliminates the risk of flooding in the affected areas of King-Parliament is encouraged. (*Decision by O.M.B. not yet determined.*)
- 6.5 The implementation of District Heating and Cooling facilities in the King-Parliament area is encouraged. In this regard, if feasible:
 - a) district Heating and Cooling infrastructure should be extended and where feasible connected to individual buildings in conjunction with development; and
 - b) a District Heating and Cooling Plant should be established to serve the area.

7. COMMUNITY SERVICES AND FACILITIES

- 7.1 Appropriate community services and facilities in King-Parliament will be provided in a timely manner as new residential uses, including live/work uses are introduced, while recognizing that this is primarily a diverse, mixed-use area.
- 7.2 The adequacy of community services and facilities to serve new residential populations in King-Parliament will be monitored and modifications made to this Secondary Plan if needed.
- 7.3 Upon occupancy of 800 residential and live/work units in King-Parliament as determined by the monitoring program for the area, a community services and facilities study and strategy will be prepared in order to address potential demands for community services and facilities.
- 7.4 For those lands within the *Regeneration Area 'B'* (West Don Lands) which are subject to an Holding "H" symbol, a community services and facilities strategy is required prior to removal of such symbol.

8. REGENERATION AREA 'A' (JARVIS-PARLIAMENT)

- 8.1 *Regeneration Area 'A'* (Jarvis-Parliament) as shown on Map 15-1, will be regarded as an area targeted for significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area.
- 8.2 Council regards the introduction of new residential uses, including live/work units, as complementary to King-Parliament's role as a business area, providing an incentive for the retention of existing buildings, especially those of architectural or heritage merit.
- 8.3 Large scale stand-alone retail stores and entertainment uses in an urban form may be permitted in *Regeneration Area 'A'*, through the enactment of a zoning by-law amendment, provided:
 - a) they are generally built to the street line and front upon the street;
 - b) the primary building entrance is from the sidewalk of the major street;
 - c) a limited number of automobile parking spaces are provided, and none are located between the front of the building and the street;
 - d) the scale and form of the building is compatible with the character of the streetscape and surrounding area; and
 - e) heritage resources are conserved.

9. MIXED USE AREA 'A' (CORKTOWN)

- 9.1 *Mixed Use Area 'A'* (Corktown) as shown on Map 15-1 is regarded as a unique, small scale, fine grained community consisting generally of small properties, including several heritage buildings. The area will be considered stable and gradual change is encouraged. New development will consist primarily of small scale infill development and building conversions that are sensitive to the existing character and form of the community.
- 9.2 A change of use on a lot from industrial or light industrial to residential or live/work uses alone or in combination is permitted provided that:
 - a) in the case of the erection and use of a new building, the building does not exceed the height limit;

- b) in the case of a building that existed on the lot in 1995 and was used for industrial purposes, the portion of the building converted to one or more live/work or residential uses is wholly confined to the building as it existed in 1995;
 - c) the proposal achieves a high quality living environment;
 - d) in the case of new buildings, the design, massing and scale of the proposal is consistent with and reinforces the physical character of the area, including its heritage character; and
 - e) the amount of parking and loading and their siting is satisfactory.
- 9.3 The floor area retained in a heritage building may be excluded from the calculation of gross floor area permitted to be erected and used on the lot above the height limit provided that:
- a) in the case of new development on the lot, the relationship of new development and the listed or designated building is such that the character and quality of the heritage building is respected and complemented;
 - b) in the case of partial retention of the heritage building where it is not feasible to retain the building in its entirety, the portion that is to be retained maintains the three dimensional integrity, craft and character of the heritage building;
 - c) in the case of partial retention, the floor area to be constructed above the height limit is less than or equal to the portion of the building retained; and
 - d) an appropriate agreement is secured between the City and the owner securing the retention and maintenance of the heritage building.
- 9.4 The erection or use of a building for the purposes of street related retail and service uses may be permitted provided that the frontage of the lot is on King Street East.

10. REGENERATION AREA 'B' (WEST DON LANDS)

- 10.1 *Regeneration Area 'B'* as shown on Map 15-1 consists of large tracts of vacant or underutilized former industrial lands which are generally isolated from other parts of the City. These lands will be redeveloped in a manner that reintegrates the area back into the physical structure of the City and builds upon the positive features of the area and adjacent areas, particularly the Gooderham & Worts Area and the recreational and open space potential of the Don River corridor. *Regeneration Area 'B'* (West Don Lands) will be targeted for significant growth and will be revitalized for a mix of uses alone or in combination, including residential, live/work, commercial, industrial, light industrial, institutional, recreational and open space uses.
- 10.2 Large scale stand-alone retail stores and entertainment uses may be permitted in *Regeneration Area 'B'*, through the enactment of a zoning by-law amendment, provided:
- a) they are generally built to the street line and front upon the street;
 - b) the primary building entrance is from the sidewalk of the major street;
 - c) a limited number of automobile parking spaces are provided, and none are located between the front of the building and the street;
 - d) the scale and form of the building is compatible with the character of the streetscape and surrounding area; and
 - e) heritage resources are conserved.

- 10.3 Due to its size, nature and the technical constraints to its redevelopment, revitalization of *Regeneration Area 'B'* will be phased and will include:
- a) the interim maintenance, leasing and re-use of existing buildings in the area;
 - b) the construction of a shallow berm adjacent to the Don River for flood protection purposes;
 - c) selective building demolitions, road improvements, including new roads; and
 - d) management of soil and ground water contamination.
- 10.4 Lands on the north side of Mill Street from Parliament Street to Cherry Street will be redeveloped for mixed uses, including commercial, light industrial, live/work and residential uses provided:
- a) new buildings are typically of 8 to 10 stories in height. In selected locations, buildings having a higher height may be considered provided that the lot is situated on the periphery of the area, and the massing, siting and bulk of the building is appropriate;
 - b) if feasible, a vehicular access and service lane is provided north of Mill Street for buildings fronting onto Mill Street between Parliament Street and east of Trinity Street;
 - c) the retention and maintenance of any heritage buildings located on such lands is secured through an appropriate legal agreement; and
 - d) the impact of new development or community services and facilities has been satisfactorily addressed.
- 10.5 As preconditions to new development within *Regeneration Area 'B'*, other than re-use of buildings that existed in 1995, the following is encouraged:
- a) construction of comprehensive flood protection measures for the area adjacent to the Don River, consisting of a shallow, landscaped, publicly accessible berm and a drainage culvert;
 - b) monitoring of soil and groundwater conditions and management of localized areas of contamination;
 - c) any necessary demolitions of existing buildings, excluding those buildings to be re-used for permanent purposes or heritage buildings; and
 - d) construction of any necessary road and streetscape improvements to existing roads which improve access to the area and help integrate the area back into the structure of the City.
- 10.6 The erection and use of new buildings as infill redevelopment within *Regeneration Area 'B'* located west of Cherry Street, for a mix of uses including commercial, light industrial, institutional, live/work and residential uses is permitted provided that:
- a) the scale of the new mixed use development is consistent with the height limits for such lands and is compatible with the heights generally found within neighbouring portions of the St. Lawrence community;
 - b) a good quality working and living environment in relation to light, view and privacy standards is achieved;
 - c) such development creates a mix of uses on a lot and in the area;
 - d) the quality of public spaces, including streets, is maintained or improved; and
 - e) a satisfactory plan for streets and blocks and servicing is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, and demonstrating how *Regeneration Areas* are to be serviced, such plan to be secured by an appropriate legal agreement between the City and the owner.

- 10.7 The portion of *Regeneration Area 'B'* located east of Cherry Street will be regarded as a mixed-use area where a wide range of commercial, residential, live/work, light industrial and institutional uses will be permitted in addition to recreation, sports and urban entertainment uses. Any combination of one or more of the above uses is permitted provided that:
- a) the scale of development is consistent with the height limits for such lands;
 - b) buildings reinforce the urban fabric of the City and the Built Environment policies of the Official Plan;
 - c) an appropriate relationship to any public open space adjacent to the Don River is achieved; and
 - d) a satisfactory streets and blocks plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, such plan to be secured by an appropriate legal agreement between the City and the owner.
- 10.8 The establishment of a public road as an extension of River Street connecting into Mill Street at Cherry Street is encouraged either prior to or coincident with any new development in *Regeneration Area 'B'* as a means of providing access to the area, connecting the area to the existing system of City streets and to buffer private recreational uses from public open spaces along the Don River.
- 10.9 The Don River area generally as shown on Map 15-1 as *Parks and Open Space Areas* will be reserved for the purposes of:
- a) regeneration of the Don River, including natural regeneration of existing open areas, and the creation of new natural areas;
 - b) construction of publicly accessible, landscaped berming and other measures for the purposes of flood protection and public recreation uses;
 - c) parks and paths for pedestrians, cyclists and in line skaters which improve public access to the Don River and provide for linkages to existing and planned paths in the Don River Corridor, the Port District and the Gooderham & Worts Special Identity Area and the Lakeshore Boulevard East corridor; and
 - d) publicly accessible roads provided that:
 - i. the number of public roads constructed through the Don River Open Space Area is minimized; and
 - ii. the size or function of such publicly accessible roads does not impede the pleasant recreational use of the District by the general public.
- 10.10 Notwithstanding any other policies of this Plan, other than re-use of buildings that existed on December 31, 1996, landowners will prepare and implement satisfactory strategies to:
- a) flood protect the West Don Lands in accordance with the policies of the Toronto and Region Conservation Authority and this Plan;
 - b) manage any localized areas of soil and ground water contamination to the applicable standards set out in provincial or federal guidelines and regulations;
 - c) ensure the satisfactory provision of infrastructure such as roads, water and sewer service and parks and community services and facilities; and
 - d) address the impact of the development upon community services and facilities, and any mitigation required.

10.11 Development Strategy

- 10.11.1 The implementation strategies referred to in Section 10 of this Secondary Plan, will account for any possible realignment of lower Bayview Avenue and will ensure the orderly sequencing of development and timely installation of infrastructure. A Holding (H) Symbol will be used to secure appropriate legal agreements between the City and the owner to ensure redevelopment occurs in a consistent, co-ordinated and comprehensive manner.
- 10.11.2 Any lands in *Regeneration Area 'B'* which are zoned RA(H) are subject to the Holding (H) provision of this Plan.
- 10.11.3 The Holding (H) Symbol affecting *Regeneration Area 'B'* may be removed once the City is satisfied that the following plans and studies have been provided for and secured through an appropriate binding agreement or agreements between the City and the owner and successors, such actions to permit the lifting of the Holding (H) Symbol for part or all of *Regeneration Area 'B'*:
- a) a satisfactory streets and blocks plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, including an assessment of the realignment of lower Bayview Avenue, such plan to be secured by an appropriate legal agreement between the City and the owner;
 - b) an Infrastructure Plan dealing with, among other matters, the provision of roads, sewer and water services, public parks and community services and facilities;
 - c) an Environmental Management Plan dealing with, among other matters, the remediation of soils and groundwater and the provision of comprehensive flood protection measures;
 - d) in the case of the Don River *Parks and Open Space Area 'A'* or the *Regeneration Area 'B'* east of Cherry Street, an assessment of the need for and feasibility of realigning Bayview Avenue south of Queen Street East, and if desirable, a Plan for the realignment, functioning and implementation of a realigned Bayview Avenue within *Regeneration Area 'B'*, such a Plan to be secured through an appropriate legal agreement;
 - e) a Community Services Strategy that assesses the need for community services and facilities and proposes an implementation process, including the location and timing of provision of such facilities; and
 - f) a Phasing Plan dealing with the sequencing of new development and the timing of the provision of matters set out in (a) to (e) above.
- 10.11.4 In order to assist the achievement of the full implementation of the policies of this Plan for *Regeneration Area 'B'*, the contributions to one or more community benefits in *Regeneration Area 'B'* may be requested in exchange for a height increase above the height limit, provided that the increase in height is appropriate, the community benefit enhances *Regeneration Area 'B'* and the benefit is secured through an appropriate legal agreement between the owner and the City of Toronto.
- 10.11.5 A consent agreement may be required on any application to sever lands within *Regeneration Area 'B'* if it furthers the planning objectives for the area as set out in this Plan.
- 10.11.6 Any application to remove the Holding (H) Symbol will, upon its receipt, be circulated for review and comment to City, Provincial and Federal officials and the officials of any commissions, authorities, corporations or other bodies involved in the development or servicing of the area affected by the application. In deciding whether to remove the Holding (H) Symbol, in whole or part, regard will be had for any comments received from the circulation of the application when considering a by-law to remove the Holding (H) symbol. The application will also be the subject of a public meeting to be at Community Council or any successor to that Committee, prior to Council's considerations of a by-law to remove the Holding (H) symbol.

- 10.11.7 Prior to the removal of the Holding (H) Symbol thereby permitting redevelopment of *Regeneration Area 'B'* and in addition to development permitted in accordance with the applicable zoning provisions prior to removal of the Holding (H) Symbol, *Regeneration Area 'B'* may be used for the provision of any public work which is consistent with the use of the land in accordance with the provisions of this Plan.
- 10.11.8 The requirements for the removal of the Holding (H) Symbol may be reduced or eliminated, provided that the City enacts a by-law removing the Holding (H) Symbol to permit the development of an individual site in the *Regeneration Area*, and provided that:
- a) the site has been or will be provided with access and municipal services adequate to service the proposed development of the site;
 - b) the development is consistent with the other provisions of this Plan;
 - c) subject to the removal of the Holding (H) Symbol, the proposed development of the site is permitted by the Zoning By-law for the West Don Lands *Regeneration Area*;
 - d) the site has been included in an Environmental Report and the safeguards and measures identified in the Environmental Report are satisfactory to the City and the Ministry of the Environment and Energy and have been adequately secured; and
 - e) the development proposed for the site is of major public significance.
- 10.12 Council will secure the appropriate legal agreements referred to in Section 10 of this Plan.

11. MIXED USE AREA 'B' (GOODERHAM & WORTS SPECIAL IDENTITY AREA)

- 11.1 The redevelopment of *Mixed Use Area 'B'*, the Gooderham & Worts Special Identity Area will be expedited in a manner consistent with the planning objectives for the area.
- 11.2 *Mixed Use Area 'B'*, the Gooderham & Worts Area of Special Identity Area, will be regarded as an area where commercial, institutional and light industrial uses which are environmentally compatible with residential uses, are permitted and as an area with the potential for:
- a) establishment of emerging economic sectors of the new economy;
 - b) the restoration of existing heritage resources; and
 - c) residential uses.

12. MIXED USE AREA 'C' (TRIANGLE LANDS)

- 12.1 Residential or live/work uses are permitted in combination with commercial or light industrial uses on the lands shown on Map 15-1 as *Mixed Use Area 'C'* provided that:
- a) the massing, siting and design of any new development is complementary and sensitive to the heritage character of the Gooderham & Worts Special Identity Area;
 - b) the height of any new development is consistent with the heights of the neighbouring portions of the St. Lawrence Community;
 - c) the new development maintains the quality of publicly accessible areas within *Mixed Use Area 'B'* and important views to those lands;
 - d) new development is flood proofed in accordance with the policies and regulations set out by the Toronto and Region Conservation Authority;
 - e) a satisfactory strategy for the management of contaminated soils and groundwater is secured;

- f) satisfactory strategies are secured to mitigate other environmental matters such as air quality, noise, dust, vibration and rail safety;
- g) an archaeological strategy for investigating and managing the potential heritage resources associated with the former Gooderham & Worts Distillery on the site is secured; and
- h) any impacts on the additional need for community services and facilities created by the development have been satisfactorily addressed.

13. MIXED USE AREA 'D' (QUEEN STREET)

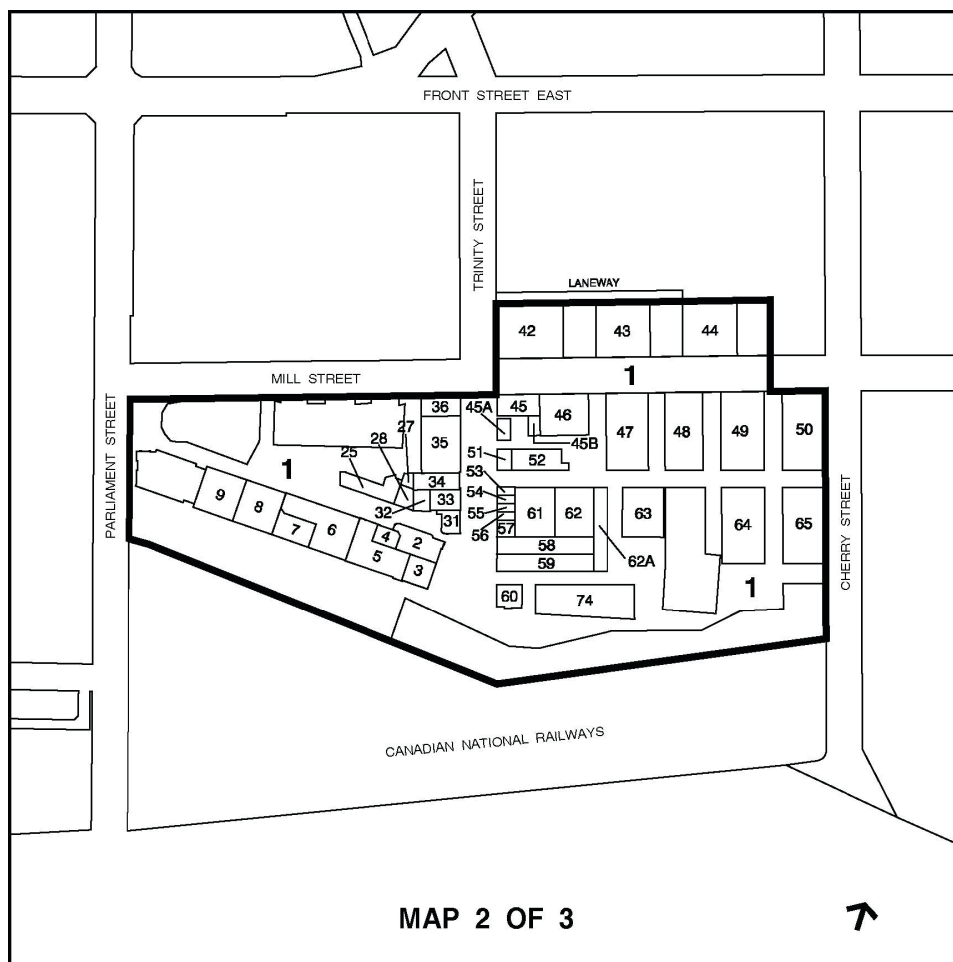
- 13.1 *Mixed Use Area 'D'* consists of a wide range of building types including houseform buildings on contiguous lots, older multiple storey industrial buildings and street related commercial-residential buildings.
- 13.2 In *Mixed Use Area 'D'*, commercial, residential, institutional or street-related retail and service uses alone or in combination are permitted.

14. MONITORING

- 14.1 A periodic report on changes within King-Parliament will be prepared with respect to, among other things:
 - a) the amount and type of development in the area;
 - b) the mix and diversity of land uses in the area and their respective compatibility;
 - c) the re-use and demolition of existing buildings, including heritage buildings;
 - d) the amount and type of employment in the area; and
 - e) the demand for community services and facilities, transit improvements, parking and loading.

15. SITE AND AREA SPECIFIC POLICIES

1. Gooderham & Worts Special Identity Area

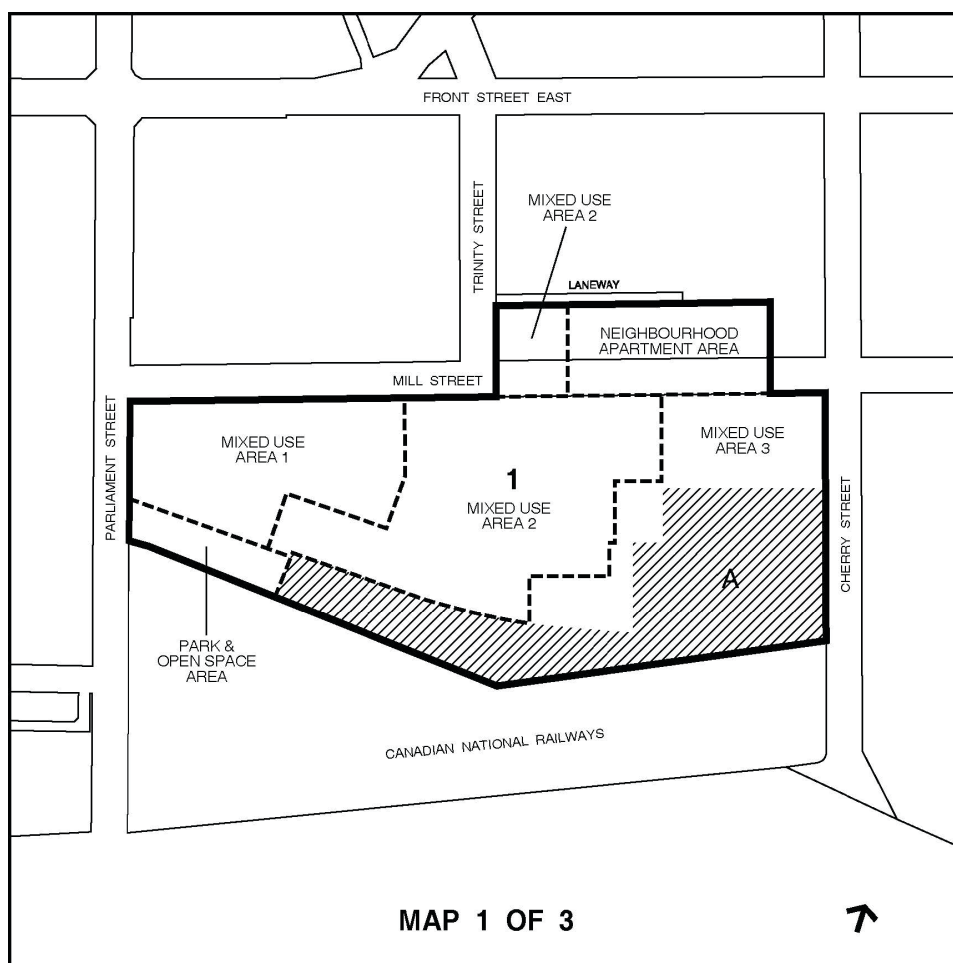


If Heritage Easement Agreements, pursuant to Section 37 of the *Ontario Heritage Act* securing the conservation and maintenance of certain portions of the lands shown on the map above, known as Gooderham & Worts Special Identity Area including all of the designated historic buildings listed in Appendix 1 and shown on Map 15.1 (Map 2 of 3) Trinity Street overhead bridges, overhead pipes and chutes and the historic setting, all located on the lands shown bounded by heavy lines on Map 15.3 have been entered into by the owner of such lands with the City to be registered on title, or such execution and registration has been secured.

If all of the Heritage Easement Agreements referred to above have been entered into and registered on the title to such lands, then the provisions of this Site and Area Specific Policy will prevail over any other provision of the Secondary Plan. The policies of the Official Plan will continue to apply to the Gooderham & Worts Special Identity Area except where they are at variance with the policies contained in this area Site and Area Specific Policy, in which case the provisions of this area specific policy will prevail.

1. Designation

1.1



The Gooderham & Worts Special Identity Area also known herein as the Area will be defined as the area bounded by heavy lines on (Map 1 of 3) below and will comprise the area designated on Map 15-1 (Map 1 of 3) as the *Mixed Use Areas '1', '2' and '3', Neighbourhood Apartment Area and Parks and Open Space Areas*.

2. Objectives

- 2.1 The Gooderham & Worts Special Identity Area is provincially and nationally significant. The unique industrial natural heritage of this National Historic Site is recognized. The objective is to ensure the retention and conservation of the Gooderham & Worts Special Identity Area in accordance with accepted heritage conservation practice.
- 2.2 The comprehensive redevelopment of the Gooderham and Worts Special Identity Area in accordance with the provisions of this Site and Area Specific Policy is encouraged.
- 2.3 A broad mix of land uses in the Gooderham and Worts Special Identity Area including residential, retail, institutional, office, restaurant, cultural or arts related uses, community service and facility uses and light industrial uses are encouraged in order to ensure:
 - a) the Area is a focal point of activity for area residents, residents of the Toronto Region and tourists visiting Toronto;

- b) a balance between residential and non-residential uses is achieved in the Area;
 - c) the Area is animated throughout as broad a time period of each day as possible; and
 - d) a satisfactory living environment is achieved.
- 2.4 A high level of public use of and public accessibility to the Gooderham and Worts Special Identity Area will be ensured by securing public accessibility throughout the Area, within the buildings containing public uses and within the buildings with specified heritage interiors.
- 2.5 The heritage of the Gooderham and Worts Special Identity Area will be made accessible to the general public through among other means, the establishment and maintenance of a site interpretation program including a site interpretation centre.

3. **Heritage**

- 3.1 The conservation, rehabilitation, restoration, maintenance and respectful re-use of historic buildings, courts, lanes and open spaces within the Area is encouraged. To this end, it is an objective to ensure that the conservation, restoration and any permitted alteration of historic buildings respect the past handiwork and craft of the heritage resources, including both exteriors and interiors. Additions to existing buildings in *Mixed Use Areas '2' and '3'* and the Neighbourhood Apartment Area may be permitted only if it has been demonstrated that they respect the three dimensional integrity of the heritage building, and the quality and the character of both the historic building being added to and its relationship to adjacent historic buildings within the Area.
- 3.2 The industrial heritage of the Gooderham & Worts Distillery will be preserved, including the retention, conservation, restoration and maintenance of overhead bridges, over-head pipes, chutes and equipment which reflect its industrial heritage.
- 3.3 The landscaping design, lighting design, signage design and public art provided for the Gooderham & Worts Special Identity Area will reinforce the heritage character and assist in the historical interpretation of the Area.
- 3.4 The City will work with other levels of government to encourage the respectful re-use of key historic buildings within the Gooderham and Worts Special Identity Area for public uses which showcase the buildings interiors such as a distillery museum, a wine and spirits centre, a performing arts centre, an industrial heritage education centre and a conservation skills training centre.
- 3.5 New buildings in the Area, where permitted by other policies in this Site and Area Specific Policy will be sited, massed and designed in a manner which respects and complements the heritage character of the Area and creates a lively public environment which will enhance the re-use of existing buildings.

4. **Concept Plan Uses and Densities**

The Gooderham & Worts Special Identity Area consists of five districts shown on Map 15-1 (Map 1 of 3), each identified with a unique role in any proposed development of the Area. Trinity Street is the focus of the major assembly of historic buildings to be retained, conserved, rehabilitated, restored and respectfully re-used. Mill Street is the major linkage to neighbouring Districts and the focus of neighbourhood services. Residential development within the Area will be located within *Mixed Use Area '1'* and the Neighbourhood Apartment Area. The lands within *Mixed Use Area '3'* will be the location of the major commercial development for the Area. The *Parks and Open Space Area* will be publicly accessible open space, including a bicycle path and a publicly accessible, private road.

4.1 *Mixed Use Area '2'*

4.1.1 *Mixed Use Area '2'* will be regarded as the focus of the heritage resources in the Gooderham & Worts Special Identity Area. The physical character of the heritage buildings will be preserved. New buildings will not be permitted. Additions to existing buildings within this District may be permitted only where they:

- a) enable accessibility to buildings by people with disabilities;
- b) reinstate a heritage element;
- c) are required to satisfy *Ontario Building Code* requirements; and
- d) enhance the use of the existing heritage buildings.

4.1.2 Despite the provision of Section 4.1.1:

- a) a one storey addition to the west side of the Malting House and Malt Kilns, identified as Buildings No. 35 and 36 on (Map 2 of 3) and in Appendix 2, may be permitted at the ground level within *Mixed Use Area '2'*; and
- b) a one storey addition set back from Trinity Street and the northeast corner of the building identified as building No. 52 on Map 15-1 (Map 2 of 3) and in Appendix 2, and linking the Boiler housing group of buildings identified as Buildings No. 45, 45A, 46, 51 and 52 on Map 15.1 (Map 2 of 3) and in Appendix 2, may be permitted at the ground level.

4.2 *Mixed Use Area '3'*

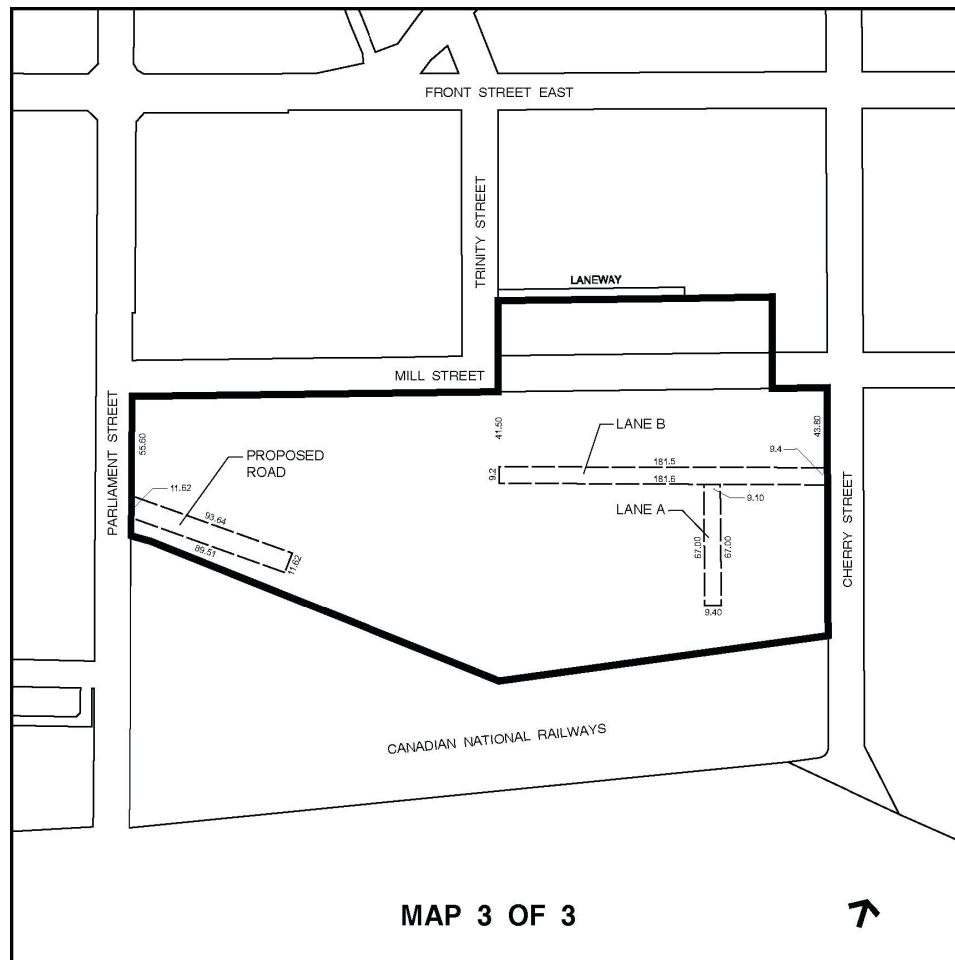
4.2.1 *Mixed Use Area '3'* contains a group of one storey historic buildings situated in a grid pattern. The Area will contain a wide variety of non-residential employment generating uses such as offices, studios, light industrial and institutional uses. This Area is intended to accommodate a wide variety of emerging economic sectors such as media and publishing, design, computer software development and related educational facilities. The massing of the buildings in this Area will respect the grid-pattern and provide a transition in scale from the historic buildings in *Mixed Use Area '2'*, with the highest portions of buildings being located adjacent to the land located in *Mixed Use Area '3'* and shown as Lane A on Map 15-1 (Map 3 of 3).

4.2.2 Additions to Tank House No. 4, 9 and 10 identified respectively as Buildings No. 48, 49 and 50 on Map 15-1 (Map 3 of 3) and in Appendix 2 and to Rack Houses "G" and "J" identified respectively as Buildings No. 64 and 65 on Map 15-1 (Map 2 of 3) and in Appendix 2, may be permitted only if their setbacks from the land south of Mill Street, shown as Lane B on Map 15-1 (Map 3 of 3) and their heights are sensitive to and respect the unique heritage and pedestrian quality of such lane.

4.2.3 On the lands shown as "A" on Map 15-1 (Map 1 of 3), a maximum gross floor area of 75,000 square metres is permitted, consisting of the following:

- a) one residential building with non-residential uses at grade and a maximum height of 123 metres (including mechanical penthouse, excluding rooftop structures and elements), incorporating Rack Houses "G" and "J" identified respectively as Buildings No. 64 and 65 on Map 15-1 (Map 2 of 3) and in Appendix 2;
- b) one residential building with non-residential uses at grade and a maximum height of 137 metres (including mechanical penthouse, excluding rooftop structures and elements);
- c) there will be no residential occupancy of the buildings until the Toronto and Region Conservation Authority deems the flood protection landform in the West Don Lands complete and functional from a floodplain management perspective; and

- d) if the flood protection landform in the West Don Lands is not complete and functional from a floodplain management perspective at the time of the building permit request, development in the *Cherry Street Mixed Use Area* will be constructed subject to flood proofing up to the Regional Storm event or, if this is not practical or feasible, to at least the 1:350 flood proofing requirement as described in policy 8 of subsection 15 of the King Parliament Secondary Plan and policy 2.68 of the former City of Toronto Official Plan. However, if the flood protection landform is deemed complete by the Toronto and Region Conservation Authority, the building permit can be amended to remove the flood proofing requirement.



4.3 *Mixed Use Area '1'*

- 4.3.1 *Mixed Use Area '1'* contain residential uses with retail and service shops or community service and factory uses being primarily located at the ground level. The massing of new buildings in this Area will provide a transition in scale from the historic buildings in *Mixed Use Area '2'*, with the highest buildings being located adjacent to Parliament Street.

4.4 *Apartment Neighbourhoods*

- 4.4.1 *Apartment Neighbourhoods* contains two one-storey historic buildings along Mill Street. The Area will contain residential uses and many contain cultural or arts related uses, ground level retail and service shops and ground level community service and facility uses. The massing of new buildings will provide a transition in scale from Rack House "D" identified as Building No. 42 on Map 15-1 (Map 2 of 3) and in Appendix 2 in *Mixed Use Area '2'* with the highest building being located adjacent to the east limit of the Area. Buildings will be designed

with consideration for possible future development of the lands to the north and east of the Gooderham & Worts Special Identity Area

4.5 *Parks and Open Space Areas*

Parks and Open Space Areas as shown on Map 15-1 (Map 1 of 3) is the former rail spur along the southern edge of the Gooderham & Worts Special Identity Area. The area will contain a publicly accessible private road for vehicular service to the Area and a variety of publicly accessible open spaces. The private road will be located within the area shown as “Proposed Road” on Map 15-1 (Map 3 of 3). Vehicular access to Trinity Street through this Area will be restricted so as only to permit bicycles, emergency vehicles, vehicles providing access to *Mixed Use Area ‘2’* for people with disabilities, and deliveries for buildings in other Areas which front onto Trinity Street

5. **Design Guideline**

The Gooderham & Worts Special Identity Area will be redeveloped in accordance with the principles described in the design guidelines attached as Appendix 3 to this Site and Area Specific Policy, including securing the owner’s agreement to redevelop guided by such principles through an agreement to be registered on title, between the owner and the City pursuant to Section 37 of the *Planning Act*.

6. **Open Space and Pedestrian Circulation**

As a result of the layout of the historic buildings, the Gooderham & Worts Special Identity Area includes a series of open space courtyards, promenades and linkages within the regular grid system of the City streets. The open space plan for the Area will enhance the sense of public accessibility and the linkages between the open space and buildings within the Area and the emerging larger neighbourhood.

- 6.1 The Gooderham & Worts Special Identity Area will be pedestrian oriented and retain the interconnected streets, lands, courtyards and linkages in a publicly accessible open space system reflecting its heritage character.
- 6.2 A linear publicly accessible open space system will be established in the *Parks and Open Space Areas*, the design of which will include a bicycle path and will enhance the historical interpretation of the Area.
- 6.3 An adequate amount of semi-private open space will be provided in buildings containing residential uses within the Area primarily in the form of roof top terraces to compensate for the public nature of the ground level open space.

7. **Transportation and Parking**

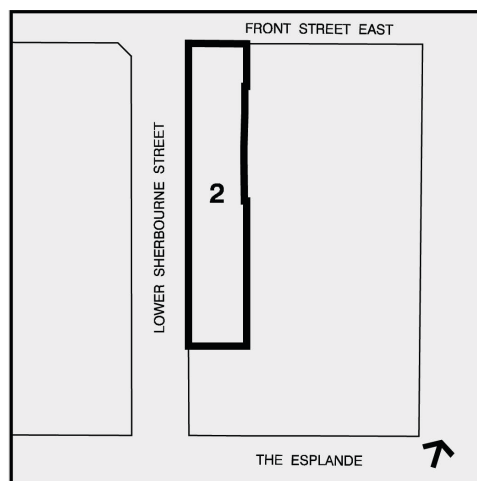
- 7.1 The incremental implementation of a system of transit to the Area which is integrated into the existing City transit and road system will be sought, so as to achieve:
 - a) a high level of public accessibility to the Area; and
 - b) a transportation service favouring public transit over the automobile.
- 7.2 To achieve the transportation objectives in Section 7.1 of this Site and Area Specific Policy, the City will work with relevant government agencies so as to:
 - a) increase the frequency of existing bus service now serving the Area as appropriate;
 - b) implement King Streetcar service to the Gooderham and Worts Special Identity Area;
 - c) study the extension of the Harbourfront Light Rapid Transit system eastward; and
 - d) study the establishment of a GO Transit station in close proximity to the Area.

- 7.3 To maintain the quality and character of Trinity Street within the Area, vehicular access to Trinity Street within the Area will be restricted so as only to permit bicycles, emergency vehicles, bicycles providing access to *Mixed Use Area '3'* for people with disabilities, and deliveries to the buildings fronting on Trinity Street.
- 7.4 The provision of a publicly accessible private access road through the *Parks and Open Space Areas* will be required to provide access to buildings adjacent to this area, but not to provide vehicular access to Trinity Street other than as permitted in Section 7.3 of this Site and Area Specific Policy.
- 7.5 In order to minimize the impact of the automobile on the Gooderham & Worts Special Identity Area and to promote the pedestrian orientation within the Area, with the exception of parking provided in conjunction with non-profit home equity housing within the Neighbourhood Apartment Area or temporary surface parking lots, parking will be located in underground garages and the number of vehicular access points to those garages will be minimized.
8. **Flood Proofing**
- In passing zoning by-laws or approving site plan applications to permit development within the Gooderham & Worts Special Identity Area, site grading, building access and egress, the design of access ramps to underground parking garages and the floor levels within buildings will provide adequate flood proofing protection to at least the 1:350 regional flood level.
9. **Rail Safety**
- The provision of an engineered rail protection wall and berm adjacent to the southern limit of the Area will be provided to meet rail safety requirements to the satisfaction of CN Rail, including securing the owner's provision of such wall and berm through a Section 37 agreement.
10. **Implementation Strategy**
- 10.1 The retention, rehabilitation and restoration in *Mixed Use Area '2'* will occur in concert with development in other Areas, so as to ensure that the *Mixed Use Area '2'* will become the focus of public activity in a timely fashion. This will be secured through a Section 37 agreement.
- 10.2 The Toronto Heritage Preservation Board is requested to implement a review process for the ongoing heritage conservation work in the Gooderham & Worts Special Identity Area, including a review of all permit applications, development applications and agreements and amendments to agreements.
- 10.3 Detailed plans and agreements pursuant to Section 41 of the *Planning Act* will be required to respect a Master Development Concept Plan to be prepared by the owner and to be approved by the City to assist in the achievement of the objectives of this Site and Area Specific Policy, including the ability to incrementally redevelop the Area in a comprehensive, cohesive and consistent manner which respects the significant heritage resource which the Area comprises. The submission by the owner of a satisfactory Master Development Concept Plan and its implementation through Section 41 of the *Planning Act* will be secured through a Section 37 agreement.
- 10.4 The City will consult with other levels of government and their agencies such as the Ministry of Culture, Tourism and Recreation and the Department of Canadian Heritage respecting the ongoing heritage planning of the Gooderham & Worts Special Identity Area to assist in ensuring that a quality of conservation, rehabilitation and restoration, respectful re-use of buildings, structures open spaces, courtyards, streets and lanes is achieved and that heritage recording, archaeological activities and site interpretation activities are conducted in accordance with good practice.

- 10.5 Enwave and the owners are encouraged to work co-operatively to establish district heating and cooling facility within the Gooderham & Worts Area to serve the Area. If such a facility is established or used within the Area, the structures and elements required by such facility to provide heating and cooling will be excluded from the calculations of permitted non-residential gross floor area to the extent they do not exceed 1,900 square metres of non-residential gross floor area.
- 10.6 The submission of satisfactory studies related to wind itigation, sunlight conditions, soil remediation, air quality and noise and vibration will be required at the time of each application pursuant to Section 41 of the *Planning Act*, and the submission and implementation of such studies and remediation measures to be taken by the owner will be secured through Section 37 agreement.
- 10.7 Severance applications for the Area will only be permitted if they do not adversely impact the achievement of the objectives of this Area Specific Policy, including but not limited to:
- a) the retention, conservation, preservation, rehabilitation and restoration of the heritage resources of the Area; and
 - b) the ability to incrementally redevelop the Area in a comprehensive, cohesive and consistent manner which respects and displays the very significant heritage resource which the Area comprises, in accordance with the Master Development Concept Plan.

2. **177 Front Street East and 21 Lower Sherbourne Street**

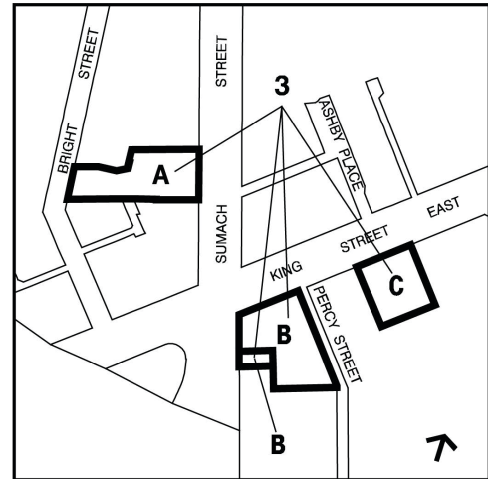
A surface commercial parking lot is permitted on the lands shown as 2 on Map 15-3.



3. **33 and 52 Sumach Street and 549 and 569 King Street East**

On the lands shown as 3 on Map 15-3:

- a) A five-storey residential building with a maximum height of 21.7 metres is permitted on lands identified as Parcel 'A' (52 Sumach Street);
- b) A six-storey mixed-use building with a maximum height of 25.7 metres is permitted on lands identified as Parcel 'B' (549 King Street East and 33 Sumach Street); and
- c) A six-storey mixed-use building with a maximum height of 25.9 metres is permitted on lands identified as Parcel 'C' (569 King Street East).



4. **2 Eastern Avenue and 90 Trinity Street**

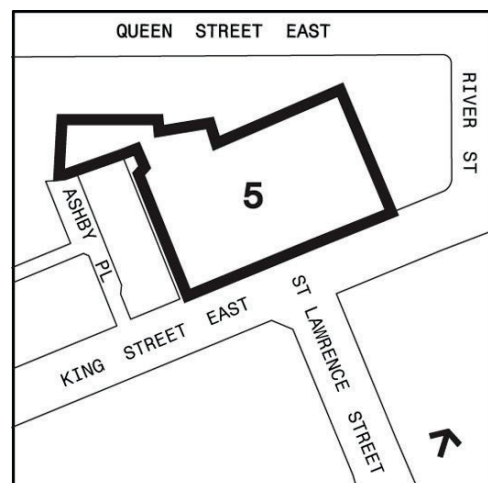
A mixed-use building with a maximum building height as prescribed in the site specific zoning by-law is permitted on the lands shown as 4 on Map 15-3.



5. **510, 512 and 530 King Street East**

On the lands shown as 5 on Map 15-3:

An eight-storey residential building is permitted.



List of Maps

For the electronic version, please note some of these files may take some time to download.

Map 15-1 Land Use Plan

Map 15-2 Urban Structure

Map 15-3 Areas of Special Identity

APPENDIX 1

List of Buildings for which Heritage Easement Agreements are required:

- (1) the Stone Distillery Complex, shown as Buildings No. 2, 3, 4, 5, 6 and 7 on Map 15.1 (Map 2 of 3) and in Appendix 2, the Malting Complex and the Cooperage Complex shown as Buildings No. 27, 28, 31, 32, 33, 34, 35 and 36 on Map 15.1 (Map 2 of 3) and in Appendix 2, the Pump House, shown as Building No. 60 on Map 15.1 (Map 2 of 3) and in Appendix 2, the Pure Spirits Complex and the Cannery Building, shown as Buildings No. 53, 54, 55, 56, 57, 58, 59, 61, 62 and 62A on Map 15.1 (Map 2 of 3) and in Appendix 2, the Boiler House Complex shown as Buildings No. 45, 45A, 46, 51 and 52 on Map 15.1 (Map 2 of 3) and in Appendix 2, Rack House “D”, shown as Building No. 42 on Map 15.1 (Map 2 of 3) and in Appendix 2; and the Denaturing Room, shown as Building No. 47 on Map 15.1 (Map 2 of 3) and in Appendix 2;
- (2) Tank House 4, Tank House 9 and Tank House 10, shown as Buildings No. 48, 49, and 50 on Map 15.1 (Map 2 of 3) and in Appendix 2;
- (3) the Paint Shop, shown as Building No. 63 on Map 15.1 (Map 2 of 3) and in Appendix 2;
- (4) Rack House “G” and Rack House “J”, shown as Buildings No. 64 and 65 on Map 15.1 (Map 2 of 3) and in Appendix 2;
- (5) Rack House “I”, shown as Building No. 43 on Map 15.1 (Map 2 of 3) and in Appendix 2;
- (6) Rack House “H”, shown as Building No. 44 on Map 15.1 (Map 2 of 3) and in Appendix 2; and
- (7) the Machine Shop and the Molasses Storage Building shown as Buildings No. 8 and 9 on Map 15.1 (Map 2 of 3) and in Appendix 2.

Note: In the event of any discrepancies between building numbers and building names the building numbers will prevail.

APPENDIX 2

EXISTING BUILDING LIST

Building Numbers and Names

COMPLEXES

No. Name

Stone Distillery Complex

2	Old Boiler House
3	Grist Mill
4	Economizer Building
5	Main Distillery
6	Fermenting Cellar
7	Yeast House

The Cooperage Complex

25	Barrel Wash House
27	Bake Shop
28	Cooper Shop
31	Offices
32	Rectifying Tower
33	Offices
34	Old Coopers Yard

The Malting Complex

35	Malting House
36	Malt Kilns

Boiler House Complex

45	Workshop
45A	Lunch Room
45B	Garage
46	Boiler House
51	Cart House
52	Stables

Pure Spirits Complex

53	Pure Spirits
54	Distilling
55	Chambers
56	
57	Mash Tun Room
61	Tank House 1
62	Tank House 2
62A	Long Room
8	Machine Shop
9	Molasses Storage
42	Rack House "D"

OTHER BUILDINGS

No. Name

43	Rack House "I"
44	Rack House "H"
47	Denaturing Room
48	Tank House 4
49	Tank House 9
50	Tank House 10
58	The Cannery
59	The Cannery
60	Pump House
63	Paint Shop
64	Rack House "G"
65	Rack House "J"
74	Case Goods Warehouse

Note: In the event of any discrepancies between building numbers and building names the building numbers will prevail.

APPENDIX 3

Design Guidelines

A. For the Entire Gooderham and Worts Special Identity Area

- the siting of new buildings should reinforce the existing geometry of lanes and courts within the Gooderham and Worts Special Identity Area.
- the landscaping design of the site, including lighting, paving, tree planting, and street furniture, should follow historical precedent, reinforce and highlight its heritage character. "Report No. 7 - Landscape History, Inventory and Guidelines" of the Heritage Masterplan should be consulted to assist and inform the design of these features.
- existing signage of heritage significance should be retained. New signage should be designed so that it is consistent with and maintains the heritage character of the site. Its size or scale should not dominate the building facade. "Report No. 7 - Landscape History, Inventory and Guidelines" of the Heritage Masterplan should guide the design of signage.
- where possible, existing building materials such as brick pavers, brickwork and interior wood should be re-used on the site in order to reinforce the heritage character of the site.
- overhead bridges, pipes and chutes should be retained, where possible, to help retain the industrial character of the site.
- the aging, patterning, detail, patina and craft evident in existing interior and exterior building fabric should be respected. As much of the existing building fabric as possible should be retained.
- priority should be given to pedestrians and cyclists as the means of circulation on the site. Opportunities for public pedestrian circulation on the site should be maximized.
- vehicular access to the interior of the site should be discouraged. Vehicular access to underground parking garages, and loading spaces should be kept to the perimeter of the site. Trinity Street should be accessed only by emergency vehicles, vehicles providing access to the Trinity Street Heritage District for people with disabilities, and service vehicles serving the buildings fronting onto Trinity Street.
- disabled access to heritage buildings on the site should be completed in a manner that is visually unobtrusive and minimizes disruption to the heritage building fabric.
- new building mass should complement but distinguish from existing building fabric.
- mechanical penthouses and H.V.A.C. equipment placed on building roofs, including existing buildings, should be designed to minimize their visibility by pedestrians at street level and from other buildings. Where appropriate such elements should be discretely hidden within the building interior, provided it does not detract from a heritage interior. Measures such as dropped ceilings, which conceal mechanical or ventilation equipment but also hide important heritage features, are discouraged.
- measures such as the installation of windscreens, arcades, and canopies should be undertaken to ensure acceptable wind conditions within lanes and courtyards. The addition of these elements should not detract from the heritage character of the buildings or Area.
- the arrangement of new building mass such as podiums and arcades should be used to mitigate pedestrian level wind conditions.
- interventions into the facades of existing buildings such as openings for new doors and windows should be minimized. Historical precedent should be taken into account in considering alterations of existing building exteriors.
- new buildings or multi-storey additions to existing buildings should produce a strong base, body and cap to the building mass.

- new buildings or building additions should be highly articulated and modulated to minimize the visual impacts of building bulk, reinforce the modulation of existing heritage buildings and reinforce the heritage character of the site.
- retention of existing equipment within buildings is encouraged in order to enhance the interpretative value of the site.
- open spaces, lanes and courtyards should have an acceptable level of sunlight penetration.
- exits, vents, structures or engineered control measures required to accommodate underground parking or to remediate soil contamination should be visually and physically unobtrusive and should not disrupt pedestrian and open spaces. They should be visually integrated with the surrounding grade level space in order not to detract from the provision of effective, and enjoyable pedestrian circulation and recreation within open spaces, lanes and courtyards. The design of these elements should complement the heritage character of the site.

B. *Mixed Use Area 2*

- uses placed in buildings should have internal spatial arrangements which complement and display the important heritage building fabric. The existing spatial dimensions of the building interiors should be retained through implementation of measures such as open concept interior design or market style retail functions. Subdivision of the existing internal spaces through the addition of new partitioning or demising walls is discouraged.
- any permitted additions to buildings such as those required for Ontario Building Code purposes should respect the heritage character of the district. Such additions should complement and sensitively distinguish between the existing and new building fabric and should not detract from the heritage character of the existing building.
- where physically possible, the additions should be set back from the street edge on Trinity Street in order to minimize or eliminate their visibility from pedestrian grade level viewpoint on Trinity Street.
- the internal compartments of the Pure Spirits Building - the Distilling Chambers (identified as Buildings No.53-57 on Map 15.1 (Map 2 of 3) and Appendix 2) should be retained.
- new interventions into the building facade such as openings for doors and windows should be minimized. Historical precedent should be taken into account in considering alterations of any existing building.
- the addition of new building fabric should respect and be consistent with the existing heritage character of the building.
- where possible, important heritage building fabric hidden by recent renovation should be uncovered, exposed and restored.
- a grade level addition to the west side of The Malting Complex (identified as Buildings No. 35 & 36 on Map 15.1 (Map 2 of 3) and in Appendix 2) is acceptable provided it enhances the re-use of the Maltings Complex, is transparent and is fastened independently, of the existing building fabric.
- the chimney of the Boiler House (Building No. 46 as shown on Map 15.1 (Map 2 of 3)) should be as visible as possible so to retain its three dimensional character.
- preservation, renovation and adaptive re-use of Rack House "D" (identified as Building No. 42 on Map 15.1 (Map 2 of 3) and in Appendix 2) for a non-profit *cultural or arts related* use should retain its salient heritage features, including a representative and significant portion of the interior rack structure in order to showcase the building's heritage and to facilitate site interpretation.

- physical barriers should be erected and a management plan completed to prevent access to Trinity Street to vehicles with the exception of bicycles, vehicles providing access to the District for people with disabilities, emergency or service vehicles servicing buildings fronting onto Trinity Street.

C. *Mixed Use Area 1*

- the siting of building mass along the south side of Mill Street will be setback above the second floor to permit a vista of the Boiler House Chimney (identified as Building No. 46 on Map 15.1 (Map 2 of 3) and in Appendix 2) and the cupola of the Malting House (Building No. 35 as shown on Map 15.1 (Map 2 of 3) and in Appendix 2) from the Esplanade.
- there should be a transition of building scale along Mill Street through the stepping up of building heights away from the historic buildings on Trinity Street. Any new building adjacent to Trinity Street should have a scale not exceeding the Malting Complex (identified as Buildings No. 35 & 36 on Map 15.1 (Map 2 of 3) and in Appendix 2)
- there should be at least two pedestrian connections from Mill Street to the interior courtyard to the south.
- buildings along Mill Street should be highly modulated and articulated. The streetwall along Mill Street should be interrupted through the creation of pedestrian connections from Mill Street to Trinity Street, and the creation of at least three distinct building segments along Mill Street.
- grade level commercial space should be oriented to and have access from Mill Street.
- the commercial/residential building proposed to be adjacent to the intersection of Parliament Street and the proposed private road shown on Map 15.1 (Map 3 of 3) should have the majority of its mass closest to Parliament Street. The eastern portion of the building should have a scale and mass not exceeding the highest portion of the Stone Distillery complex (Buildings No. 2-7 as shown on Map 15.1 (Map 2 of 3) and in Appendix 2).
- the north and south walls of the Machine Shop and the north and south walls of the Molasses Storage Building (identified as Buildings No. 8 and 9 on Map 15.1 (Map 2 of 3) and in Appendix 2) will be incorporated into the commercial/residential building located at the intersection of Parliament Street and the proposed private road shown on Map 15.1 (Map 3 of 3). The north and south walls of the Machine Shop will also be used to enclose the landscaped courtyard abutting the eastern end of the Stone Distillery. Additions above the walls of the Machine Shop will be designed to complement but sensitively distinguish from the existing building fabric.
- the building materials of the commercial/residential building at the intersection of Parliament Street and the publicly accessible private road shown on Map 15.1 (Map 3 of 3) will complement the facade of the Stone Distillery complex.
- The southern foundation wall of the Barrel Wash House (identified as Building No. 25 on Map 15.1 (Map 2 of 3) and in Appendix 2) will be retained as a visible remnant feature, such as a seatwall.

D. *Neighbourhood Apartment Area*

- any building addition to Rack Houses “H” and “I” (identified as Buildings No. 43 & 44 on Map 15.1 (Map 2 of 3) and in Appendix 2) should be setback from existing walls building to retain the three dimensional character of the existing building.
- a representative portion of the interior rack structure in Rack Houses “H” and “I” should be incorporated into the building lobbies.

- new building mass should result in a transition in height from a scale that complements the scale of Rack House “D” (identified as Building No. 42 on Map 15.1 (Map 2 of 3) and in Appendix 2) to the west and provides for the largest building at the eastern edge of the site.
- if road or lane access is provided immediately north of the District, vehicular access and loading should be taken from the north side of the buildings.

E. *Mixed Use Area 3*

- any addition to Tank Houses 4, 9, and 10 (identified as Buildings No. 48-50 on Map 15.1 (Map 2 of 3) and in Appendix 2) should be setback on all sides in order to respect the three dimensional character of the existing buildings.
- the provision of pedestrian access to Tank Houses 4, 9 and 10, from both Tank House Lane (Lane A as shown on Map 15.1 (Map 3 of 3)) and Mill Street should seek to achieve a balance of heritage preservation and animation of the street and lane.
- alteration of the Paint Shop (identified as Building No. 63 on Map 15.1 (Map 2 of 3) and in Appendix 2) for the purposes of an outdoor courtyard should include the retention of the majority of the existing facades and may include the retention of a portion of the roof.
- there should be a transition of building scale along the proposed private road shown on Map 15.1 (Map 3 of 3) east of Trinity Street through the stepping up of building heights away from the buildings on Trinity Street. Any new building adjacent the Pump House (identified as Building No. 60 on Map 15.1 (Map 2 of 3) and in Appendix 2) should respond to its mass through the creation of a compatible scale and a high level of articulation and modulation.
- the two office buildings located adjacent the southeast corner of the site should contain a high level of articulation, modulation, and internal pedestrian connections from Lane A as shown on Map 15.1 (Map 3 of 3) to the proposed private road shown on Map 15.1 (Map 3 of 3). Their massing should step up from Trinity Street, but also step down adjacent Cherry Street.
- a representative portion of the interior rack structure within Rack House “G” (identified as Building No. 64 on Map 15.1 (Map 2 of 3) and in Appendix 2) should be retained in order to showcase its heritage features.
- the placement of new building mass adjacent to Tank House Lane (Lane A as shown on Map 15.1 (Map 3 of 3)) should be accomplished in a manner that retains a pleasant and inviting environment for pedestrians.

F. *Parks and Open Space Area*

- a bicycle path should be provided through the district from Parliament Street to Cherry Street
- the publicly accessible private road shown on Map 15.1 (Map 3 of 3) should have a surface comprised of a material such as masonry pavers distinct from those used on Trinity Street.
- the north face of the railway protection wall and berm adjacent the southern property line should contain a decorative facing which complements, respects and enhances the heritage character of the site.
- heritage elements such as rail lines and docks serving the Area should be retained or recalled.

APPENDIX 4

SPECIFIED HERITAGE INTERIORS

Building		
1.	No. Name	Level of Accessibility by Floor
a)	Stone Distillery Complex	
	2 Old Boiler House	B - grd
	3 Grist Mill	A - grd, 2nd/B - 3rd, 4th/C - 5th
	4 Economizer Building	B - grd and stairwell
	5 Main Distillery	A - grd, 2nd/B - 3rd, 4th/C - 5th
	6 Fermenting Cellar	A - grd/B1 - 2nd
	7 Yeast House	B - grd/B1 - 2nd
b)	The Cooperage Complex	
	32 Rectifying Tower	B - grd, 2nd, 3rd, 4th/C - 5th and roof cupola
	34 Old Coopers Yard	A - grd
c)	The Malting Complex	
	35 Malting House	A - grd/B - Basement, 2nd, 3rd, 4th
	36 Malt Kilns	B - Basement, grd, 2nd, 3rd
d)	Boiler House Complex	
	45 Workshop	B - grd
	45A Lunch Room	B - grd
	46 Boiler House	A - grd
	51 Cart House	B - grd
e)	Pure Spirits Complex	
	53 Pure Spirits Distilling Chambers	A - grd/B - 2nd, 3rd, 4th
	54 Pure Spirits Distilling Chambers	B - grd, 2nd, 3rd, 4th
	55 Pure Spirits Distilling Chambers	B - grd, 2nd, 3rd, 4th
	56 Pure Spirits Distilling Chambers	B - grd, 2nd, 3rd, 4th
	57 Mash Tun Room	B - grd and stairwell
	61 Tank House 1	A - grd/B1 - 2nd Scale Tank Room
	62 Tank House 2	A - grd/B1 - 2nd Scale Tank Room
	62A Long Room	A - grd
f)	Other Buildings	
	42 Rack House "D"	A - grd/B - 2nd, 3rd, 4th
	47 Denaturing Room	A - grd/C - roof cupola
	48 Tank House 4	B - grd
	49 Tank House 9	B - grd
	50 Tank House 10	B - grd

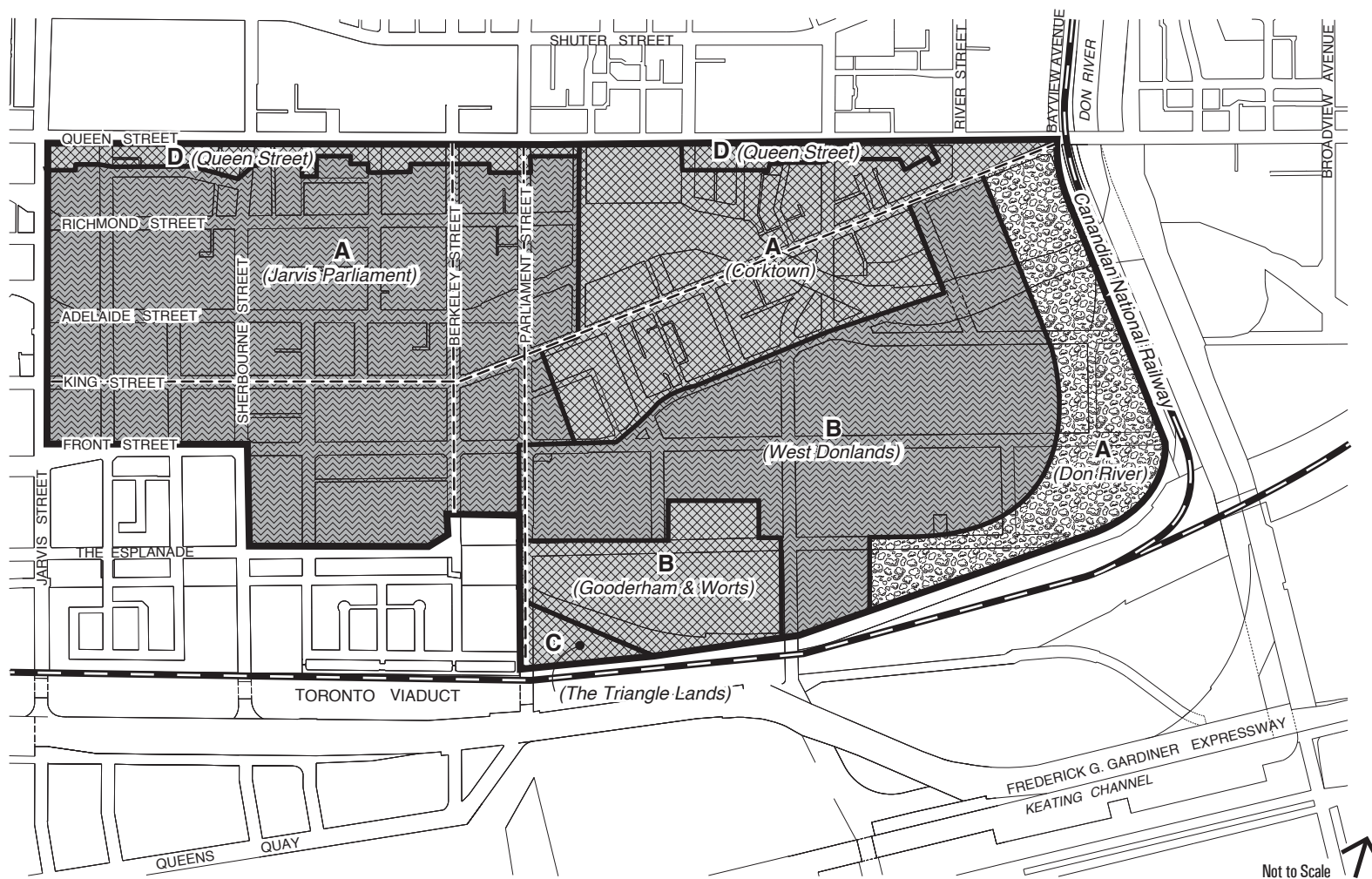
58	The Cannery	B - grd, 2nd, 3rd, 4th
59	The Cannery	B - grd, 2nd, 3rd, 4th
60	Pump House	A - grd/B -2nd
63	Paint Shop	B - grd
64	Rack House "G"	B - grd

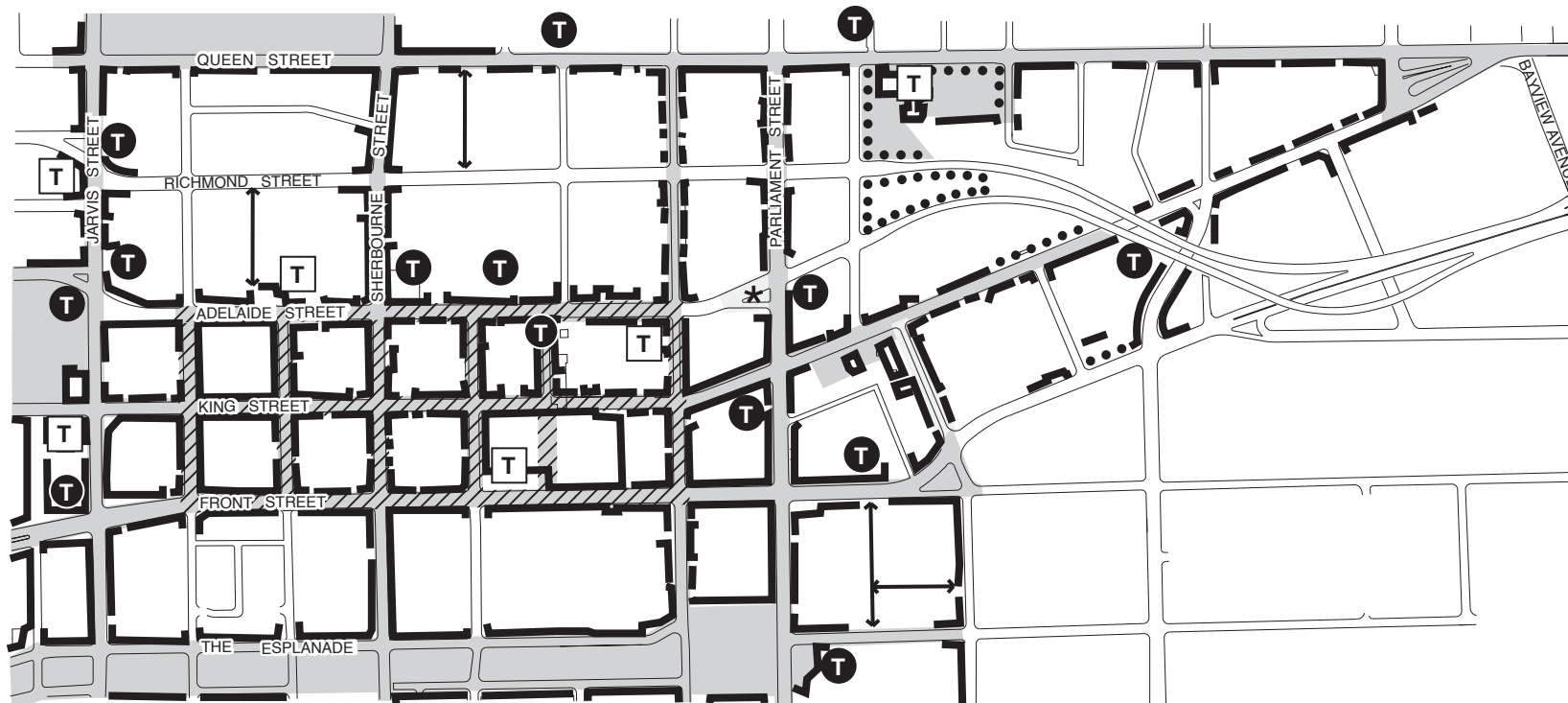
2. For the purposes of this list:

A	denotes General Accessibility, which means such spaces are accessible to the public, without notice or appointment, during not less than the hours of operation of the premises;
B	denotes a level A access as described above when any premises so designated are occupied by a use that is by its nature accessible by the public (such as a retail store or restaurant) but otherwise denotes Limited Public Accessibility, which means such spaces are accessible to the public not less than during the hours of operation of the premises provided access is requested with reasonable notice prior to viewing;
C	denotes Limited Public Accessibility with Attendant, which means such spaces are accessible to the public not less than once a month, upon request, during the hours of operation of the premises with the accompaniment of an attendant provided by the owner, with reasonable notice prior to viewing;
B1	denotes either Level B or Level C access as described above and as set out in the Section 37 Agreement;
grd	denotes, ground floor; and
2nd, 3rd, 4th, 5th	denotes, Second, Third, Fourth, and Fifth Stories, respectively.

Note: In the event of any discrepancies between building numbers and building names the building numbers will prevail.

Nothing in this list will prevent the owner from providing greater access than is herein contained.





Not to Scale

 Potential View Terminus

 Existing View Terminus

• • • Landscape Edge

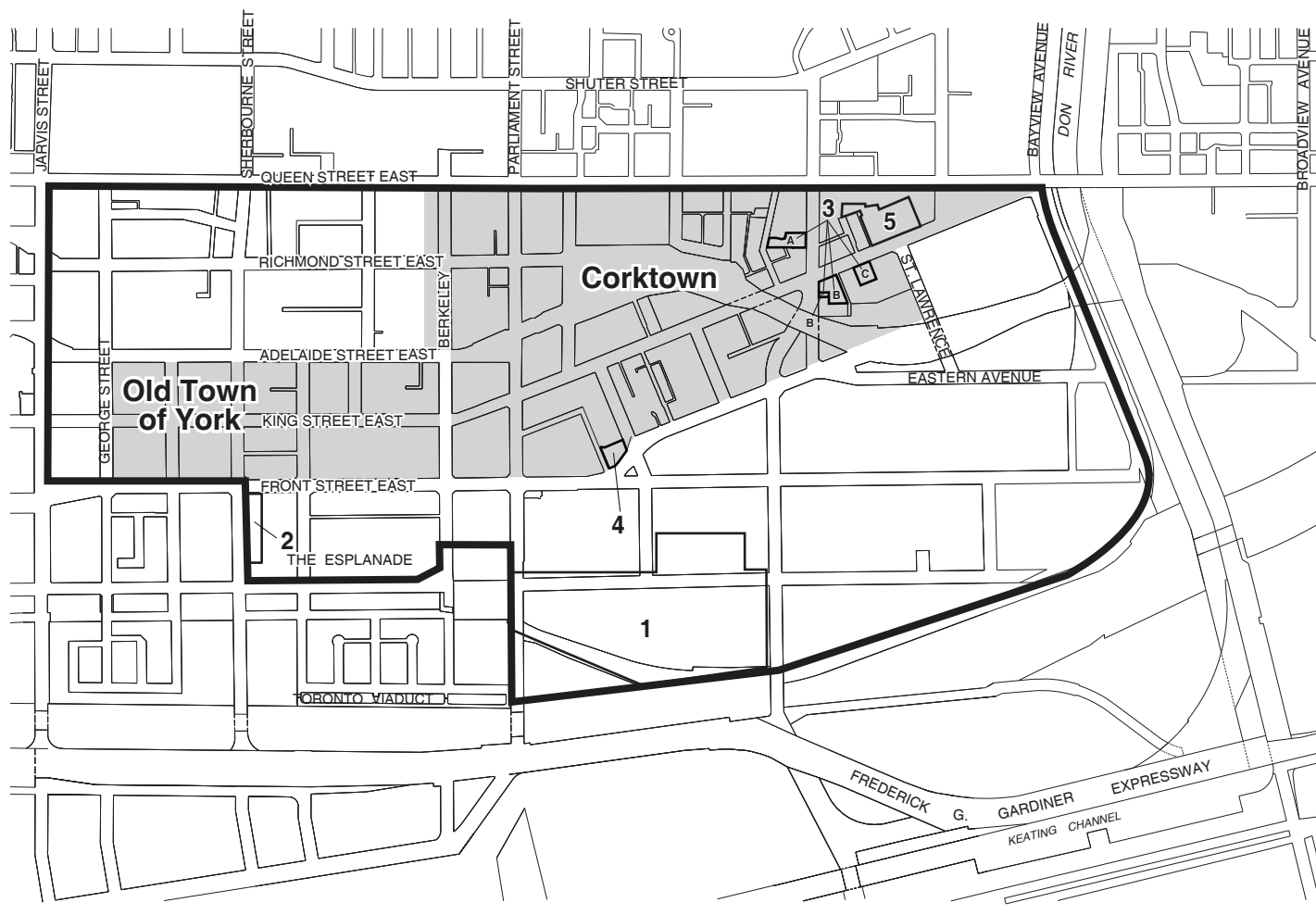
 10 Original City Blocks

 Existing and Potential Building Edge

 Area for Streetscape Improvement

 Potential Mid-block Connections

 Significant Street and Open Space



- Secondary Plan Boundary
- Areas of Special Identity
- 1 Site and Area Specific Policies