

**KING-SPADINA SECONDARY PLAN**

# 16. KING-SPADINA SECONDARY PLAN

## 1. INTERPRETATION

- 1.1 The lands affected by this Secondary Plan for the King-Spadina Area are shown on Map 16-1.
- 1.2 Where a building within a *Regeneration Areas* designation in the King-Spadina Area was lawfully erected in conformity with a site specific amendment to the Zoning By-law prior to the adoption of this Secondary Plan, Council supports the use of that building for any purposes permitted on that lot by the provisions for RA districts contained in the Zoning By-law.

## 2. MAJOR OBJECTIVES

- 2.1 New investment is to be attracted to the King-Spadina Area.
- 2.2 The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures.
- 2.3 The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority.
- 2.4 Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area will be provided for, to ensure the necessary services for the new residents and businesses of the area.
- 2.5 Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored and re-used.

## 3. URBAN STRUCTURE BUILT FORM

### Urban Structure

- 3.1 The existing network of public streets and lanes will be used and enhanced in accommodating new development.
- 3.2 The quality and character of the Significant Streets and Open Space shown on Map 16-1 will be enhanced through zoning, design guidelines and streetscape improvement programs, including:
  - a) the following significant north-south streets:
    - i. Spadina Avenue and Bathurst Street, which provide connections south to the waterfront and north to the City;
    - ii. John Street, which provides a setting for important public institutions; and
    - iii. Duncan Street and Peter Street/Blue Jays Way as smaller neighbourhood streets with distinctive character.
  - b) the following significant east-west streets in King-Spadina which link the Financial District to the western parts of the City: Front, King and Queen Streets.

### **Areas of Special Identity**

- 3.3 Areas of Special Identity are shown on Map 16-2 of this Official Plan. Measures including zoning regulations and design guidelines that respect and promote the unique characteristics of these areas will be implemented. The Areas of Special Identity are described as follows:

a) Victoria Square and Clarence Square

The two parks are important historical and community assets. Both parks played important roles in the early history of the City. Many redevelopment sites are in close proximity to the park and should be developed in a manner that enhances the amenities of the park.

b) Wellington Street West

The portion of Wellington Street West between Clarence Square and Victoria Square maintains important characteristics that reflect the historical role of the area. The historical industrial buildings with large setbacks should be maintained and reused and act as a model for any redevelopment of the south side of the street.

c) Draper Street

Draper Street is the last remaining historical residential enclave in the King-Spadina Area. The area is designated as a Heritage Conservation District.

d) St. Andrew's Playground

St. Andrew's playground is an important park within part of the King-Spadina Area. New development will respect the integrity and the potential for increased use of the park.

### **Important Sites**

- 3.4 Sites that terminate views within the King-Spadina Area as indicated on Map 16-1 will be given prominent treatment.
- 3.5 The existing lane system in King-Spadina will be improved and, where appropriate, the introduction of new public lanes to serve development will be encouraged.

### **General Built Form Principles**

- 3.6 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:
    - i. to 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-Spadina; and
  - h) new developments will provide high quality open spaces for the use of residents, visitors and area workers.
- 3.7 Any building lawfully erected on a lot in the King-Spadina Regeneration Area, may be used for any purpose permitted on that lot by the provisions of the Zoning By-law, including prevailing by-laws.

#### **4. HERITAGE**

- 4.1 Heritage buildings in the King-Spadina 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 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.

#### **5. COMMUNITY IMPROVEMENT**

- 5.1 The King-Spadina Area is a Community Improvement Plan Area. The Community Improvement Plan identifies improvements to public spaces including sidewalks, streets, lanes and parks and makes provisions for façade improvements. Sections 37 and 45 of the *Planning Act* will be used to assist in the implementation of the Community Improvement Plan.
- 5.2 A greening strategy will be implemented for the King-Spadina 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.

## **6. PEDESTRIAN ENVIRONMENT, TRANSPORTATION AND PARKING**

- 6.1 Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged in the public rights-of-way and adjacent privately-owned lands.
- 6.2 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-Spadina Area and a limited number of other spaces for business and visitor purposes.
- 6.3 To assist implementations of the policies of Sections 2, 3 4 and 5 of this Secondary Plan:
- a) the establishment of new surface parking lots in the King-Spadina 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 3.6 of this Secondary Plan.
- 6.4 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- Spadina area.

## **7. COMMUNITY SERVICES AND FACILITIES**

- 7.1 Council will regularly monitor the need for additional community services and facilities to serve the residents and employees of the area. The monitoring process will include a community services and facilities study to address the potential need for these facilities and services.
- 7.2 Council will encourage the use of Section 37 of the *Planning Act* to assist in the delivery of community services and facilities including child care facilities.

## **8. RETAIL**

- 8.1 Large scale stand-alone retail stores and entertainment uses in an urban form may be permitted within the King-Spadina Regeneration Area, 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. ENVIRONMENT**

- 9.1 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.
- 9.2 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.
- 9.3 Land owners 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.
- 9.4 The implementation of District Heating and Cooling facilities in the King-Spadina 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.

## **10. RESIDENTIAL USES**

- 10.1 To complement King-Spadina's role as a business and entertainment area, and as an incentive for the retention of existing buildings, especially those of architectural or heritage merit, new residential uses, including live/work units have been introduced into the King-Spadina Area.

## **11. DRAPER STREET NEIGHBOURHOOD**

- 11.1 The Neighbourhood on Draper Street is an Area of Special Identity with heritage buildings and a uniform architectural character, and will be regarded as a stable residential enclave. No changes will be made through zoning or other public action which are out of keeping with the physical character of the street.

## **12. MONITORING**

- 12.1 The full impact of the policies contained in this Secondary Plan and the implementing by-laws cannot be predicted. The City will monitor changes in the King-Spadina Area 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 compatibilities;
  - c) the re-use and demolition of existing buildings, including heritage buildings;
  - d) the amount and type of employment in the area;
  - e) the demand for community services and facilities; and
  - f) parking spaces and loading facilities and transit improvements.

### 13. SITE AND AREA SPECIFIC POLICIES

#### 13.1 On the lands shown as 1 on Map 16-2:

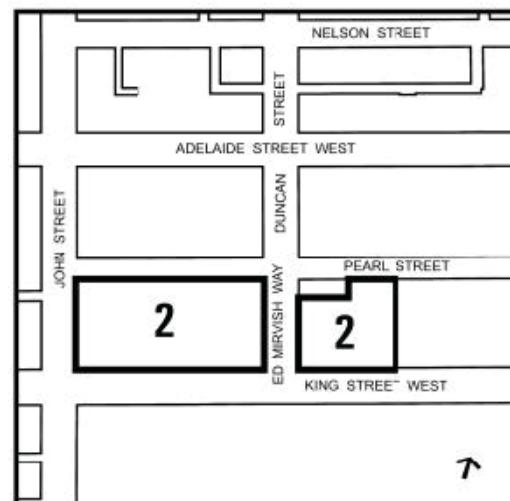
- a) Four (4) affordable units provided as affordable rental housing may be registered as condominium units, provided such units are:
  - i. owned by a non-profit housing provider;
  - ii. secured in one or more agreements with the non-profit housing provider as affordable rental housing for a term of at least 25 years; and
  - iii. secured in one or more agreements with the non-profit housing provider as rental housing for an additional term beyond the initial term for which they are secured as affordable rental housing, for a combined total term of at least 50 years.
- b) For the purposes of the Official Plan, the units described in (a) above are considered to be rental housing.



#### 13.2 260 - 270 King Street West and 274 - 322 King Street West

For the lands known in 2013 as 260 - 270 King Street West and 274 - 322 King Street West, as shown on the above map and, for assistance, also identified on Map 16-1 Urban Structure Plan as Site and Area Specific Policy 2:

- a) This site specific policy is intended to guide and shape development and redevelopment and private investment within the 260 - 270 King Street West lands and the 274 - 322 King Street West lands to ensure they recognize and continue the historic commitment and dedication to the performing arts and the cultural evolution of this King Street West segment and the broader area. Uses that strengthen and enhance the cultural activity and significance of the area will be encouraged. The public realm abutting these lands will be improved and expanded to enhance the special and unique "Theatre Row" along King Street West Corridor and to provide a linear linkage to complement the Cultural Corridor emerging along John Street. This will be achieved by:
  - i. protecting the heritage value of the Royal Alexandra Theatre by securing and registering a heritage easement agreement;
  - ii. maintaining and recognizing the cultural value and significance of the Princess of Wales Theatre by supporting its potential designation under the Ontario Heritage Act;
  - iii. protecting the heritage value of the Eclipse Whitewear Company Building (322 King



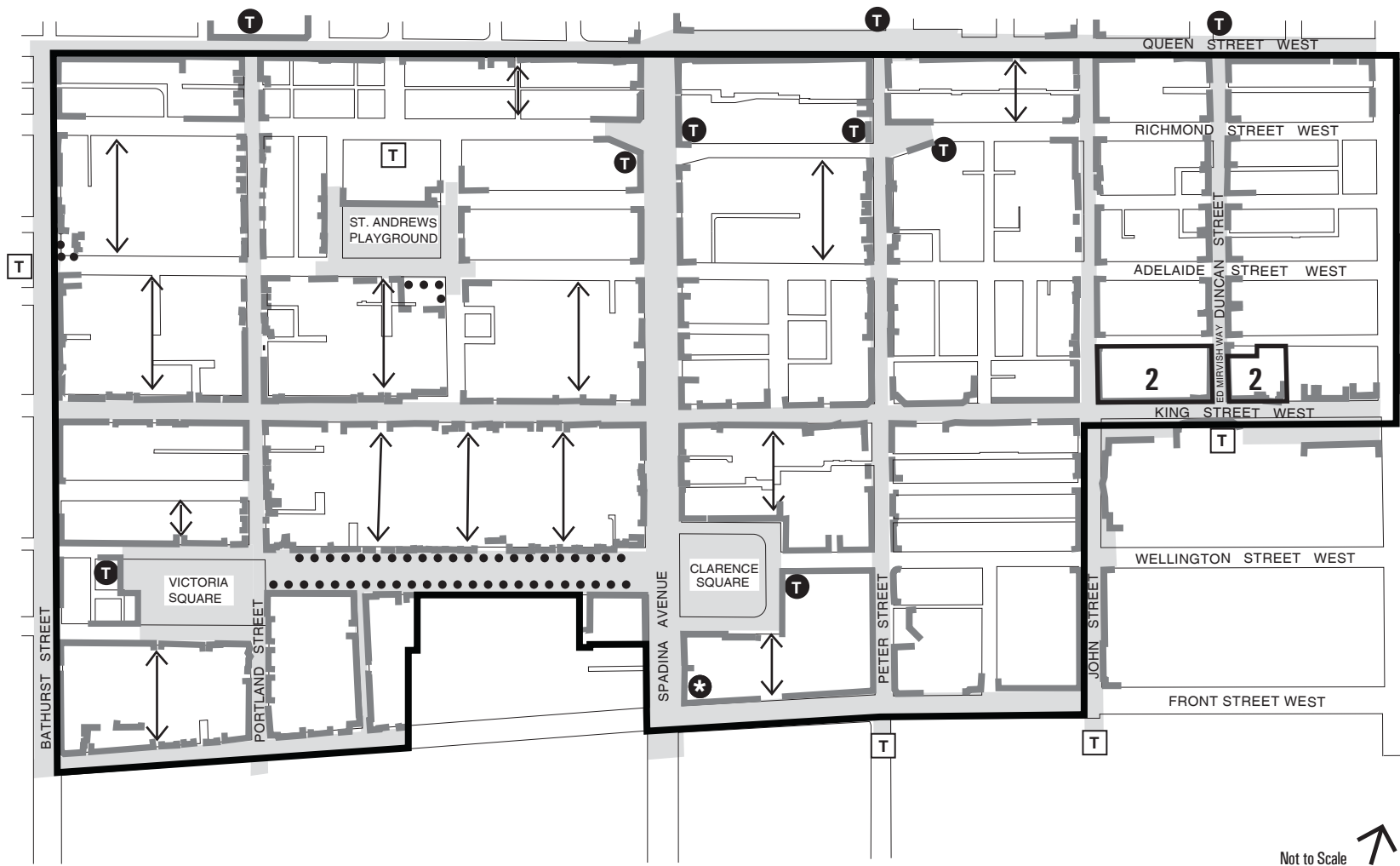
- Street West) and the Anderson Building (284 King Street West) by securing and registering heritage easement agreements over the building and façade respectively;
  - iv. providing an art gallery of not less than 860 square metres, to be open to the public and compliment the John Street Cultural Corridor;
  - v. providing space for the Ontario College of Art and Design University of not less than 1,990 square metres to further complement the evolving arts and culture activities of the area;
  - vi. incorporating streetscape improvements along King Street West and John Street to provide a linear linkage between the Royal Alexandra and Princess of Wales Theatres and other contributing arts and cultural uses on the lands, to the John Street Cultural Corridor;
  - vii. creating a public realm focus on Ed Mirvish Way and King Street West; and
  - viii. providing a substantive amount of non-residential floor area to complement and enhance the creative and cultural uses in the area.
- b) Two tall buildings shall be permitted on these lands: one having a maximum building height of 305 metres, inclusive of mechanical (92 storeys) located on the west side of Ed Mirvish Way; and, one having a maximum building height of 275 metres, inclusive of mechanical (82 storeys) located on the east side of Ed Mirvish Way.
  - c) The maximum total density of these lands shall be 18.1 FSI, with a maximum total residential gross floor area of 138,100 square metres and a minimum total non-residential gross floor area of 35,300 square metres.
  - d) The architectural design of each such building should be unique and of high quality; and, it should distinguish and contribute to the cultural character and heritage of the area. The treatment of the building bases and the exterior materials of each building should be distinct. The high quality of architecture, design and building materials will be secured by the City in an agreement under section 37 of the *Planning Act* and in the associated site plan agreements.
  - e) The retention, maintenance and use of the heritage building and facades to be conserved shall be secured by the City in appropriate legal agreements.
  - f) Site plan approval may be required concurrently with any approvals of zoning amendments or variances to secure the architectural features and building materials.
  - g) HOLDING (H) SYMBOL - The policies of Chapter 5.1.2 of the Official Plan regarding section 36 of the *Planning Act* shall apply to these lands with the addition of the following: In order to ensure that development will include the heritage conservation measures and architectural features and building materials and the associated agreements noted in this Site and Area Specific Policy 2, any implementing zoning by-law(s) may define and incorporate a holding (h) symbol pursuant to section 36 of the *Planning Act*. When an implementing zoning by-law incorporates a holding (h) symbol, it will specify uses, including the built form and density, that are permitted while the lands remain subject to the holding (h) symbol and incorporate the conditions that must be satisfied prior to removal of the holding symbol. The conditions to be met or secured to the City's satisfaction prior to the removal of the holding (h) symbol may include, in addition to the matters set out in the policies of Chapter 5.1.2 of the Official Plan, the execution and registration of an agreement under section 37 of the *Planning Act*, heritage easement agreements and site plan agreements securing the above matters.

## List of Maps

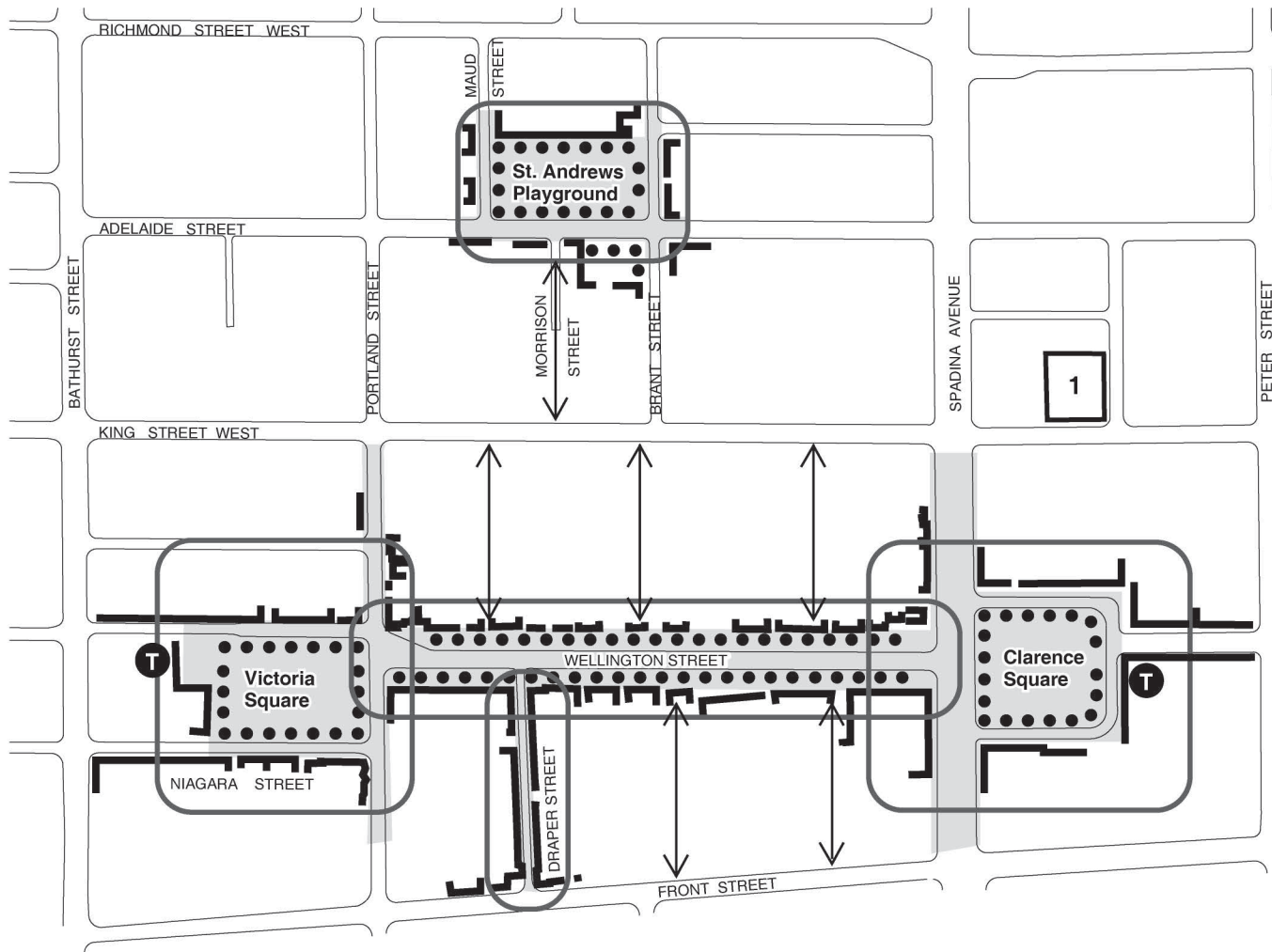
For the electronic version, please note some of these files may take some time to download.

Map 16-1	Urban Structure Plan
Map 16-2	Areas of Special Identity





- Secondary Plan Boundary
- \* Potential Gateway
- T Potential View Terminus
- T Existing View Terminus
- Existing and Potential Building Edge
- Potential Mid-block Connections
- Significant Street & Open Space
- Landscape Edge
- 2 Site and Area Specific Policy Areas
- 3 Site and Area Specific Policy Area



Not to Scale