

# King-Spadina Secondary Plan Community Consultation Meeting

Michelle Knieriem, City Planner  
October 11, 2017



# Agenda



6:30

Welcome



6:35

Presentation



7:15

Question and Answer Session



8:15

Closing Remarks



# HOW WE GOT HERE

DRAFT VISION

DRAFT OBJECTIVES

DRAFT POLICIES

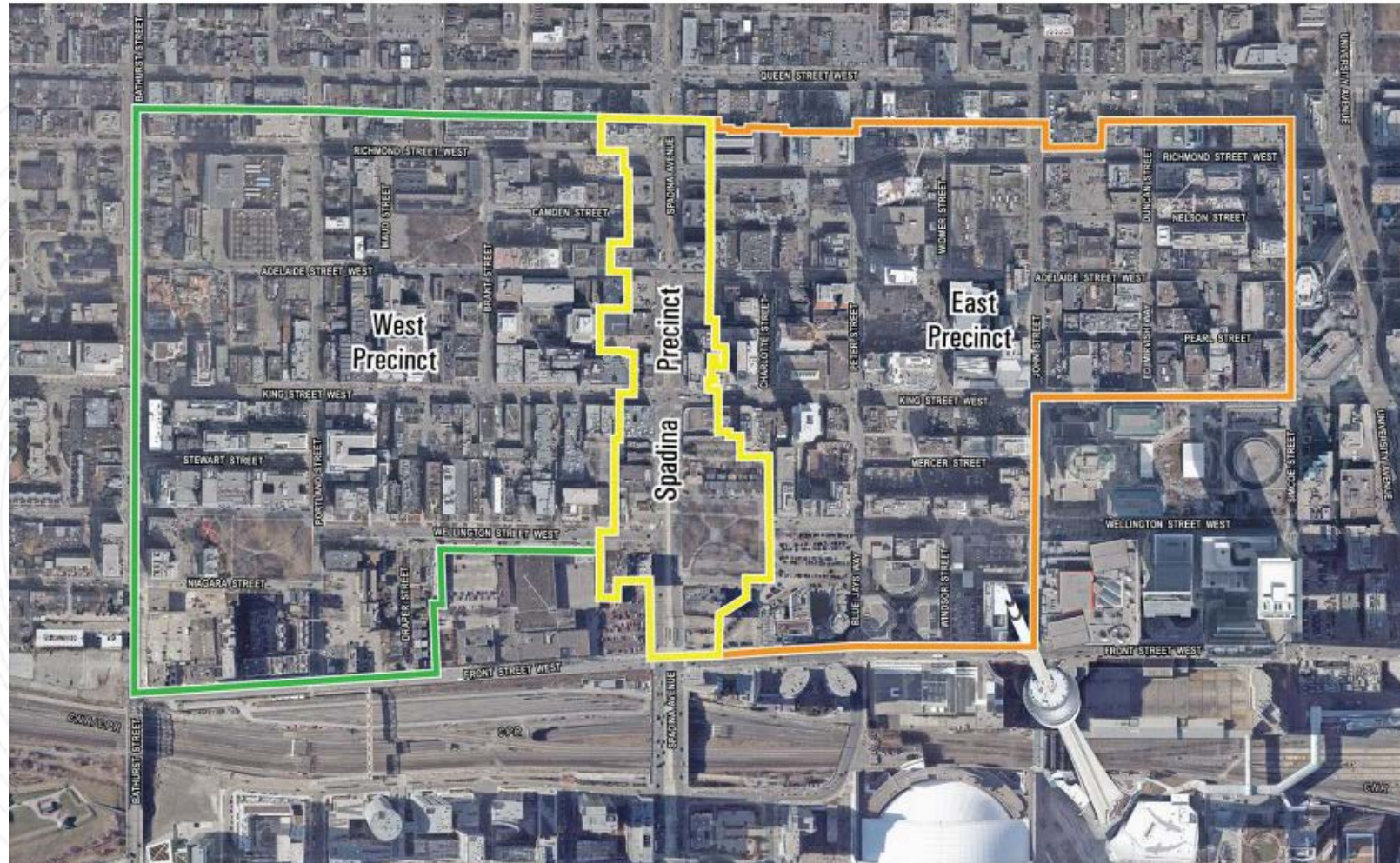
WHAT'S NEXT

YOUR TURN



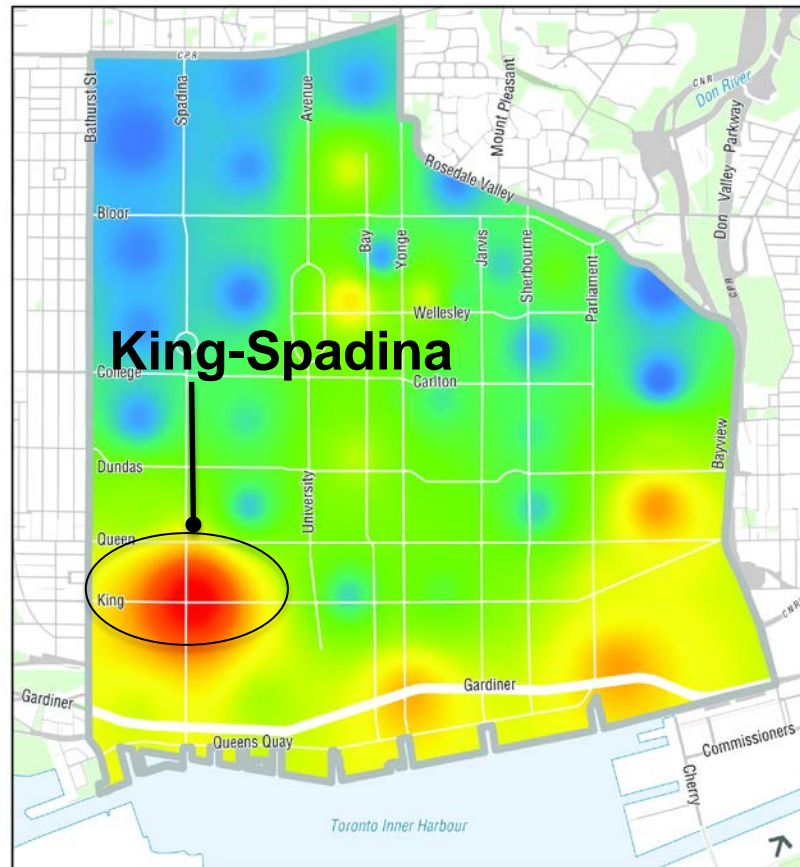


# Secondary Plan Area





# Downtown Population Growth



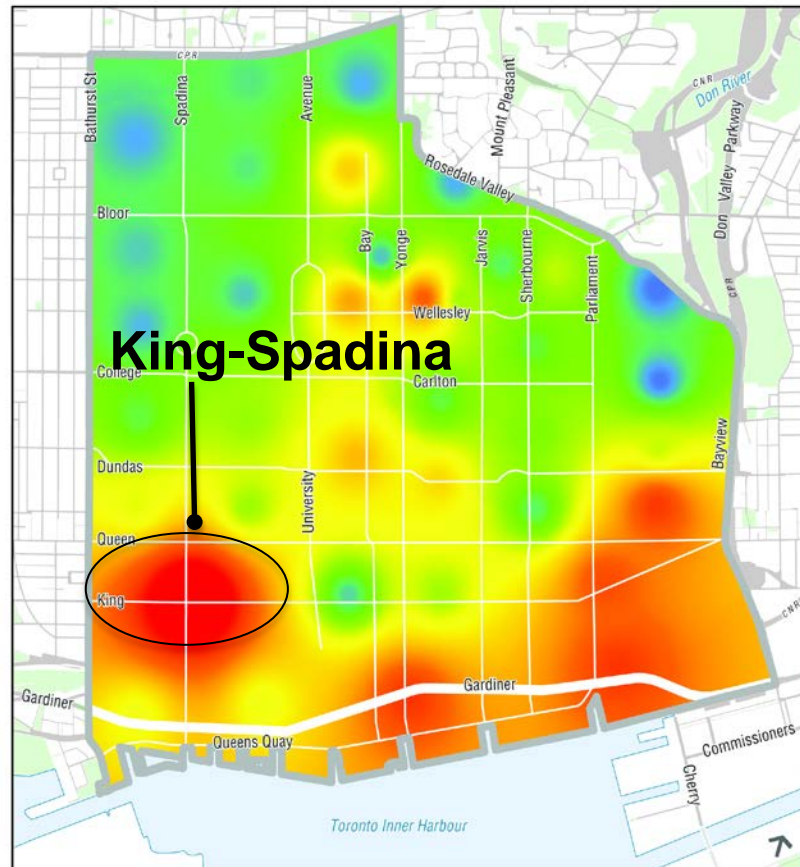
**Projected Population Change 2011 - 2026**







# Downtown Population Growth



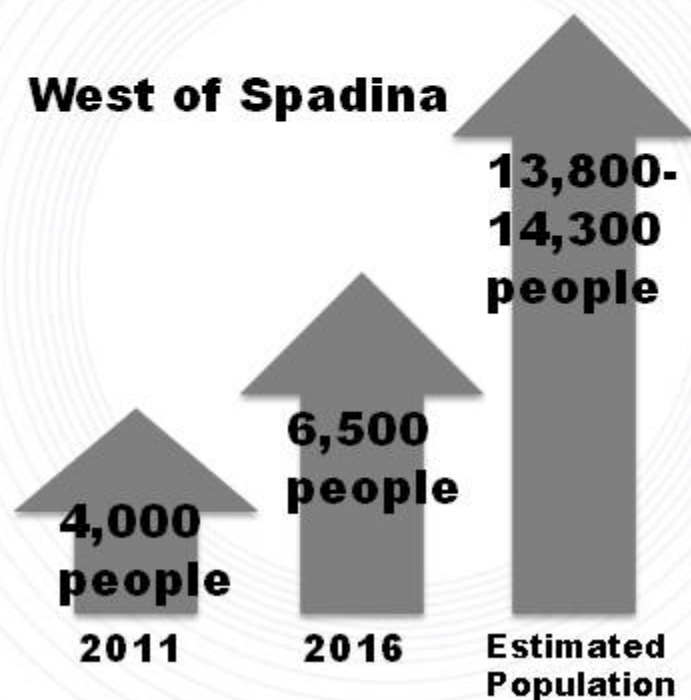
Projected Population Change 2011 - 2041



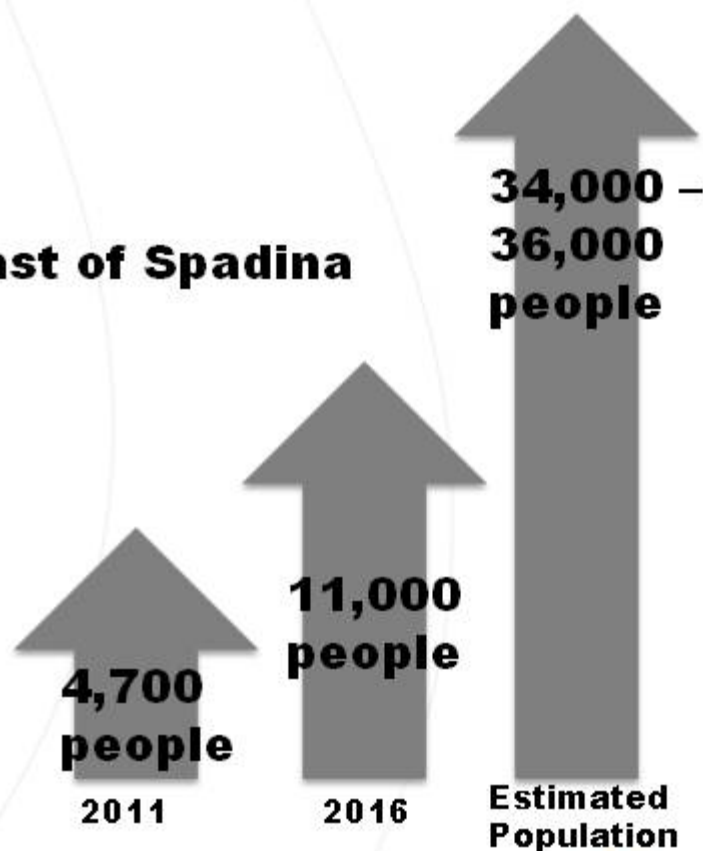


# Potential Population Growth

## West of Spadina

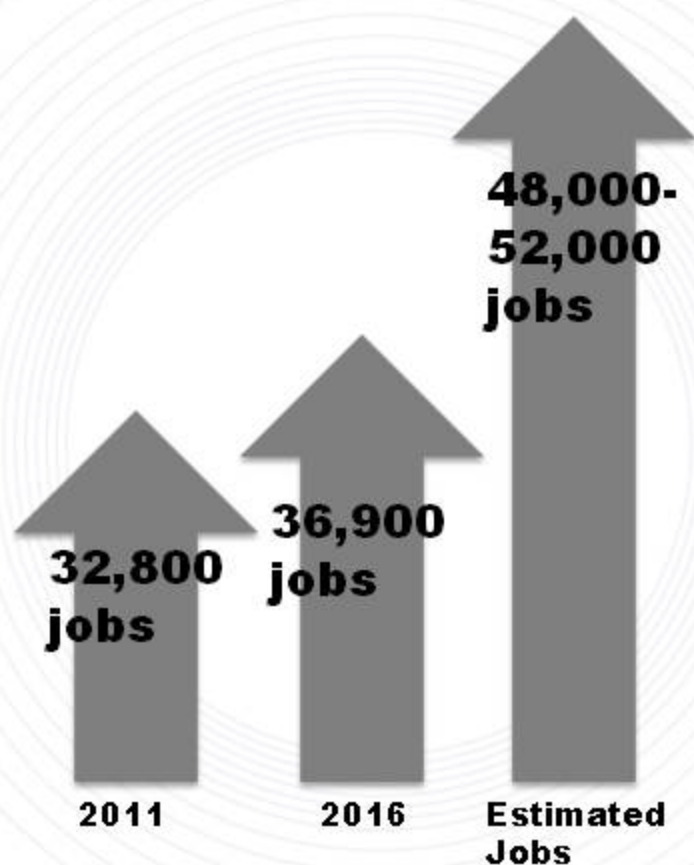


## East of Spadina





# Potential Employment Growth



**Jobs are distributed approximately as follows:**

**60% in the East Precinct  
30% in the West Precinct  
10% in the Spadina Precinct**

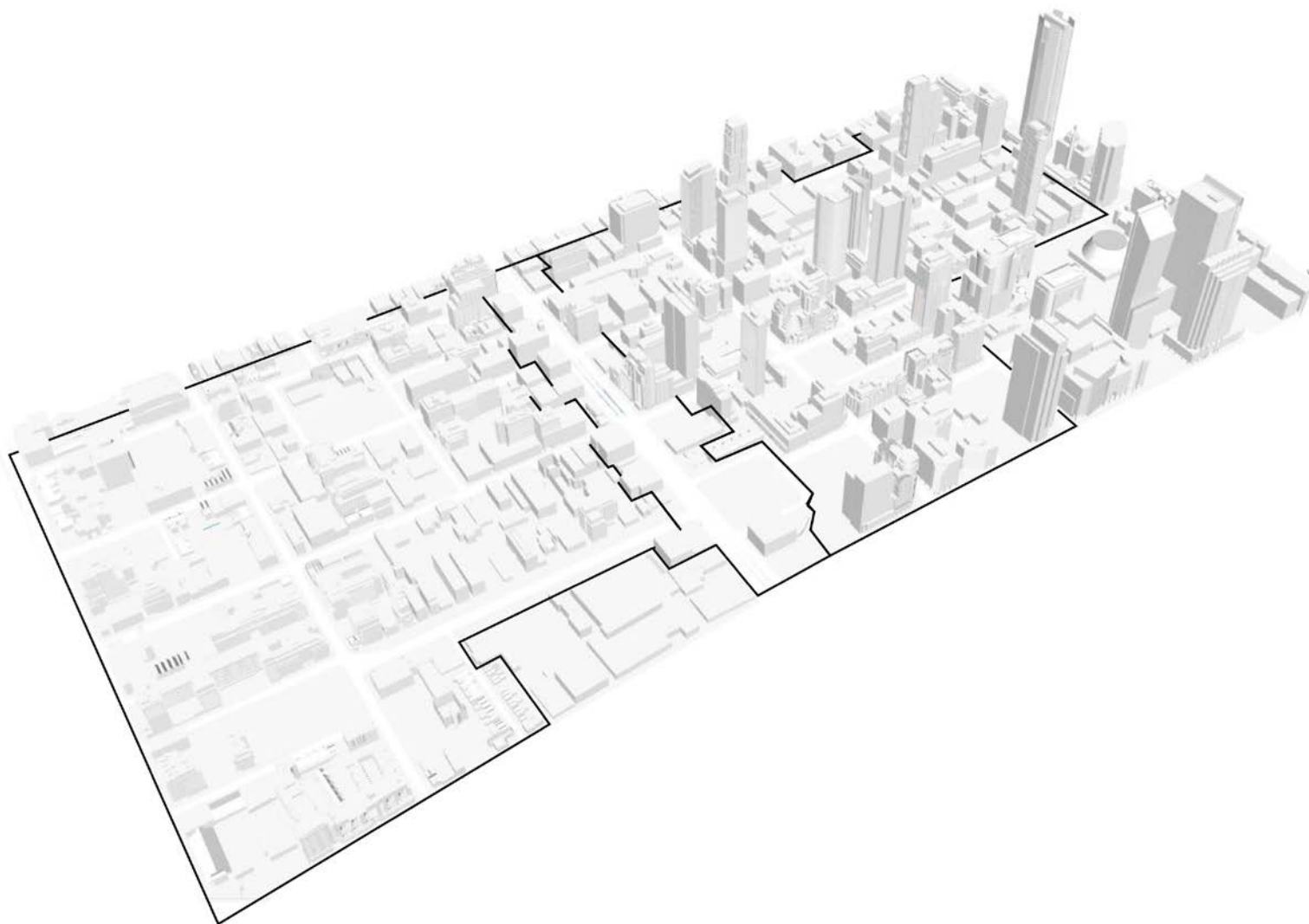
Source: Toronto Employment Survey, 2001, 2011 and 2016

Note: Note: Estimated number of employees based on a high and low range 20 - 23 m<sup>2</sup> per worker for office and 30 - 50 m<sup>2</sup> per worker for retail, institutional and other





# Existing Buildings



\*As of February, 2017



# Buildings Under Construction/Recently Completed

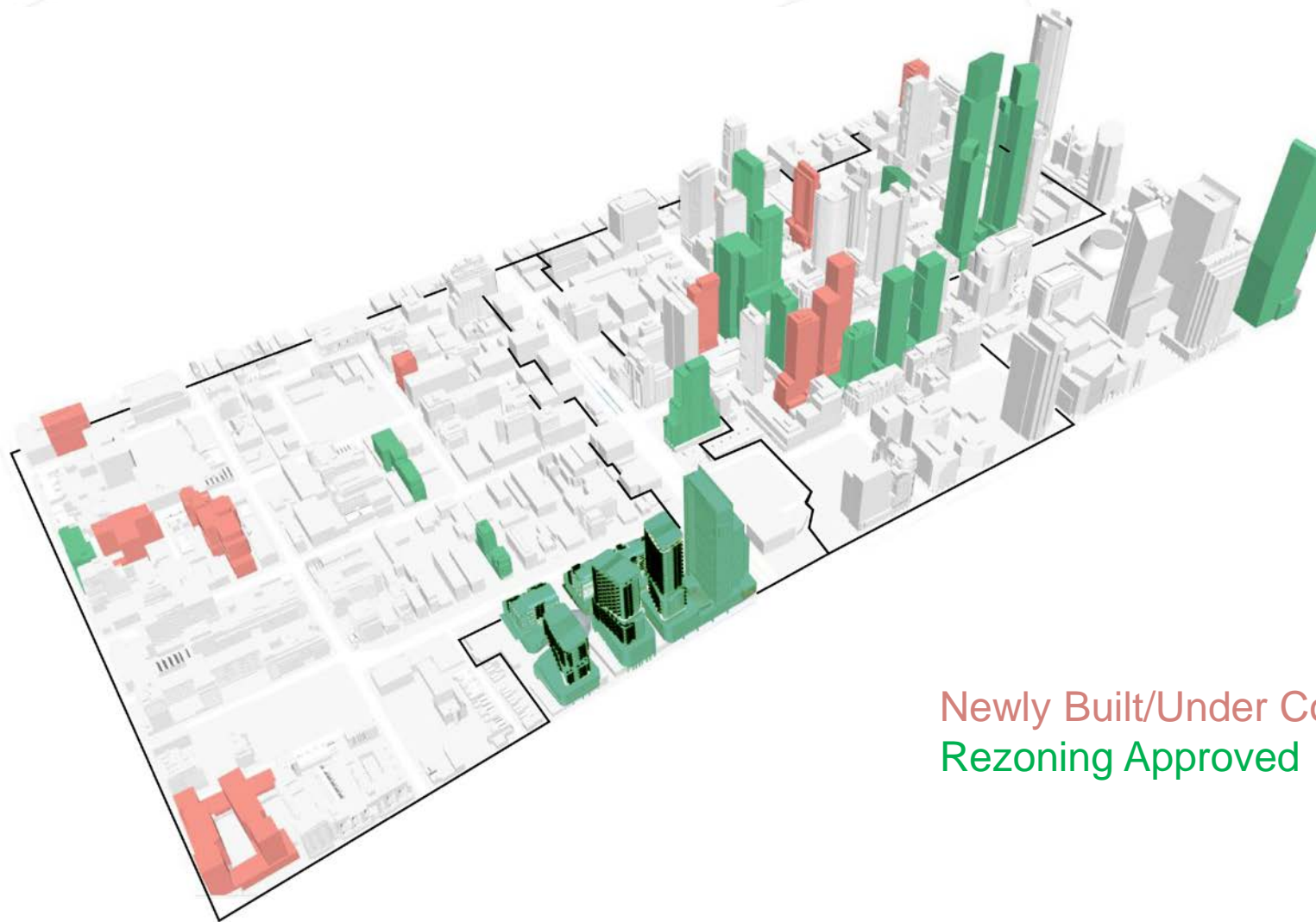


Newly Built/Under Construction

\*As of February, 2017



# Approved Rezoning Applications



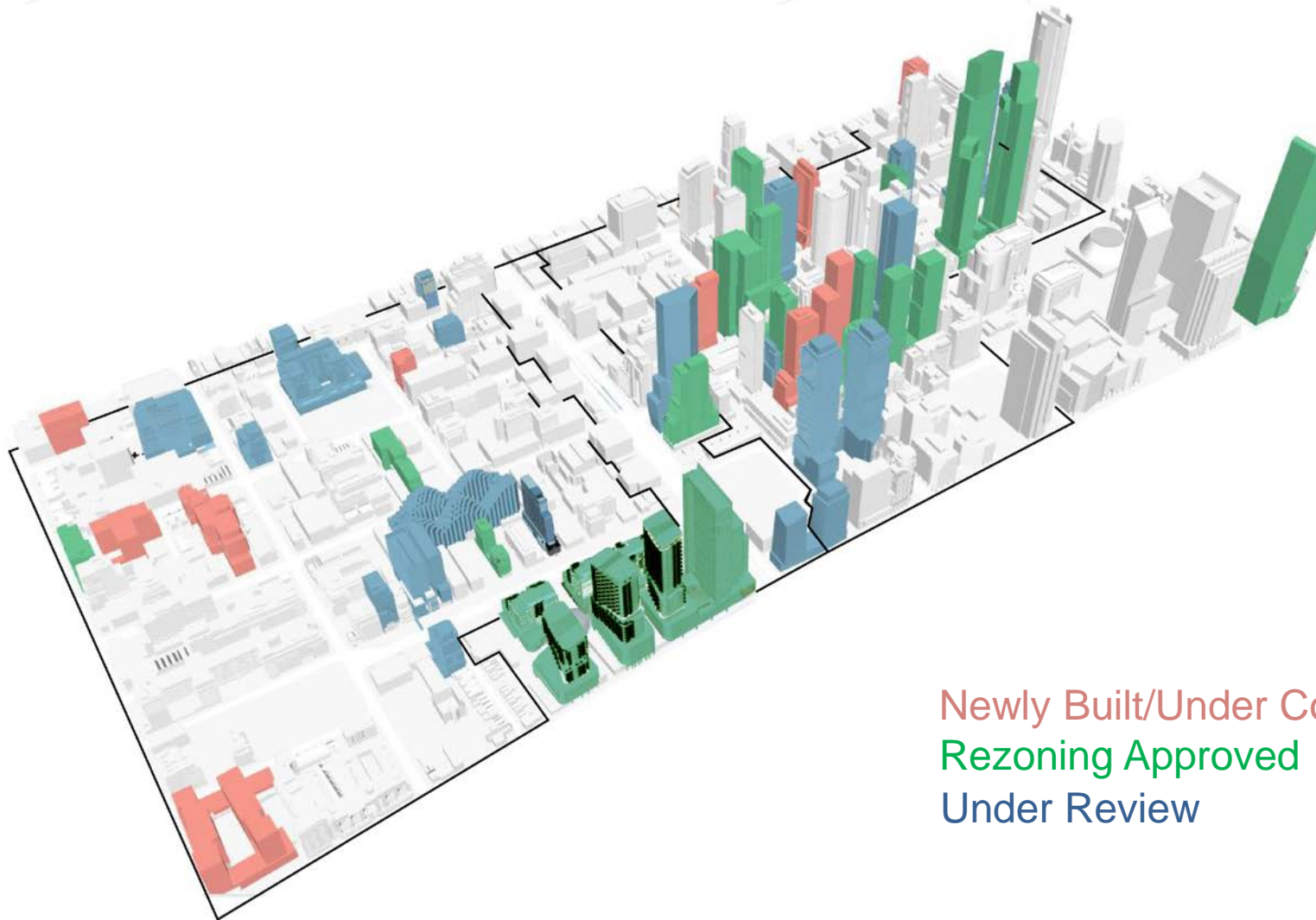
Newly Built/Under Construction  
Rezoning Approved

\*As of February, 2017





# Applications under Review by Staff



Newly Built/Under Construction  
Rezoning Approved  
Under Review

\*As of February, 2017



# Listening

- 2013-2017
  - 6 Community Consultation Meetings
  - 2 Update Reports
  - Stakeholder, BIA, Landowner meetings
  - Review of numerous development applications



# Hearing

The  
neighbourhood is  
at capacity

Improve subway  
capacity  
downtown

Decrease  
congestion

Protect  
employment uses

Density is too high  
and buildings are  
too tall

Protect cultural  
employment and  
uses

More community  
services

Improve livability

Protect heritage

Protect heritage

King streetcar is  
too slow

Buildings are too  
close together

More parks and  
open spaces  
needed





# What are the Challenges

- Not enough parks and community services and facilities
- Too many tall buildings too close together
- “Height creep” into the West Precinct
- Loss of heritage
- Lack of local retail
- Limited public realm (crowded sidewalks)
- Overcrowded transit
- Displacement of employment



# What we've done so far

- King-Spadina Principles Report
- Official Plan Amendment 199 – Improving Heritage Conservation
- King-Spadina Heritage Conservation District Study
- Official Plan Amendment 231 – Protecting Employment Uses
- TOCore
- King Street Pilot Study
- Official Plan Amendment 352 - Tall Buildings Tower Separation Distance



HOW WE GOT HERE

**DRAFT VISION**

DRAFT OBJECTIVES

DRAFT POLICIES

WHAT'S NEXT

YOUR TURN





# Vision

- Unique Mixed Use Area with residential growth balanced with an increase in growth in employment uses, including cultural employment
- Identity comes from its heritage character, which includes heritage properties but also historic views, parks and open spaces, the network of laneways and mid-block connections
- Retention of heritage character and adaptive reuse of heritage properties for office and cultural employment



# Vision

- New development/redevelopment will:
  - Contribute to King-Spadina's identity, providing sensitive infill development/redevelopment and investment which is contextually and historically sensitive;
  - Retain, contribute to and promote King-Spadina's role and function as an important area for employment uses within the city, particularly for office and cultural employment uses;
  - Conserve and complement the Area's heritage resources and its context;
  - Maintain and improve the liveability of the Area;
  - Provide community infrastructure, parks, and other municipal services in proportion to growth; and
  - Create an expanded, enhanced and high quality public realm.



HOW WE GOT HERE

DRAFT VISION

**DRAFT OBJECTIVES**

DRAFT POLICIES

WHAT'S NEXT

YOUR TURN





# Objective #1- Economics & Employment

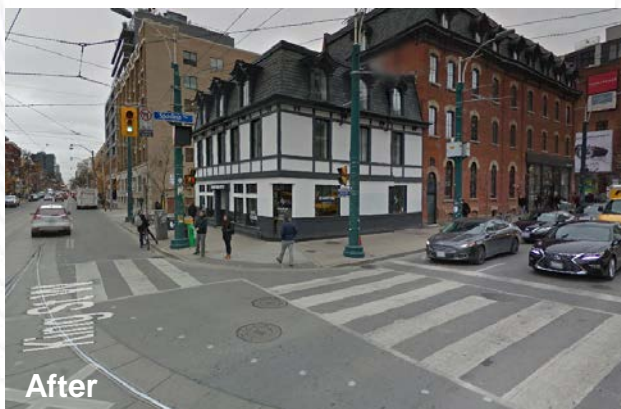
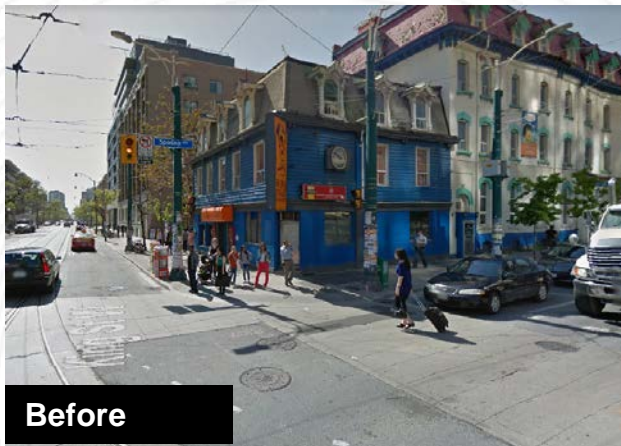
- Strengthen and maintain the Area's important **economic role** as a location for **jobs** and **employment uses**.





# Objective #2 – Heritage Conservation

- **Conserve heritage properties and the heritage character of the Secondary Plan Area.**







# Objective #3 – Improving Amenity & Livability

- **Increase amenity** to serve the needs of people who work in, live in or visit the area, and **increase the livability** for residents in the Area.





HOW WE GOT HERE

DRAFT VISION

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**DRAFT POLICIES**

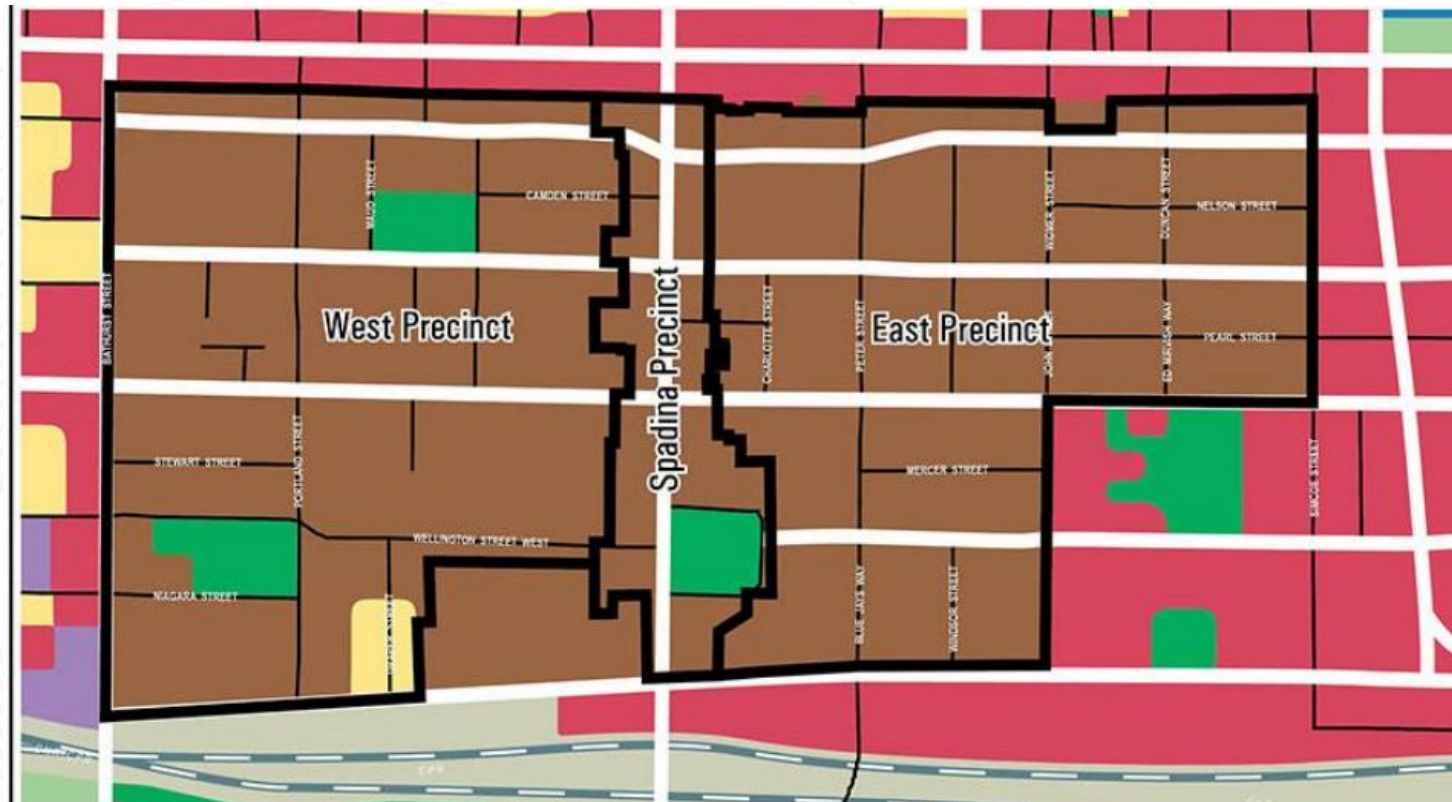
WHAT'S NEXT

YOUR TURN





# Existing Land Use



## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

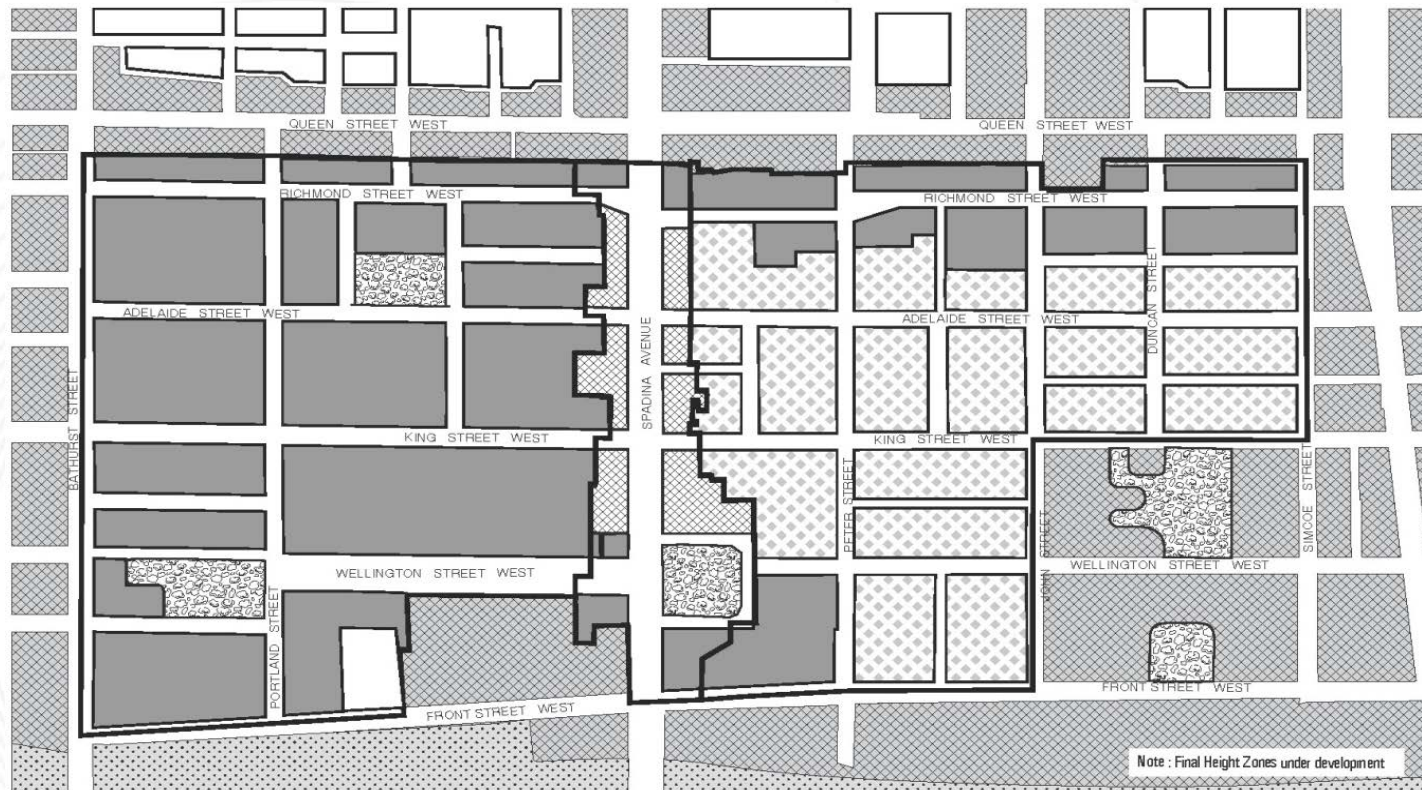
## Parks and Open Space Areas

- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)

- Institutional Areas
- Regeneration Areas
- Employment Areas

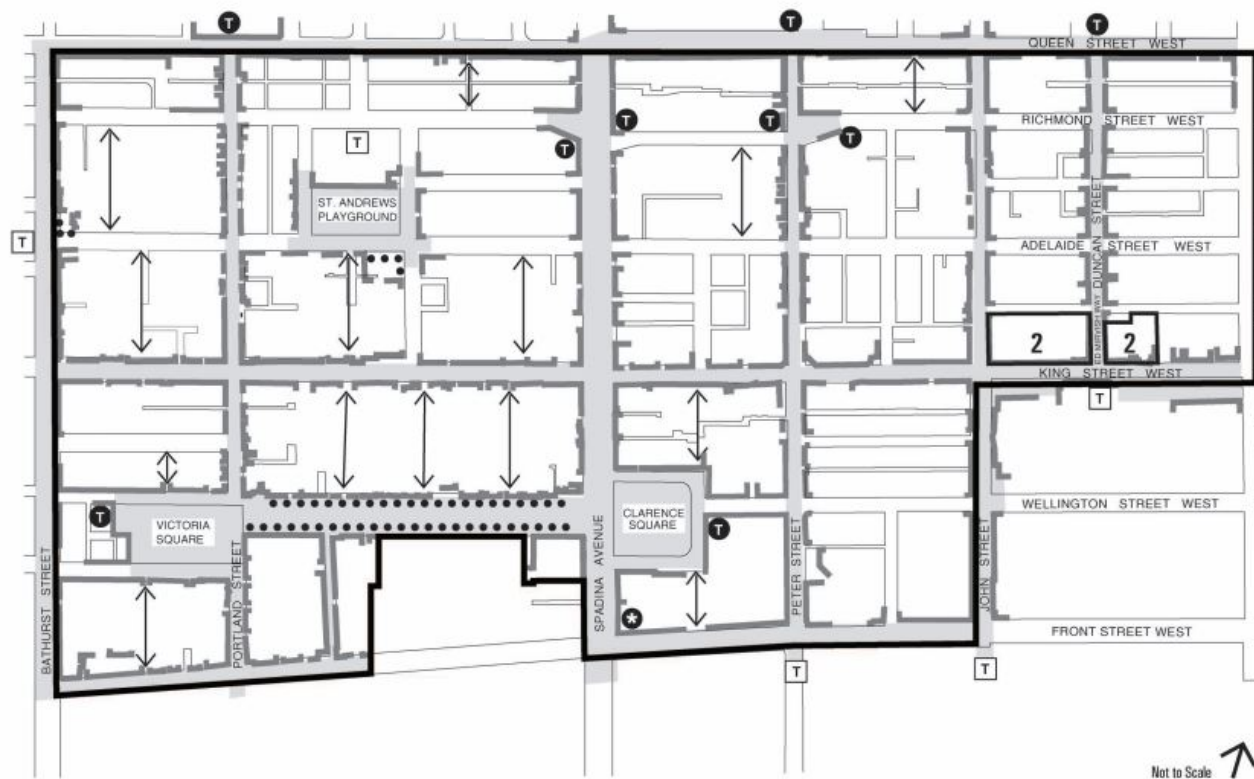


# Draft Land Use Map





# Existing Public Realm Plan

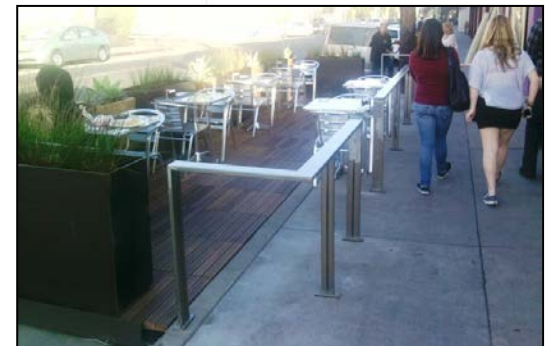






# Public Realm

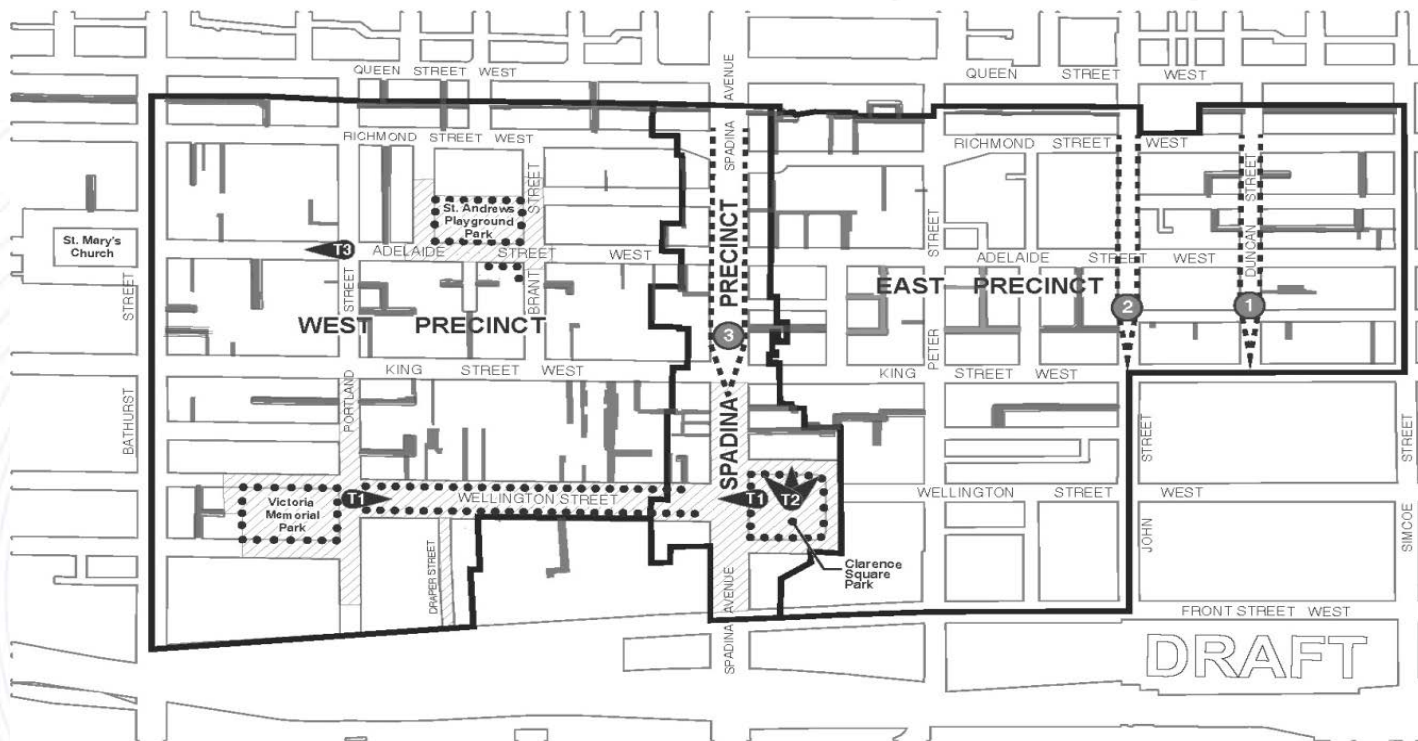
- Development will contribute to **enhancing, improving and expanding the public realm**
- Development in the King-Spadina Area will be oriented and designed to **protect and where possible enhance historic views and vistas**
- Streets will be improved in accordance with the coordinated approach to **streetscape improvements** identified in the King-Spadina Public Realm Strategy and Urban Design Guidelines.







# Draft Public Realm Plan



- Secondary Plan Boundary
- Historic Public Realm
- Historic Landscape Edge
- Historic Laneways

## HISTORIC VIEWS

- T1** View between Clarence Square and Victoria Memorial Park along Wellington.
- T2** View to row of houses at 5-16 Clarence Square from centre of Clarence Square
- T3** View to St. Mary's Church from the northwest & southwest corners of Adelaide Street West & Portland Street

## HISTORIC VISTAS

- 1** Duncan St and King St W to Richmond St. W
- 2** Spadina Ave and King St W to Richmond St. W
- 3** John St and Pearl St to Richmond St. W

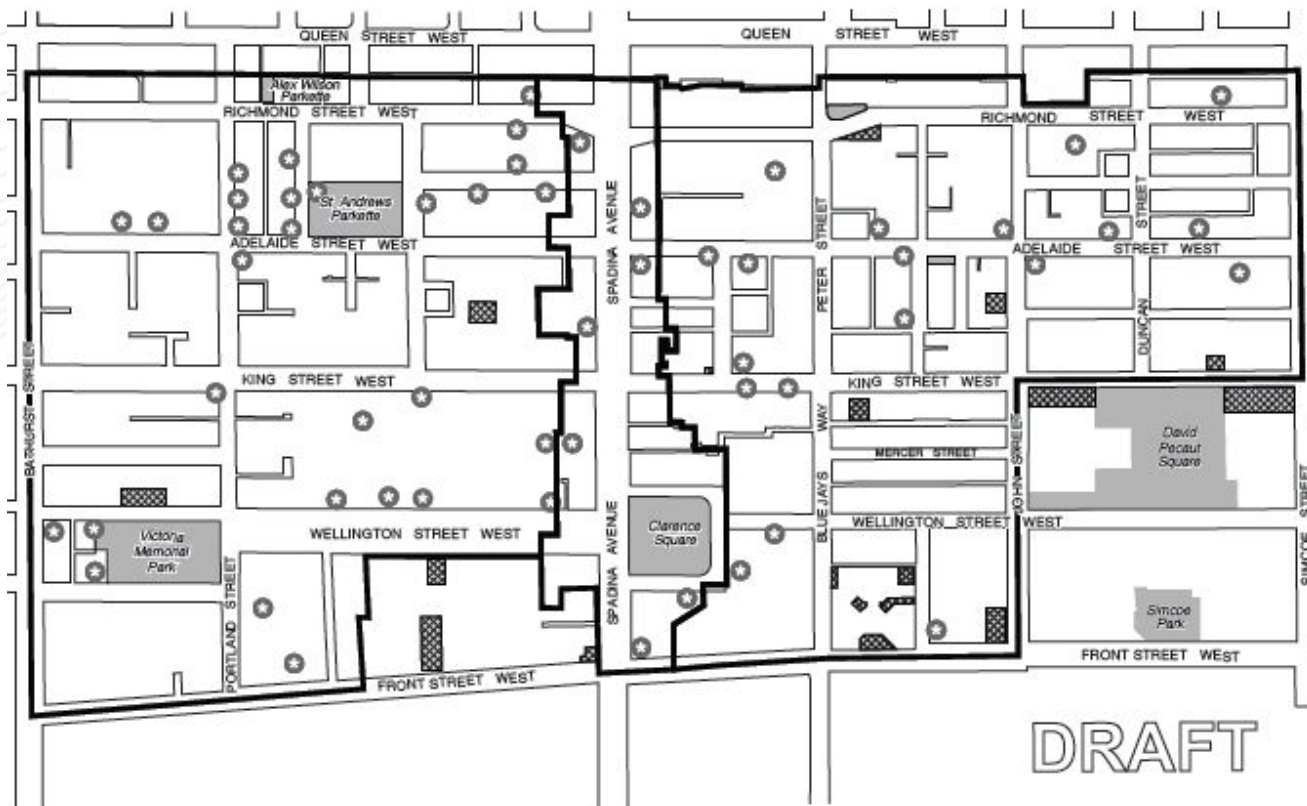


# Public Realm

- The existing network of **laneways and mid-block connections**, whether public or private, will be **conserved, extended and improved**.
- Council may consider the **exchange** of City-owned **laneways and mid-block connections** for other nearby land of equivalent or larger area and comparable or superior utility.
- **Additional land may be required** as part of new development to create new and/or to **widen existing mid-block connections and laneways**.
- Where there are laneways, new development will ensure that **street frontages remain free of parking and loading requirements**.



# Draft Public Realm Plan





# Public Realm

- **Parkland priorities** include but are not limited to dedications, acquisitions, and parkland improvements that:
  - **Locate new parkland to serve the East Precinct**, with a priority location in the northeast portion of the East Precinct;
  - Create **additional parkland** in the **West Precinct**; and
  - **Expand existing parks**.
- Development will **not cast new net shadows on St. Andrew's Playground, Clarence Square and Victoria Memorial Square**.
- For **all other parks** in the King-Spadina Area, development will be located and designed to ensure that **no new net shadow** is cast on existing parks between the **Spring and Fall equinoxes** between the hours of **10:00 a.m. and 4:00 p.m.**





# Community Infrastructure

- The **retention or re-use of existing schools** or other public buildings or lands located within the Secondary Plan area will be considered by Council to be **priority sites for Community Services and Facilities** including but not limited to **Brant Street School**.
- **Partnerships** between developers, community-based organizations, school boards and the City **will be encouraged** to achieve the provision of necessary community services and facilities .
- TOCore provides policies for community infrastructure that will be applied to King-Spadina







# Built Form

- Policy Structure
  - General Built Form Policies
  - Precinct Built Form Policies
  - Areas of Special Identity





# Built Form – General Policies

- New buildings will be sited and massed to provide adequate privacy and access to natural light
- New buildings will be sited and massed to minimize negative impacts on the public realm and neighbouring properties
- New development will achieve a compatible relationship with its existing and planned built form context





# Built Form – General Policies

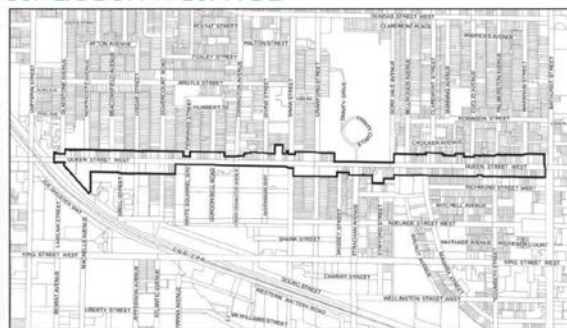
- New development will step back a minimum of 5 metres above the height of the streetwall or base building from all elevations facing a public street.
- Development on sites that include or are adjacent to heritage properties will include base buildings that respect and reinforce the streetwall height, articulation, proportion, materiality and alignment established by the historic context.
- Base building and streetwall heights will have a height that does not exceed the streetwall height of adjacent heritage buildings or a maximum streetwall and base building height equivalent to 80% of the width of the adjacent Right-of- Way generally whichever is the lesser.




# Built Form – General Policies

- New development will achieve an appropriate transition in scale by:
  - Respecting and fitting in to its surroundings
  - Transitioning downwards in scale towards Queen Street West in accordance with the Queen Street West Heritage Conservation District.
  - New development will not add any new net shadow on the north sidewalk of Queen Street West in accordance with Queen Street West Heritage Conservation District.

West Queen West HCD



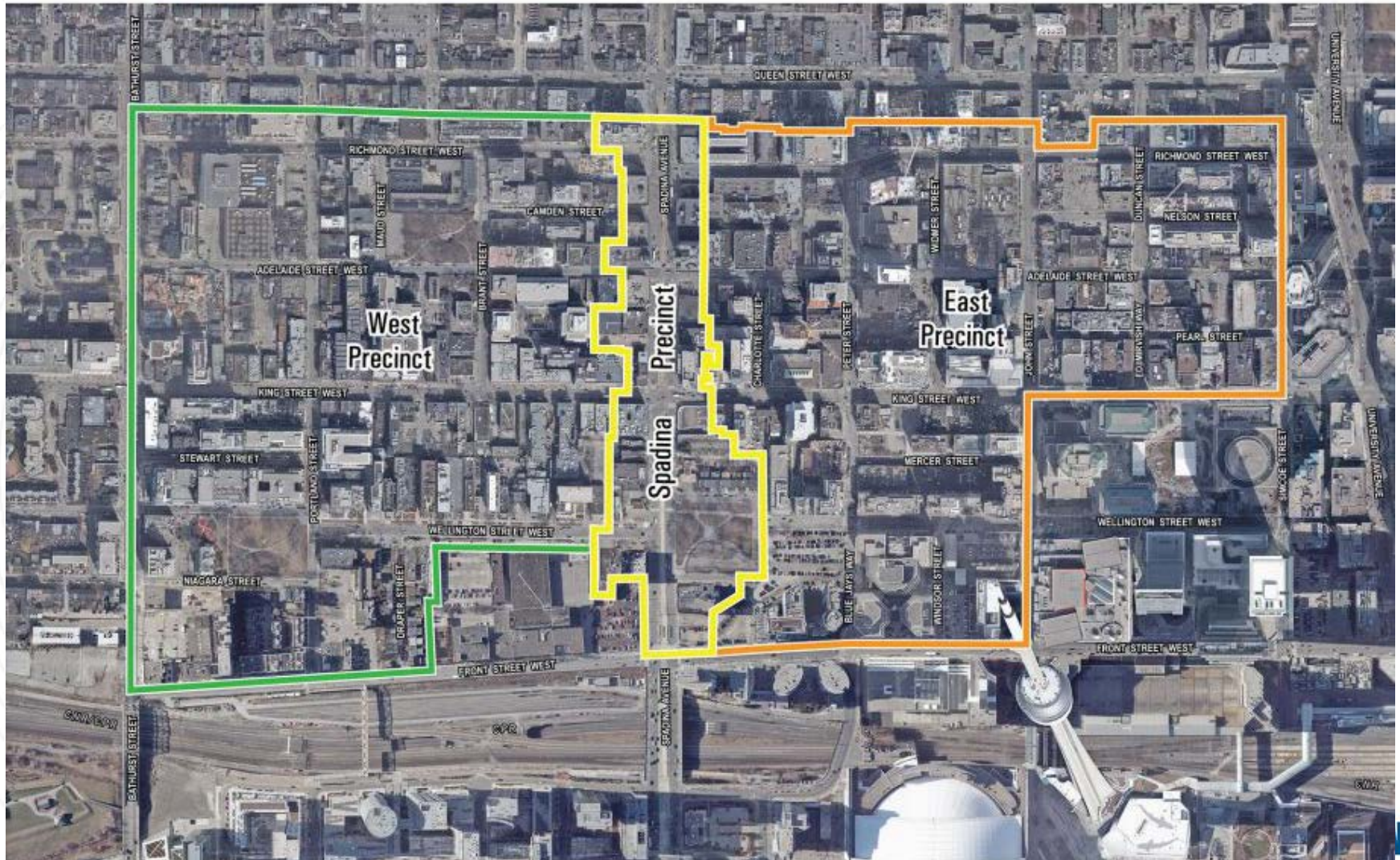
 **Toronto**  
Proposed Boundary

Proposed West Queen West  
Heritage Conservation District





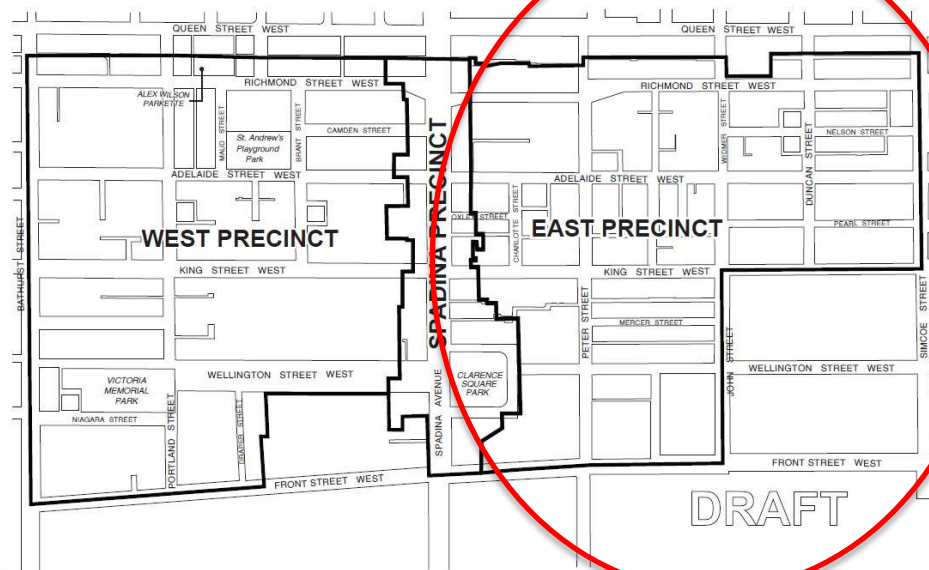
# Built Form – Precinct Policies





# Built Form – East Precinct

- New development/redevelopment will include a **diverse range of buildings typologies, including tall buildings**, with height, scale and massing dependent on the site characteristics.





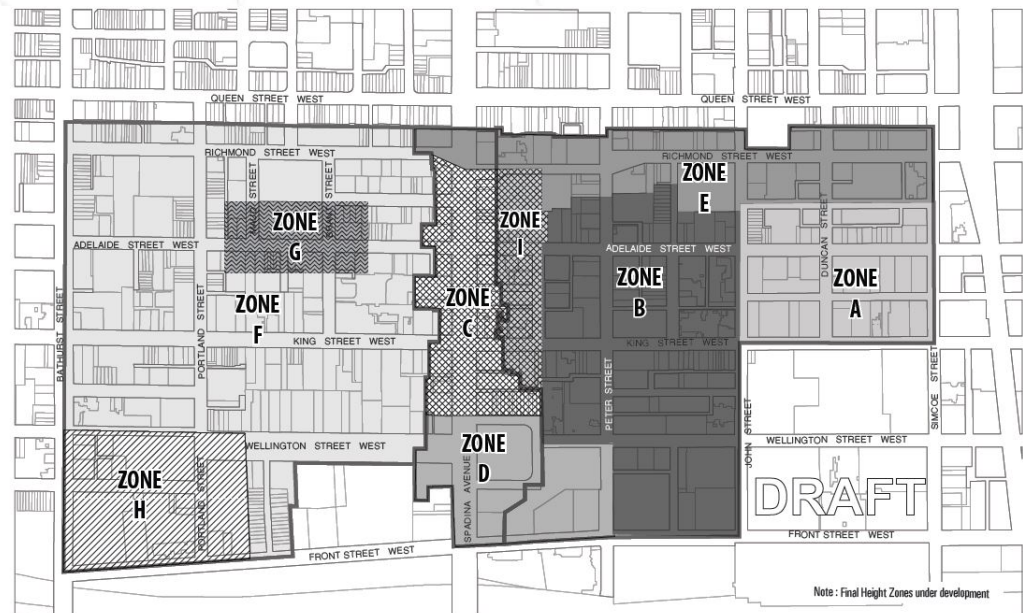


- Where sites are able to provide the necessary setbacks, stepbacks, and separation distance to accommodate a tall building, where a tall building would otherwise be appropriate, development will:

-**Transition downwards** in scale and height from the eastern boundary to the western boundary of the East Precinct;

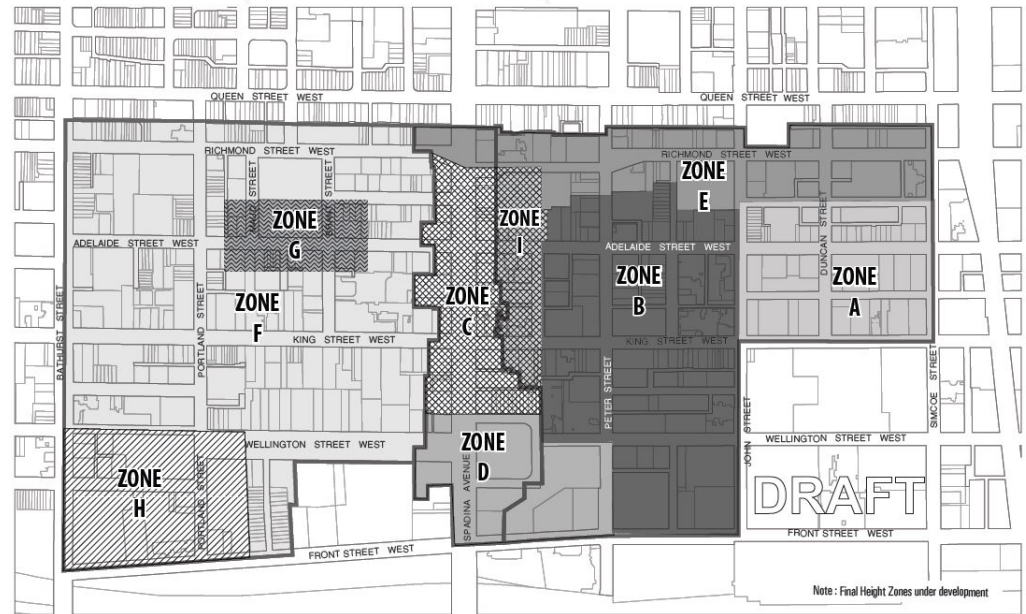
-There will be a **discernible step down** in the height between Zone A and Zone B;

- There will be a **discernible step down** in the height between Zone B and Zone I and development in Zone I will minimize shadow on the west sidewalk on Spadina Avenue;





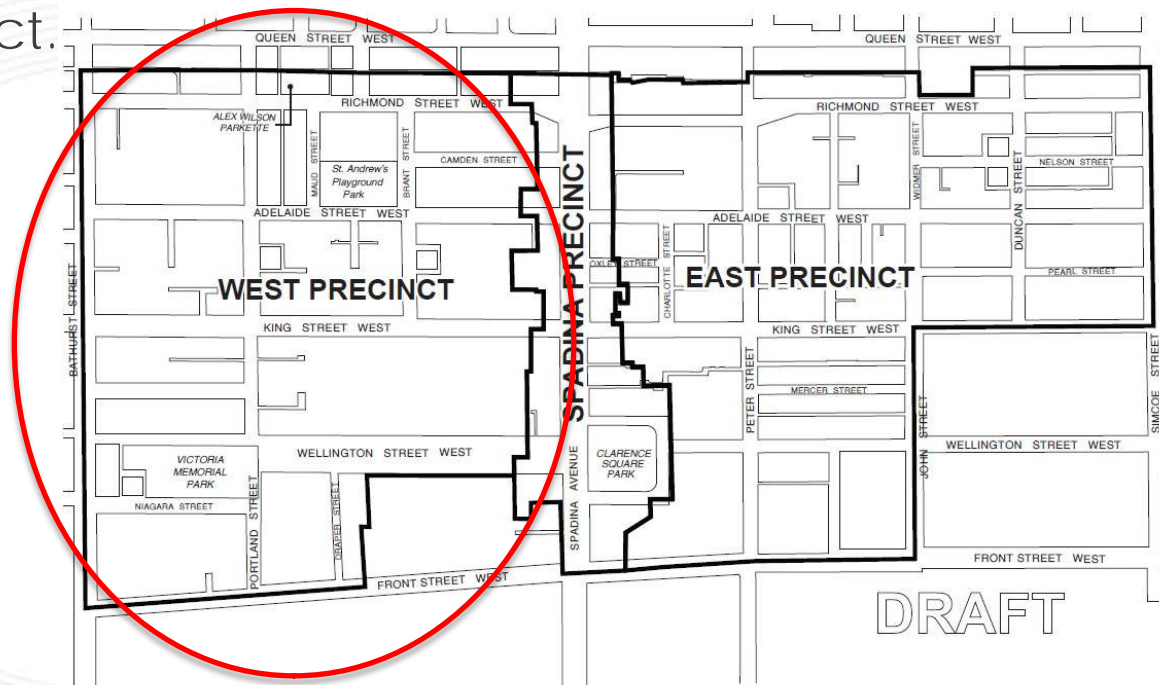
- In Zone D, development will **transition downwards** in scale to **Clarence Square**
- In Zone E, development will fit within a **45 degree angular plane** taken from the northern limit of **Queen Street West**. Development will ensure there is **no new net shadow** on the north sidewalk of Queen Street West. The angular plane will not extend beyond the boundary of Zone E.





# Built Form – West Precinct

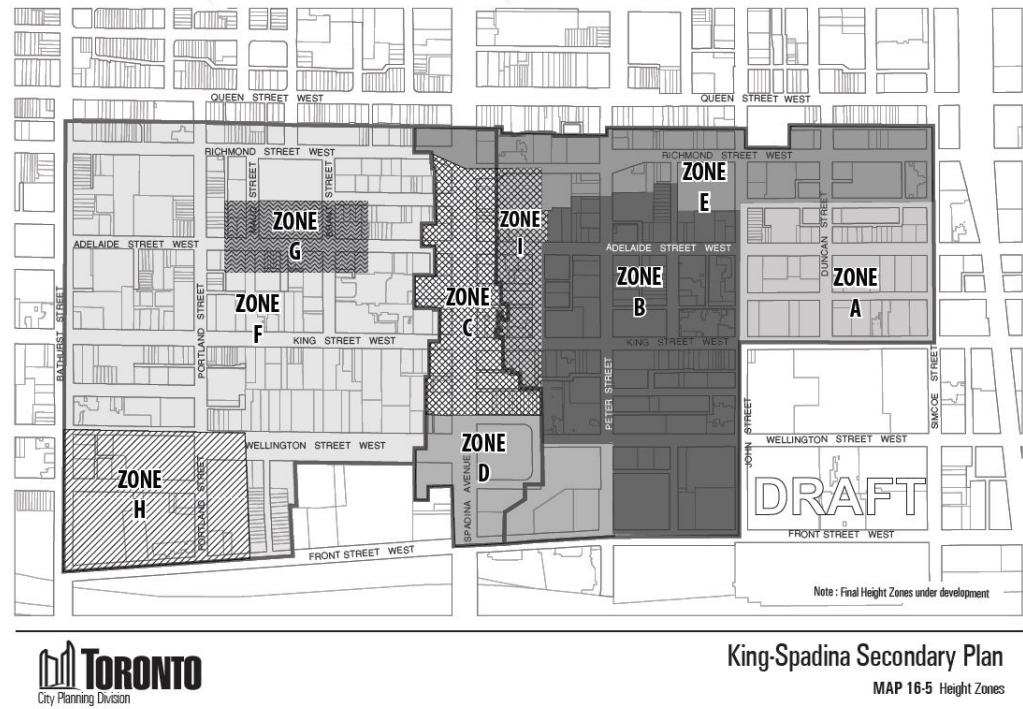
- The scale of development in the West Precinct will be **generally mid-rise in character** and will be of a significantly **lower scale** than the general scale of development in the East Precinct.







- Maximum heights in Height Transition Zones F, G and H as identified in Map 16-5 **will not exceed 45 metres** including all mechanical elements. In addition:
  - In Zone G and Zone H heights will **transition down** towards the **St Andrew's Playground** and **Victoria Memorial**. No new net shadows beyond the existing shadows will be permitted on these parks.
  - Development is permitted to have **minimum setbacks** to the property line for portions of the building above the podium of **5.5 metres** for all elevations that do not face a public street. Where the development is adjacent to a public lane, the 5.5 metre setback will be measured from the centerline of the public lane.



Secondary Plan Boundary

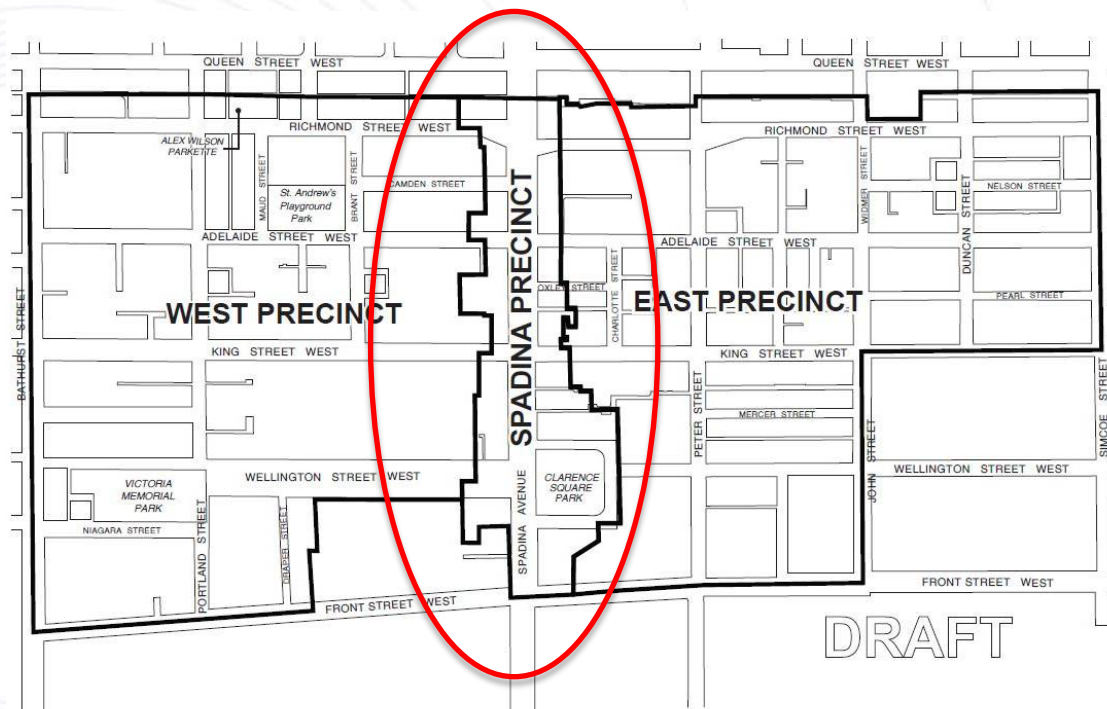
King-Spadina Secondary Plan  
MAP 16-5 Height Zones





# Built Form – Spadina Precinct

- New development in the Spadina Precinct will be **mid-rise** and **low-rise** in scale and **will not exceed a height of 40 metres**.

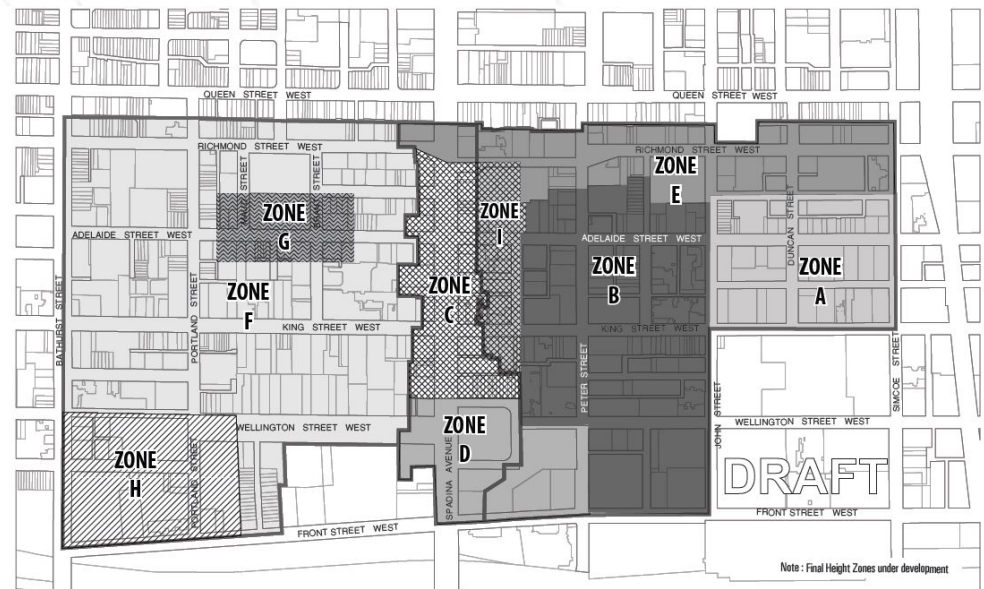




- Development in Zone C, D and E, as identified on Map 16-5, in the Spadina Precinct will fit within a **45-degree angular plane** measured from the grade of the front property line on the opposite side of Spadina Avenue up to the maximum height of 40 metres. The 45-degree angular plane will not extend beyond the Spadina Avenue Precinct. In addition:

- In Zone E, development will fit within a **45 degree angular plane** taken from the northern limit of Queen Street West. Development will ensure there is no new net shadow on the north sidewalk of Queen Street West. The angular plane will not extend beyond the boundary of Zone E.

-In Zone D, new development will **transition downwards in scale** towards **Clarence Square**.





# Areas of Special Identity

- The following Areas of Special Identity are sub-areas within each precinct that provide additional requirements for new development to ensure new development contributes to the unique character of each of these Areas. In the event of a conflict between the policies for an Area of Special Identity and the other policies within this Plan, the policies for the Area of Special Identity will prevail.



# St. Andrew's Playground

- New development will respect the integrity and the potential for increased use of the park.
- Development will transition downwards in height towards St. Andrew's Playground.







# Wellington Place

- The area known as Wellington Place and defined by Victoria Memorial Square, Clarence Square, and the public realm of Wellington Street West connecting these two historic parks as shown on, is a significant heritage resource that will be maintained, conserved and enhanced.





# Wellington Place

- Development and enhancements to the public realm of Wellington Place will be informed by and reinforce the original intentions of the plan for Wellington Place, including but not limited to:
  - Respect the scale and pattern of the heritage built form of Wellington Place. The scale and pattern of the heritage built form on Wellington Street West and on the streets surrounding the two historic parks frame and give three-dimensional integrity to the two parks and to the public realm on Wellington Street.
  - Reinstall the formal, tree-lined boulevards on Wellington Street West.
  - Opportunities for Wellington Street West to be a “green street” by making efficient use of stormwater and wastewater in the maintenance of the trees and landscaping will be pursued.
  - Development facing Clarence Square will maintain a primary orientation towards the park.



# Duncan Street

- Development will stepback a minimum of 10 metres above the streetwall or base building for all elevations fronting Duncan Street.







# Draper Street

- Development on Draper Street will continue to be guided by the Neighbourhoods policies in Section 4.1 of the Official Plan.
- Development surrounding the Draper Street Area of Special Identity will transition downwards toward the Draper Street Area of Special Identity.



Source: [https://media.tumblr.com/a2d63034c141715acc1ebca84ea64952/tumblr\\_inline\\_oa1vymIXS11r00w3x\\_1280.jpg](https://media.tumblr.com/a2d63034c141715acc1ebca84ea64952/tumblr_inline_oa1vymIXS11r00w3x_1280.jpg)





# Spadina, Peter, Adelaide Richmond (SPAR Block)

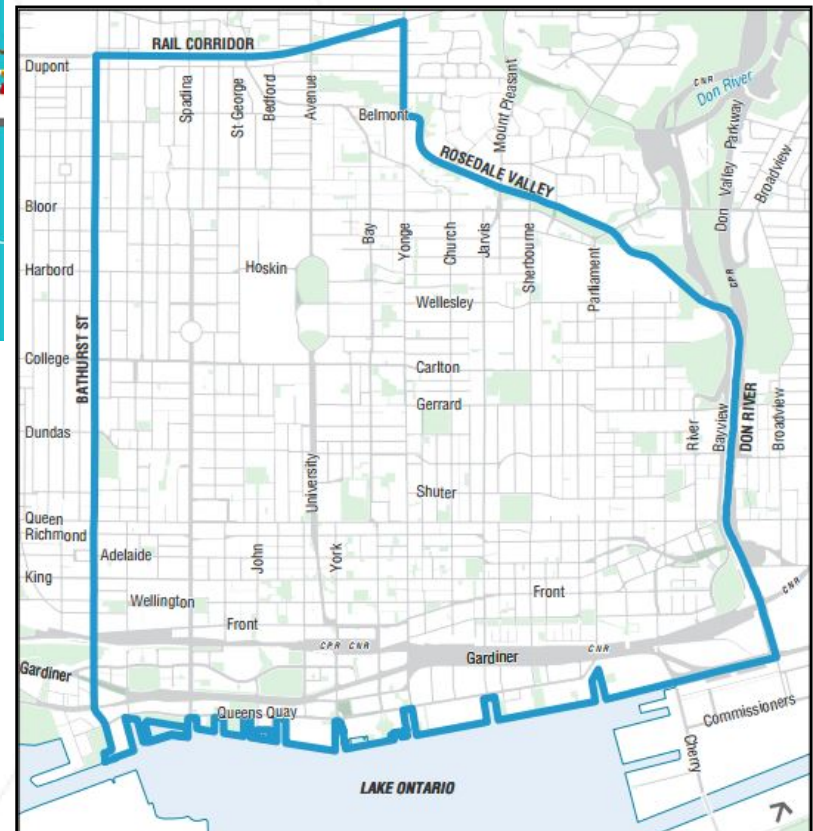
- New development on this block will contribute to a public open space in the middle of the block
- Pedestrian connections within the block will be enhanced
- The function of the block as a cultural hub will be protected



Source: <http://www.metronews.ca/content/dam/thestar/uploads/2017/1/31/401-richmond.jpg>



# TOCore





HOW WE GOT HERE

DRAFT VISION

DRAFT OBJECTIVES

DRAFT POLICIES

WHAT'S NEXT

YOUR TURN





# Next Steps

**November 14, 2017: Final Secondary Plan to Toronto and East York  
Community Council**

**December 6, 2017: Final Secondary Plan to City Council**



# Contact Us



**Lynda Macdonald, Acting Director**

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Toronto, ON , M5H 2N2



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**Councillor Cressy, Ward Councillor**

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Toronto, ON, M5H 2N2



**416-392-4044**



**@ joe.cressy**

**Thank You for Attending!**

Please remember to fill out a  
Community Meeting Comment Sheet



HOW WE GOT HERE

WHERE ARE WE NOW

WHAT WE HEARD

PRELIMINARY OBJECTIVES & POLICIES

WHAT'S NEXT

**YOUR TURN**





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**416-392-7618**



**@ CityPlanTO**

**Thank You for Attending!**



**Councillor Cressy, Ward Councillor**

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