

# DIVERSITY OF HOUSING



## POLICIES

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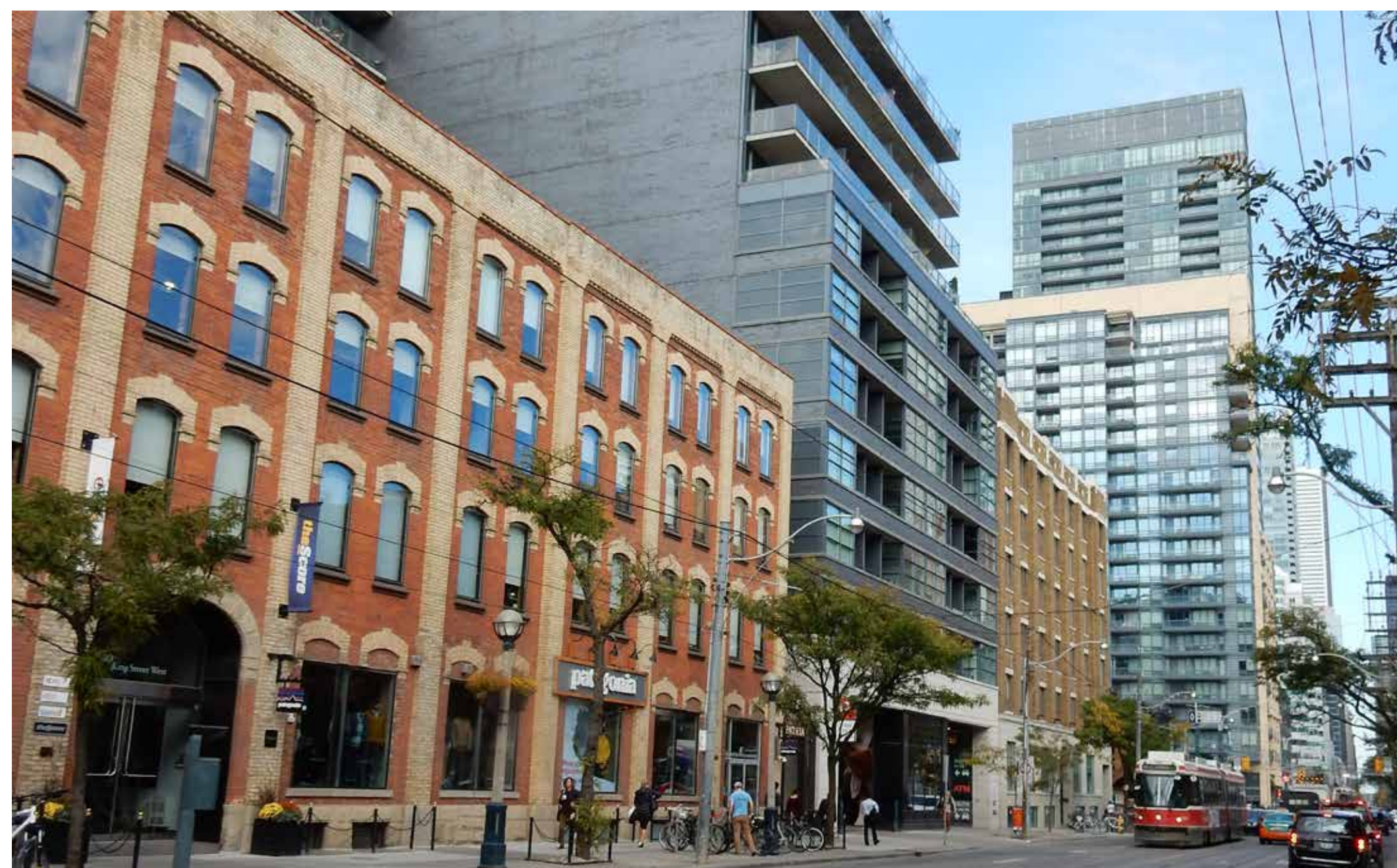
To achieve a balanced mix of unit types and sizes, development containing more than 80 new residential units will include:

- a minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more; and
- a minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; and
- an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units.

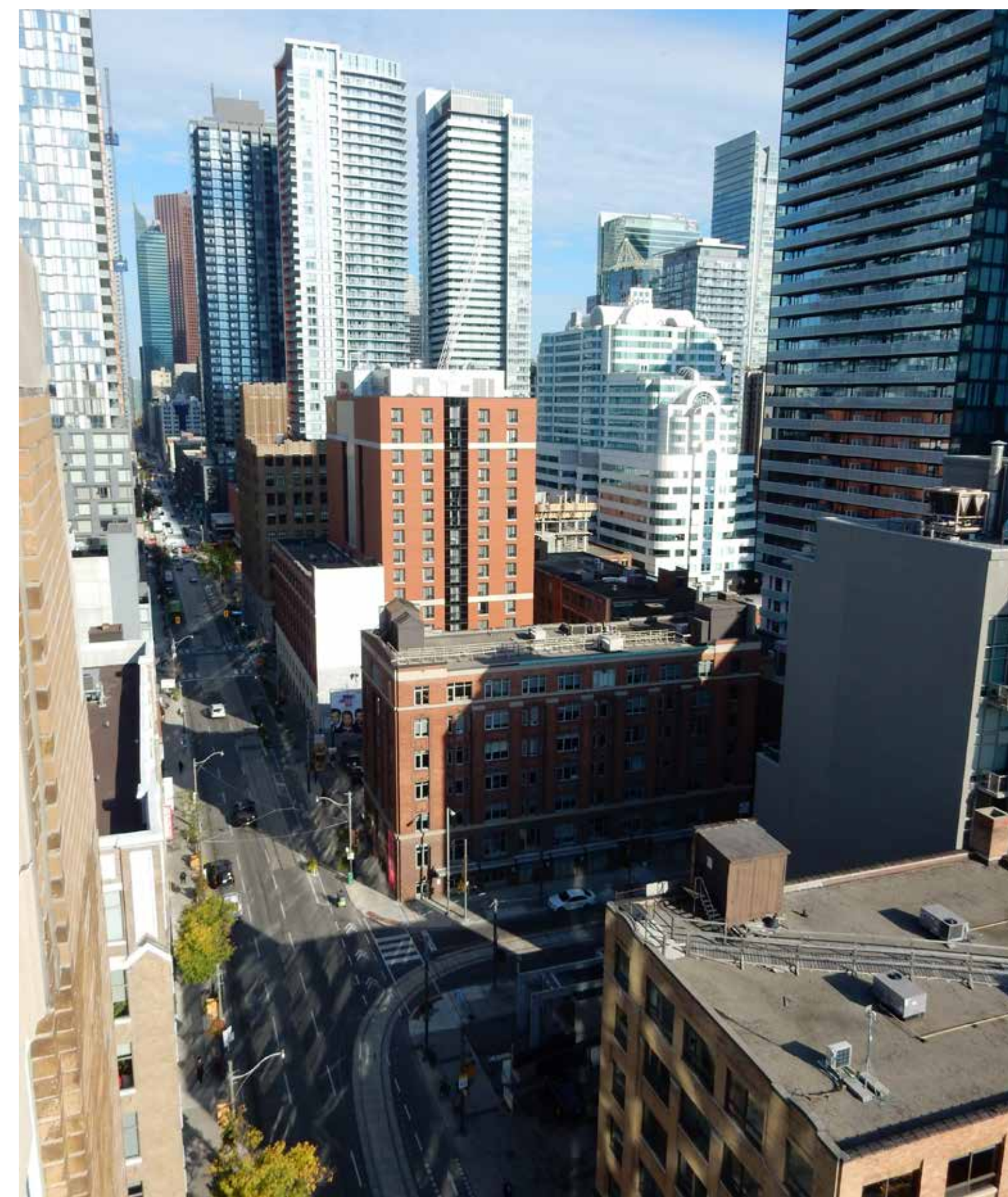
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Residential units will include where appropriate: storage space; operable windows; bedrooms that contain closets and an operable window on an exterior wall; and balconies or terraces.

## HAVE YOUR SAY



Integrating new housing on King Street



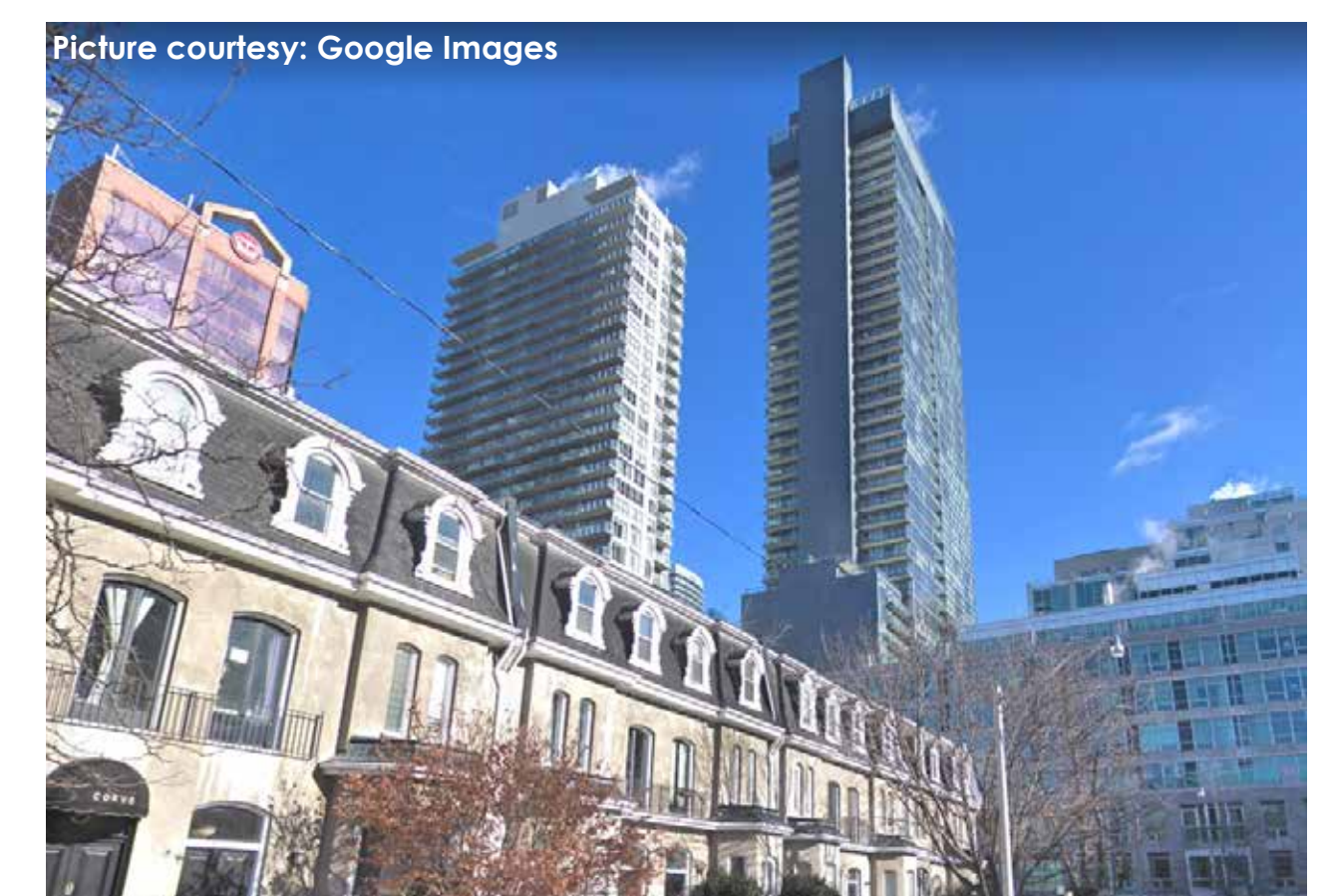
Diversity of Housing forms



High-rise housing at Richmond and John



Mix of housing types at Portland and Wellington



Picture courtesy: Google Images

Low-rise housing at Clarence Square



# CELEBRATING CULTURE



## POLICIES

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King-Spadina is a cultural precinct where the following will be encouraged :

- the clustering of creative industries and culture sector economic activities, jobs and cultural spaces;
- building attributes that support the spatial requirements of creative industries and the culture sector and allow for flexible use of the spaces; and
- the participation of the arts and design community in local *public realm* improvements

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Front Street and John Streets are Cultural Corridors.

- Development on these streets will be encouraged to provide non-residential gross floor area for cultural spaces that support and strengthen the culture sector and creative artistic activity.
- The *public realm* on these streets will be designed to create a coherent visual identity including public art and interpretive resources.
- The *public realm* within and around the intersection of John Street and King Street will include elements that address the cultural importance of the intersection.

KS

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To ensure that live music venues can continue to function without noise-related impact on new residential development:

- new live music venues located within *Mixed Use Areas 1*, *Mixed Use Areas 2*, and *Mixed Use Areas 3* will be designed and constructed to minimize noise from the premises and provide acoustic attenuation measures that would protect residential uses; and
- new mixed-use developments located within *Mixed Use Areas 1*, *Mixed Use Areas 2*, and *Mixed Use Areas 3* will be designed and constructed to include acoustic attenuation measures on-site, or within the building design, to mitigate noise levels from adjacent indoor live music venues and from outdoor live music venues.

## HAVE YOUR SAY

# ENERGY AND RESILIENCE



## POLICIES

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Development and streetscape improvements will integrate stormwater capture, trees and other plantings, where appropriate, informed by design guidelines developed and applied by the City.

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To improve resilience to area-wide power outages, residential development will be encouraged to provide back-up power beyond Ontario Building Code requirements, informed by guidelines developed and applied by the City.

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To decrease Green House Gas emissions, development will be encouraged to:

- incorporate recovery of low-carbon energy from infrastructure sources such as sewers and transit power stations to reduce emissions;
- develop or incorporate a connection to an existing or planned thermal energy network;
- integrate on-site electricity production to reduce electricity demand;
- limit the loss of embodied energy contained within existing building stock; and
- target near-zero emissions

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Water, wastewater and stormwater management infrastructure will be maintained and developed by keeping infrastructure in a state of good repair and providing required new infrastructure concurrent with growth.

## HAVE YOUR SAY



# AREAS OF SPECIAL IDENTITY



## POLICIES

### St. Andrew’s Playground

- KS** New development will respect the integrity and the potential for increased use of the park.
- KS** Development will transition downwards in height towards St. Andrew's Playground.
- KS** New buildings surrounding St. Andrew’s Playground will be oriented to the open space, with entrances fronting onto the streets abutting the open space. Street-related uses will be located at the ground floor of non-residential buildings.
- KS** Vehicular access for servicing and parking will not be located in the building facades facing the park, and servicing areas will not be visible from or adjacent to the park.
- KS** On streets around St. Andrew’s Playground, a combination of pedestrian-scale lighting, street trees and decorative paving to City standards will be provided.

### HAVE YOUR SAY

### Duncan Street

- KS** Development will step back a minimum of 10 metres above the streetwall or base building for all elevations facing Duncan Street.
- KS** The *public realm* on Duncan Street will be enhanced and focused on pedestrian amenities including wide sidewalks, tree planting, generous building setbacks and elements that animate the streetscape.
- KS** The *public realm* enhancements on Duncan Street will be coordinated with the new pedestrian-focused space on Ed Mirvish Way, north of King Street West.

## POLICIES

### Wellington Place

- KS

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 Map 16-4A Public Realm, is a significant heritage resource that will be maintained, conserved and enhanced.
- KS

Wellington Place comprises a unique civic composition that reflects the early 19th century plan for this area. 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.
- KS

Development will 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.
- KS

Development will step back a minimum of 10 metres above the streetwall or base building for all elevations fronting Wellington Street.
- KS

The formal, tree-lined boulevards on Wellington Street West will be re-instated and protected.
- KS

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.
- KS

Development facing Clarence Square will maintain a primary orientation towards the park.
- KS

In the course of new development on the north side of Wellington Street, a new, mid-block, publicly accessible pedestrian walkway will be created connecting Wellington Street to King Street.
- KS

Service access will be taken from Wellington Street, with vehicles travelling through the spaces between buildings to the backs of the properties. Shared service access will be encouraged wherever possible.

### HAVE YOUR SAY



# AREAS OF SPECIAL IDENTITY



## POLICIES

### Draper Street

- KS** Infill development on the street will respect the massing, height, setbacks and character of the existing houses.
- KS** Development surrounding the Draper Street Area of Special Identity will transition downwards toward the Draper Street Area of Special Identity.
- KS** New building setbacks will match the prevailing residential setbacks on the street.
- KS** Infill development will respect the pattern of private front yards and back yards characteristic of this residential street.

## HAVE YOUR SAY

### Block surrounded by Spadina Avenue, Peter Street, Adelaide Street West and Richmond Street West

- KS** Development on this block will contribute to a public open space in the middle of the block.
- KS** Pedestrian connections within and through the block will be enhanced.
- KS** The function of the block as a cultural hub will be protected.

# OTHER SECTIONS OF THE PLAN



- **How to Read this Plan**
- **Vision and Objectives** – Includes the overarching long-term vision for the area.
- **Directing Growth** – Growth is targeted to Mixed Use Areas.
- **Infrastructure to Achieve Complete Communities** – Requirement for a Complete Community Assessment.
- **Monitoring, Implementation and Development Approvals**
- **Definitions**
- **Site and Area Specific Policies**



Please contact us with questions or to provide comments. We look forward to hearing from you.

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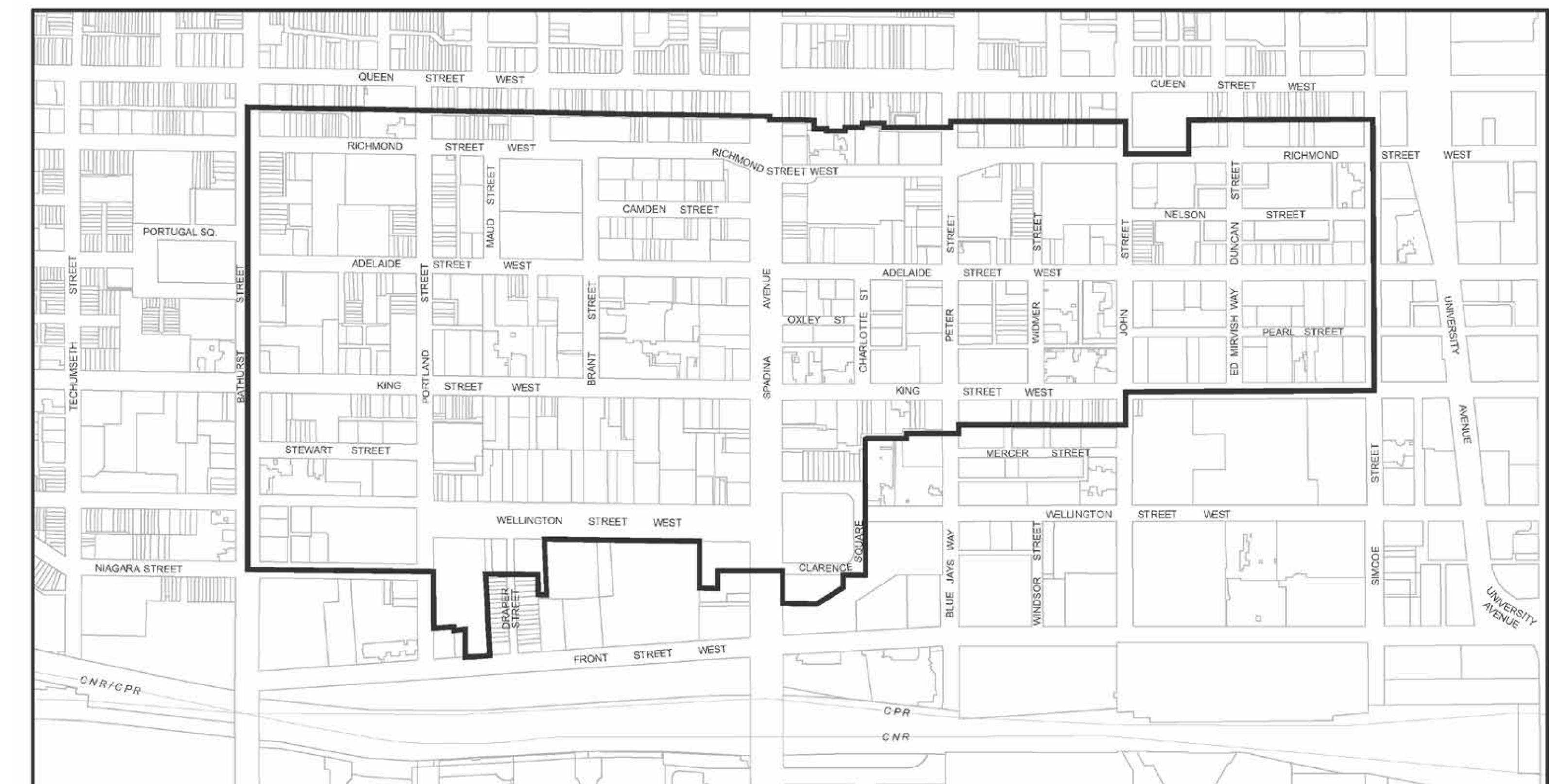
# KING-SPADINA HERITAGE CONSERVATION DISTRICT



The purpose of the King-Spadina Heritage Conservation District (HCD) is to establish a framework that will conserve the neighbourhood's cultural heritage value through the protection, conservation and management of its heritage attributes.

In addition, the HCD Plan seeks to create a greater awareness of the significant cultural heritage value of the King-Spadina area, facilitate an enhanced understanding of the benefits of heritage conservation and provide access to financial incentives for eligible conservation work within the District.

The HCD Plan will guide the review of development applications and permits within the area and will inform the decisions of city staff and City Council.



 **Toronto**  
Proposed Plan Area

Proposed King-Spadina  
Heritage Conservation District

 Proposed Plan Boundary

Not to Scale  
June 2017

## ENCOURAGING DESIGN EXCELLENCE

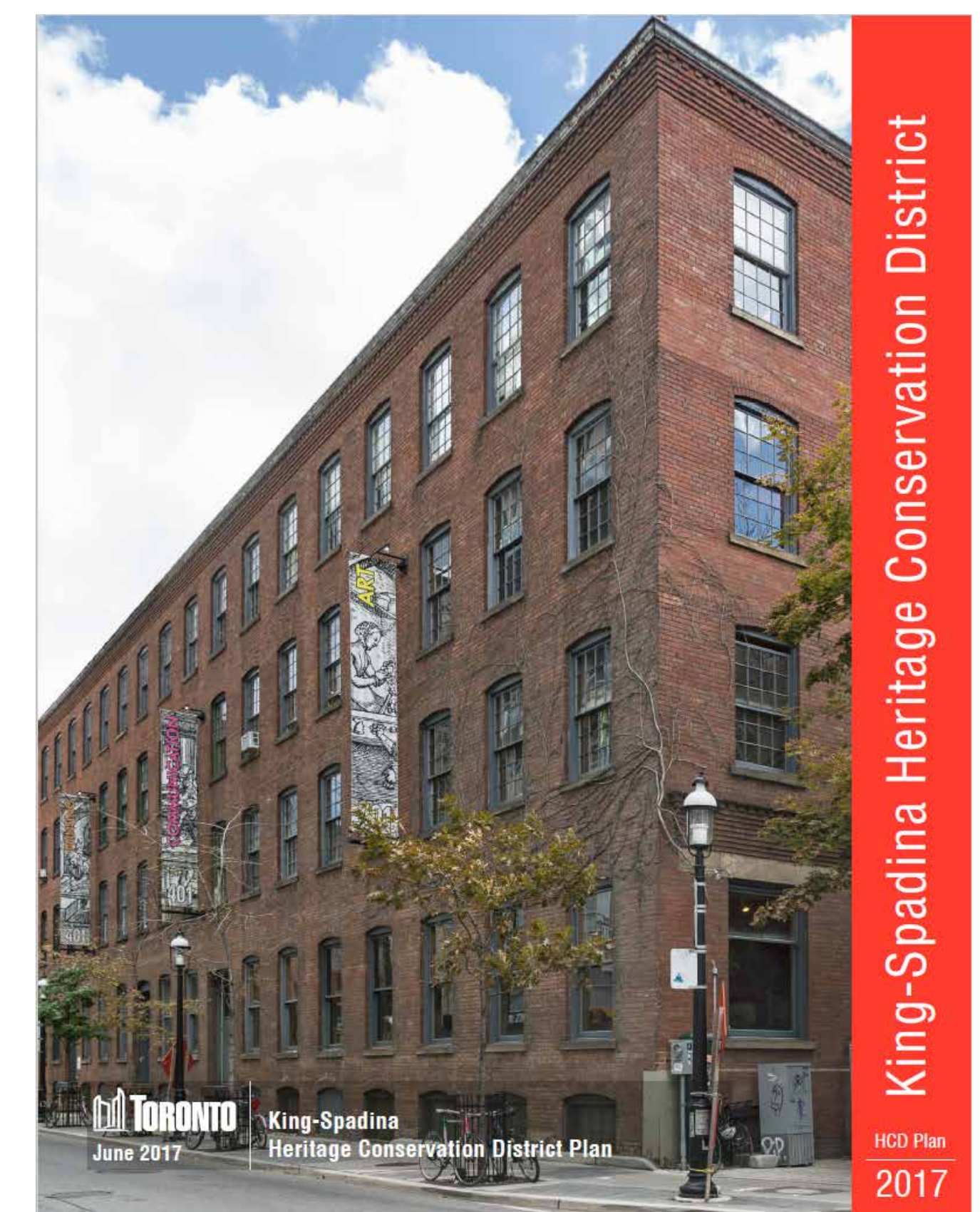
The conservation of contributing properties and re-development of non-contributing properties should reflect design excellence and innovation through the use of best practices in heritage conservation, high-quality materials and a sensitive and thoughtful response to the impacts the proposed development will have on the District.

In addition to the review of all development applications by the Toronto Preservation Board, proposed changes may be subject to the City of Toronto Design Review Panel process, an independent review that can help ensure a design contributes to the surrounding context and public realm while achieving design excellence.

## STATUS UPDATE

City Council designated the King-Spadina Heritage Conservation District and adopted the HCD Plan in December, 2017. It was subsequently appealed to the Local Planning Appeal Tribunal.

A four week hearing has been scheduled for April, 2020.





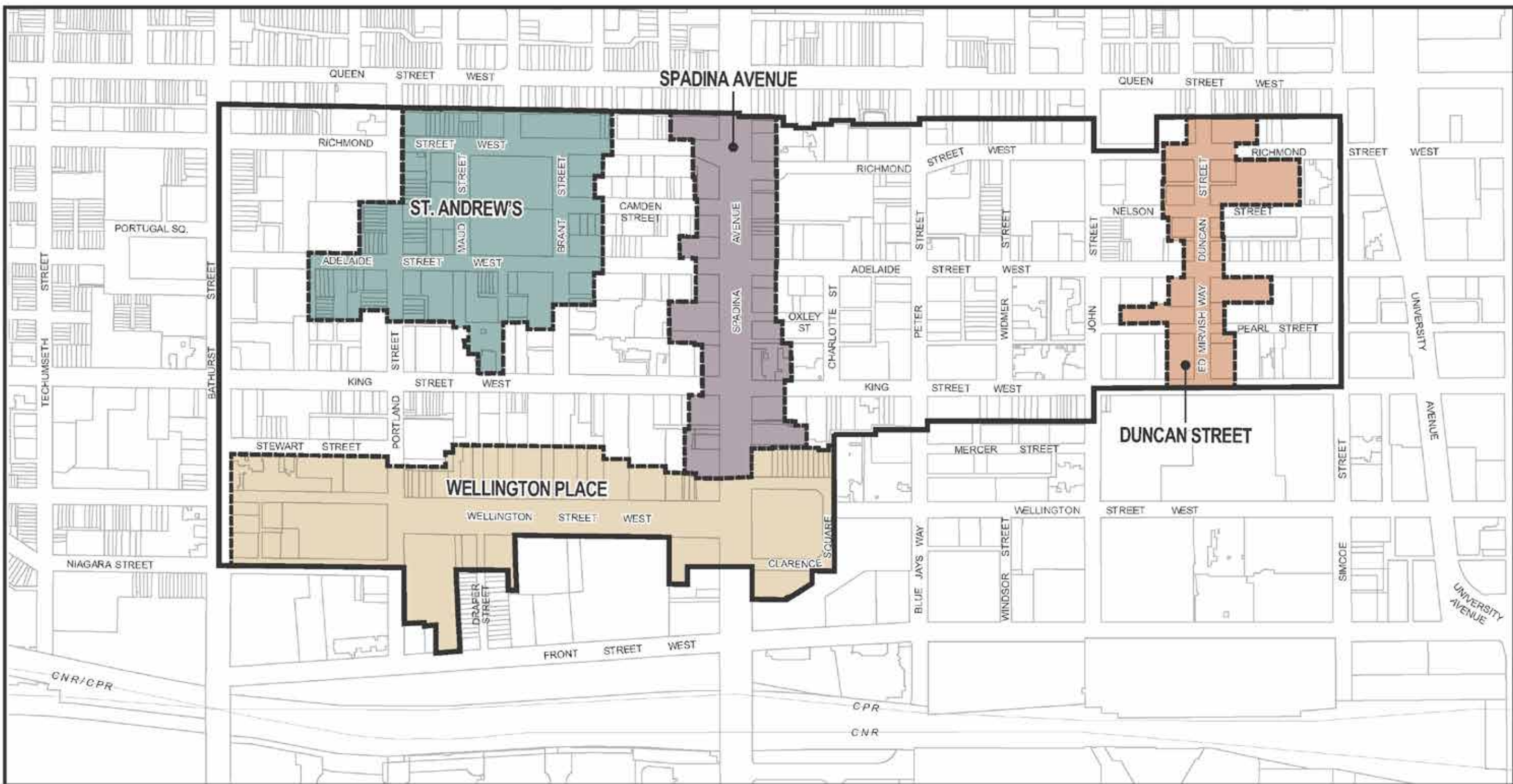
# KING-SPADINA HERITAGE CONSERVATION DISTRICT



## CHARACTER SUB-AREAS

The evolution of the area from a primarily residential neighbourhood to a manufacturing and commercial district is reflected in its unique built form and public realm that illustrate periods of change across nearly two centuries of the city's history. Within the district four Character Sub-Areas have been identified as being representative of these periods of change, and are central in understanding and appreciating the cultural heritage value and evolution of the District.

Policies and guidelines within the HCD Plan pay particular attention to the specific characteristics that define these Character Sub-Areas, and will ensure new development is compatible with and enhances their heritage value.

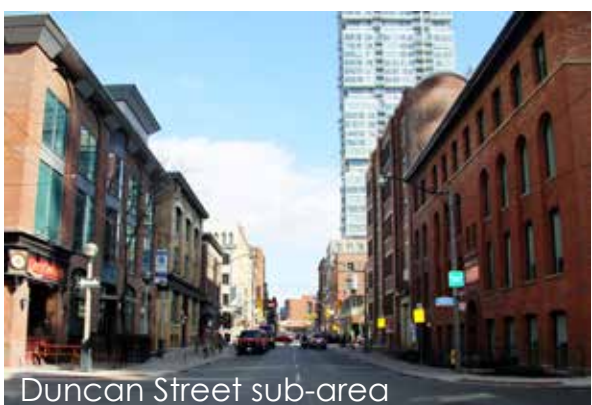


Toronto  
Character Sub-Areas

Proposed King-Spadina  
Heritage Conservation District

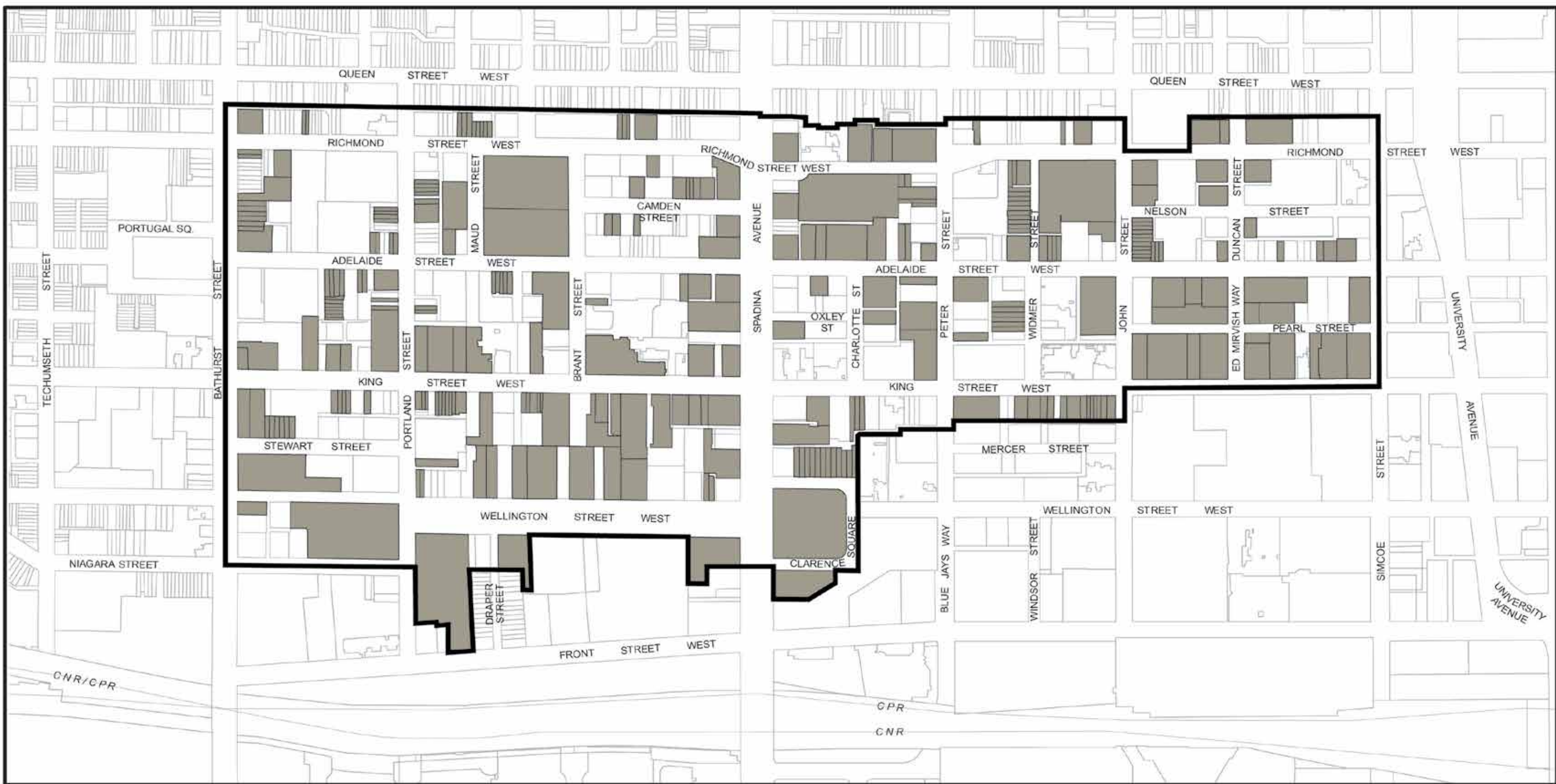
Proposed Plan Boundary Character Sub-areas

Not to Scale  
June 2017



## CONTRIBUTING PROPERTIES

All properties within the District are designated under Part V of the Ontario Heritage Act. For the purposes of this Plan and in accordance with HCDs in Toronto, each property has been classified as either being contributing or non-contributing to the District's cultural heritage value. This classification provides the basis for the policies and guidelines within the Plan, which recognize that a higher standard of conservation must be applied to contributing properties.



Toronto  
Contributing Properties

Proposed King-Spadina  
Heritage Conservation District

Proposed Plan Boundary Contributing Properties

Not to Scale  
June 2017

## CONTRIBUTING PROPERTY

A property, structure, landscape element or other feature of an HCD that supports the identified significant culture heritage values, character and integrity of the District.

Note: The contributing properties show the outline of the site and not the footprint of the contributing building on the site.



# KING-SPADINA HERITAGE CONSERVATION DISTRICT



## BUILDING TYPOLOGIES

Building typologies are used to classify contributing properties that have shared features, such as massing, scale and built form. Within the neighbourhood two primary building typologies have been identified – Residential and Commercial.

Residential refers to the row and semi-detached houses built during the latter half of the 19th century. Commercial includes the storefront, warehouse, manufacturing and office buildings constructed through to the mid-20th century.

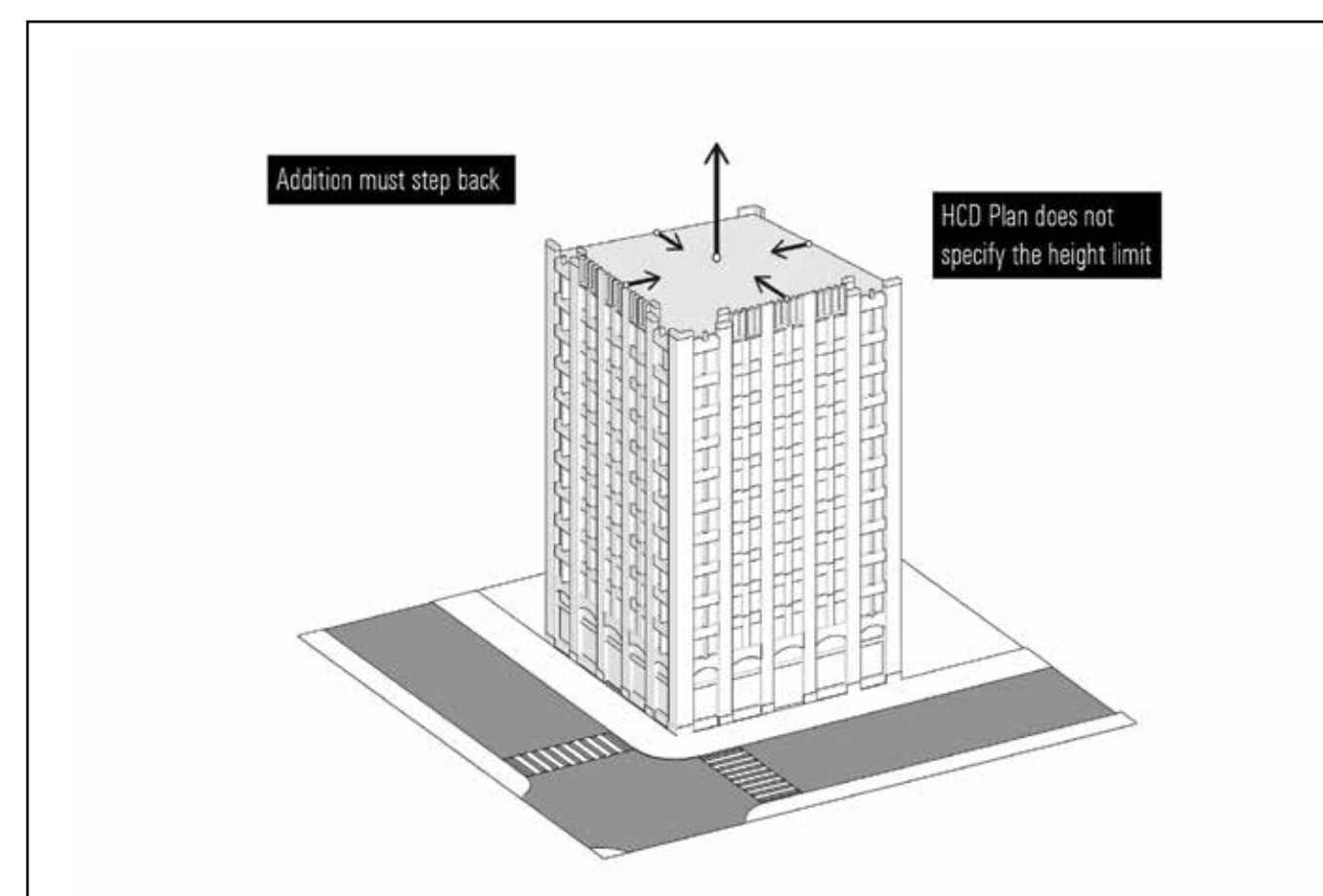
Specific guidance is provided in the HCD Plan based on a building's typology to ensure that key features relating to those shared attributes are conserved.



Commercial Detached Typology (401 Richmond)



Commercial Row Typology (295 King Street W)



Commercial Detached Policy Illustration



Residential Typology



**Toronto**  
Commercial Detached Properties

Proposed King-Spadina  
Heritage Conservation District

Proposed Plan Boundary Commercial Detached Properties

Not to Scale  
June 2017



**Toronto**  
Residential Properties

Proposed King-Spadina  
Heritage Conservation District

Proposed Plan Boundary Residential Properties

Not to Scale  
June 2017



# KING-SPADINA HERITAGE CONSERVATION DISTRICT

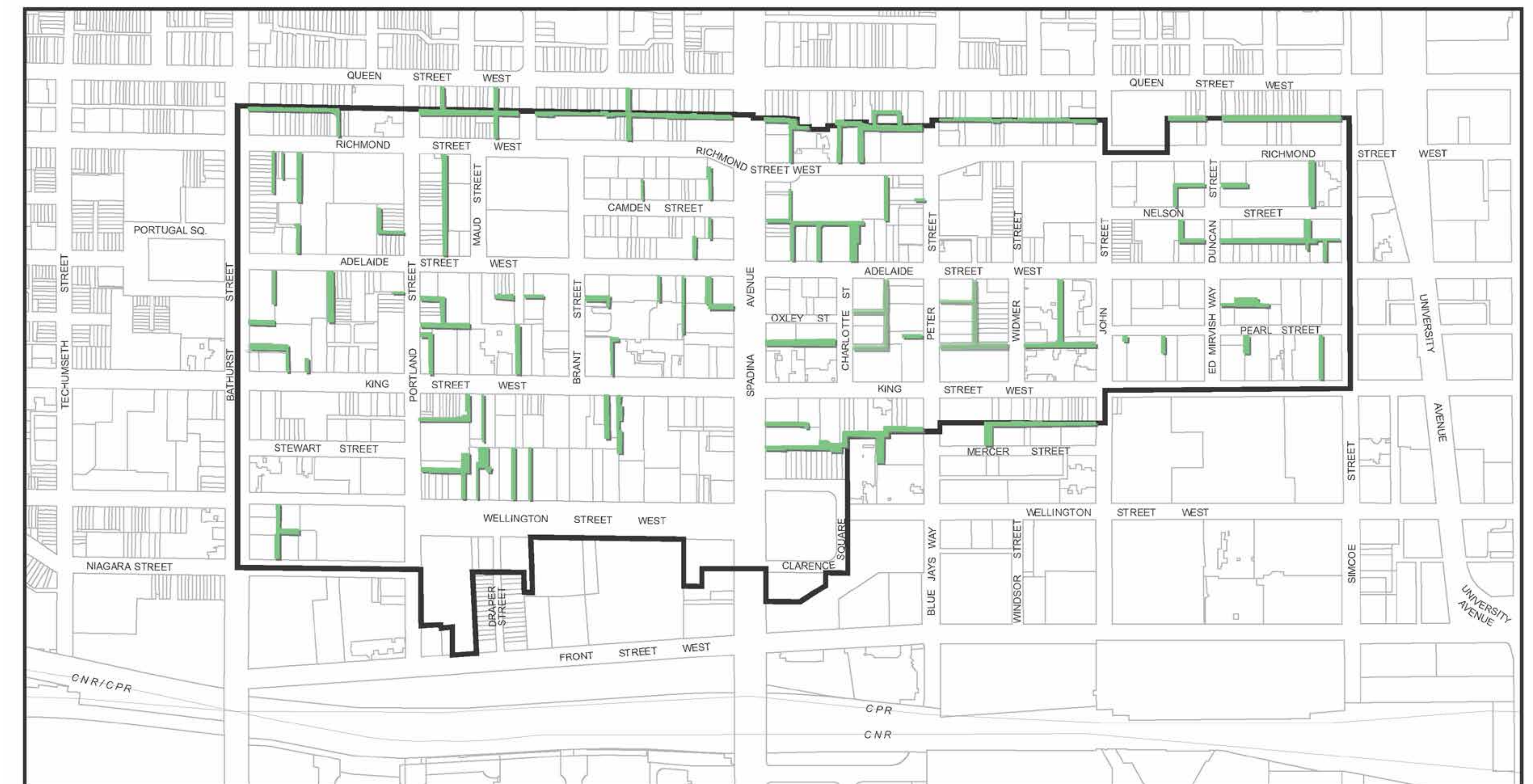


## NETWORK OF LANEWAYS

The District's network of laneways expresses the evolution of the area from a residential neighbourhood to a commercial and manufacturing area. Individual laneways within the network facilitate views between blocks, serve as pedestrian mid-block connections, and provide service access for businesses. The network of laneways as a whole provides variety in the scale of the public realm, in contrast to the grand right-of-way of Spadina Avenue, the main street width of King Street West and the narrow tertiary streets such as Oxley and Pearl Streets.

The value of the laneway network lies in both the individual laneways, with their width, alignment and size reflecting their historic and existing context, as well as in the network as a whole, which supports the cohesiveness of the District.

The HCD Plan recognizes the importance of ensuring that laneways continue to facilitate service access as well as other activities where appropriate.



 **TORONTO**  
Network of Laneways

Proposed King-Spadina  
Heritage Conservation District

 Proposed Plan Boundary  Laneways

↑  
Not to Scale  
June 2017



Laneway in King-Spadina, used as a mid-block connection



Laneway in King-Spadina, adapted for commercial use