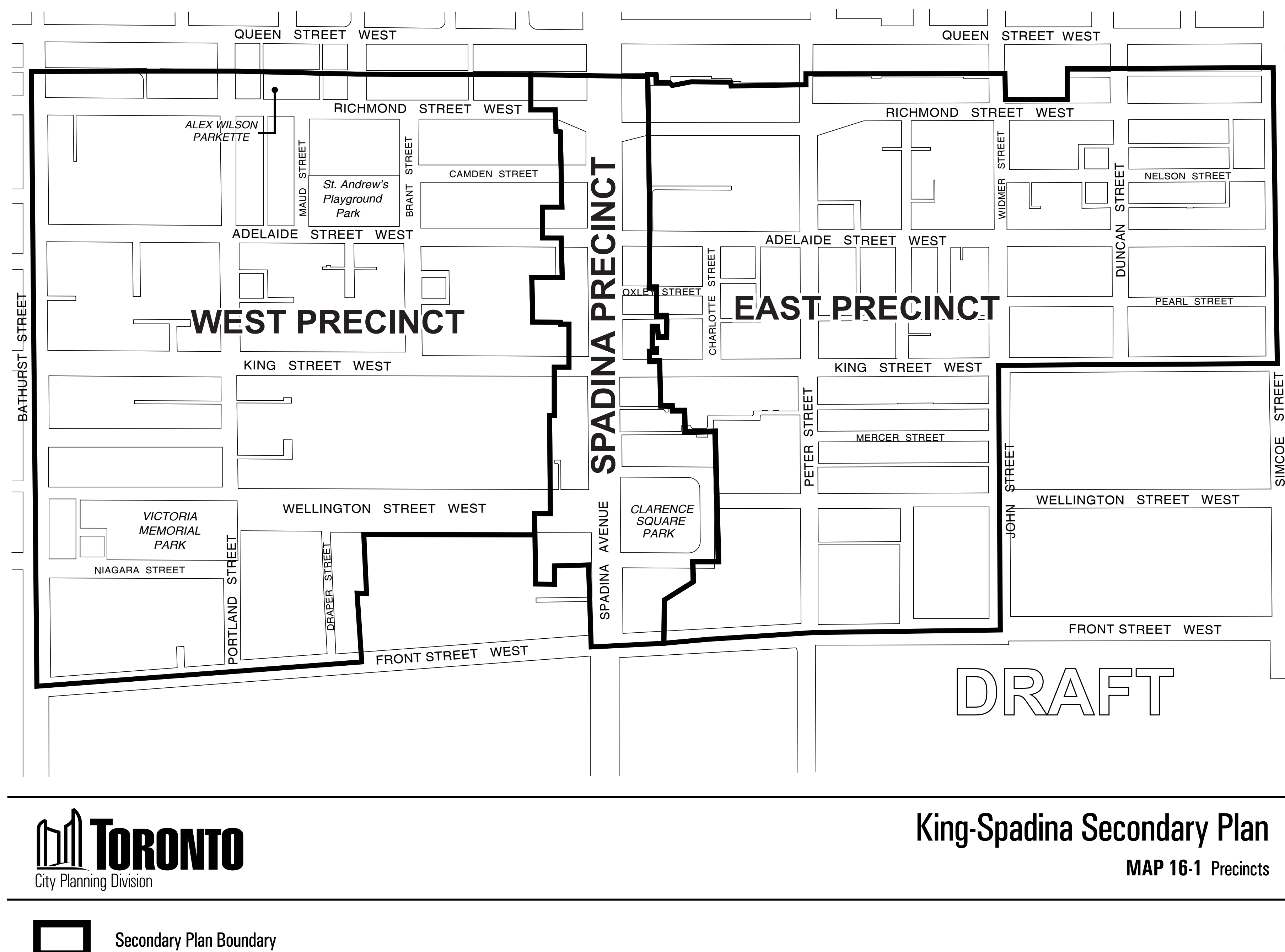


Community Consultation Meeting



The following Information Boards hi-light the key policies in the draft King-Spadina Secondary Plan. Please leave comments on the boards, or speak to any staff member.

Copies of the full draft plan are also available for review upon request.



Policies with this symbol come from the Downtown Plan

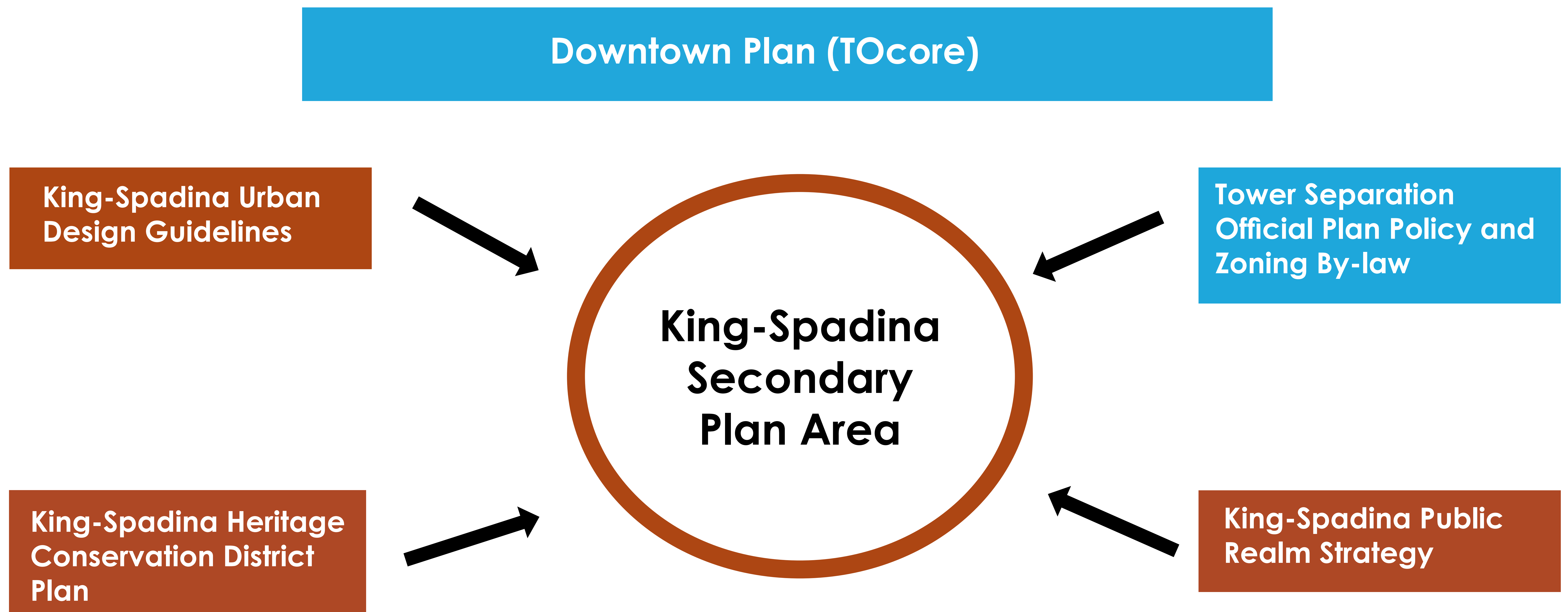


Policies with this symbol are specific to the King-Spadina Plan

LAYERING OF POLICY



A number of planning documents apply to the King-Spadina Secondary Plan area. Each one plays a specific role in providing guidance for development. Together, these documents provide a comprehensive policy framework for the King-Spadina neighbourhood.



TIMELINES



The Downtown Plan (TOcore) provides an overarching set of policies to guide growth and infrastructure development within Downtown Toronto over the next 25 years. The Downtown Plan is under review by the Province and is not yet in force.

Consequently, policy language from the Downtown Plan, relevant to the King-Spadina neighbourhood, is included within the draft King-Spadina Secondary Plan.

2018

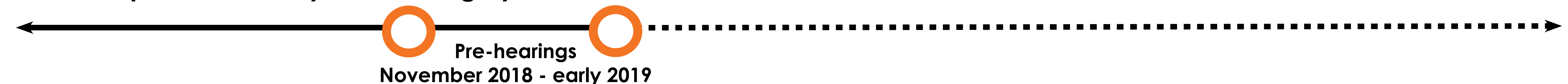
2019

2020

Draft King-Spadina Secondary Plan



Tower Separation Policy and Zoning By-law



Downtown Plan (TOcore)



Heritage Conservation District Plan



MIXED USE AREAS



POLICIES

T

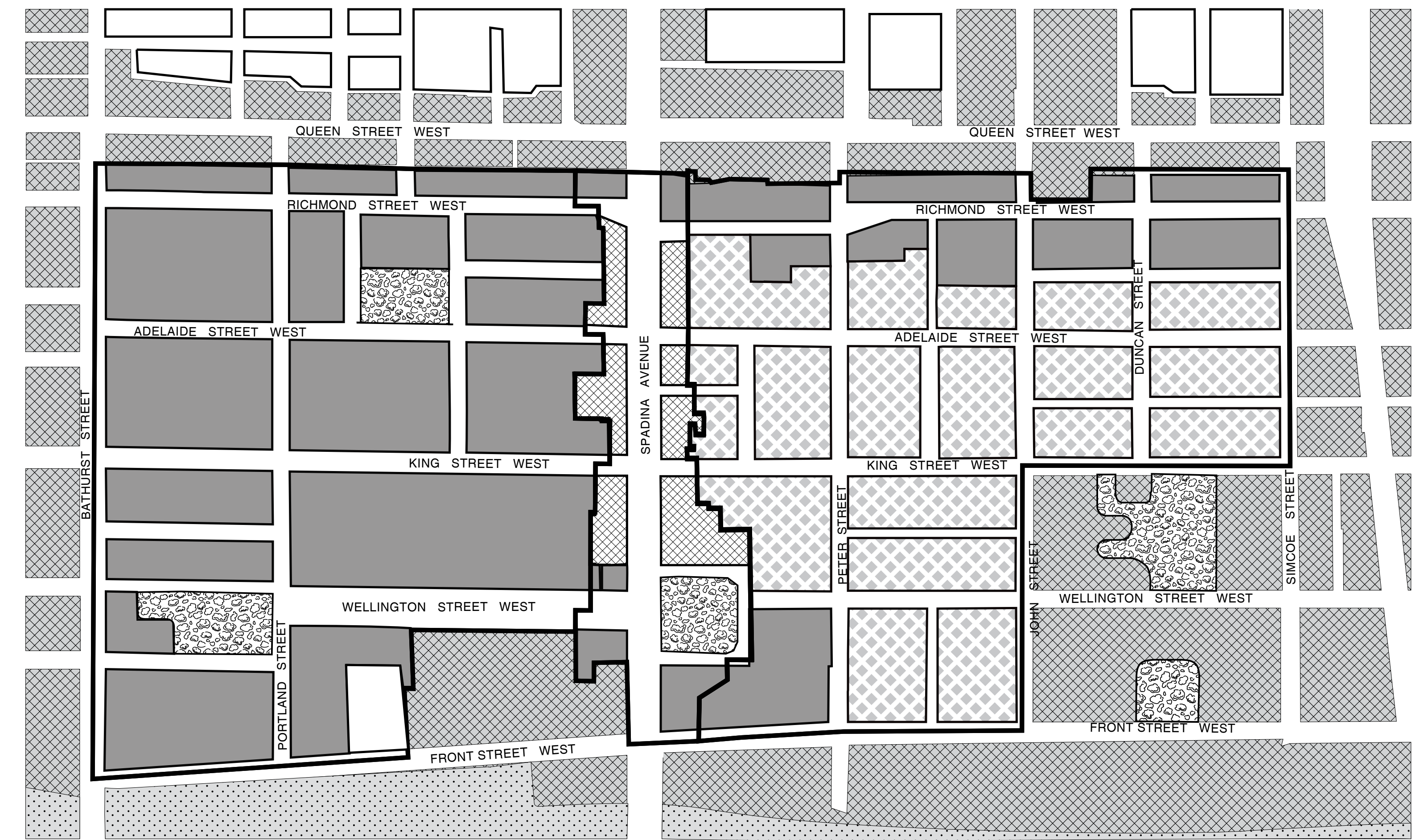
Mixed Use Areas will contain development of varying scales and intensities, based on the existing and planned context.

T

Building heights, massing and scale of development will transition between each of the three Mixed Use Areas, with the tallest buildings located in *Mixed Use Areas 1*, stepping down through *Mixed Use Areas 2*, to lower-scale buildings in *Mixed Use Areas 3*.

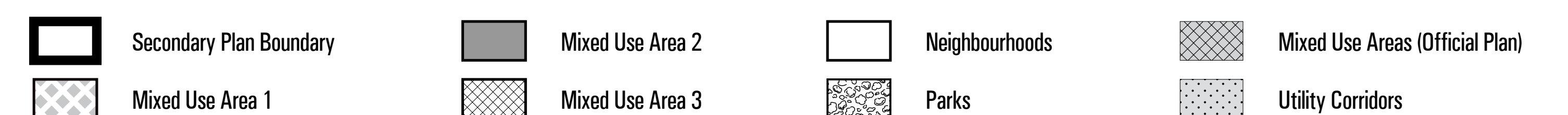
T

Not all sites can accommodate the maximum scale of development anticipated in each of the Mixed Use Areas while also supporting the liveability of the development and the neighbourhood. Development will be required to address specific site characteristics including lot width and depth, location on a block, on-site or adjacent heritage buildings, parks or open spaces, shadow impacts, and other sensitive adjacencies, potentially resulting in a lower-scale building.



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DRAFT King-Spadina Secondary Plan
Map 16-2 Land Use Map



HAVE YOUR SAY

PROTECTION AND EXPANSION OF NON-RESIDENTIAL USES



POLICIES

T

Development in *Mixed Use Areas 1, 2 and 3* will provide the greater of:

- The replacement of all existing non-residential gross floor area, including full replacement of *cultural spaces*; or
- A minimum of 25 per cent of the total gross floor area as non-residential uses, including full replacement of *cultural spaces*.

T

Required non-residential gross floor area may be provided off-site, within the King-Spadina Secondary Plan Area, at the City's discretion, provided that the non-residential gross floor area is constructed prior to, or concurrent with, any residential gross floor area.

T

Development will include uses that complement and enhance the *culture sector* and support opportunities to grow the *culture sector* economy.

HAVE YOUR SAY

CULTURE SECTOR

The culture sector comprises the goods and services produced through creative and artistic activity and the associated occupations and industries related to heritage and libraries, live performance, visual and applied arts, written and published works, audio-visual and interactive media, and sound recording.

CULTURAL SPACES RETENTION

In 2017, the King-Spadina Cultural Spaces Retention study was completed to explore challenges and opportunities for retaining and supporting King-Spadina's cultural spaces in this period of unprecedented growth.

Read the complete report at
www.toronto.ca/tocore



LOCAL SERVING AND DESTINATION RETAIL



POLICIES

T

To maintain and enhance King-Spadina's retail vitality, serving local needs and destination shoppers, King Street West, Spadina Avenue, John Street and Front Street West (east of Spadina) are Priority Retail Streets.

T

Where development fronts onto one or more Priority Retail Street(s), the ground floor frontage will include only retail and service commercial space with exceptions for:

- lobbies;
- publicly accessible institutional or community uses that animate the space at grade; and/or
- parking entrances, servicing spaces and other service exits where no secondary street or laneway access exists.

T

When the local context contains a fine-grain pattern of retail uses at grade, development that includes larger stores must locate and design these stores to protect the prevailing character.

This may be achieved by:

- locating larger stores on the second level or above, or below-grade, with appropriately scaled and visible lobby areas;
- wrapping larger stores with smaller retail units around the perimeter of the building to maintain the existing rhythm of the street;
- designing the retail unit to include multiple entrances; and
- providing appropriate glazing on storefronts, based on local ground floor character, ensuring direct access to entrances from the public sidewalk and keeping views into and out of the retail space open and clear.

HAVE YOUR SAY

PARKLAND PROVISION



POLICIES

KS	<p>To satisfy the need for parks, the City will:</p> <ul style="list-style-type: none">• secure land for new parks in all areas of the King-Spadina Secondary Plan area with a priority location in the northeast portion of the East Precinct; and• pursue opportunities arising from development to secure land for new parkland, improve and expand existing parks and improve <i>public realm</i> connections between existing and planned parks and open spaces, including the initiatives identified in the King-Spadina Public Realm Strategy; and• establish partnerships with public agencies, boards and commissions, and property owners to secure public access to open spaces to supplement the parks and <i>public realm</i> network.
T	<p>Development is required to prioritize dedication of land to the City to meet parkland dedication requirements.</p>
T	<p>Where, as part of a development, an on-site parkland dedication is determined to be not technically feasible or desirable by the City, an off-site parkland dedication that is in the vicinity of the development site may be substituted at the City’s discretion.</p>
T	<p>Parkland dedication from more than one development, assembled to create a larger park, will be encouraged.</p>
T	<p>Where off-site parkland dedication is provided from one or more developments, the total value of the required parkland dedication may be reduced (e.g. land and/or cash-in-lieu), in order to support the timely provision of parkland that conforms with the policies in this Plan, at the City’s discretion.</p>

HAVE YOUR SAY

PUBLIC REALM



POLICIES

KS

Development will contribute to enhancing, improving and expanding the *public realm* in accordance with but not limited to improvements shown on Maps 16 - 4A, B and C attached to this Secondary Plan.

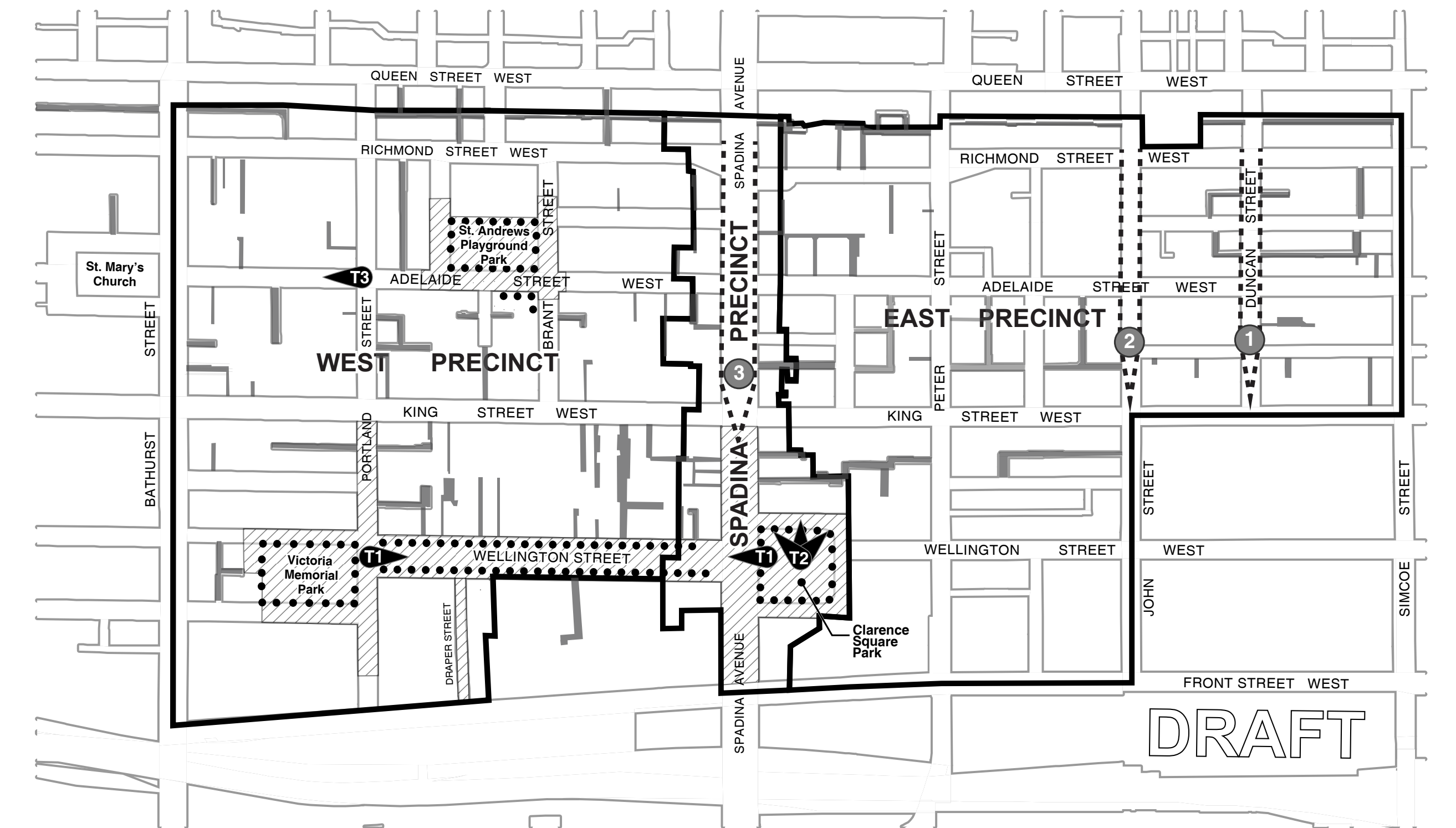
KS

Development in the King-Spadina Area will be oriented and designed to protect and where possible enhance historic views and vistas as shown on Map 16 - 4A.

KS

The King-Spadina Public Realm Strategy will serve as the framework to improve the quality, quantity and connectivity of parks and the *public realm*, and will guide development review, parkland dedication and acquisition priorities and the allocation of capital funding.

HAVE YOUR SAY



Toronto
City Planning Division

King-Spadina Secondary Plan

MAP 16-4A Public Realm / Structure Plan

Secondary Plan Boundary
Historic Public Realm

HISTORIC VIEWS

- T1 View between Clarence Square and Victoria Memorial Park along Wellington.
- T2 View to row of houses at 5-6 Clarence Square from centre of Clarence Square

HISTORIC VISTAS

- Duncan St and King St W to Richmond St. W
- Spadina Ave and King St W to Richmond St. W



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King-Spadina Secondary Plan

MAP 16-4C Public Realm / Structure Plan

Secondary Plan Area
Existing and Planned Public Parks & Open Spaces
Existing and Planned Publicly Accessible Private Open Space (POPS)
Potential Public Realm Enhancement

Note: The identification of potential public realm enhancements refers to parts of the site that have potential for growth and change, such as surface parking.

KING-SPADINA PUBLIC REALM STRATEGY



The King-Spadina Public Realm Strategy includes an analysis of the existing public realm and provides guidance on how the public realm could be expanded to better suit the needs of a growing population of residents, office workers and visitors. The Strategy is intended to provide a degree of certainty and clarity for common interpretation, while allowing for some flexibility in application.

The Strategy builds on the framework within the Downtown Parks and Public Realm Plan by providing additional detail and strategies for implementation.

Legend

Existing and planned public parks & open spaces

Existing, approved & under construction POPS

Entertainment District BIA Master Plan initiatives

Sites under study (Potential for future public realm enhancement)

John Street Cultural Corridor

Great Streets as identified in the Downtown PPR Plan

Mercer Street streetscape improvements

Streets with or studied for cycling tracks

Brant St as an important pedestrian corridor

Portland St as an important pedestrian corridor

Wellington St W - A green corridor within Special Character Area

Minor gateways

Major gateways

Existing and planned formal mid-block connections

Informal mid-block connections

Potential mid-block connections

Planned parks and other initiatives outside the King-Spadina Secondary Plan Area

The Bentway

Potential Raildeck Park

Pedestrian connections outside King-Spadina Secondary Plan Area

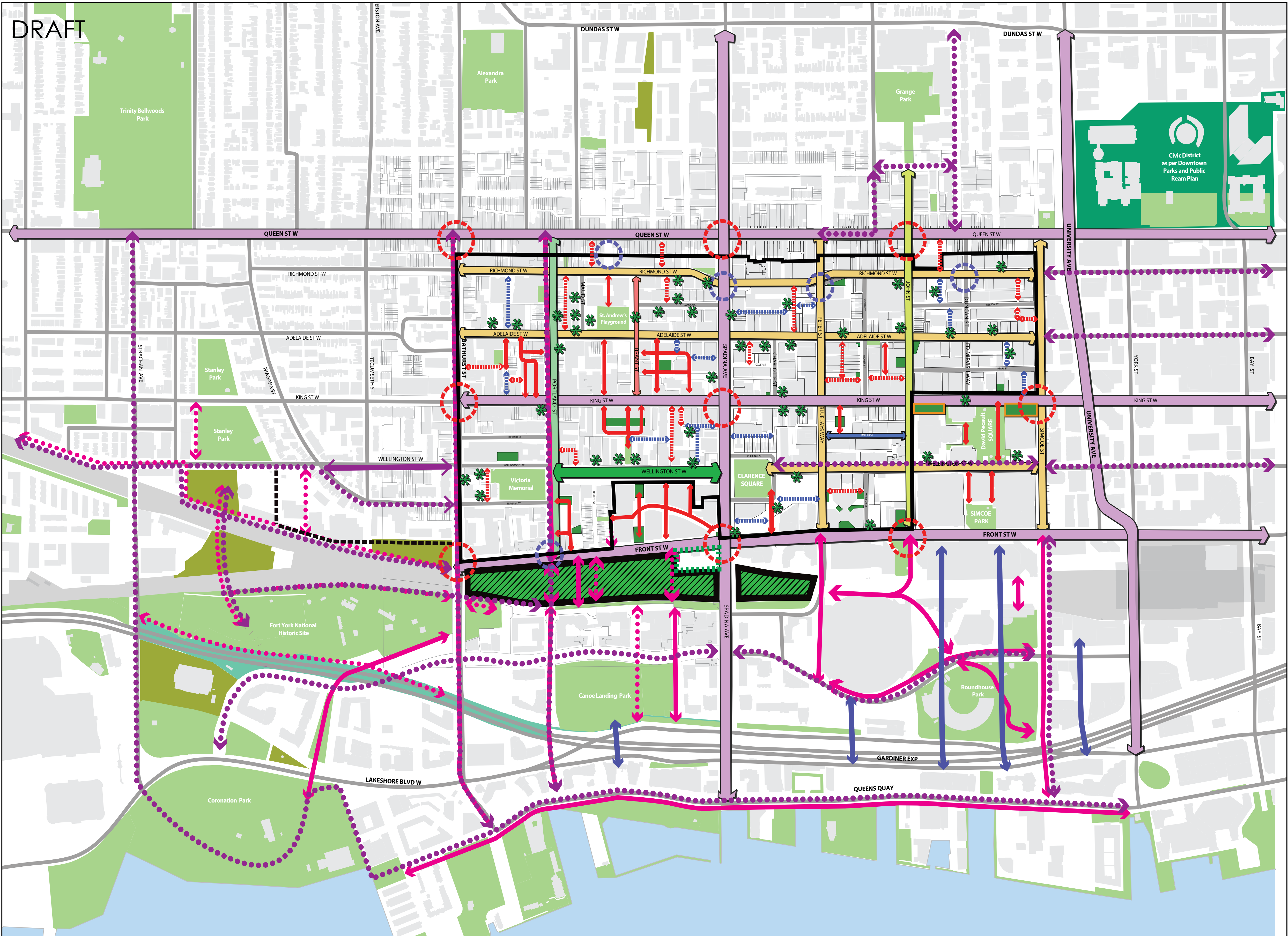
Existing cycling routes outside King-Spadina Secondary Plan Area

Other north-south connections outside King-Spadina Secondary Plan Area

Proposed/Planned/Future Pedestrian connections outside King-Spadina Secondary Plan Area

Proposed/Planned/Future Pedestrian cycling connections outside King-Spadina Secondary Plan Area

South Niagara potential new roads



Note: The identification of potential public realm enhancements refers to parts of the site that have potential for growth and change, such as surface parking.

KING-SPADINA PUBLIC REALM STRATEGY



The Strategy will assist in expanding and securing much needed improvements and help determine priorities, which will help achieve the following objectives:

- Provide a public realm structure and corresponding strategy for improvements to reinforce the streets and open spaces within the precincts of the King-Spadina Secondary Plan Area
- Expand the open space network of parks, plazas and parkettes
- Provide different types of open spaces that are well connected, visible, barrier free and well used by the general public
- Improve the streetscape of all streets to create a sense of place, safety and ease of movement
- Enhance the pedestrian realm by providing mid-block connections, widened sidewalks and promenades
- Consider and incorporate other studies in regards to different modes of transportation, specifically pedestrian and bicycle movements
- Ensure appropriate relationships between the public realm and built form
- Ensure that new developments provide high quality, co-ordinated open spaces and streetscapes
- Orient buildings and massing to ensure that the public realm and adjacent properties have adequate access to light, sky view and privacy
- Protect and reinforce key views and vistas

For the purpose of this study, public realm elements have been divided into:

- Parks and open spaces (public and private)
- Mid-block connections
- Streetscape



John Street Cultural Corridor Pilot



The Bentway



An existing mid-block connection between contributing buildings within the West Precinct



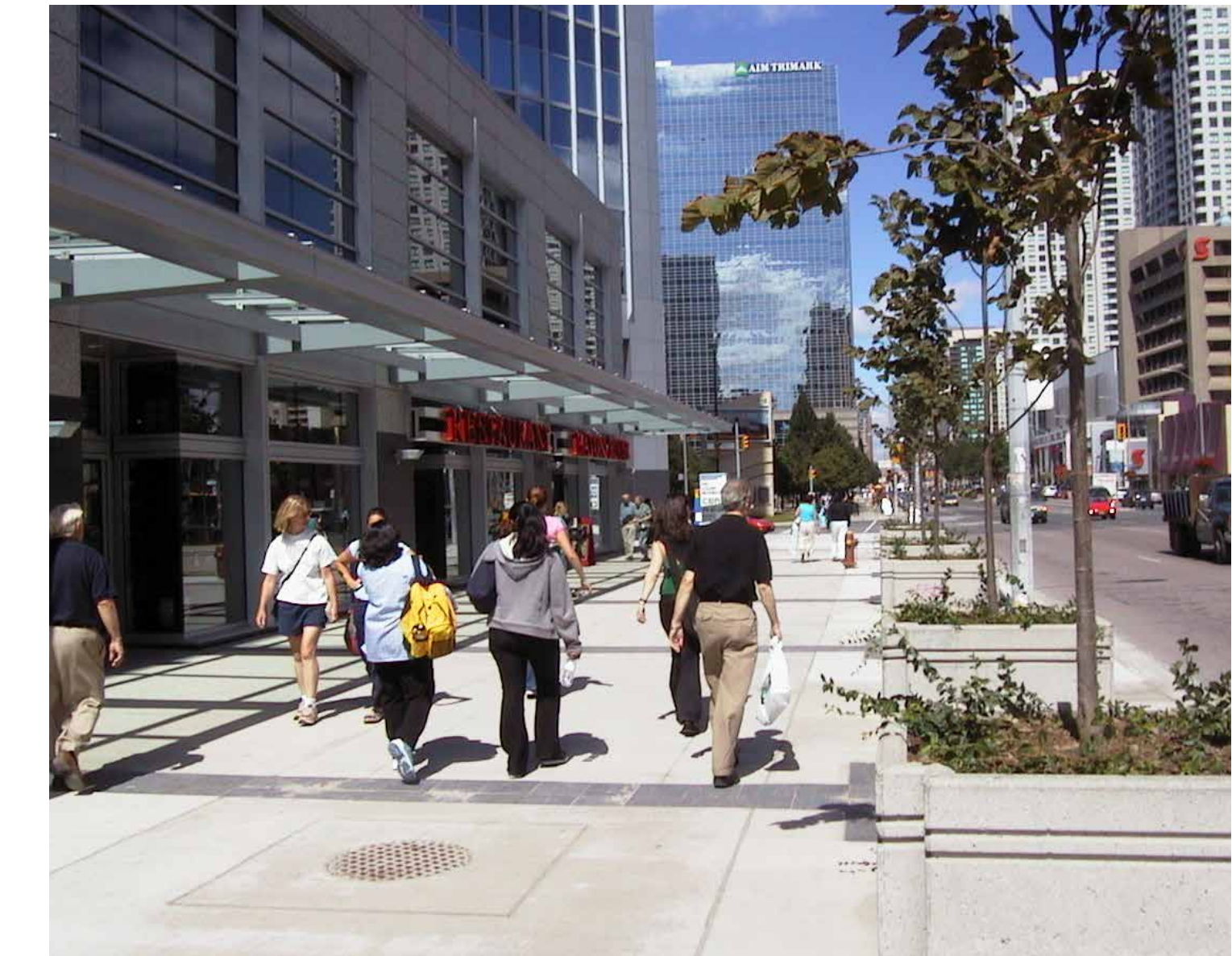
King Street Pilot Project



POPS at Pinnacle on Adelaide



An enhanced mid-block connection within the West Precinct



Example of an improved street scene with side sidewalks, tree planting zone, high quality material and active uses at grade



St. Andrews Playground (park) within the West Precinct



Example of a high quality parkette on Elm Street