

PEDESTRIAN, CYCLIST AND TRANSIT PRIORITY



POLICIES

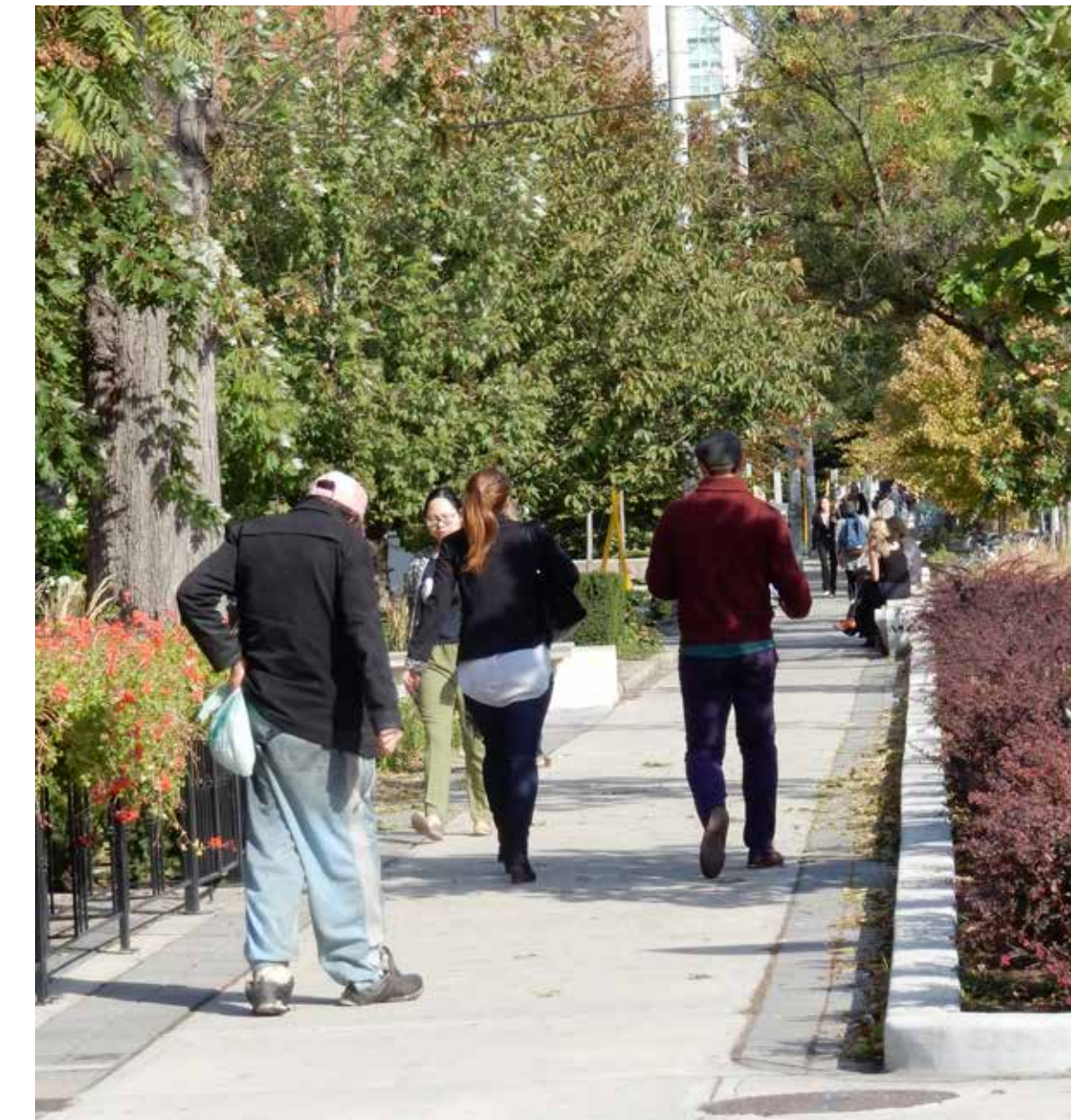
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Pedestrians, cyclists and public transit will be prioritized relative to private automobiles, informed by the application of design guidelines for Complete Streets as developed and applied by the City.

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Pedestrian and *public realm* improvements will be achieved over time through development review, area and corridor planning studies, capital investment and maintenance projects, and other programs and initiatives by:

- Enhancing and increasing space adjacent and in proximity to development sites;
- Re-allocating space within the public street right-of-way as informed by design guidelines for Complete Streets as developed and applied by the City;
- Aligning capital infrastructure investment in areas of future growth; and
- Providing required building setbacks.



Wide sidewalks and landscaping at Wellington and Portland



Passengers boarding the King Streetcar



Bike parking on Spadina Avenue



King Street West during the Toronto International Film Festival

HAVE YOUR SAY

LANEWAYS



POLICIES



- Laneways that can accommodate pedestrian use, without compromising their primary role for vehicular access and servicing, will be designed as safe and accessible walking routes by:
- discouraging cut-through motor vehicle traffic and designing for slower vehicle speeds;
 - implementing design features to improve the attractiveness of the laneway;
 - implementing safety measures for pedestrians including lighting for personal security;
 - ensuring that development includes amenities and design features that support laneways with active ground-floor uses, clear glazing and entrances; and
 - expanding and improving the network of laneways wherever possible.

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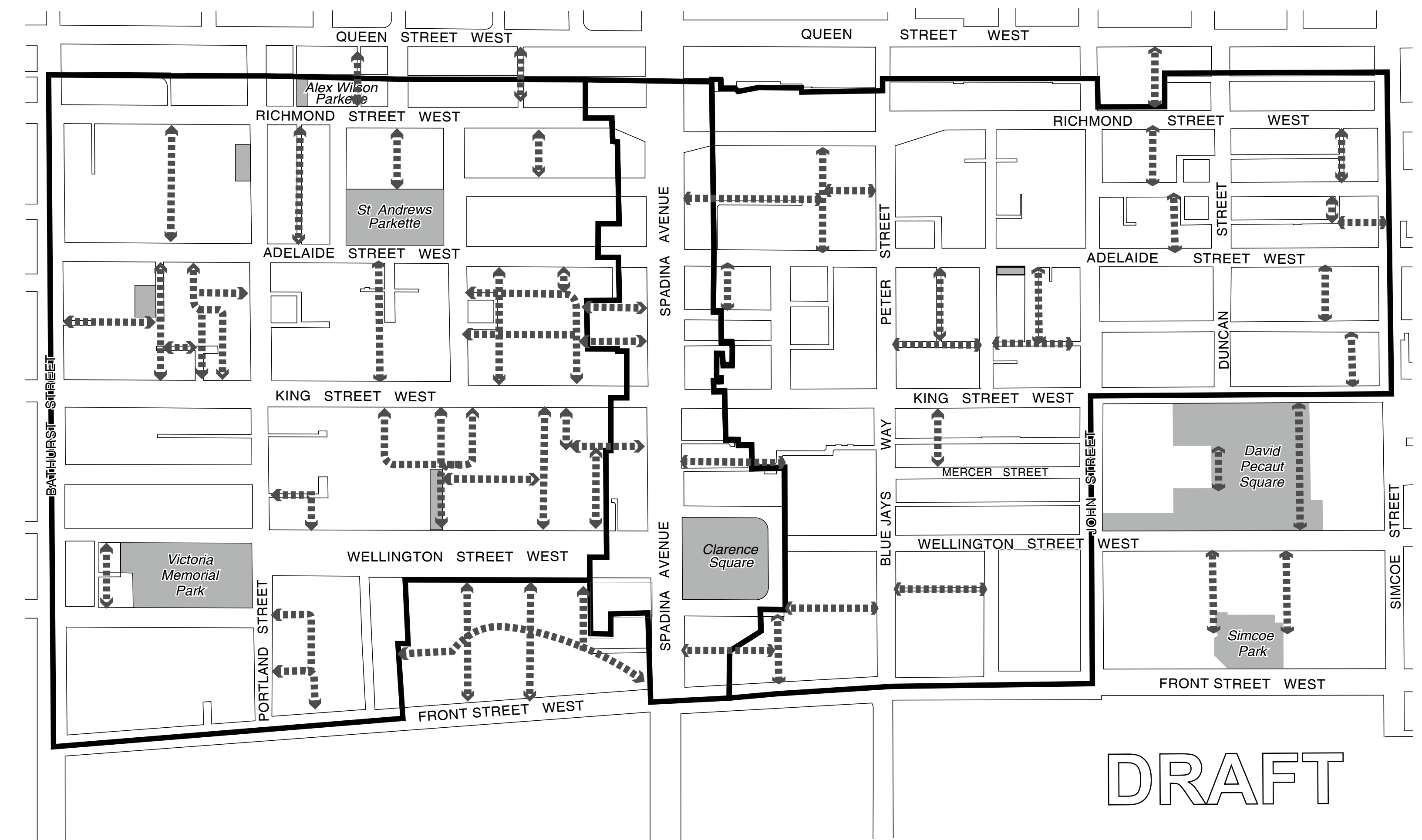
The existing network of laneways and mid-block connections as shown on Map 16-4B, whether public or private, will be conserved, extended and improved.

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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.

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Additional land may be required as part of new development to create new and/or to widen existing mid-block connections and laneways.



King-Spadina Secondary Plan
MAP 16-4B Public Realm / Structure Plan

- Secondary Plan Area
- Existing and Planned Parks
- Existing, Planned and Potential Mid-block Connections

HAVE YOUR SAY

COMMUNITY SERVICES AND FACILITIES



POLICIES



The provision of community service facilities will be guided and informed by the Downtown Community Services and Facilities Strategy.



Development will contribute to the delivery of community service facilities, as appropriate, through:

- new, expanded or retrofitted space for one or more community service facilities on-site;
- new, expanded or retrofitted community service facilities off-site within an appropriate distance; and/or
- a contribution towards specific community service facilities that meets identified needs.



Development will include a non-profit child care facility where it can be accommodated on the site.



Development will be encouraged to provide space for community- based non-profit organizations that are eligible for the City's Community Space Tenancy Policy.



To address their respective requirements and to promote cost- effectiveness and coordination, community services and facilities providers will be encouraged to:

- support the creation of community hubs;
- explore satellite and alternative delivery models;
- co-locate facilities and share resources; and
- integrate and coordinate programs.

HAVE YOUR SAY



POLICIES

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Development will:

- enhance the liveability of the building's surroundings and its interior spaces;
- contribute to liveability by minimizing uncomfortable wind conditions and providing access to sunlight, natural light, openness and sky-view; expanding and improving the *public realm*; ensuring privacy; providing high-quality amenity spaces; and conserving heritage;
- demonstrate design excellence of the building and surrounding *public realm*;
- demonstrate a high standard of heritage conservation;
- include high-quality, durable materials and sustainable and resilient building practices;
- be sited and massed to provide adequate privacy and access to natural light through the location and orientation of buildings, and ensuring appropriate separation distance between building walls; and
- achieve a compatible relationship with the existing and planned built form context through demonstrated consideration of matters including but not limited to: building height, massing, scale, setbacks, step backs, roof line and profile and architectural character and expression.

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Tall buildings will not be permitted on sites:

- that have a planned context that does not contemplate tall buildings;
- where the size and/or configuration of the site limits the ability to achieve transition on the site to adjacent *Parks and Open Space Areas, Neighbourhoods, and Mixed Use Areas 3* and/or lower scale areas.

HAVE YOUR SAY

ACHIEVING WIDER SIDEWALKS



POLICIES



Development in *Mixed Use Areas 1*, *Mixed Use Areas 2*, and *Mixed Use Areas 3*, will be set back from any property line adjacent to a street to achieve at least 6 metres measured from the curb to building face.



The City may reduce the 6-metre curb to building face requirement where a strong, legible, historic character of street-oriented buildings exists or a property on the Heritage Register exists on-site.



More than 6 metres from curb to building face may be required for development in *Mixed Use Areas 1*, *Mixed Use Areas 2*, *Mixed Use Areas 3*, where:

- high pedestrian volumes exist or are expected;
- the population generated by the development requires additional space for pedestrian circulation and access;
- a defining character of the street includes a deeper setback;
- development is located on a corner site;
- there is a need to improve access to or space for public transit and transit users; and/or
- there are opportunities for additional amenities such as forecourts, landscaped setbacks, playgrounds, gardens, public art, POPS or cycling amenities.

HAVE YOUR SAY

BASE BUILDINGS



POLICIES



- Base buildings will be designed to:
- respect the scale and proportion of adjacent streets, parks and open spaces;
 - fit harmoniously within the existing and planned context of neighbouring streetwall heights;
 - respect the height, scale and built form character of the existing context of both streets when located on a corner lot ;
 - animate and promote the use of adjacent streets, parks and open spaces by providing active uses at grade and multiple entrances;
 - incorporate appropriate glazing;
 - support the expansion of the urban tree canopy; and
 - include quality materials and design elements that fit with neighbouring buildings and contribute to a pedestrian scale.



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.



- Development will include step backs on all elevations facing public streets.
- The step backs:
- will be a minimum of 3 metres above the height of the streetwall or base building;
 - will be free of any projections; and
 - may be required to be greater than 3 metres to appropriately address heritage resources on or adjacent to the site or a specific built form character of the street.

HAVE YOUR SAY

SHADOW PROTECTION



POLICIES



Development will minimize shadows to preserve the utility of sidewalks, parks, open spaces, natural areas, child care centres, playgrounds, private open spaces, outdoor amenity spaces and POPS.



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Development will not cast net-new shadow as measured from March 21st to September 21st from 10:18 a.m. – 4:18 p.m. on Victoria Memorial Square, Clarence Square, St. Andrews Playground and the new park located on the north side of Wellington Street between Spadina and Portland.



Development will be encouraged to minimize net-new shadow on all school yards.



Development will generally site, mass and design base buildings to maximize sunlight access on public sidewalks between March 21st and September 21st around mid-day.

HAVE YOUR SAY

NET-NEW SHADOW

Shadow cast by a proposed development in excess of the shadow already cast by existing buildings and structures including those permitted by the in-force Zoning By-laws.

EAST PRECINCT



POLICIES

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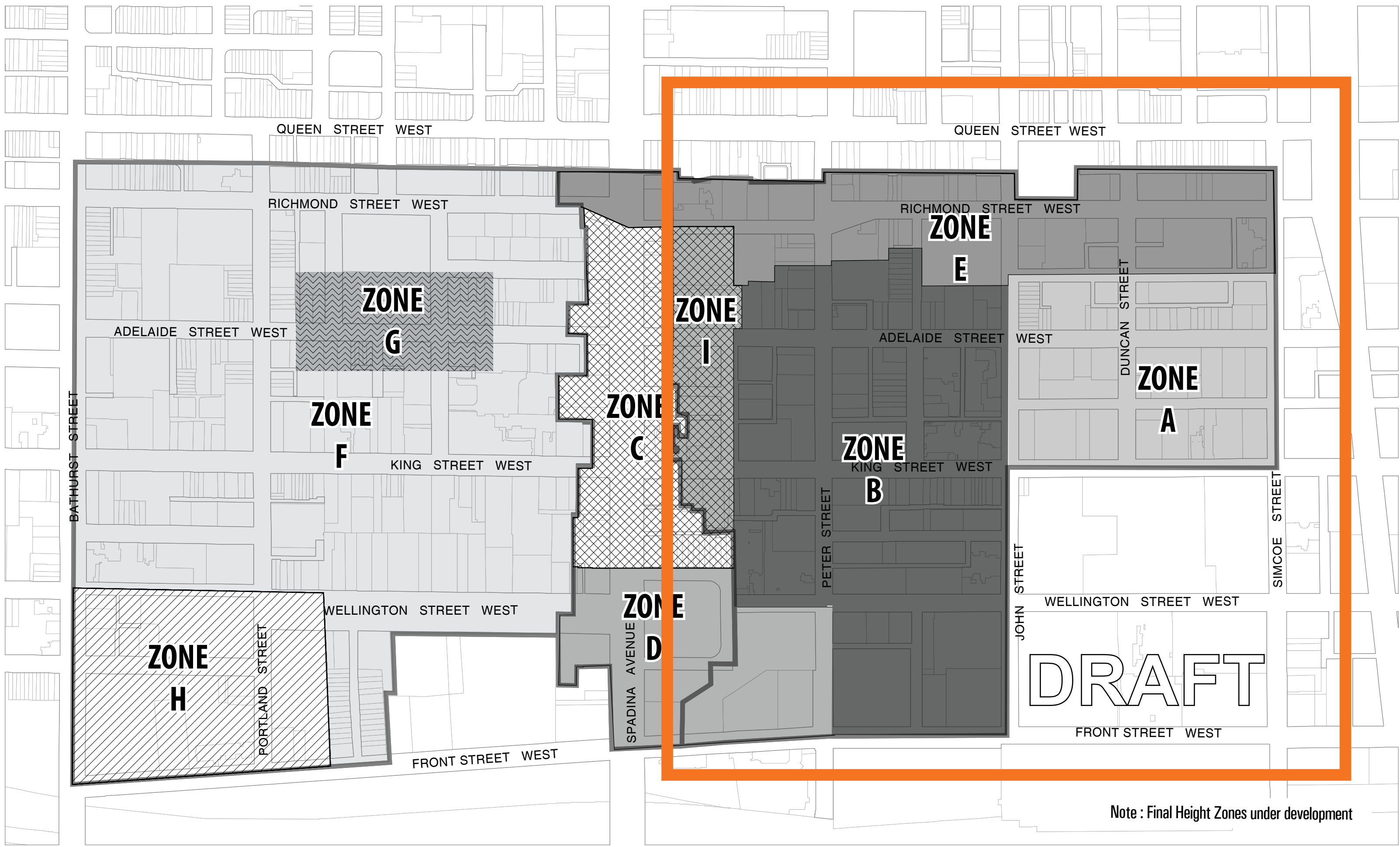
Development will include a diverse range of buildings typologies, including tall buildings, with the appropriate height, scale and massing determined by:

- the site characteristics;
- the ability of the development to provide the necessary setbacks, step backs and separation distance from other buildings; and
- the provision of a noticeable and discernable downward transition in height from the Eastern boundary to the Western boundary of the East Precinct.

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Height Transition Zones are shown on Map 16 - 5. While the intensity, massing and height of development within a Height Transition Zone will vary, heights will be limited by the following:

- There will be a noticeable and discernible step down in the height of development between Height Transition Zone A and Height Transition Zone B.
- There will be a noticeable and discernible step down in the height of development between Height Transition Zone B and Height Transition Zone I.
- In Zone D, development will transition downwards in scale towards Clarence Square park.
- In Zone E, a 45-degree angular plane taken from the property line on the north side of Queen Street West will be applied to development to ensure there is no new net shadow on the north sidewalk of Queen Street West. Development will fit beneath the angular plane. The angular plane will not extend beyond the southern boundary of Zone E.
- In Zone I development will minimize shadow on the sidewalk on the west side of Spadina Avenue.

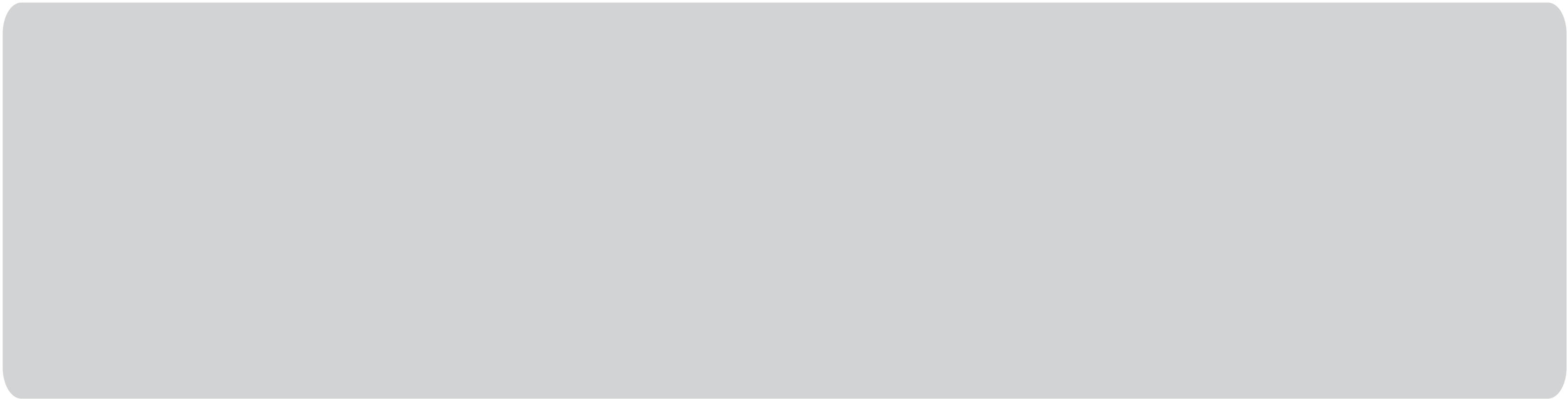


 **Toronto**
City Planning Division

King-Spadina Secondary Plan
MAP 16-5 Height Transition Zones

 Secondary Plan Boundary

HAVE YOUR SAY



SPADINA PRECINCT



POLICIES

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

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Appropriate height will be determined by considering the depth of the site, the ability to comply with the angular plane requirements below, the protection of heritage resources, the provision of appropriate stepbacks on all elevations of the building and the provision of a streetwall height that reflects the character of the street.

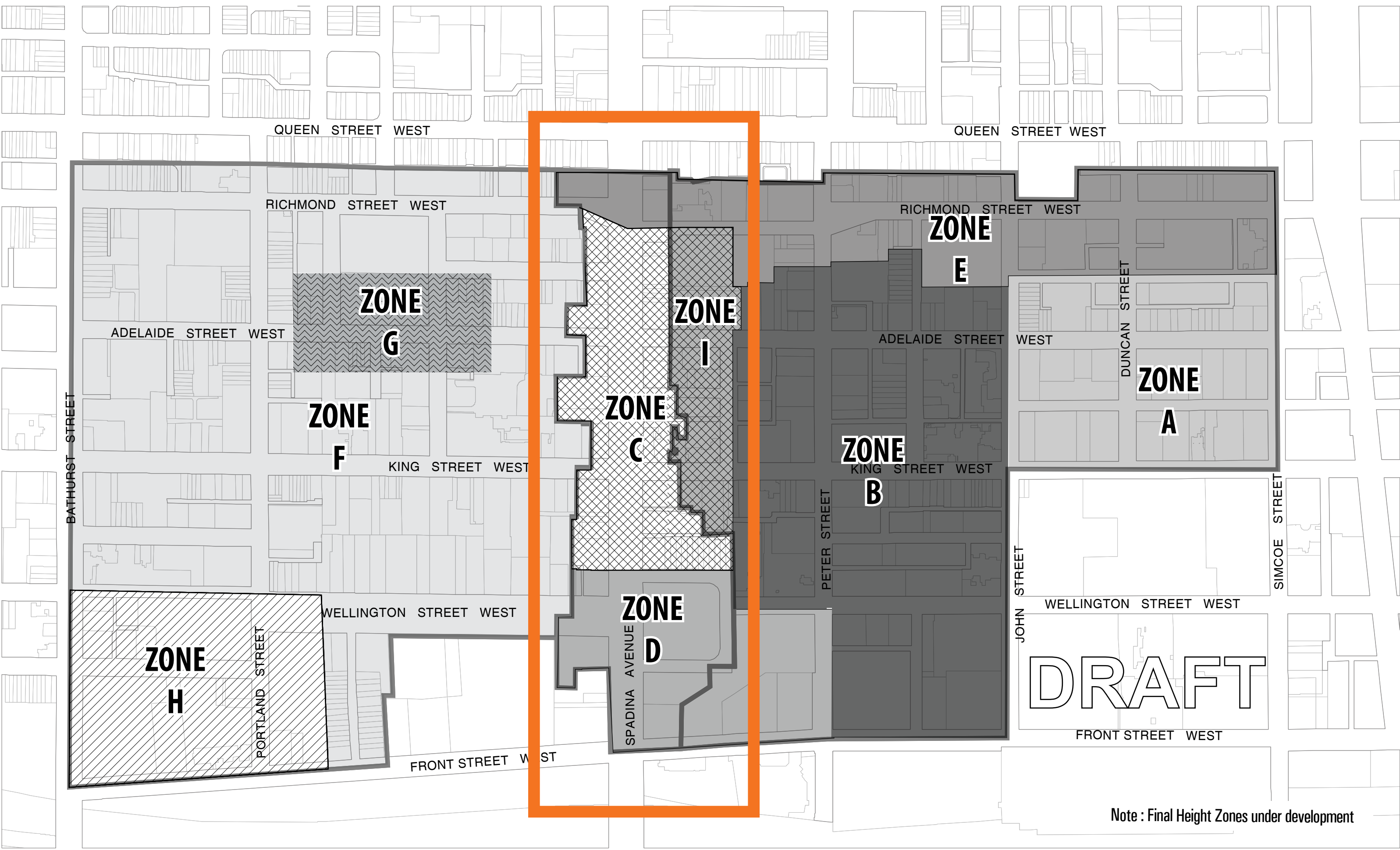
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Development in the Spadina Precinct will fit within a 45-degree angular plane measured from the grade of the front property line on the opposite side of Spadina Avenue. The 45-degree angular plane will not extend beyond the Spadina Avenue Precinct.

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Height Transition Zones are shown on Map 16-5.

- In Zone E, a 45 degree angular plane at the property line on the north side of Queen Street West will be applied to development to ensure there is no new net shadow on the north sidewalk of Queen Street West. Development will fit underneath the angular plane. The angular plane will not extend beyond the southern boundary of Zone E.
- In Zone D, development will transition downwards in scale towards Clarence Square park.



King-Spadina Secondary Plan
MAP 16-5 Height Transition Zones

Secondary Plan Boundary

HAVE YOUR SAY

WEST PRECINCT



POLICIES

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The scale of development in the West Precinct will be significantly lower than the general scale of development in the East Precinct.

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Development in *Mixed Use Areas 2* within the West Precinct will not exceed 45 metres in height, including all mechanical elements.

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Height Transition Zones are shown on Map 16-5. While the intensity, massing and height of development within a Height Transition Zone will vary, heights will be limited by the following:

- In Zone G and Zone H heights will transition down in height towards St Andrew's Playground park and Victoria Memorial Square.

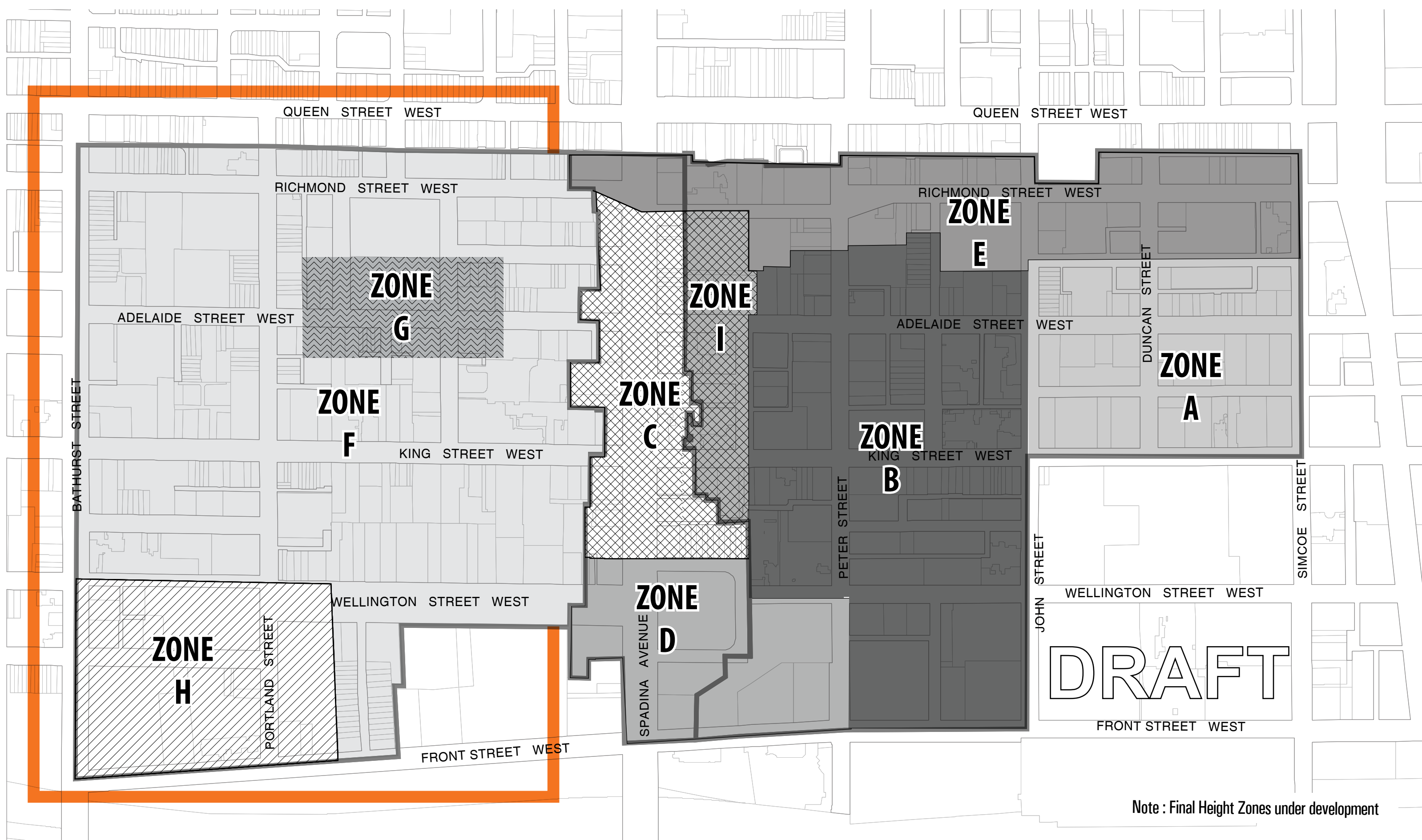
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Development will include appropriate setbacks from adjacent properties to provide adequate separation distance between buildings to ensure light, view and privacy are protected. Lesser setbacks may be considered if:

- a public laneway is located between the subject site and adjacent properties;
- the proposed building will not include windows on the elevations facing adjacent properties; and/or
- the adjacent buildings do not contain windows on the elevations facing the subject site.

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Above the base building, development will include appropriate stepbacks from adjacent properties to provide adequate separation distance between buildings to ensure light, view and privacy are protected. A minimum stepback of 5.5 metres will be provided from any property lines that is not a public street or from the centre line of a public lane.



King-Spadina Secondary Plan
MAP 16-5 Height Transition Zones

Secondary Plan Boundary

HAVE YOUR SAY

