

DRAFT

16 KING-SPADINA

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1. How to Read this Plan

- 1.1. The lands subject to the policies of this King-Spadina Secondary Plan Area are shown outlined by heavy lines on Maps 16-1 to 16-5.
- 1.2. Site and Area Specific Policies and Heritage Conservation Districts that fall within, or partially within, the boundaries of the King-Spadina Secondary Plan must be read together with this Plan.
- 1.3. The policies in the King-Spadina Secondary Plan will be applied together with the policies contained within the Downtown Plan. In the case of conflict, the policies in the King-Spadina Secondary Plan will prevail.
- 1.4. The evaluation of development and *public realm* improvements within the boundaries of the King-Spadina Secondary Plan Area will be informed by the King-Spadina Public Realm Strategy.
- 1.5. The evaluation of development and *public realm* improvements within the boundaries of the King-Spadina Secondary Plan Area will be informed by the King-Spadina Urban Design Guidelines adopted by Council in 2006, and such further revisions as may be adopted by Council from time to time but such guidelines are not part of the Official Plan and do not have the status of policies in this Secondary Plan.

2. Vision

- 2.1. King-Spadina is a unique mixed use area in the City with a large concentration of jobs in the *culture sector*, growing residential communities, historic and well-used parks, animated commercial main streets, a lively arts scene including theatres, live music venues and galleries, and a vibrant nighttime economy. Situated within walking distance to the Financial District and the waterfront, King-Spadina will draw businesses, residents and visitors as it continues its evolution from an industrial district to a true mixed use neighbourhood.
- 2.2. King-Spadina's identity comes from its heritage character including from the adaptive re-use of heritage properties for office and *culture sector* employment uses, including small-scale cultural employment uses and the arts. The Area's heritage character is defined by a range of heritage resources, including a concentration of significant 19th and 20th century heritage properties associated with several periods of Toronto's historical and economic development. The historic views, parks and open spaces, network of laneways and mid-block connections also contribute to its heritage character. The retention of the heritage character and the adaptive re-use of heritage properties for office and cultural employment uses is an important part of the built form and land use vision for King-Spadina.
- 2.3. New development and investment in King-Spadina will:
 - 2.3.1. contribute to King-Spadina's identity, providing sensitive infill development and investment which is contextually and historically sensitive;
 - 2.3.2. contribute to and celebrate King-Spadina's role as an important area of employment within the city, particularly for office and *culture sector* employment uses;
 - 2.3.3. conserve and complement the Area's heritage resources;
 - 2.3.4. contribute to community infrastructure, parks, and other municipal services in proportion to growth; and
 - 2.3.5. create an expanded, enhanced and high quality *public realm*.

3. Objectives

- 3.1. The objectives of this Secondary Plan are to:
 - 3.1.1. Strengthen the Area's important economic role as a location for jobs and employment uses by:
 - 3.1.1.1. increasing the diversity of employment uses in the Area;
 - 3.1.1.2. retaining the concentration of *culture sector* employment in the Area in recognition of King-Spadina's important role in cultural employment in the Downtown, the City, and nationally; and
 - 3.1.1.3. encouraging the adaptive reuse of heritage properties for employment uses.
 - 3.1.2. Conserve properties on the heritage register, and preserve Heritage Conservation Districts and the heritage character of the Secondary Plan Area.
 - 3.1.3. Increase amenities to serve the needs of people who work in, live in or visit the area, and increase the liveability for residents in the Area by:
 - 3.1.3.1. including a full range of locally-serving retail and service uses for people who work and/or live in King-Spadina in new and existing development;
 - 3.1.3.2. providing a full range of *community service facilities, green infrastructure and physical infrastructure* that is equitably distributed to serve the existing and future residents, workers and visitors;
 - 3.1.3.3. securing land for new parks, the expansion of existing parks, and publically accessible open spaces; and
 - 3.1.3.4. retaining and expanding the existing network of sidewalks, laneways, and mid-block connections as integral components of the *public realm*.

4. Infrastructure to Achieve Complete Communities

- 4.1. Development will support and contribute to the achievement of *complete communities*.
- 4.2. Development will be evaluated based on the availability and provision of *community service facilities*, parkland, *green infrastructure* and *physical infrastructure* relative to the number of people it will generate, to provide for the achievement of *complete communities*.
- 4.3. A Complete Community Assessment will be required as part of development applications within *Mixed Use Areas 1*, *Mixed Use Areas 2*, and *Mixed Use Areas 3*.
- 4.4. Development in *Mixed Use Areas 1*, *Mixed Use Areas 2*, and *Mixed Use Areas 3* containing only institutional uses that are owned and operated by an institution, with related ancillary uses, will be exempt from the Complete Community Assessment requirement under Policy 4.5.
- 4.5. The Complete Community Assessment study area will include, at a minimum, the site and block in which the development is located, as well as all of the surrounding blocks. A larger area of assessment may be required where the development intensity is greater than the planned context.
- 4.6. When a Complete Community Assessment demonstrates that a development, or the cumulative impact of more than one development, will occur at a scale, intensity or character unanticipated by the Official Plan, or that the availability and provision of *community service facilities*, parkland, *green infrastructure* and *physical infrastructure* is insufficient to ensure the creation of *complete communities*, the City may determine that a Site and Area Specific Policy or other study is necessary. Where it has been determined that further study is necessary, the Site and Area Specific Policy or other study will be prepared by the City prior to any site-specific recommendations to Council.

5. Land Use

- 5.1. Development in *Mixed Use Areas 1*, *Mixed Use Areas 2* and *Mixed Use Areas 3* will provide the greater of:
 - 5.1.1. the replacement of all existing non-residential gross floor area, including full replacement of *cultural spaces*; or
 - 5.1.2. a minimum of 25 per cent of the total gross floor area as non-residential uses, including full replacement of *cultural spaces*.
- 5.2. Non-residential gross floor area required by Policy 5.1 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.
- 5.3. Development will include uses that complement and enhance the *culture sector* and support opportunities to grow the *culture sector* economy.
- 5.4. The provision of first responder facilities and appropriate passable space within the right-of-way for fire, paramedic and police services will be considered as part of development in *Mixed Use Areas 1*, *Mixed Use Areas 2* and *Mixed Use Areas 3*, where appropriate.

Mixed Use Areas

- 5.5. Mixed Use Areas are shown on Map 16-2.
- 5.6. Mixed Use Areas will contain development of varying scales and intensities, based on the existing and planned context.
- 5.7. 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*.
- 5.8. 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.

Mixed Use Areas 1

- 5.9. Development within *Mixed Use Areas 1* will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics.
- 5.10. Development within *Mixed Use Areas 1* will provide a high proportion of non-residential uses within new mixed-use developments.

Mixed Use Areas 2

- 5.11. Development within *Mixed Use Areas 2* will include building typologies that respond to their site context including low-rise, mid-rise and some tall buildings.
- 5.12. The scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type.
- 5.13. Development in *Mixed Use Areas 2* will provide for a diverse range of uses, including retail, service, office, institutional and residential uses.

Mixed Use Areas 3

- 5.14. Development in *Mixed Use Areas 3* will be in the form of low-rise and mid-rise buildings.
- 5.15. Development within *Mixed Use Areas 3* will include retails and service commercial uses at grade with residential, office and/or institutional uses above.

Retail

- 5.16. To maintain and enhance King-Spadina's retail vitality, serving local needs and destination shoppers, King Street, Spadina Avenue, John Street and Front Street (east of Spadina) are Priority Retail Streets.
- 5.17. Where development fronts onto one or more Priority Retail Streets, the ground floor frontage will include only retail and service commercial space with exceptions for:
 - 5.17.1. lobbies;
 - 5.17.2. publicly accessible institutional or community uses that animate the space at grade; and/or
 - 5.17.3. parking entrances, servicing spaces and other service exits where no secondary street or laneway access exists.
- 5.18. The retail and service commercial space within any development on a Priority Retail Street will:
 - 5.18.1. provide generous floor-to-ceiling heights, while considering the scale of surrounding ground floor heights to allow flexible and useable retail space;
 - 5.18.2. provide *public realm* setbacks at grade to provide space for pedestrian enhancements as required in this Plan; and
 - 5.18.3. be of high-quality design, with flexible spaces that allow for adaptability over time.
- 5.19. 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:

- 5.19.1. locating larger stores on the second level or above, or below-grade, with appropriately scaled and visible lobby areas;
 - 5.19.2. wrapping larger stores with smaller retail units around the perimeter of the building to maintain the existing rhythm of the street;
 - 5.19.3. designing the retail unit to include multiple entrances; and
 - 5.19.4. 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.
- 5.20. When a property has frontage on both a Priority Retail Street and a local street, residential uses may be considered at grade for the portions of the development that front onto the local street.

6. Parks and Public Realm

- 6.1. Parks have an intrinsic role in shaping the urban landscape, creating a healthy, connected city, and contributing to placemaking, liveability and resilience. Parks are an essential element of *complete communities*. New, expanded and improved parkland located within and serving King-Spadina, will be acquired and provided to:
 - 6.1.1. ensure a diversity of parks distributed throughout the King-Spadina Secondary Plan area that meets the needs of residents, workers and visitors while also contributing to Downtown's broader system of parks and open spaces;
 - 6.1.2. provide an inter-connected network of parks, open spaces, and other recreational facilities;
 - 6.1.3. provide neighbourhood hubs and civic spaces that allow for social interaction, healthy lifestyles and a range of activities;
 - 6.1.4. contribute to beautifying areas and enhancing the environment to support a diverse ecosystem and biodiversity; and
 - 6.1.5. support and be commensurate with growth.
- 6.2. Expansions and improvements to the *public realm* will be accessible, inclusive and welcoming to all people.
- 6.3. The planning, design and development of parks and the *public realm* will be guided by the following objectives, where appropriate:
 - 6.3.1. create functional, interesting and engaging spaces that are connected, safe, comfortable, multi-functional and accommodate people of all ages and abilities year-round;
 - 6.3.2. reinforce historic places, including those places of Indigenous presence previously unrecognized;
 - 6.3.3. celebrate Indigenous histories and recognize cultural and natural heritage through placemaking, naming, wayfinding, monuments, interpretive features, public art, partnerships and programming;
 - 6.3.4. support Indigenous cultural and ceremonial practices through the provision of programmable spaces;
 - 6.3.5. encourage public life through site-specific placemaking and pedestrian amenities that foster social interaction, including but not limited to seating, landscaping, active uses at grade, way-finding, public art and programming;
 - 6.3.6. provide a variety of active and passive functions;
 - 6.3.7. create a seamless relationship between streets, parks and other elements of the *public realm*;

- 6.3.8. provide new and improved pedestrian and cycling connections to and through parks and the *public realm* in and adjacent to the King-Spadina Secondary Plan area through streetscape improvements, and bikeways;
 - 6.3.9. identify streets where pedestrian and landscape improvements, including the consideration of shared streets, would enhance the connection between *public realm* elements;
 - 6.3.10. design and build with durable materials that support the intensity of use by residents, workers and visitors;
 - 6.3.11. provide amenities such as public washrooms and drinking water stations, where feasible;
 - 6.3.12. accommodate community and special events, as appropriate; and
 - 6.3.13. support a community-based planning and design process, including the use of pilot projects to demonstrate and assess local benefits, impacts and use patterns of proposed improvements to parks and the *public realm*.
- 6.4. Development adjacent to a park will:
- 6.4.1. be set back to allow the building and any of its exterior features and amenities to be provided and maintained on the development site;
 - 6.4.2. provide an appropriate interface between public and private lands;
 - 6.4.3. achieve *Ontario Building Code* setbacks related to fire separation on the development site;
 - 6.4.4. be oriented to maximize public access and views to the park;
 - 6.4.5. be designed to have an attractive façade with animated uses at grade;
 - 6.4.6. provide for casual overlook, increasing the passive surveillance and safety of the park; and
 - 6.4.7. avoid locating loading and servicing areas adjacent to the park.

King-Spadina Public Realm Strategy

- 6.5. Development will contribute to enhancing, improving and expanding the *public realm* in accordance with but not limited to improvements shown on Maps 16-4A, 16-4B and 16-4C attached to this Secondary Plan.
- 6.6. 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.
- 6.7. 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.

Great Streets

- 6.8. King Street, Front Street and Spadina Avenue are Great Streets. They will be prioritized for *public realm* improvements. These streets are defined by their location, scale and historic role in the city, existing civic significance and their potential contribution to the *public realm* network.
- 6.9. Development and *public realm* improvements on the Great Streets will:
 - 6.9.1. enhance their civic role and setting for public life;
 - 6.9.2. promote economic vitality; and
 - 6.9.3. improve mobility and the role of these streets as connectors between neighbourhoods within the King-Spadina Secondary Plan area and adjacent areas, and parks.
- 6.10. *Public realm* improvements on the Great Streets will:
 - 6.10.1. create a unified streetscape while reinforcing the identity, distinct characteristics and heritage value and attributes of each segment of each street;
 - 6.10.2. improve the scale of pedestrian clearways, transit stops and space for public gathering;
 - 6.10.3. be required to implement and maintain a high standard of design and materials;
 - 6.10.4. prioritize tree planting and investment in infrastructure to support the growth of a healthy tree canopy, wherever feasible;
 - 6.10.5. be informed by complete streets principles; and
 - 6.10.6. include *green infrastructure* where feasible.
- 6.11. Intersections where two Great Streets meet are significant public spaces and will be designed to respect the character of both Great Streets and to address the additional requirements necessary to support high pedestrian volumes and public life.

Urban Forest

- 6.12. The tree canopy coverage within St. Andrew's Playground, Clarence Square and Victoria Memorial Square will be maintained or expanded.
- 6.13. The provision of trees to increase the urban forest and enhance the identity, character and comfort of streets, parks and open spaces is required as part of any development.
- 6.14. Parks, streets, open spaces and Privately Owned Publicly-Accessible Spaces (POPS) will be designed to accommodate *green infrastructure* that will support the long-term growth of trees, maximizing the opportunity to expand the urban forest.

- 6.15. Development will maintain existing protected trees and their above and below-grade growing space, and incorporate these trees into building and landscape designs.
- 6.16. The planting of street trees and adequate *green infrastructure* to support tree growth and the development of a healthy tree canopy will be encouraged in road reconstruction and the design of new streets, as approved by the City.
- 6.17. Strategic tree planting opportunities will be encouraged on publicly owned lands in partnership with other levels of government, institutions, agencies, boards and commissions to enhance and grow the urban forest.

Parkland Provision

- 6.18. To satisfy the need for parks, the City will:
 - 6.18.1. 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;
 - 6.18.2. pursue opportunities arising from development to secure land for new parkland, improve and expand existing parks and improve *public realm* connections between existing and planned parks and open spaces, including the initiatives identified in the King-Spadina Public Realm Strategy; and
 - 6.18.3. establish partnerships with public agencies, boards and commissions, and property owners to secure public access to open spaces to supplement the parks and *public realm* network.
- 6.19. Any parkland conveyed to the City must:
 - 6.19.1. improve the quantity, quality, form and distribution of parks;
 - 6.19.2. be free of encumbrances unless approved by Council;
 - 6.19.3. be highly visible with prominent street frontage;
 - 6.19.4. result in parks that are programmable and have a functional size, shape, configuration and topography;
 - 6.19.5. result in parks with good sunlight access; and
 - 6.19.6. contribute to a fine-grain pedestrian network that offers multiple mobility choices through mid-block connections linking various elements of the *public realm*.
- 6.20. Development is required to prioritize dedication of land to the City to meet parkland dedication requirements. As part of any development, parkland provision will be required in the following priority:
 - 6.20.1. on-site;
 - 6.20.2. off-site;
 - 6.20.3. cash-in-lieu.

- 6.21. 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 for an on-site dedication prior to the consideration of cash-in-lieu of land, at the City's discretion.
- 6.22. Parkland dedication that is immediately adjacent to an existing park or within a location that adds to the system of parks and open spaces will be prioritized.
- 6.23. Cash-in-lieu of land to be conveyed through the alternative rate provision will be used as follows:
 - 6.23.1. payment of the first 5 per cent of the site area will be used to implement parkland acquisition and improvements servicing both King-Spadina and city-wide; and
 - 6.23.2. any payment in excess of 5 per cent of the site area and up to the rate established by by-law will be used to implement parkland acquisition and improvements within King-Spadina and in the vicinity of the development.
- 6.24. Parkland dedication from more than one development, assembled to create a larger park, will be encouraged.
- 6.25. 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 to the policies in this Plan, at the City's discretion.

Privately Owned Publicly-Accessible Spaces (POPS)

- 6.26. Privately Owned Publicly-Accessible Spaces (POPS) approved as part of a development will not be in lieu of parkland dedication.
- 6.27. POPS provide an opportunity to expand the *public realm* by creating open spaces and connecting existing or planned streets, parks and open spaces. POPS provided through development will:
 - 6.27.1. be publicly accessible;
 - 6.27.2. be designed for a variety of ages and abilities;
 - 6.27.3. be sited in highly visible locations and designed to serve the local population;
 - 6.27.4. be sited and designed to be seamlessly integrated and connected into the broader *public realm*;
 - 6.27.5. include new trees, seating, public art, landscaping and integration of stormwater capture where possible;
 - 6.27.6. include the City's POPS signage, identifying the space as being publicly accessible; and
 - 6.27.7. be informed by the City's Urban Design Guidelines for Privately Owned Publicly-Accessible Spaces.

Partnerships

- 6.28. Contributions, improvements, maintenance and enhancements to parks and open spaces will be encouraged through partnerships, conservancies, sponsorships and philanthropic donors.
- 6.29. Community stewardship of parks and open spaces will be encouraged.
- 6.30. Partnerships and collaboration with Indigenous communities will be encouraged in the planning, design and development of parks and the *public realm*.
- 6.31. The City and local school boards, working in partnership, will ensure the provision of recreational and landscaped open space on existing, reconfigured or redeveloped School Properties and pursue their greater utilization for community access through the development of shared-use open spaces and recreation facilities.

7. Mobility

- 7.1. The transportation system will consist of well-connected and integrated networks providing a variety of safe and sustainable travel choices to improve mobility and accessibility for all people and provide for the movement of goods and services and emergency vehicles.
- 7.2. 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.
- 7.3. All streets will be safe, comfortable, functional and accessible in all seasons for pedestrians of all ages and abilities.
- 7.4. Pedestrian and *public realm* improvements will:
 - 7.4.1. improve pedestrian safety, comfort and accessibility, especially for the most vulnerable;
 - 7.4.2. improve pedestrian movement, connectivity and circulation by providing more generous pedestrian clearways and new or improved pedestrian linkages such as mid-block connections, walkways, paths and access points;
 - 7.4.3. create seamless and integrated pedestrian connections to transit stops, the PATH, and other climate-controlled walkways;
 - 7.4.4. improve pedestrian wayfinding;
 - 7.4.5. create vibrant public spaces that encourage public life; and
 - 7.4.6. reinforce historic public spaces, including those that acknowledge Indigenous cultures and histories.
- 7.5. 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:
 - 7.5.1. enhancing and increasing space adjacent and in proximity to development sites;
 - 7.5.2. 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;
 - 7.5.3. aligning capital infrastructure investment in areas of future growth; and
 - 7.5.4. providing required building setbacks.

PATH

- 7.6. Development will be encouraged to connect to, expand and improve the PATH network and other climate-controlled walkways without compromising the role of the street as the primary place for pedestrian activity.

- 7.7. New connections to the PATH network and other climate-controlled walkways will:
 - 7.7.1. extend the network of accessible, climate-controlled pedestrian routes and interior open spaces;
 - 7.7.2. provide safe, pleasant, convenient and comfortable walkways;
 - 7.7.3. create and connect to a variety of public places;
 - 7.7.4. provide direct, legible, publicly accessible and identifiable entrances from streets;
 - 7.7.5. incorporate consistent signage to improve orientation and wayfinding;
 - 7.7.6. improve the provision of and location of public amenities; and
 - 7.7.7. be informed by design guidelines as developed and applied by the City.
- 7.8. New connections to the PATH network and other climate-controlled walkways are encouraged to be below grade.

Laneways

- 7.9. The existing network of laneways and mid-block connections as shown on Maps 16-4A and 16-4B, whether public or private, will be conserved, extended and improved.
- 7.10. 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.
- 7.11. Additional land may be required as part of new development to create new and/or to widen existing mid-block connections and laneways.
- 7.12. Where there are laneways, new development will ensure that street frontages remain free of parking and loading requirements.
- 7.13. 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:
 - 7.13.1. discouraging cut-through motor vehicle traffic and designing for slower vehicle speeds;
 - 7.13.2. implementing design features to improve the attractiveness of the laneway;
 - 7.13.3. implementing safety measures for pedestrians including lighting for personal security;
 - 7.13.4. ensuring that development includes amenities and design features that support laneways with active ground-floor uses, clear glazing and entrances; and
 - 7.13.5. expanding and improving the network of laneways wherever possible.

Cycling

- 7.14. Development and street reconstruction will secure opportunities to provide additional links to the cycling network and additional bike parking spaces.
- 7.15. Additional bike parking and end-of-trip bicycle amenities will be encouraged at important destinations including: rapid transit stations, civic buildings, parks and open spaces, sport and entertainment venues, and major employment destinations.
- 7.16. Priority will be placed on providing additional bike share stations in areas of future growth.

Surface Transit

- 7.17. Existing transit services will be improved and new transit services established to support growth, improve network connectivity, increase mobility options and encourage transit use.
- 7.18. Priority for surface transit will be implemented on all routes to favour public transit over private automobiles.
- 7.19. Priority for surface transit will be implemented in a variety of ways, including:
 - 7.19.1. replacing general purpose travel lanes with reserved or dedicated lanes for surface transit;
 - 7.19.2. implementing transit signal priority at intersections along surface transit routes; and/or
 - 7.19.3. implementing turning prohibitions, on-street parking restrictions, and other traffic and curbside management strategies.

Parking and Curbside Management

- 7.20. Surface and above-grade parking will be discouraged by:
 - 7.20.1. minimizing the establishment and expansion of lots and structures;
 - 7.20.2. prohibiting additional commercial boulevard parking;
 - 7.20.3. encouraging the redevelopment of existing lots; and
 - 7.20.4. providing new or replacement parking spaces below grade, except in the case of re-use or conversions of existing buildings.
- 7.21. Toronto Parking Authority public facilities will:
 - 7.21.1. be integrated below-grade where possible, within new and existing developments;
 - 7.21.2. incorporate design features that facilitate conversion to other transportation uses should parking demand decrease; and

- 7.21.3. encourage a variety of multi-modal transportation infrastructure including car-share facilities, electric-vehicle- charging spaces, bike-share facilities and bicycle parking.
- 7.22. Development will generally be required to limit and/or consolidate vehicle access points and will be encouraged to provide facilities for passenger pick-up/drop-off, loading and parking in off-street locations and/or within building footprints, in order to free up on-street curbside and *public realm* space and improve safety of pedestrians and cyclists.
- 7.23. The use of smaller vehicles and non-motorized modes for deliveries, couriers and goods movement will be encouraged.
- 7.24. Pick-ups and drop-offs, loading and parking activity shall be encouraged off-street wherever reasonable and practical to free up curbside space.
- 7.25. Development will be encouraged to provide shared community parking spaces. Spaces will be dedicated for short-term use for residents and visitors, and located separately from commercial parking spaces on the site.
- 7.26. All permitted on-street parking of film vehicles will ensure that the pedestrian and cycling infrastructure is accommodated.

8. Community Infrastructure

- 8.1. The provision of *community service facilities* will be guided and informed by the Downtown Community Services and Facilities Strategy.
- 8.2. *Community service facilities* will be provided in a timely manner to support and be commensurate with growth.
- 8.3. Development will contribute to the delivery of *community service facilities*, as appropriate, through:
 - 8.3.1. new, expanded or retrofitted space for one or more *community service facilities* on-site;
 - 8.3.2. new, expanded or retrofitted *community service facilities* off-site within an *appropriate distance*; and/or
 - 8.3.3. a contribution towards specific *community service facilities* that meets identified needs.
- 8.4. New *community service facilities* and expansions or retrofits of existing *community service facilities* will be designed to meet the requirements of the City, public agencies, boards and commissions and will:
 - 8.4.1. be located in highly visible locations with strong pedestrian, cycling and transit connections for convenient access; and
 - 8.4.2. consider co-location within mixed-use buildings; and
 - 8.4.3. provide for flexible, accessible, multi-purpose spaces that can be programmed in different ways and be adapted over time to meet the varied needs of different user groups.
- 8.5. Development will replace the total gross floor area of any existing on-site *community service facilities* to ensure no loss of community service and facility space. The total gross floor area of the replacement *community service facilities* will be excluded from the total gross floor area permitted on the site, provided the following matters are provided by the owner and secured to the City's satisfaction:
 - 8.5.1. locate, design, construct, finish and furnish the *community service facilities* at no cost to the City; and
 - 8.5.2. provision of the space for a period of no less than 10 years at a rent similar to that in effect at the time of application, with annual increases in line with the rate of inflation.
- 8.6. Notwithstanding policy 10.5, the replacement of any existing *community service facilities* may be provided off-site at the City's discretion provided:
 - 8.6.1. a receiving site has been secured to the City's satisfaction;

- 8.6.2. funding equivalent to the City's cost of replacing the existing *community service facilities* within the vicinity of the development has been determined and agreed upon; and
- 8.6.3. financial securities equivalent to the City's cost of replacing the existing *community service facilities* is provided and will be held by the City until such time as the replacement facility is constructed.
- 8.7. When it has been determined by the City that existing *community service facilities* cannot be replaced on-site or off-site, the City may accept a monetary contribution equivalent to the City's cost of replacing the existing *community service facilities* within the vicinity of the development.
- 8.8. Development that is phased should include required facilities as part of the first phase of development.
- 8.9. Development will include a non-profit child care facility where it can be accommodated on the site.
- 8.10. Development will be encouraged to provide space for community-based non-profit organizations that are eligible for the City's Community Space Tenancy Policy.
- 8.11. Development may be required to accommodate temporary *community service facilities* until such time as the permanent *community service facilities* are constructed and outfitted.
- 8.12. Partnerships between landowners and public agencies, boards and commissions to support the improvement, provision and expansion of *community service facilities* will be encouraged.
- 8.13. To address their respective requirements and to promote cost-effectiveness and coordination, community services and facilities providers will be encouraged to:
 - 8.13.1. support the creation of community hubs;
 - 8.13.2. explore satellite and alternative delivery models;
 - 8.13.3. co-locate facilities and share resources; and
 - 8.13.4. integrate and coordinate programs.
- 8.14. The Downtown Community Services and Facilities Strategy will be reviewed on a regular basis, taking into consideration the relevant service and facility plans of City divisions and public agencies, boards and commissions, to:
 - 8.14.1. update the inventory of existing and planned services and facilities;
 - 8.14.2. determine the need for new *community service facilities* based on existing and estimated population and employment growth; and
 - 8.14.3. prioritize *community service facilities* required to support projected growth and changing needs.

- 8.15. 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.

9. Built Form

- 9.1. The King-Spadina Area is divided into three Precincts, as identified on Map 16-1 based on the distinct character within each of these precincts. In the event of a conflict between the General Built Form policies and the Precinct policies, the Precinct policies will prevail to the extent of the conflict.
- 9.2. Development will:
 - 9.2.1. enhance the liveability of the building's surroundings and its interior spaces; and
 - 9.2.2. 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; and providing high-quality amenity spaces; and
 - 9.2.3. demonstrate design excellence of the building and surrounding *public realm*; and
 - 9.2.4. demonstrate a high standard of heritage conservation; and
 - 9.2.5. include high-quality, durable materials and sustainable and resilient building practices; and
 - 9.2.6. 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
 - 9.2.7. 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.
- 9.3. Tall building proposals will demonstrate how the proposal fits within and complements the overall Downtown skyline.
- 9.4. New buildings and structures will be sited and massed to protect the flight paths to hospital heliports.

Improving the Public Realm

- 9.5. Development will contribute to an improved and expanded *public realm* for existing and anticipated pedestrian volumes and a range of pedestrian amenities, including but not limited to: widened sidewalks and walkways; parks and open spaces; POPS; street trees and other landscaping; street furniture; public art; landscaped open spaces; patios; retail displays; access to transit and transit shelters; cycling amenities and pedestrian weather protection.
- 9.6. Development will contribute to an improved and expanded *public realm* by providing setbacks from the property lines adjacent to streets.

- 9.7. Development in *Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3*, will include setbacks that will:
 - 9.7.1. be publicly-accessible;
 - 9.7.2. allow for optimal tree planting and landscaping conditions by providing adequate space for tree infrastructure and adhering to the City's tree planting standards; and
 - 9.7.3. be designed to allow for access to utilities or other below-grade services.
- 9.8. 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.
- 9.9. The City may reduce the 6-metre curb to building face requirement where:
 - 9.9.1. a strong, legible, historic character of street-oriented buildings exists; or
 - 9.9.2. a property on the Heritage Register exists on-site.
- 9.10. More than 6 metres from curb to building face may be required for development in *Mixed Use Areas 1, Mixed Use Areas 2, and Mixed Use Areas 3*, where:
 - 9.10.1. high pedestrian volumes exist or are expected;
 - 9.10.2. the population generated by the development requires additional space for pedestrian circulation and access;
 - 9.10.3. a defining character of the street includes a deeper setback;
 - 9.10.4. development is located on a corner site;
 - 9.10.5. there is a need to improve access to or space for public transit and transit users; and/or
 - 9.10.6. there are opportunities for additional amenities such as forecourts, landscaped setbacks, playgrounds, gardens, public art, POPS or cycling amenities.

Base Buildings

- 9.11. Base buildings will be designed to:
 - 9.11.1. respect the scale and proportion of adjacent streets, parks and open spaces;
 - 9.11.2. fit harmoniously within the existing and planned context of neighbouring streetwall heights;
 - 9.11.3. respect the height, scale and built form character of the existing context of both streets when located on a corner lot;
 - 9.11.4. animate and promote the use of adjacent streets, parks and open spaces by providing active uses at grade and multiple entrances;
 - 9.11.5. incorporate appropriate glazing;

- 9.11.6. support the expansion of the urban tree canopy; and
- 9.11.7. include high-quality materials and design elements that fit with neighbouring buildings and contribute to a pedestrian scale.
- 9.12. 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.
- 9.13. Development will provide a transition in scale for the base building height down to adjacent lower-scale planned context.
- 9.14. Development will include step backs on all elevations facing public streets. The step backs:
 - 9.14.1. will be a minimum of 3 metres above the height of the streetwall or base building;
 - 9.14.2. will be free of any projections; and
 - 9.14.3. 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 on the street.

Physical Determinants of Intensity and Scale

- 9.15. The siting, massing, height and design of a building on one site will not necessarily be a precedent for development on an adjacent or nearby site.
- 9.16. Tall buildings will not be permitted on sites:
 - 9.16.1. that have a planned context that does not contemplate tall buildings; and
 - 9.16.2. 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.
- 9.17. Tall building floorplates should be designed to reduce the visual and physical impacts of the building from the *public realm* and neighbouring properties.
- 9.18. Development will be located and massed to define and frame the edges of the *public realm* with good street proportion, ensuring comfortable sun and wind conditions on the *public realm* and neighbouring properties by stepping back building mass and/or limiting building floorplates above the streetwall height to allow daylight and sunlight to penetrate to the street and lower building levels.
- 9.19. Mixed-use and residential buildings will have a maximum floorplate size of 750 square metres above the base building. Increases to the 750 square metre floorplate size may be considered when it is demonstrated to the City's satisfaction that the impacts of the larger floorplate, including but not necessarily limited to pedestrian comfort, shadow, transition, sky-view and wind, can be addressed.

- 9.20. Non-residential buildings may have floorplate sizes greater than 750 square metres above the base building, provided it is demonstrated to the City's satisfaction that the impacts of the larger floorplate, including but not necessarily limited to pedestrian comfort, shadow, transition, sky-view and wind, can be addressed.

Transition

- 9.21. Height Transition Zones are shown on Map 16-5.
- 9.22. Development will provide built form transition to create a more liveable environment both in the *public realm* and in the buildings themselves, while defining and distinguishing areas of different character, intensity and planned contexts.
- 9.23. Transition in scale can be achieved by geometric relationships and design methods in different combinations including angular planes, stepping height limits, location and orientation of the building, the use of setbacks and step-backs of building mass, as well as separation distances.
- 9.24. Development will be required to demonstrate transition in scale when it is:
 - 9.24.1. of a greater intensity and scale than the adjacent and surrounding planned context, with consideration for front, rear and side adjacencies;
 - 9.24.2. adjacent and nearby to lands that have a planned context that does not anticipate tall buildings, including but not limited to *Neighbourhoods*, and *Mixed Use Areas 3*;
 - 9.24.3. adjacent to a property on the Heritage Register or a Heritage Conservation District; and/or
 - 9.24.4. adjacent to existing or planned parks and open spaces.
- 9.25. The larger the difference in scale of development, the greater the need for transition.
- 9.26. Development will accommodate transition within the development site.

Creating a Comfortable Microclimate

- 9.27. 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.
- 9.28. Development will not add any *net-new shadow* on the north sidewalk of Queen Street West in accordance with Queen Street West Heritage Conservation District.
- 9.29. 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.
- 9.30. Development will be encouraged to minimize *net-new shadow* on all school yards.

- 9.31. 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.
- 9.32. Buildings will be sited, massed and designed to reduce and mitigate wind impacts on the *public realm*, including streets and sidewalks, parks and open spaces and POPS. Pedestrian-level wind conditions should be suitable for sitting and standing, with higher standards applied to parks and open spaces and Priority Retail Streets.
- 9.33. Development will address microclimatic conditions for people on adjacent streets and sidewalks, parks and open spaces by minimizing shadow and uncomfortable wind conditions. This may be achieved by:
 - 9.33.1. reducing the floorplates of tall building elements above the base building;
 - 9.33.2. reducing the overall height and scale of buildings;
 - 9.33.3. re-orienting, reducing the size of and/or setting back tall building elements on the site;
 - 9.33.4. increasing the space between tall building elements; and
 - 9.33.5. increasing the *public realm* by setting back the base of buildings.

Amenity Space

- 9.34. Amenity space will be:
 - 9.34.1. located at or above grade;
 - 9.34.2. located in highly visible and accessible locations for the building's inhabitants;
 - 9.34.3. designed and built with high-quality and durable materials; and
 - 9.34.4. designed to provide elements and programming that respond to a variety of users of all ages and abilities, including but not limited to seniors and children.
- 9.35. Development will ensure that outdoor amenity spaces will be sited and designed to:
 - 9.35.1. maximize sky-views and sunlight in the space;
 - 9.35.2. ensure wind conditions that are suitable for comfortably sitting and standing;
 - 9.35.3. include trees and other landscaping; and
 - 9.35.4. promote use in all seasons.
- 9.36. Indoor amenity space will be provided in appropriately scaled rooms, one of which must be directly adjacent and connected to the outdoor amenity space.
- 9.37. Indoor amenity spaces should have access to daylight by being located in suitable locations within the building and by including glazing.

- 9.38. Development that includes residential units will be encouraged to include pet amenity areas that include facilities for the disposal of pet waste.
- 9.39. Non-residential development will be encouraged to provide high-quality and well-designed indoor and outdoor amenity space.

East Precinct

- 9.40. Development will include a diverse range of buildings typologies, including tall buildings, with the appropriate height, scale and massing determined by:
 - 9.40.1. the site characteristics;
 - 9.40.2. the ability of the development to provide the necessary setbacks, step backs and separation distance from other buildings; and
 - 9.40.3. the provision of a noticeable and discernable downward transition in height from the Eastern boundary to the Western boundary of the East Precinct.
- 9.41. 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:
 - 9.41.1. There will be a noticeable and discernible step down in the height of development between Height Transition Zone A and Height Transition Zone B.
 - 9.41.2. There will be a noticeable and discernible step down in the height of development between Height Transition Zone B and Height Transition Zone I.
 - 9.41.3. In Zone D, development will transition downwards in scale towards Clarence Square park.
 - 9.41.4. 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 *net-new 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.
 - 9.41.5. In Zone I development will minimize shadow on the sidewalk on the west side of Spadina Avenue.

West Precinct

- 9.42. The scale of development in the West Precinct will be lower than the general scale of development in the East Precinct.
- 9.43. Development in *Mixed Use Areas 2* within the West Precinct will not exceed 45 metres in height, including all mechanical elements.
- 9.44. 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:

- 9.44.1. In Zone G and Zone H heights will transition down in height towards St Andrew's Playground park and Victoria Memorial Square.
- 9.44.2. 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:
 - 9.44.2.1. a public laneway is located between the subject site and adjacent properties;
 - 9.44.2.2. the proposed building will not include windows on the elevations facing adjacent properties; and/or
 - 9.44.2.3. the adjacent buildings do not contain windows on the elevations facing the subject site.
- 9.44.3. Above the base building, development will include appropriate step backs from adjacent properties to provide adequate separation distance between buildings to ensure light, view and privacy are protected. A minimum step back of 5.5 metres will be provided from any property line that is not a public street or from the centre line of a public lane.

Spadina Precinct

- 9.45. Development in the Spadina Precinct will be mid-rise and low-rise in scale and will generally not exceed a height of 40 metres.
- 9.46. Appropriate height will be determined by considering the depth of the site, the ability to comply with the angular plane requirements in Policies 9.47 and 9.48 below, the protection of heritage resources, the provision of appropriate step backs on all elevations of the building and the provision of a streetwall height that reflects the character of the street.
- 9.47. 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.
- 9.48. Height Transition Zones are shown on Map 16-5.
 - 9.48.1. 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 *net-new 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
 - 9.48.2. In Zone D, development will transition downwards in scale towards Clarence Square park.

10. Housing

- 10.1. To achieve a balanced mix of unit types and sizes, development containing more than 80 new residential units will include:
 - 10.1.1. 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
 - 10.1.2. 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
 - 10.1.3. an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units.
- 10.2. The City may reduce the requirements for policy 10.1 where development is providing:
 - 10.2.1. social housing or other publicly funded housing; or
 - 10.2.2. specialized housing such as residences owned and operated by a post-secondary institution or a health care institution to house students, patients or employees.
- 10.3. 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.
- 10.4. New development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of ten or more dwelling rooms will not be approved unless:
 - 10.4.1. in cases where planning approvals other than site plan are sought, the following are secured:
 - 10.4.1.1. at least the same amount of residential gross floor area is replaced and maintained as rental housing;
 - 10.4.1.2. any available units not occupied by returning tenants will be offered to eligible households;
 - 10.4.1.3. for a period of at least 20 years, the rents for replacement housing will be similar to those in effect at the time the development application is made; and
 - 10.4.1.4. an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or
 - 10.4.2. in Council's opinion, the supply and availability of low-end of market rental housing in the city has returned to a healthy state and is able to meet the housing requirements of current and future residents.

- 10.5. New development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more dwelling rooms, will provide assistance to lessen hardship for existing tenants.

11. Culture

- 11.1. Clustering of *cultural spaces*, including Indigenous cultural organizations, will be supported and encouraged.
- 11.2. The co-location and/or creation of community hubs for cultural and community spaces, including Indigenous organizations, will be encouraged as part of development where appropriate in *Mixed Use Areas 1, Mixed Use Areas 2, and Mixed Use Areas 3*.
- 11.3. Adaptive re-use of properties on the Heritage Register as *cultural spaces* will be encouraged.
- 11.4. King-Spadina is a cultural precinct where the following will be encouraged:
 - 11.4.1. the clustering of creative industries and *culture sector* economic activities, jobs and *cultural spaces*;
 - 11.4.2. building attributes that support the spatial requirements of creative industries and the *culture sector* and allow for flexible use of the spaces; and
 - 11.4.3. the participation of the arts and design community in local *public realm* improvements.
- 11.5. Front Street and John Streets are Cultural Corridors.
 - 11.5.1. 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.
 - 11.5.2. The *public realm* on these streets will be designed to create a coherent visual identity including public art and interpretive resources.
 - 11.5.3. 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.
- 11.6. Development and *public realm* improvements will be encouraged to include:
 - 11.6.1. infrastructure to support the film industry through the design and redesign of spaces;
 - 11.6.2. built-in infrastructure such as outlets and conduits to reduce the need for generators for the film industry; and
 - 11.6.3. areas for temporary film trailer parking, pick-up/drop-off areas, accessible loading zones and motor coach parking zones.
- 11.7. The retention of live music venues will be encouraged in *Mixed Use Areas 1, Mixed Use Areas 2, and Mixed Use Areas 3*.
- 11.8. To ensure that live music venues can continue to function without noise-related impact on new residential development:

- 11.8.1. 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
- 11.8.2. 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.
- 11.9. Development containing residential units that are located within 120 metres of a live music venue will be required to include an advisory within the Site Plan Agreement and/or Condominium Declaration that notifies purchasers, leasees and tenants of possible noise that may arise from its proximity to a live music venue.

12. Energy and Resilience

- 12.1. Development and streetscape improvements will integrate stormwater capture, trees and other plantings, where appropriate, informed by design guidelines developed and applied by the City.
- 12.2. 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.
- 12.3. Development will be encouraged to incorporate biodiversity by:
 - 12.3.1. creating habitats;
 - 12.3.2. planting varieties of species that are pollinator-friendly; and
 - 12.3.3. designing green roofs to be more biodiverse.
- 12.4. To decrease GHG emissions, development will be encouraged to:
 - 12.4.1. incorporate recovery of low-carbon energy from infrastructure sources such as sewers and transit power stations to reduce emissions;
 - 12.4.2. develop or incorporate a connection to an existing or planned thermal energy network;
 - 12.4.3. integrate on-site electricity production to reduce electricity demand;
 - 12.4.4. limit the loss of embodied energy contained within existing building stock; and
 - 12.4.5. target *near-zero emissions*.
- 12.5. 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.
- 12.6. Development will reduce the negative impacts of inflow and infiltration on the capacity of the sanitary and combined sewer systems

13. Areas of Special Identity

- 13.1. 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

- 13.2. New development will respect the integrity and the potential for increased use of the park.
- 13.3. Development will transition downwards in height towards St. Andrew's Playground.
- 13.4. 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.
- 13.5. 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.
- 13.6. On streets around St. Andrew's Playground, a combination of pedestrian-scale lighting, street trees and decorative paving to City standards will be provided.

Wellington Place

- 13.7. 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.
- 13.8. 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.
- 13.9. 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.
- 13.10. Development will step back a minimum of 10 metres above the streetwall or base building for all elevations fronting Wellington Street.
- 13.11. The formal, tree-lined boulevards on Wellington Street West will be re-instated and protected.

- 13.12. 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.
- 13.13. Development facing Clarence Square will maintain a primary orientation towards the park.
- 13.14. 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.
- 13.15. 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.

Duncan Street

- 13.16. Development will step back a minimum of 10 metres above the streetwall or base building for all elevations facing Duncan Street.
- 13.17. 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.
- 13.18. 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.

Draper Street

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

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

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

14. Monitoring, Implementation and Development Approvals

- 14.1. A Heritage Impact Assessment will be required for all new development proposals in King-Spadina.
- 14.2. The King-Spadina Urban Design Guidelines and King-Spadina Public Realm Strategy will be used to ensure that new development is consistent with the Official Plan and this Secondary Plan. They will be used to determine standards to be included in implementing Zoning By-law(s) and to evaluate development applications.
- 14.3. The City will monitor changes on a 5 year cycle with respect to, among other things:
 - 14.3.1. the re-use of existing buildings, particularly heritage properties;
 - 14.3.2. the amount and scale of development in the area;
 - 14.3.3. the split between non-residential and residential land uses in the area;
 - 14.3.4. the residential unit mix and the provision of family-sized units;
 - 14.3.5. the amount and type of employment in the area;
 - 14.3.6. the sufficiency of community infrastructure, including parks, child care centres, libraries, community centres and the provision of human services;
 - 14.3.7. the provision of transit service improvements; and
 - 14.3.8. the sufficiency of municipal infrastructure, including sewer, water, and storm water.
- 14.4. In considering development proposals for lands within the King-Spadina Secondary Plan Area, the intensity and scale of proposed development will be considered and the City will need to be satisfied that the development can be accommodated by the City's infrastructure including, among other matters, *community service facilities, green infrastructure, physical infrastructure* and parkland, as improved from time to time.
- 14.5. Development of lands within the King-Spadina Secondary Plan Area will be reviewed to ensure the adequacy of *community service facilities, green infrastructure, physical infrastructure* and parkland. Where appropriate, staging or phasing of development will be provided for, where infrastructure improvements are required to service anticipated growth.
- 14.6. In order to address the policies of this Plan, a Holding (H) Symbol will be considered during the review of rezoning applications within the King-Spadina Secondary Plan.
- 14.7. Conditions to be met prior to the removal of the holding provision may include:
 - 14.7.1. the provision and timing of:
 - 14.7.1.1. *community service facilities*;
 - 14.7.1.2. parkland and open space;
 - 14.7.1.3. *physical infrastructure*; and/or

- 14.7.1.4. *green infrastructure.*
- 14.7.2. the construction of any required non-residential gross floor area transferred to a receiving site;
- 14.7.3. environmental protection, remediation or mitigation measures;
- 14.7.4. measures to protect a natural heritage area or environmentally sensitive natural features;
- 14.7.5. professional or technical studies to assess potential development impacts;
- 14.7.6. measures to protect heritage buildings, properties with archaeological potential and archaeological sites; and/or
- 14.7.7. phasing of development.
- 14.8. The City may remove the Holding (H) Symbol from all or some of the lands it is subject to only as the associated conditions have been satisfied and matters are appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act* including Sections 37, 41, 45 and 52 and Section 114 of the *City of Toronto Act*.
- 14.9. City-owned lands in King-Spadina may be retained to address the Plan's priorities and other public priorities, including: parkland, pedestrian and cycling facilities, affordable housing, *community service facilities*, and locations for first responder stations.
- 14.10. New parkland and lands to expand existing parks will be secured using a variety of tools, including but not limited to:
 - 14.10.1. land purchases;
 - 14.10.2. parkland dedication under the *Planning Act*;
 - 14.10.3. land exchanges;
 - 14.10.4. partnerships and/or leases; and
 - 14.10.5. conservancies, sponsorships and philanthropic donations.
- 14.11. The City may, at its discretion, require easements on private land to secure public access to the *public realm*.
- 14.12. Development will be encouraged to enter into Community Benefit Agreements to achieve social and economic benefits in communities within which the development is located.

15. Interpretation

- 15.1. An *appropriate distance* is one that reflects the average catchment area for a given community service and facilities sector and the availability of other similar services and/or facilities in close proximity to the development site.
- 15.2. *Complete communities*:
 - 15.2.1. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local retail and services;
 - 15.2.2. provide a diverse range and mix of housing options, including affordable housing, to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes;
 - 15.2.3. provide convenient access to:
 - 15.2.3.1. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - 15.2.3.2. *physical infrastructure*;
 - 15.2.3.3. *community service facilities*; and
 - 15.2.3.4. an appropriate supply of parkland, open spaces and trails;
 - 15.2.4. ensure the development of high-quality built form that enhances liveability, is contextually appropriate and provides an attractive and vibrant *public realm*, including public open spaces;
 - 15.2.5. mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions and contribute towards the achievement of low-carbon communities; and
 - 15.2.6. integrate *green infrastructure*.
- 15.3. 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.
- 15.4. *Cultural spaces* are the physical spaces that present and support arts activities, creative industries, cultural expression and cultural heritage. *Cultural spaces* may include professional creative artistic activities such as the creation and presentation of: craft, dance, design, fashion, film, Indigenous arts, literature, media arts, and music, theatre and visual arts. *Cultural spaces* are non-residential spaces and include, but are not limited to: art galleries, artist studios, arts facilities, arts storage facilities, broadcast centres, community cultural hubs, concert halls, creative co-location spaces, cultural facilities, dance studios, design studios, film studios, live music venues, movie theatres, museums, performing arts studios and rehearsal spaces, photographer studios, public libraries and publishing facilities.

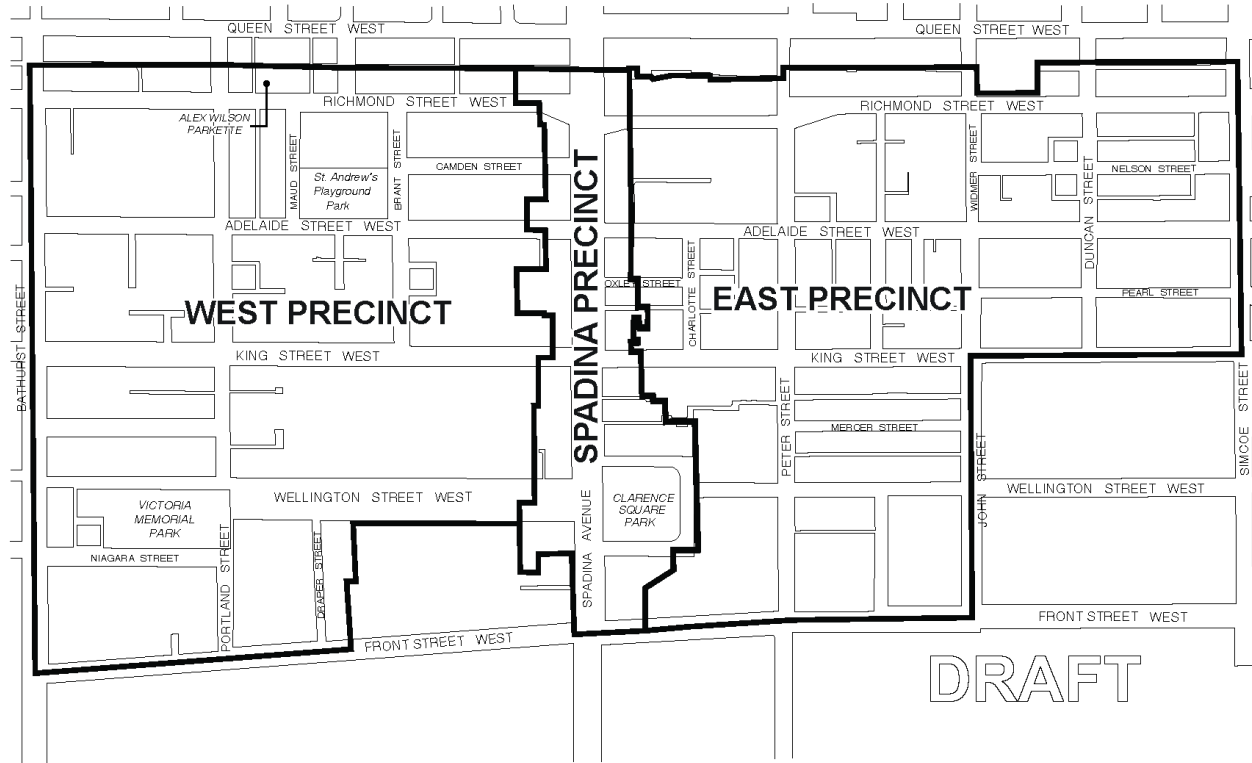
- 15.5. Infrastructure includes the following:
- 15.5.1. *Community service facilities* – buildings and public spaces that accommodate a range of non-profit programs and services provided or subsidized by the City or other public agencies to support people in meeting their social needs and enhance their well-being, health and quality of life. *Community service facilities* include recreation, community centres, libraries, child care, schools, and spaces for the provision of public health services, human services, cultural services and employment services;
 - 15.5.2. *Green infrastructure* – natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* includes natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs;
 - 15.5.3. *Physical infrastructure* – facilities and networks that form the foundation for development. *Physical infrastructure* includes water, sewage and stormwater management systems; thermal energy networks; electrical and communications systems; waste management systems; streets, transit and other mobility corridors, including pedestrian and cycling facilities; and
 - 15.5.4. Parkland.
- 15.6. A *near-zero emissions* building is one where all measures have been taken to significantly decrease energy loads, apply passive-design principles, improve efficiency of mechanical systems and connect to low-carbon fuel energy sources. It is considered *near-zero emissions* because generation of the electricity used by the building may have resulted in some greenhouse gas emissions. For example, a building may draw on the Portlands Energy Centre, which burns natural gas to generate electricity for Downtown.
- 15.7. *Net-new shadow* means shadow cast by a proposed development in excess of the shadow already cast by existing buildings and structures, including those permitted by in-force Zoning By-laws.
- 15.8. The *public realm* includes all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets, sidewalks and pedestrian connections, parks, open spaces and natural areas, Privately Owned Publicly-Accessible Spaces (POPS), the public portions of civic buildings and other publicly owned and publicly accessible lands.

16. Site and Area Specific Policies

1. On the lands shown as 1 on Map _____
 - 1.1. Four (4) affordable units provided as affordable rental housing may be registered as condominium units, provided such units are:
 - 1.1.1. owned by a non-profit housing provider;
 - 1.1.2. 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
 - 1.1.3. 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.
 - 1.2. For the purposes of the Official Plan, the units described in (a) above are considered to be rental housing.
2. 260-270 King Street West and 274-322 King Street West
 - 2.1. 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:
 - 2.2. 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:
 - 2.2.1. protecting the heritage value of the Royal Alexandra Theatre by securing and registering a heritage easement agreement;
 - 2.2.2. maintaining and recognizing the cultural value and significance of the Princess of Wales Theatre by supporting its potential designation under the Ontario Heritage Act;
 - 2.2.3. 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;
 - 2.2.4. providing an art gallery of not less than 860 square metres, to be open to the public and compliment the John Street Cultural Corridor;

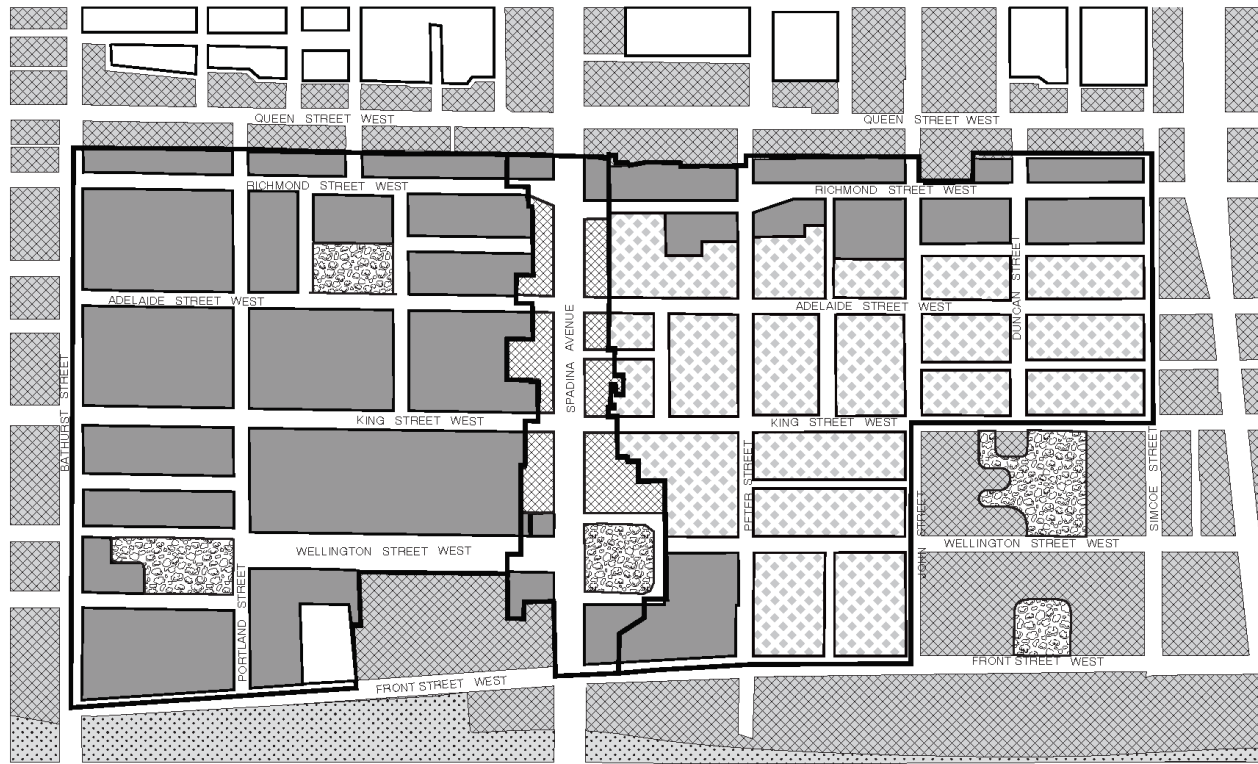
- 2.2.5. providing space for the Ontario College of Art and Design University of not less than 1,990 square metres to further complement the evolving arts and culture activities of the area;
 - 2.2.6. incorporating streetscape improvements along King Street West and John Street to provide a linear linkage 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;
 - 2.2.7. creating a *public realm* focus on Ed Mirvish Way and King Street West; and
 - 2.2.8. providing a substantive amount of non-residential floor area to complement and enhance the creative and cultural uses in the area.
- 2.3. 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.
 - 2.4. 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.
 - 2.5. 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.
 - 2.6. The retention, maintenance and use of the heritage building and facades to be conserved shall be secured by the City in appropriate legal agreements.
 - 2.7. Site plan approval may be required concurrently with any approvals of zoning amendments or variances to secure the architectural features and building materials.
 - 2.8. 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.

3. Lands bounded by John Street to the West, Adelaide Street West to the North, Duncan Street to the East and Pearl Street to the South.
 - 3.1. A maximum of three new tall buildings shall be permitted on the lands as indicated by stars on Map 1.
 - 3.2. A separation distance between towers of 20 metres or greater must be provided, measured from the exterior wall of the buildings, excluding balconies. The tower floorplates of these buildings also must not exceed 700 square metres.
 - 3.3. All towers on the block must be less than 157 metres in height, including all mechanical elements.
 - 3.4. Development should respect and reinforce the heritage character of the block and contribute to *public realm* improvements on the block.










King-Spadina Secondary Plan
MAP 16-1 Precincts

 Secondary Plan Boundary

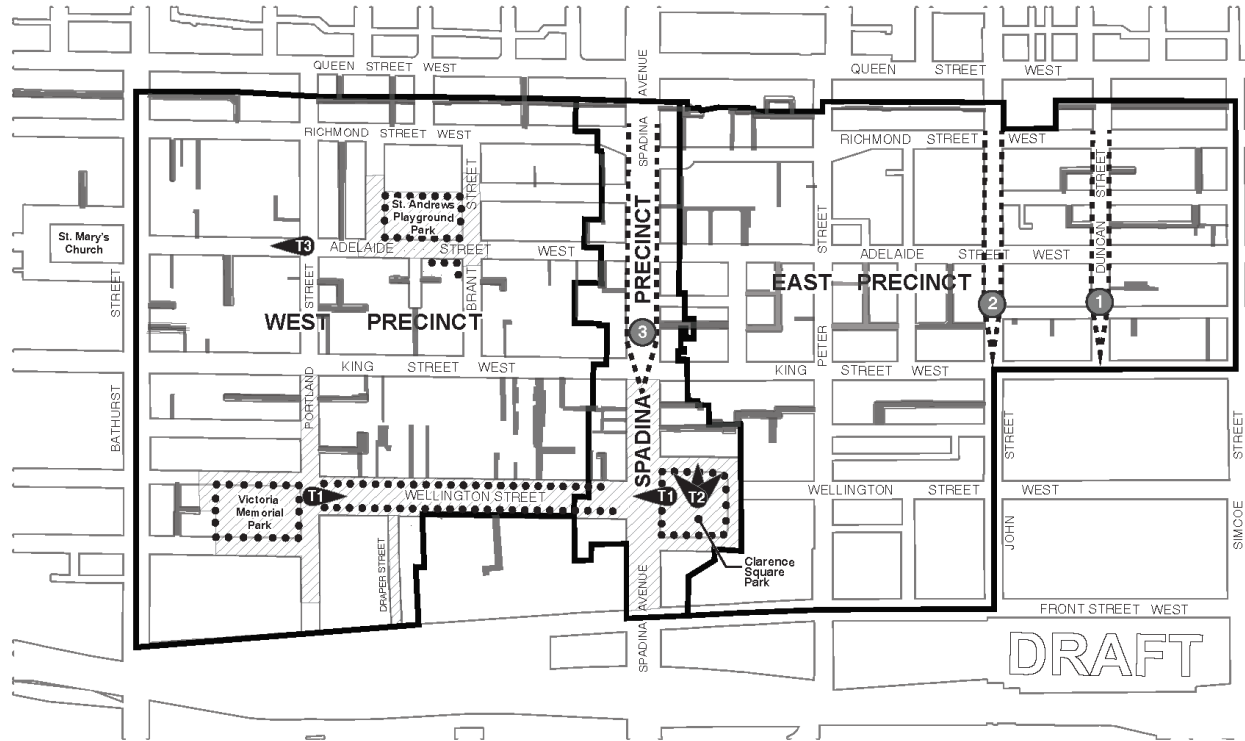


DRAFT King-Spadina Secondary Plan
Map 16-2 Land Use Map

 Secondary Plan Boundary	 Mixed Use Area 2	 Neighbourhoods	 Mixed Use Areas (Official Plan)
 Mixed Use Area 1	 Mixed Use Area 3	 Parks	 Utility Corridors





Map 16-3 Heritage Properties

This will be a non-statutory map that will show properties on the Heritage Register and those with Heritage Potential as well as existing and proposed HCD's.






King-Spadina Secondary Plan




MAP 16-4A Public Realm / Structure Plan

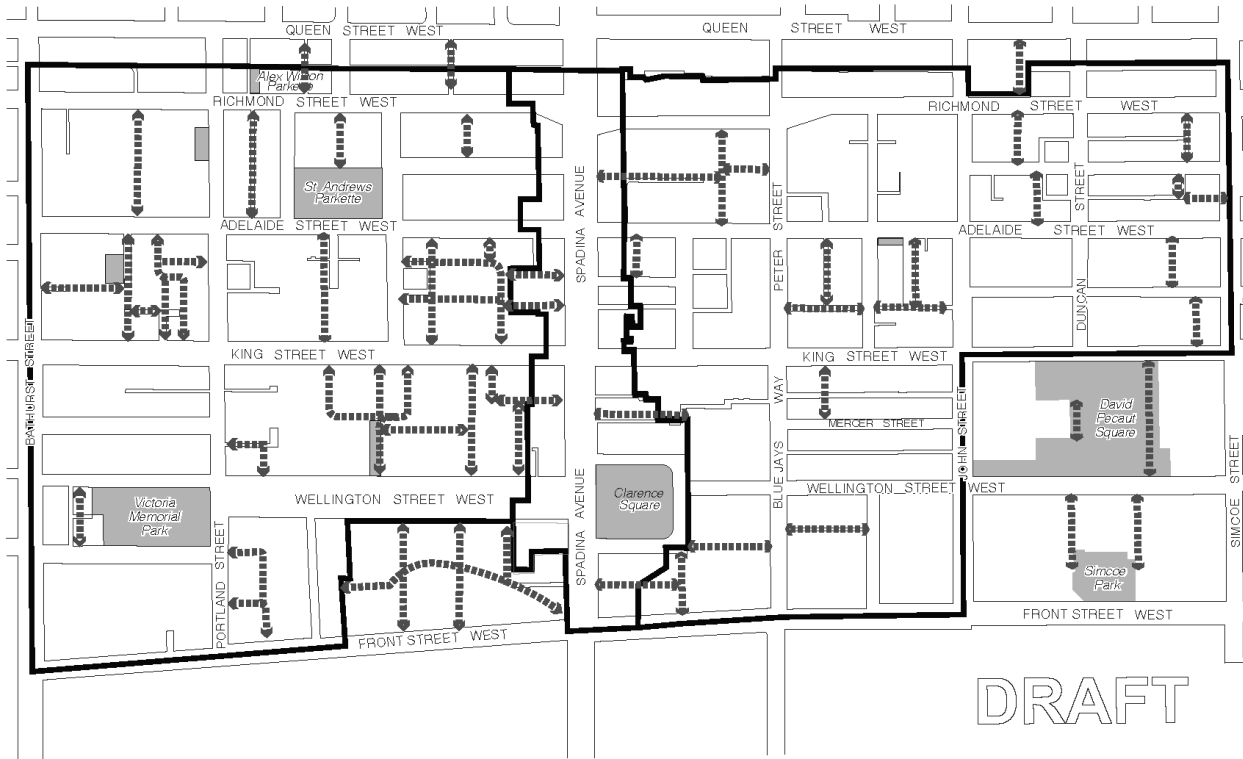
-  Secondary Plan Boundary
-  Historic Public Realm
-  Landscape Edge
-  Laneways

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
-  T3 View to St. Mary's Church from the west corners of Adelaide Street West to 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



King-Spadina Secondary Plan

MAP 16-4B Public Realm / Structure Plan

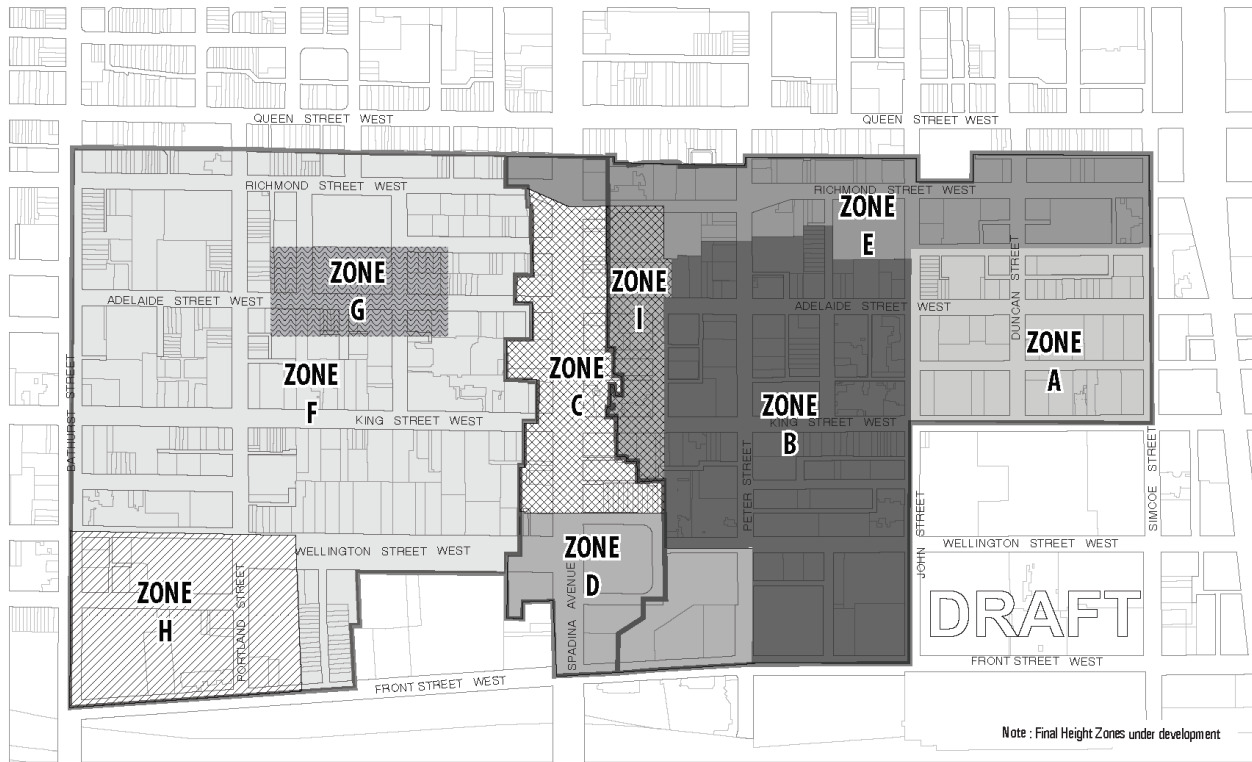
-  Secondary Plan Area
-  Existing and Planned Parks
-  Existing, Planned and Potential Mid-block Connections



King-Spadina Secondary Plan

MAP 16-4C Public Realm / Structure Plan

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



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

 Secondary Plan Boundary