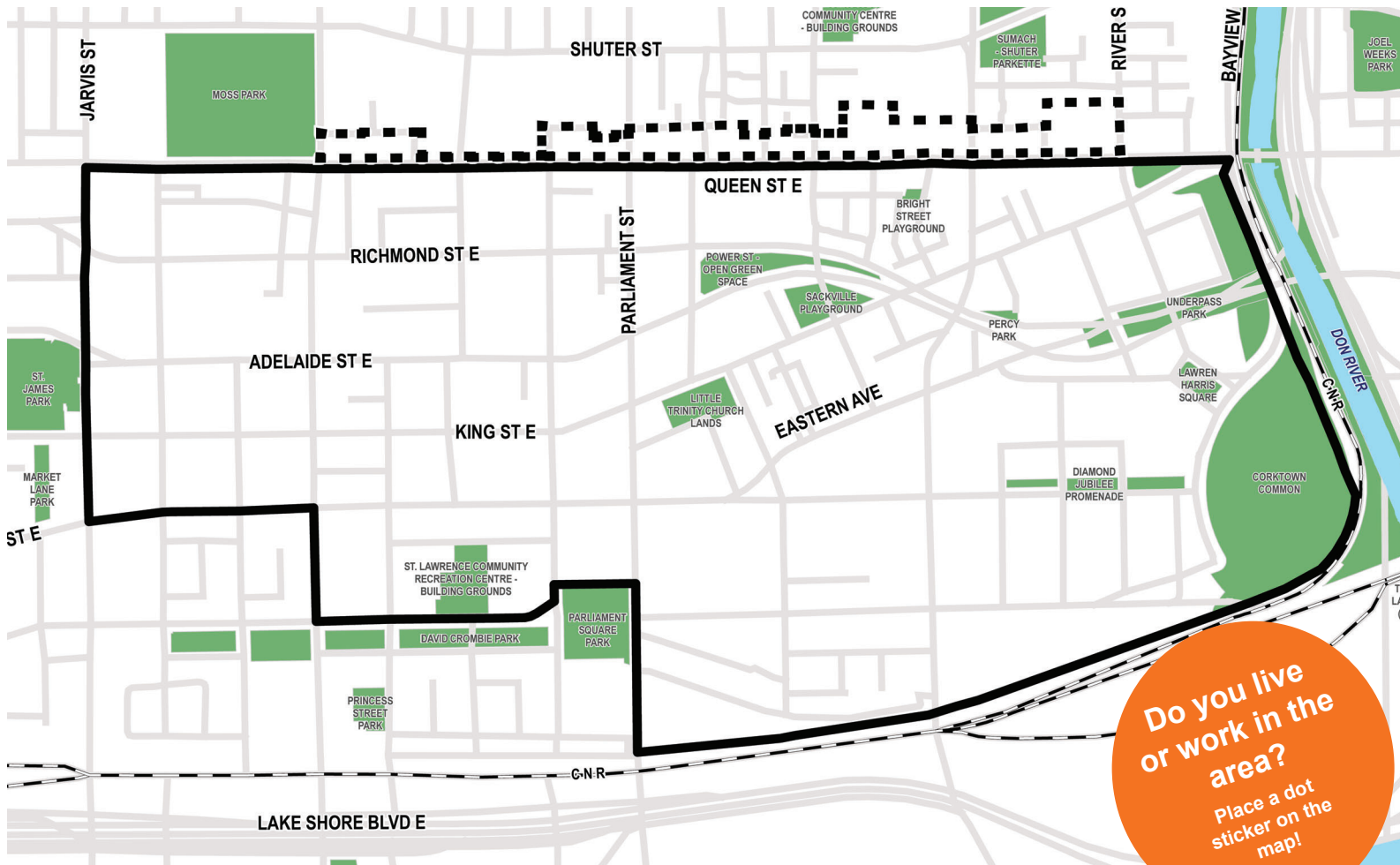






King | Parliament



PUBLIC OPEN HOUSE

Welcome to the Public Open House on the King-Parliament Secondary Plan Review. Learn more about the Review from our presentation, display boards, and staff.

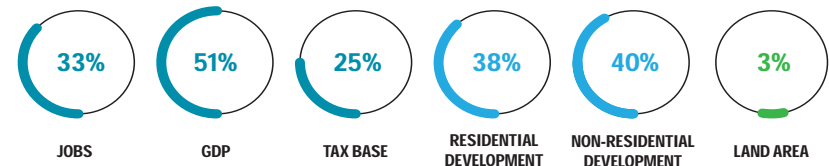
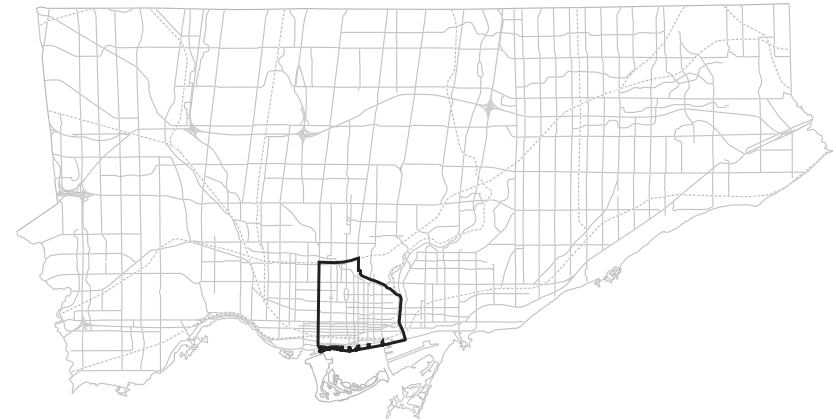


-  King-Parliament Secondary Plan Area
-  North Side of Queen Street East Study Area
-  Where you live
-  Where you work

WHAT IS THE DOWNTOWN PLAN?



- The Downtown Plan (OPA 406) brings forward a comprehensive policy framework to shape growth in Toronto's Downtown over the next 25 years. It is the result of the four-year TOcore: Planning Downtown study.
- The Downtown Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment to 2041.
- The Downtown Plan provides the City with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.
- The Downtown Plan was adopted by City Council in May 2018 and was submitted to the Minister of Municipal Affairs and Housing in August 2018 for approval.



13,800+ new jobs
Downtown per year (2011-2016)

7,500+ new residents
Downtown per year (2011-2016)

The King-Parliament Secondary Plan falls within the boundaries of the Downtown Plan. These two plans will work together to provide guidance on how King-Parliament will continue to grow.

TIMELINES



2018

2019

2020

King-Parliament Secondary Plan Review

Area Backgrounders
Published online
March 2019

Proposed Secondary
Plan and Staff Report at
TEYCC/ Council
October 2019

Recommended Secondary Plan and Staff
Report at TEYCC/ Council
April 2020

Public Consultation

Heritage
Focus Group #1
December 2018

Heritage
Focus Group #2

Open House #1
January 2019

Built Form
Workshop
April 2019

KP Pop-Up
June 2019

Open House #3
November 2019

Statutory Public Meeting
April 2020

We are
here!

Ongoing Stakeholder Engagement

Downtown Plan (TOcore)

Approved by Council
July 2018

Decision anticipated by Province
March 2019

Distillery District Heritage Conservation District Plan

Study Initiation
Summer 2019

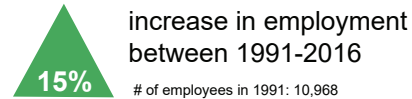
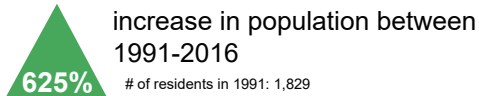
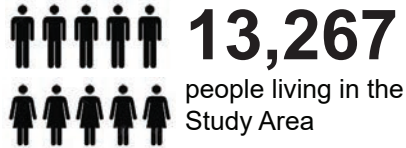
St Lawrence Neighbourhood Heritage Conservation District Plan

LPAT Hearing
November 2019

Possibility of LPAT* Appeal/Hearing (*Local Planning Appeal Tribunal)

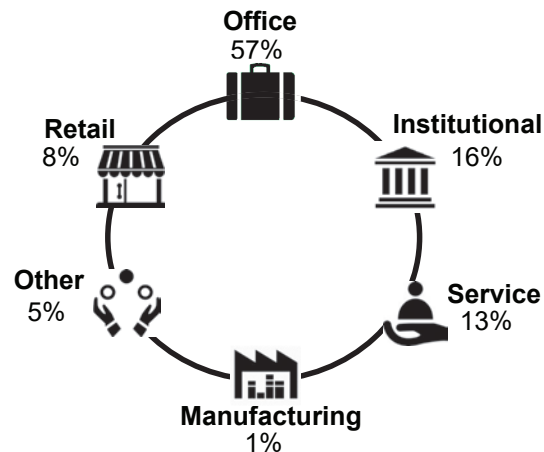
TRENDS

RESIDENTIAL AND EMPLOYMENT GROWTH

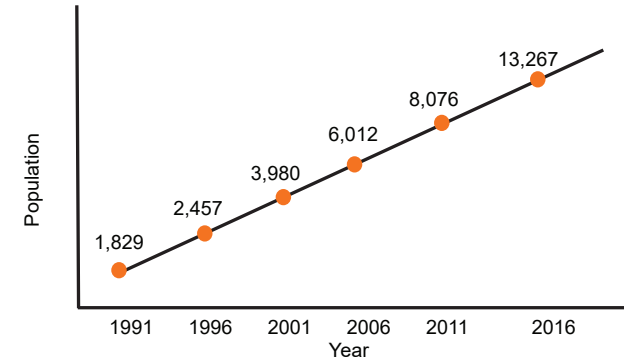


- The number of people who live and work in the King-Parliament area has increased since 1996, with over 10,000 new residents and 4,500 more jobs.
- Between 2011 and 2016, the number of people living in the area increased by 64%.
- The number of people living in the area is now almost the same as the number of people working in the area.
- The office sector accounts for approximately 57% of all jobs in the King-Parliament area.

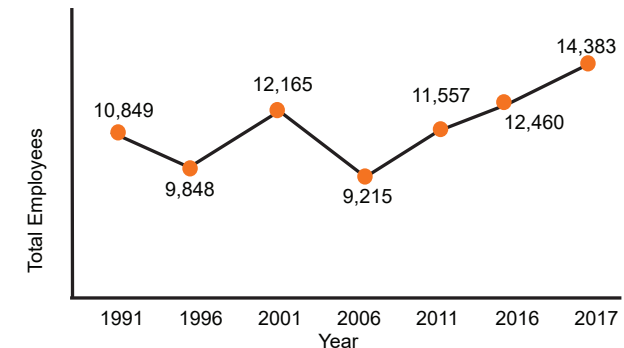
Employment by Sector, 2017



Residential



Employment



Data Sources

Toronto Employment Survey, 1991-2017
Statistics Canada, Census 2001-2016

TRENDS

DEVELOPMENT PIPELINE



**Active Projects between
July 1, 2013 and
December 31, 2018**

UNDER REVIEW

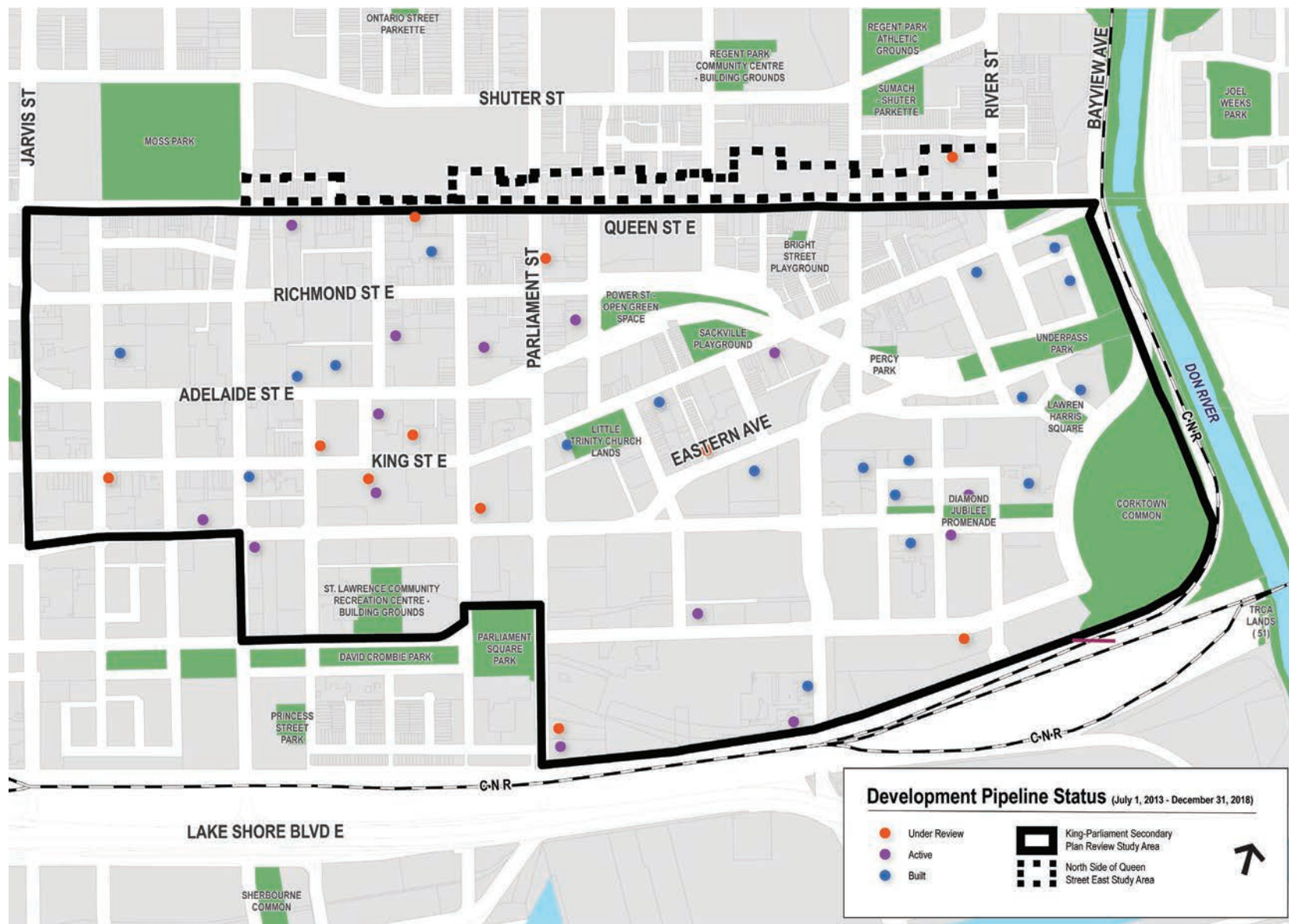
Projects under review have not yet been approved or refused by City Council or are under appeal to the Local Planning Appeal Tribunal (LPAT).

ACTIVE

Active projects are those which have been approved. They may or may not be under construction.

BUILT

Built projects are those which are ready for occupancy or are fully occupied.

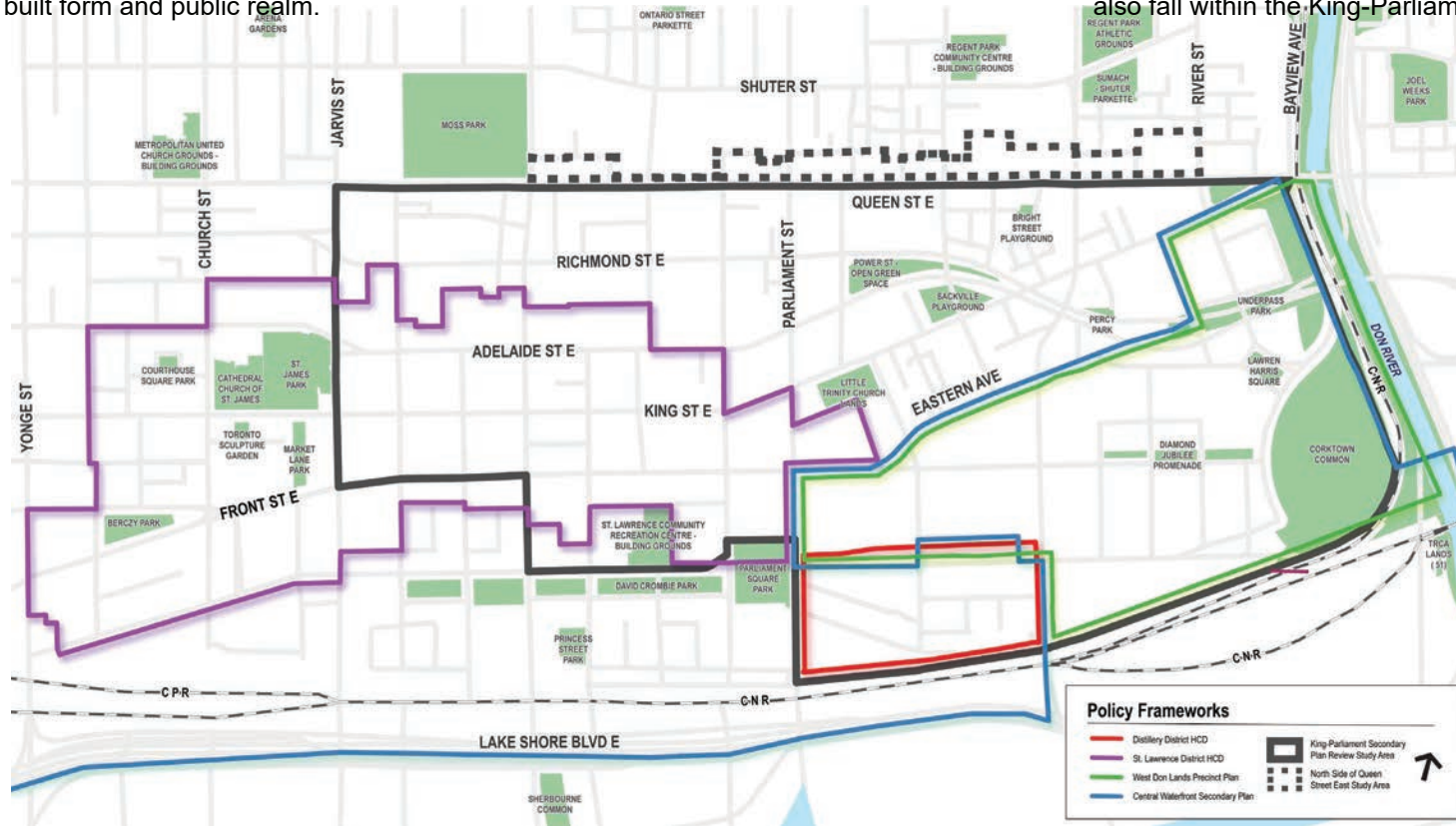


EXISTING PLANNING FRAMEWORKS



King-Parliament Secondary Plan Area

The Secondary Plan and related Urban Design Guidelines were adopted in 1996 to encourage a mix of uses that reinforce the historic built form and public realm.



St. Lawrence Neighbourhood Heritage Conservation District

The St. Lawrence Neighbourhood Heritage Conservation District (HCD) was designated by Council in 2015. A Local Planning Appeal Tribunal (LPAT) hearing is scheduled for the HCD in November 2019.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan covers Toronto's waterfront and extends into the West Don Lands, which also fall within the King-Parliament Secondary Plan.

Distillery District Heritage Conservation District

A Heritage Conservation District Study was completed for the Distillery District in 2016. The HCD planning process will get underway in mid-2019.

LAND USE DESIGNATIONS



Map 18 of the Toronto Official Plan includes the in-force land use designations for the King-Parliament Area. Large portions of the area are designated *Regeneration Areas*.



REGENERATION AREAS

Regeneration Areas provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional and utility uses. This wide array of uses is permitted in underused areas of the City to help attract investment, re-use buildings, encourage new construction and bring life to the streets.

MIXED USE AREAS

Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, as well as parks and open spaces and utilities. These uses can be mixed within a broader area, or within individual buildings.

PARKS & OPEN SPACE AREAS

Parks and Open Space Areas are the parks, open spaces, valleys, watercourses and ravines that make up a green open space network. Development is generally prohibited in these areas except for recreational and cultural facilities, public transit and other essential infrastructure.

FOUR NEW MIXED USE AREAS



Regeneration Areas to Mixed Use Areas

The Downtown Plan includes four new *Mixed Use Areas* designations. The majority of *Regeneration Areas* in the King-Parliament area have been redesignated to *Mixed Use Areas* to reflect redevelopment and renewal in the area over the years.

MIXED USE AREAS 1 - GROWTH

Mixed Use Areas 1 contains areas with the greatest heights and largest proportion of non-residential uses. These areas will experience the greatest amount of intensification. King-Parliament does not include *Mixed Use Areas 1*.

MIXED USE AREAS 2 - INTERMEDIATE

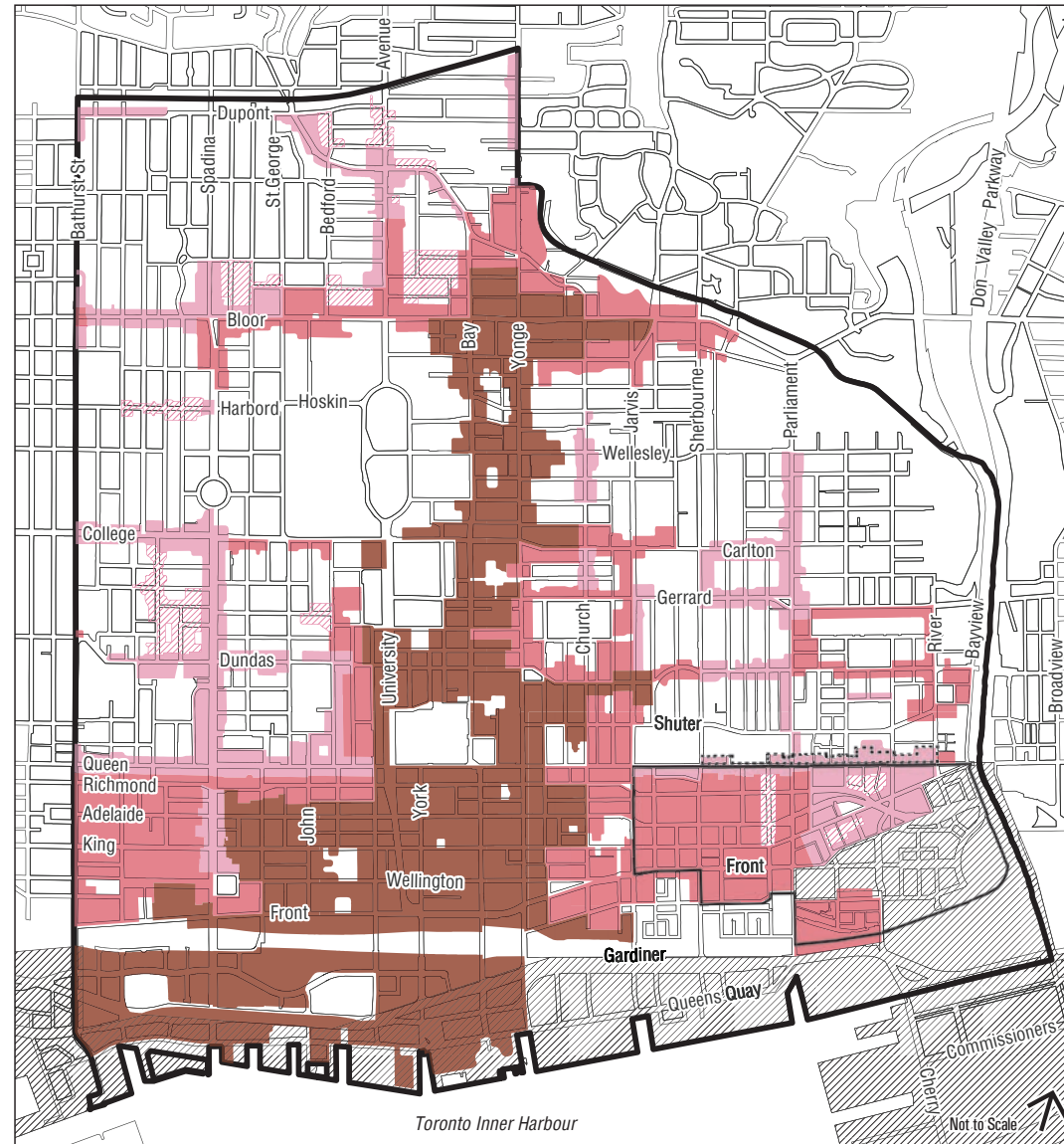
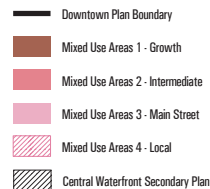
Development within *Mixed Use Areas 2* will include buildings that respond to their site context including low-rise, midrise and some tall buildings. This intermediate or “in-between” scale of development will provide a transition from taller buildings in *Mixed Use Areas 1* and the mid-rise character of *Mixed Use Areas 3*.

MIXED USE AREAS 3 - MAIN STREET

Mixed Use Areas 3 will have a main street character and include a diversity of uses in the form of low-rise and mid-rise buildings. These areas are generally along surface transit corridors, often contain a large number of heritage buildings and are mostly located adjacent to low-rise neighbourhoods.

MIXED USE AREAS 4 - LOCAL

Mixed Use Areas 4 contains a mix of uses with a prevailing character of house form and other types of low-rise buildings. They are generally located off of main streets, embedded within the neighbourhood fabric.



Downtown Plan Map 41-3: Mixed Use Areas

DOWNTOWN PARKS & PUBLIC REALM PLAN



Great Streets



A conceptual rendering of Parliament Street, looking south from the First Parliament site, showing enhanced tree-plantings, a dedicated bike lane and surface transit improvements.

Downtown's Great Streets have city-wide and civic importance with a diverse character that conveys Toronto's public image to the world and sets the stage for festivals, parades and civic life. The streets hold cultural and historical significance and provide connections to the Core Circle - a continuous network of natural areas circling the Downtown. The Great Streets are destinations in themselves and will be prioritized for enhanced public realm improvements.

Park Districts



An aerial image of the King-Parliament Secondary Plan area with Corktown Common in the foreground.

A Park District is a cohesive local network of streets, laneways, parks and other open spaces centered on one or more community parks or open spaces that serve surrounding neighbourhoods. Each Park District will have a unique identity with a focus on supporting community life.

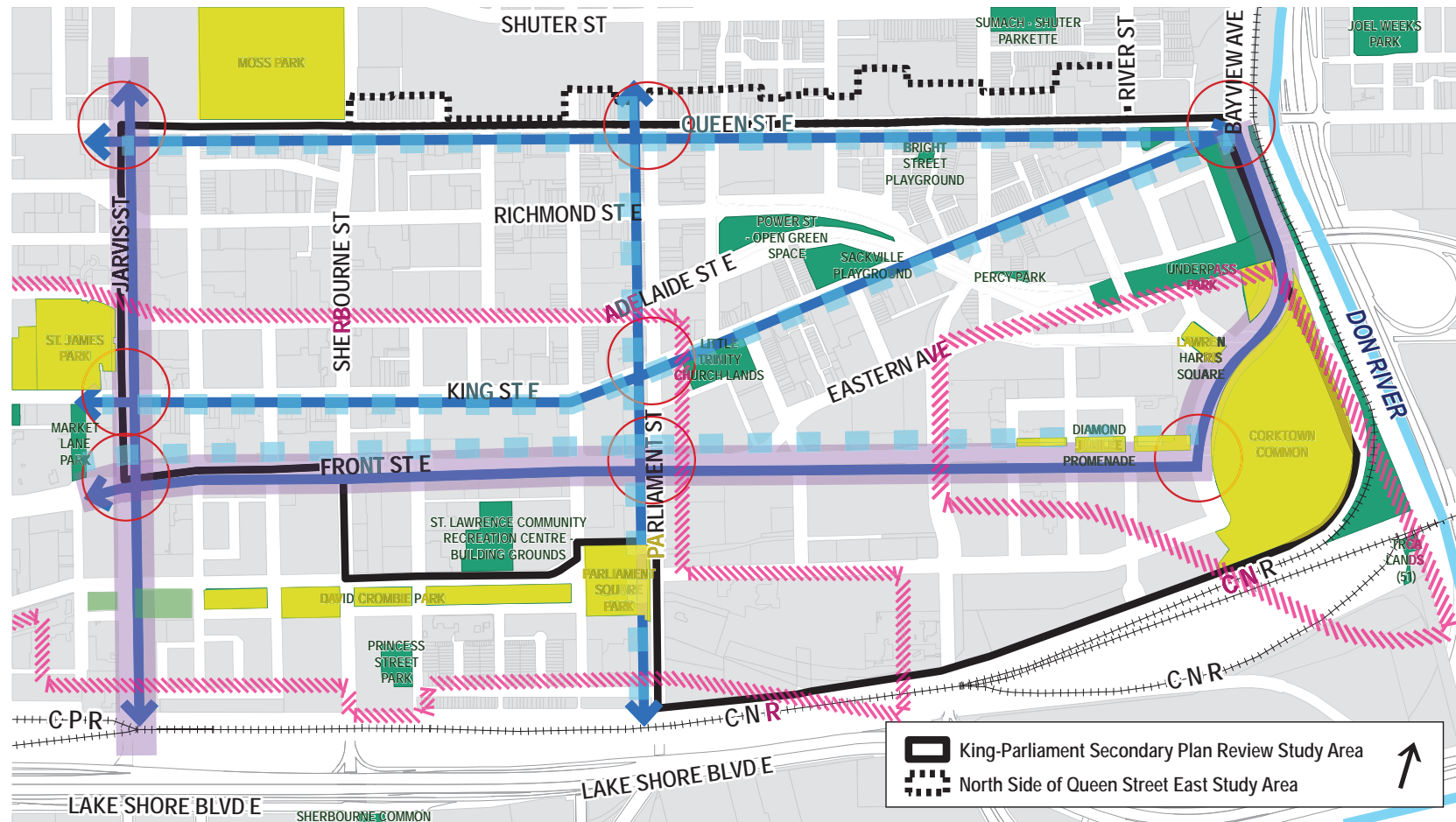
PARKS AND PUBLIC REALM STRUCTURE

DOWNTOWN PLAN



The Downtown Plan provides a parks and public realm structure for the entire Downtown, including the King-Parliament area.

- ➔ **GREAT STREET**
These streets have city-wide civic importance and unique character.
- **GREAT STREET INTERSECTION**
These intersections are significant public spaces that support public life.
- ▬ **CULTURAL CORRIDOR**
These corridors support the culture sector and will have enhanced public realm.
- ▬▬ **PRIORITY RETAIL STREET**
These streets contribute to vibrant, walkable neighbourhoods by animating the public realm with active retail.
- ▬▬▬ **PARK DISTRICT**
Park Districts connect community parks and open spaces to support community life.
- **SUN-PROTECTED PARK**
These parks are protected from additional shadow from development.



PARKS AND PUBLIC REALM STRUCTURE

OTHER EXISTING PLANS



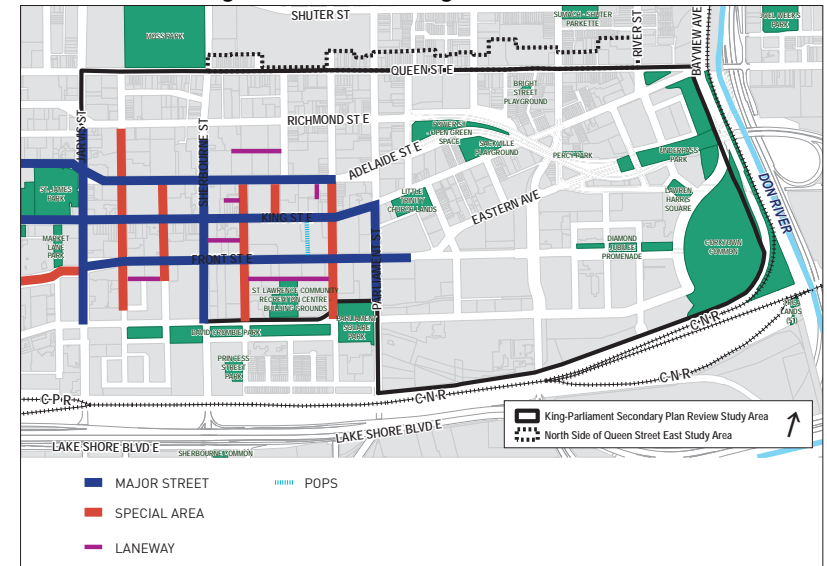
A number of other existing plans provide direction for parks and public realm in the King-Parliament area. These plans include important public realm elements that overlap. Through the King-Parliament Secondary Plan Review, we will streamline the many ideas included in existing plans to provide a clear direction on public realm improvements in the area.

King-Parliament Secondary Plan: The in-force Secondary Plan identifies significant streets and open spaces, illustrates potential mid-block connections and notes locations for streetscape improvement.

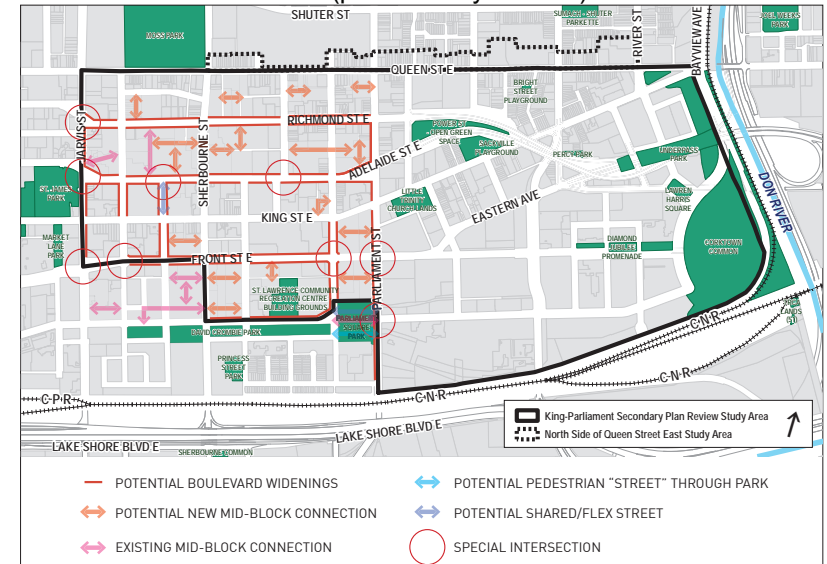
St. Lawrence Neighbourhood Heritage Conservation District Plan: The HCD Plan includes major streets and identifies many streets as Special Areas.

St. Lawrence Market Neighbourhood BIA Public Realm Master Plan: The Master Plan identifies locations for potential sidewalk widenings, potential new mid-block connections, special intersections, and potential locations for shared and/or pedestrian streets.

St. Lawrence Neighbourhood Heritage Conservation District Plan



St. Lawrence Market Neighbourhood BIA Public Realm Master Plan (produced by the BIA)



King-Parliament Secondary Plan

