



King-Parliament Secondary Plan Review

Open House

January 31, 2019

www.toronto.ca/king-parliament

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@CityPlanTO #kingparliament



Tonight's Presentation

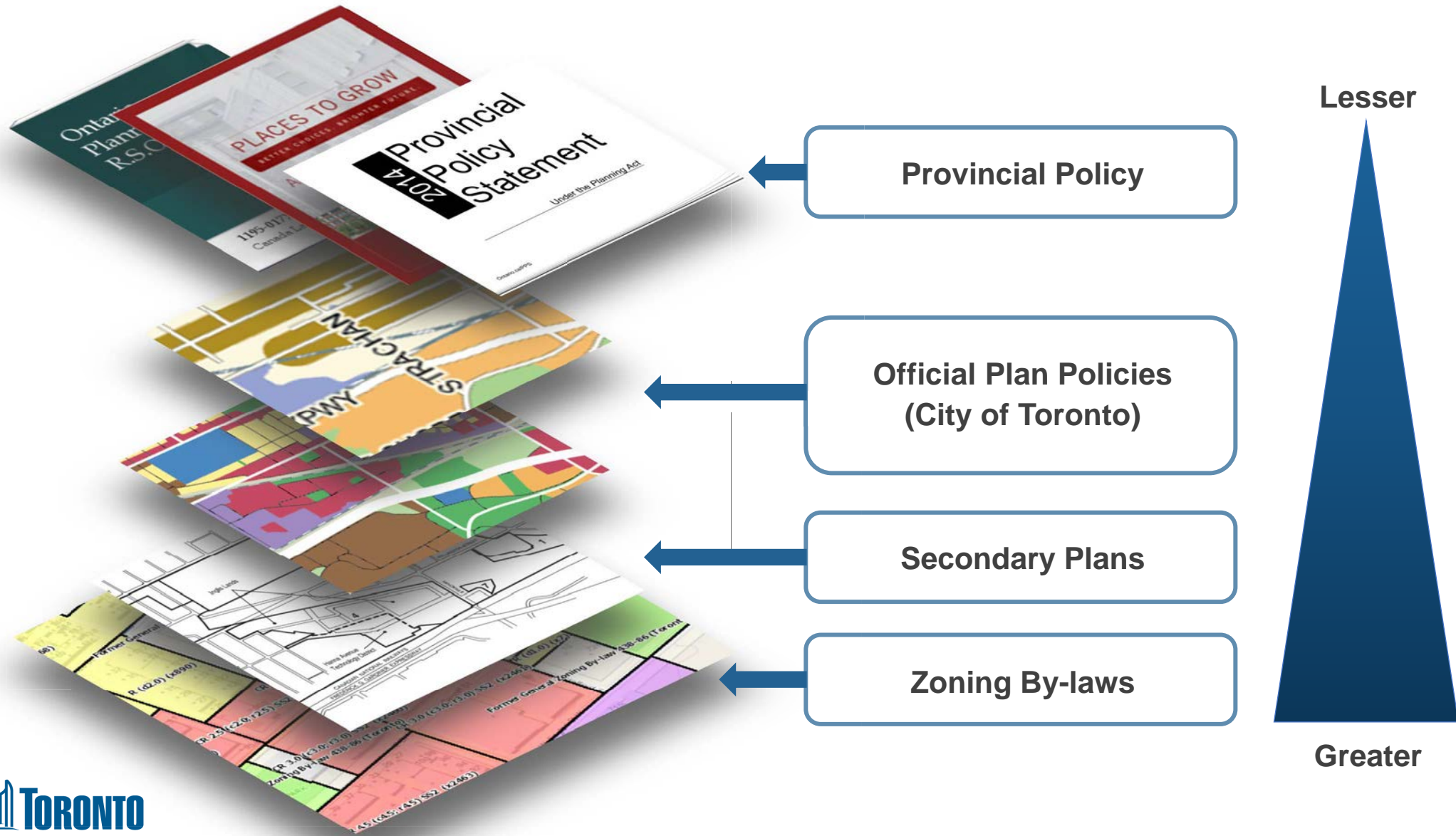
1. Introduction
2. Trends & Issues
3. Policy Framework
4. Three Themes:
 - Heritage
 - Built Form
 - Parks & Public Realm
5. Small Group Activity



Indigenous Peoples of Tkaronto

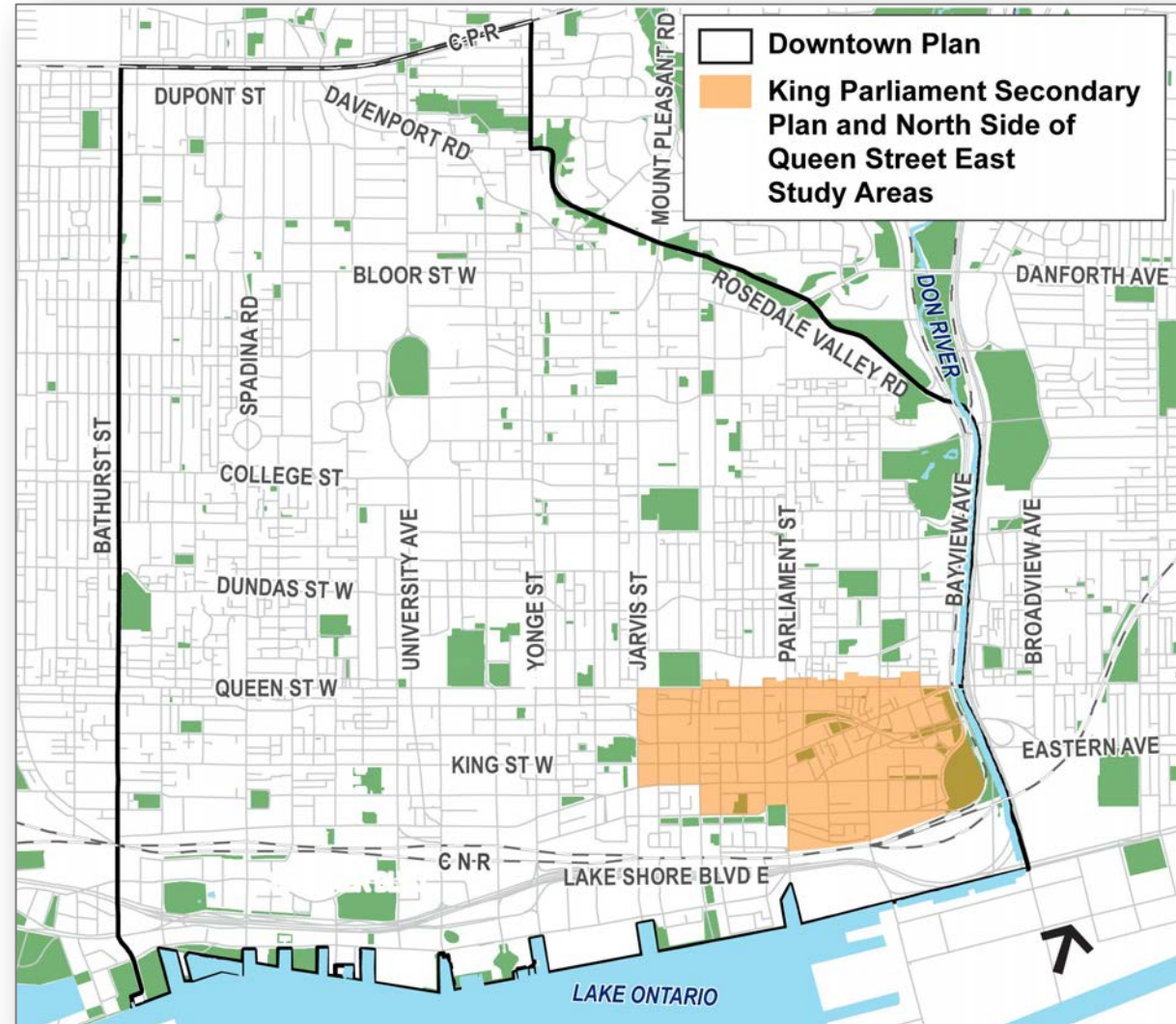
The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

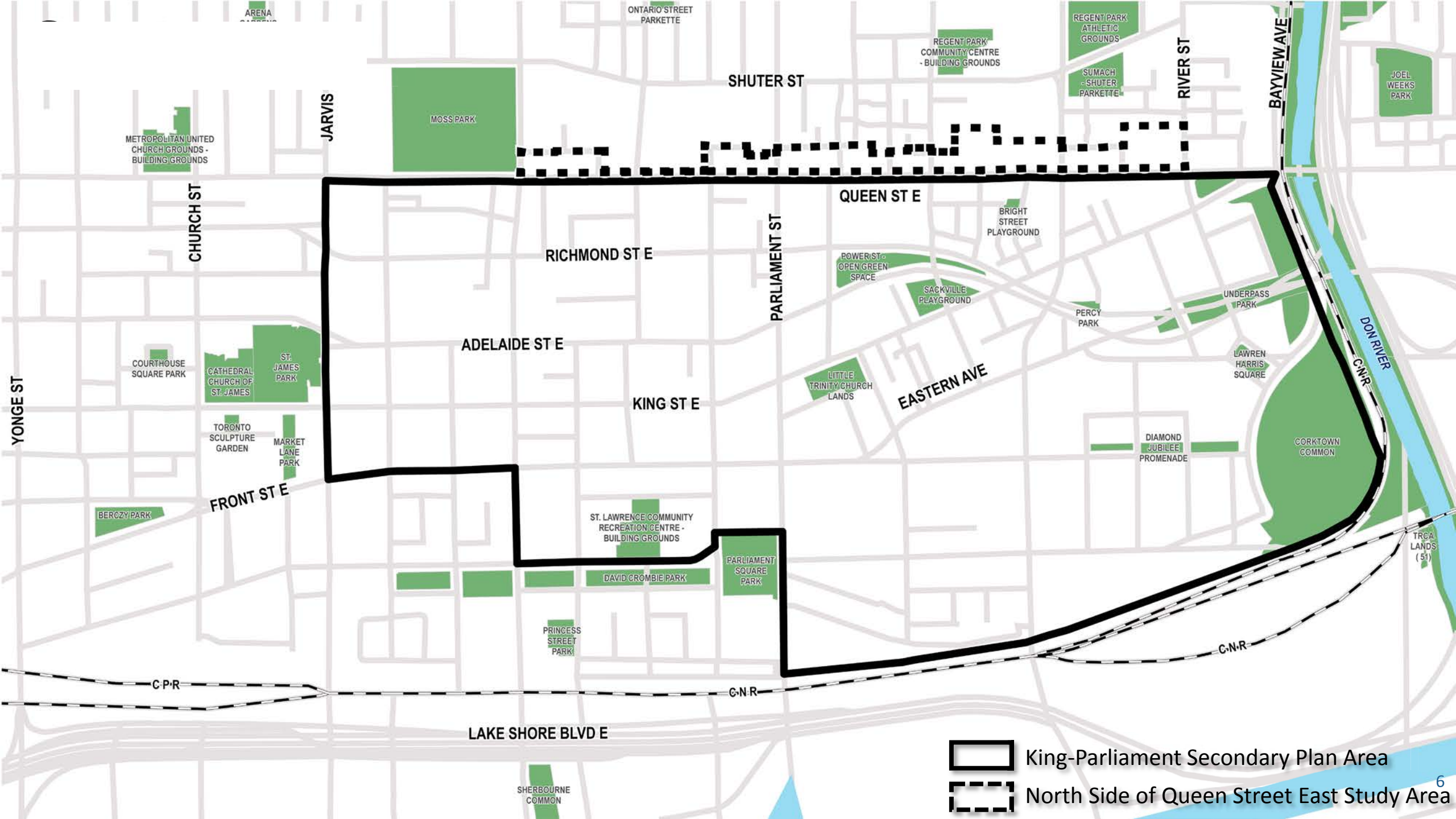
Planning 101



Downtown Plan Official Plan Amendment (OPA 406)

- The **Downtown Plan** (OPA 406) is the outcome of the four-year TOcore: Planning Downtown study.
- It brings forward a comprehensive policy framework to shape growth in Toronto's Downtown over the next 25 years.
- The Downtown Plan was **adopted by City Council** in May 2018.
- The King-Parliament area is within the Downtown Plan boundaries. The two plans will work together to manage growth.





-  King-Parliament Secondary Plan Area
-  North Side of Queen Street East Study Area

Review Timeline



We are here!



- Research & Analysis (March 2019)



- Proposed Secondary Plan (October 2019)



- Recommended Secondary Plan (April 2020)



Aligned Planning Initiatives

Transportation

- Relief Line planning
- Major Transit Station Areas (MTSAs)
- King Street Pilot
- Downtown Street Typology Study
- Downtown Transit Area Study

Community Services & Facilities

- Downtown CS&F Implementation Strategy

Parks & Public Realm

- Downtown Parks and Public Realm Plan Implementation Strategy

Heritage

- City-wide Heritage Survey Feasibility Study
- St. Lawrence Neighbourhood Heritage Conservation District Plan
- Distillery District Heritage Conservation District Plan

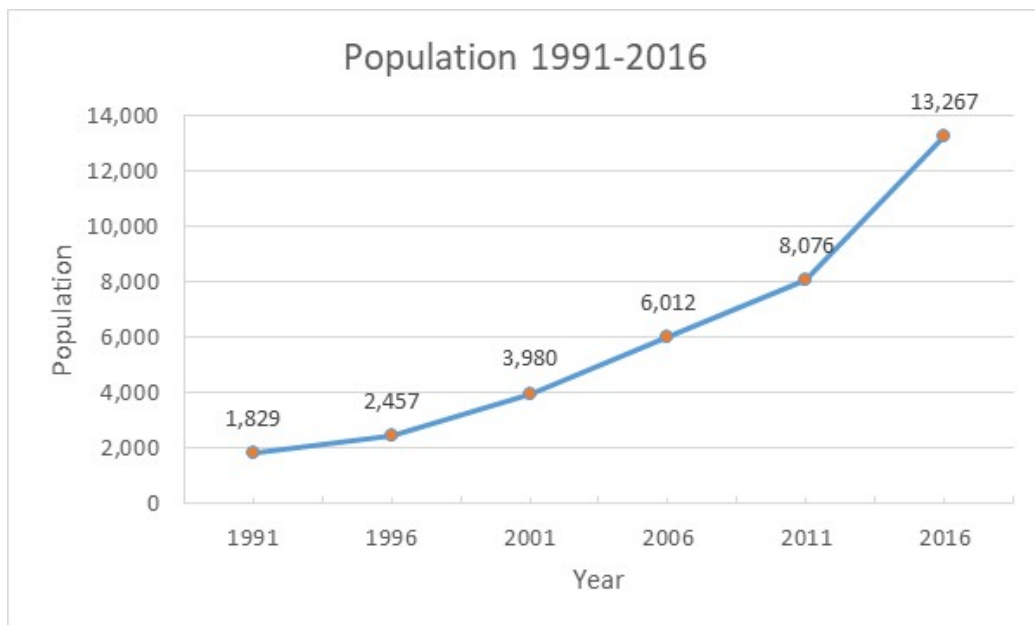


Trends & Issues

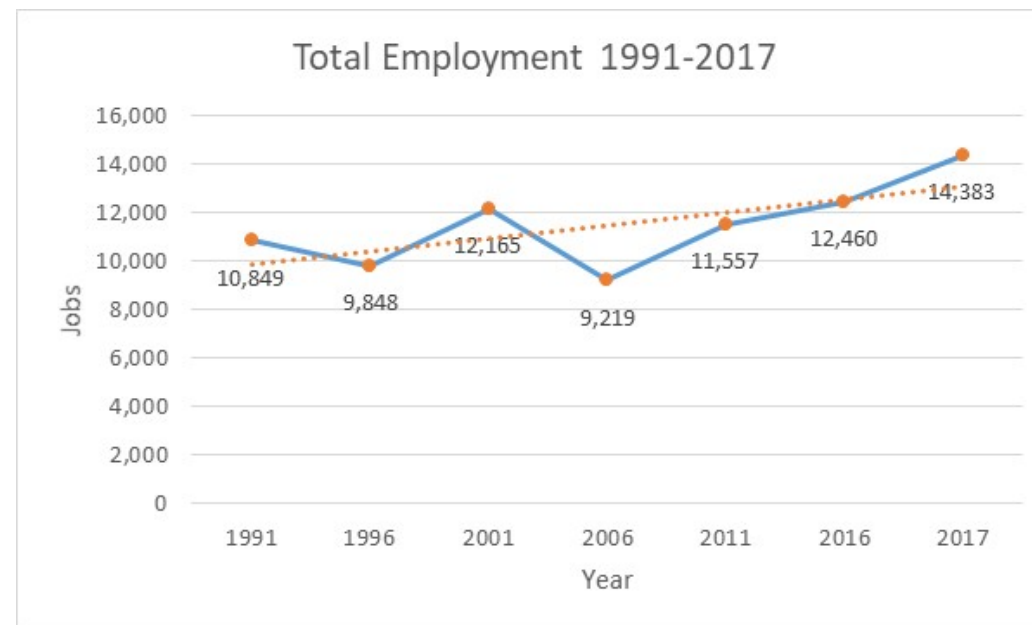
What's going on in the area today? How are things changing?

How many people live and work here today?

Population

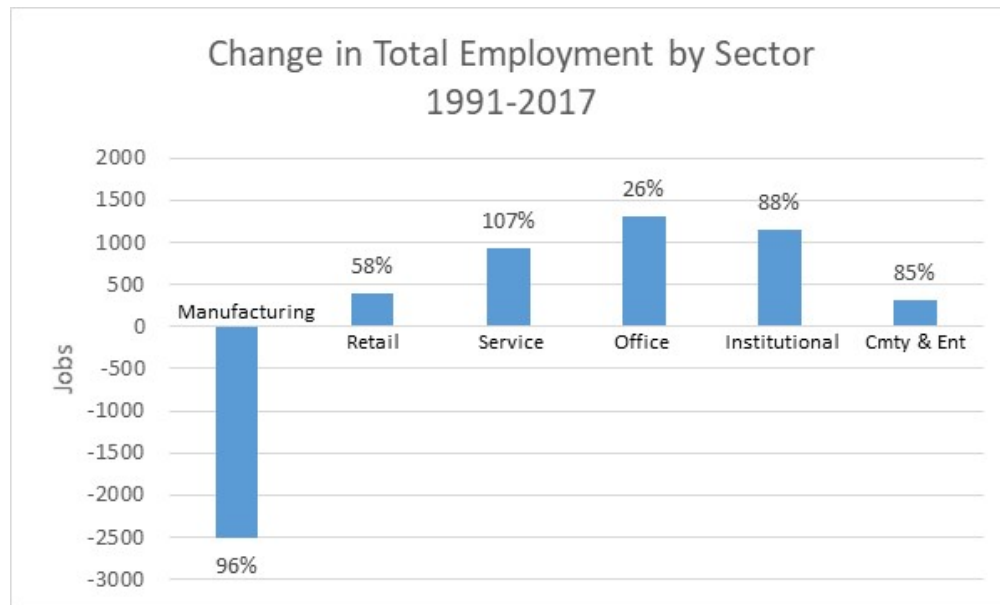


Employment

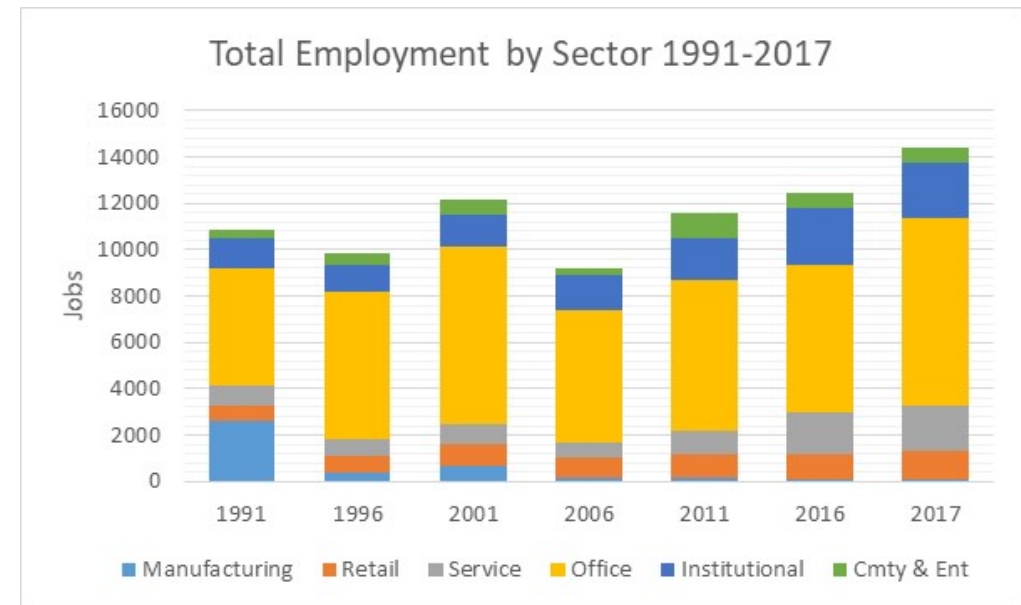


How has employment changed since 1991?

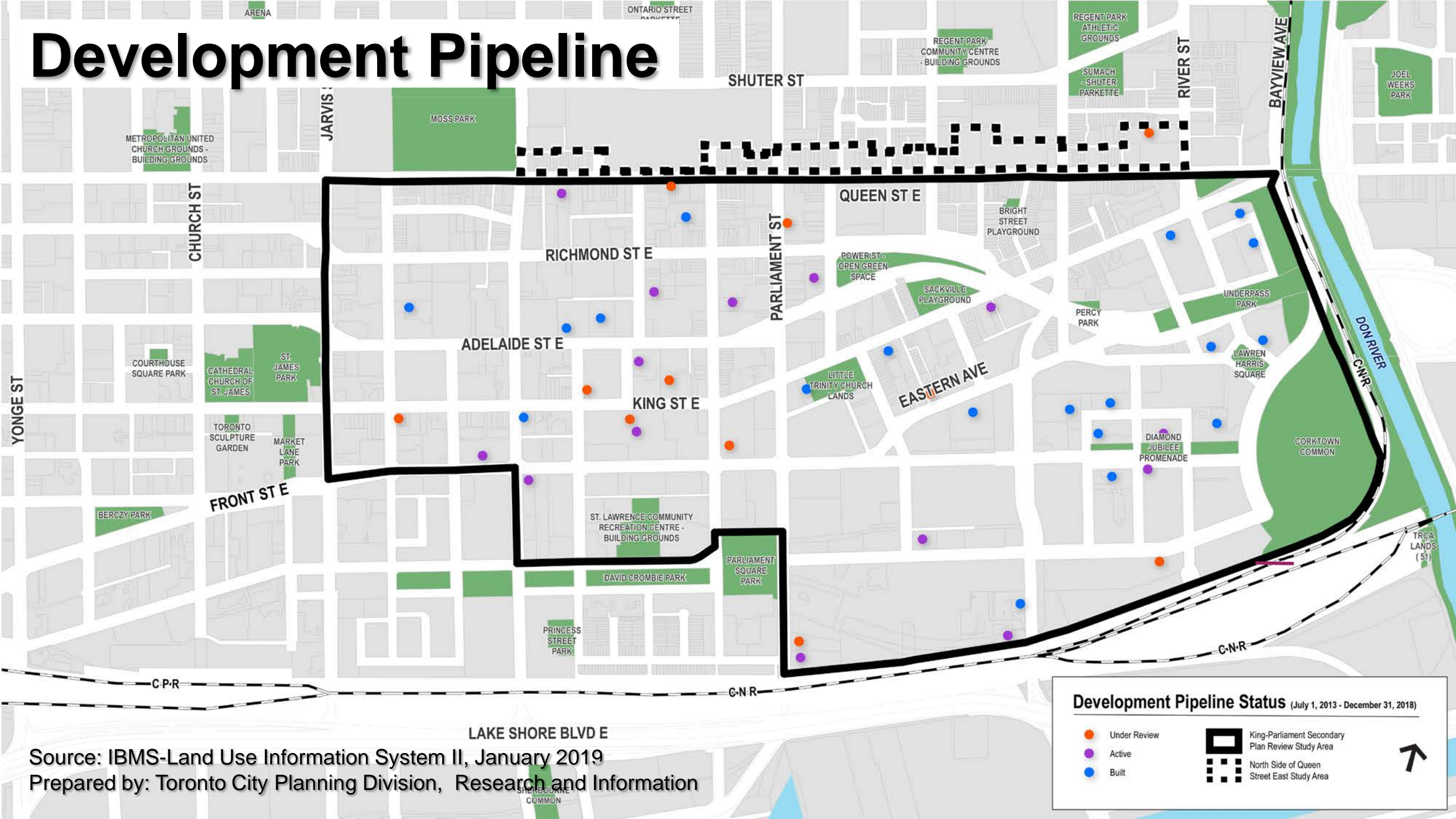
Percentage Change by Sector



Sector Comparison



Development Pipeline



Development Pipeline Status (July 1, 2013 - December 31, 2018)

- Under Review
- Active
- Built

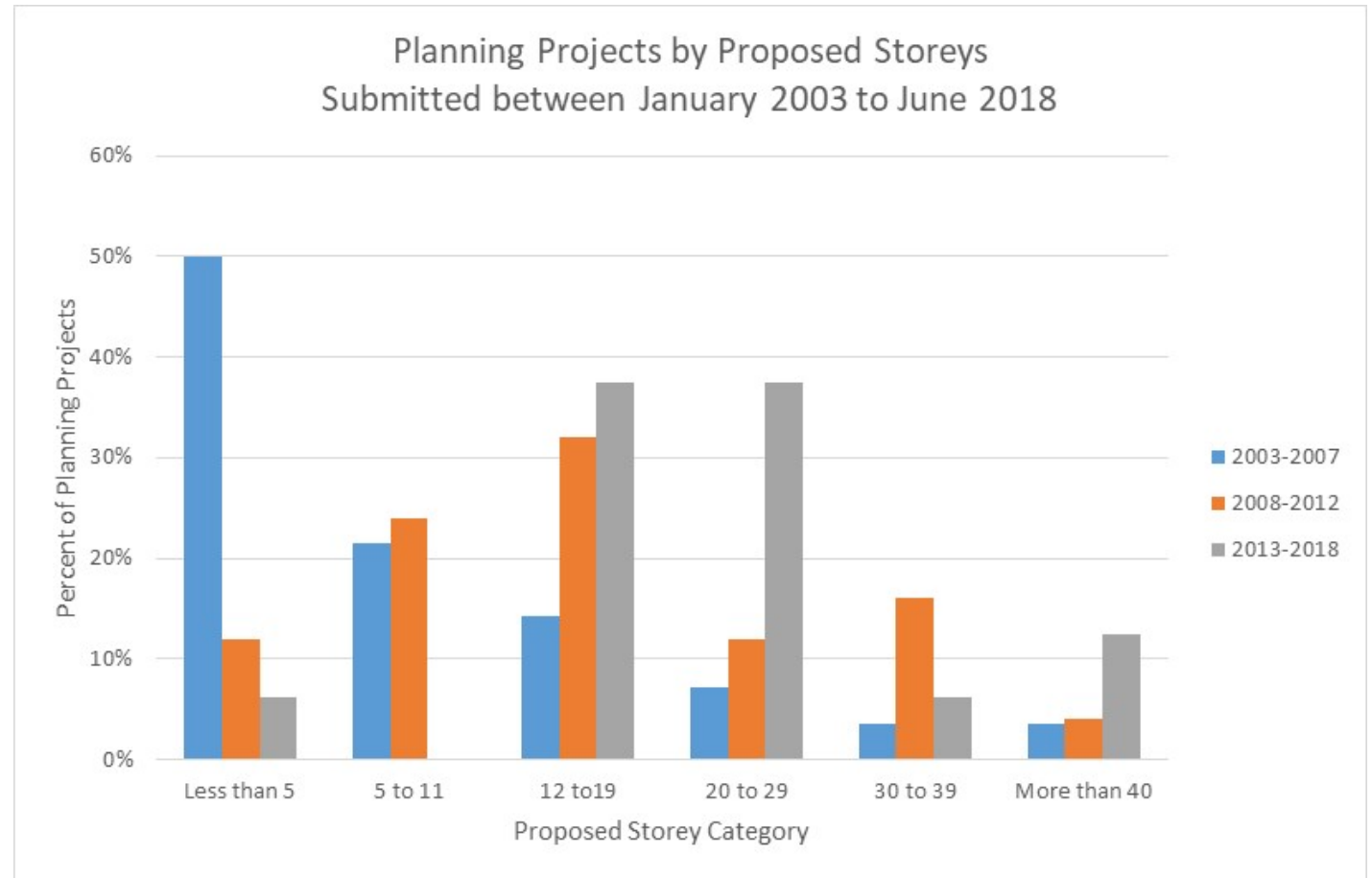
- King-Parliament Secondary Plan Review Study Area
- North Side of Queen Street East Study Area



Source: IBMS-Land Use Information System II, January 2019
 Prepared by: Toronto City Planning Division, Research and Information

Development Activity - Trends

- Between January 2003 and June 2018, the overall number of proposed planning projects increased.
- During the same time period, the number of storeys being proposed also increased.
- The majority of proposed planning projects fall within the 12-19 storey range.



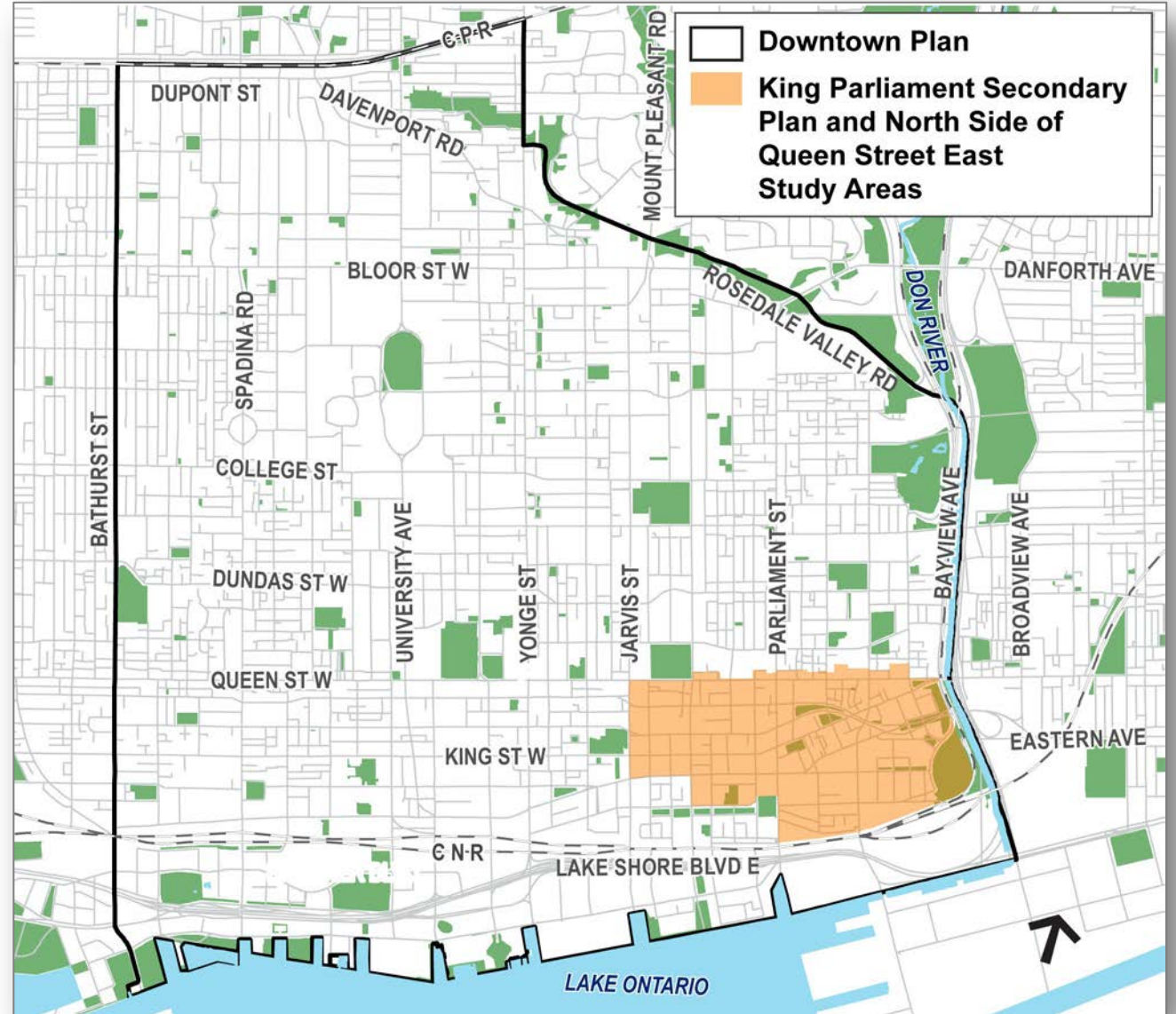


Policy Framework

What planning policy is already in place?

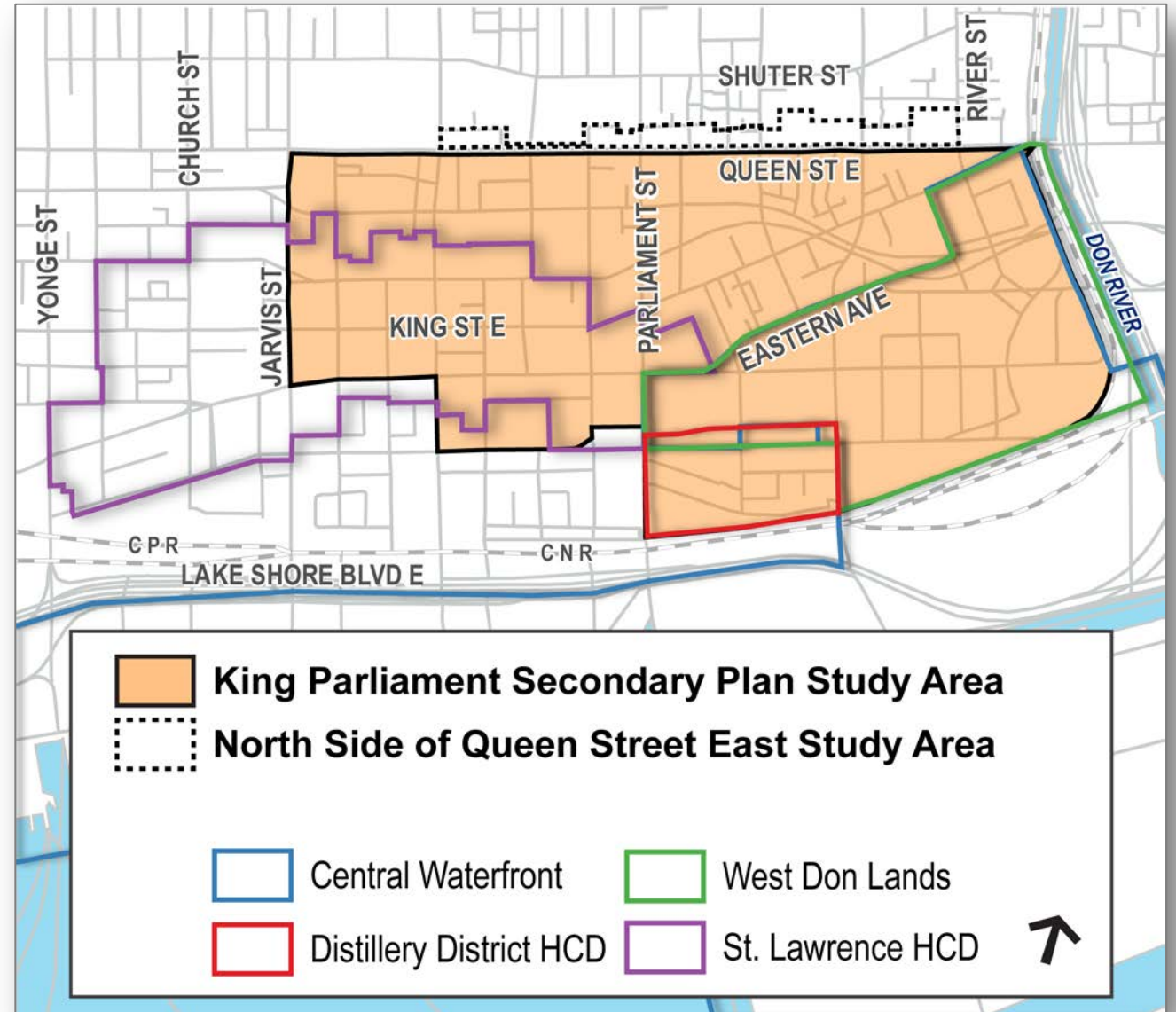
Downtown Plan

- Covers the entire Secondary Plan Area.
- Redesignates some *Regeneration Areas* to *Mixed Use Areas*.
- Ensures a balance between residential and non-residential uses.
- Establishes a Cultural Precinct in King-Parliament.
- Provides built form and public realm direction.
- Also provides direction on housing, community services & facilities, and mobility.



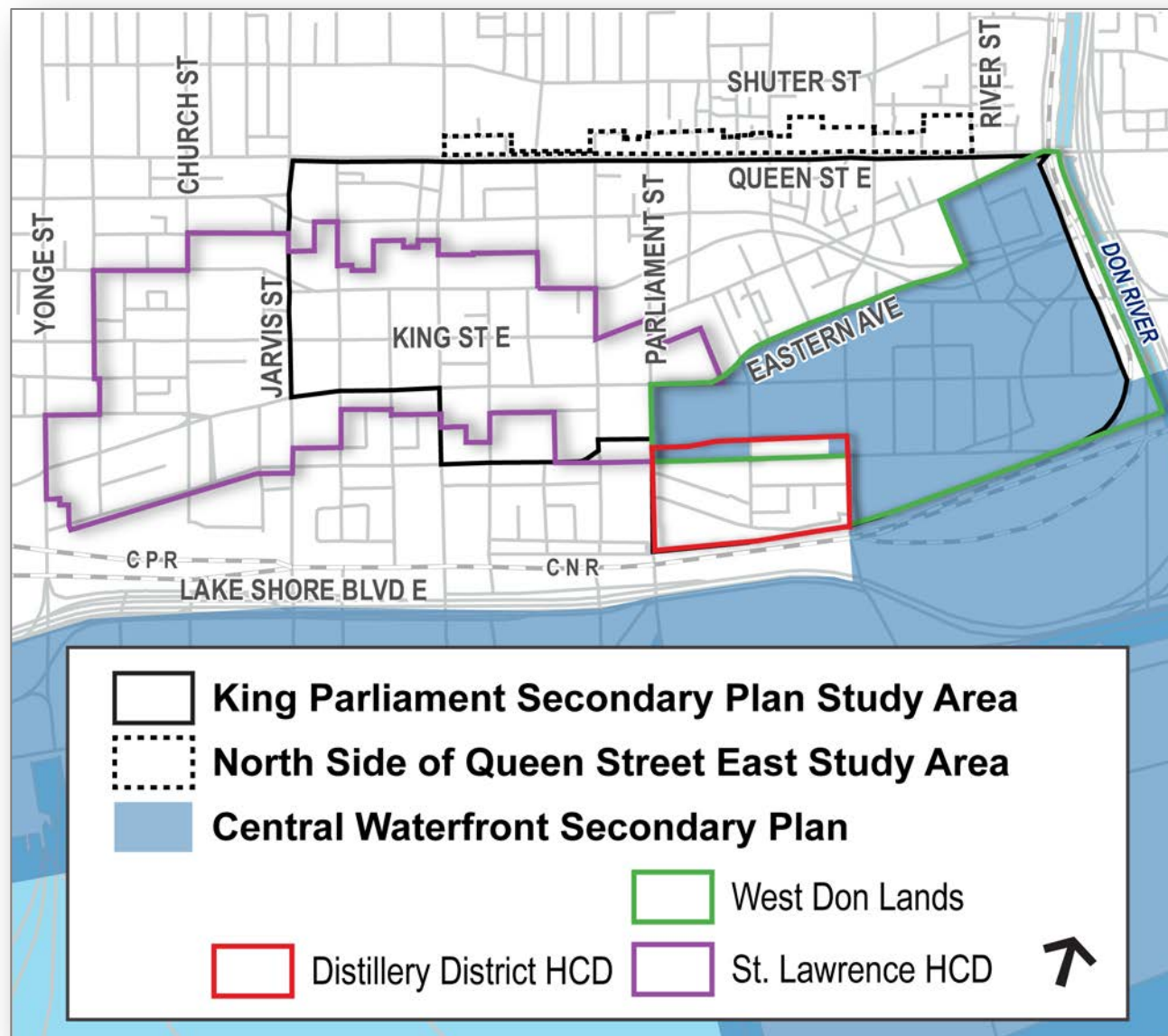
King-Parliament Secondary Plan & Urban Design Guidelines

- Adopted in 1996 and currently in-force.
- Encourages a mix of uses that reinforce the historic built form and public realm.
- Reinvestment objectives of the plan have largely been realized over the past 20 years.
- The current scale and intensity of development points to the need for a review of the existing Secondary Plan.



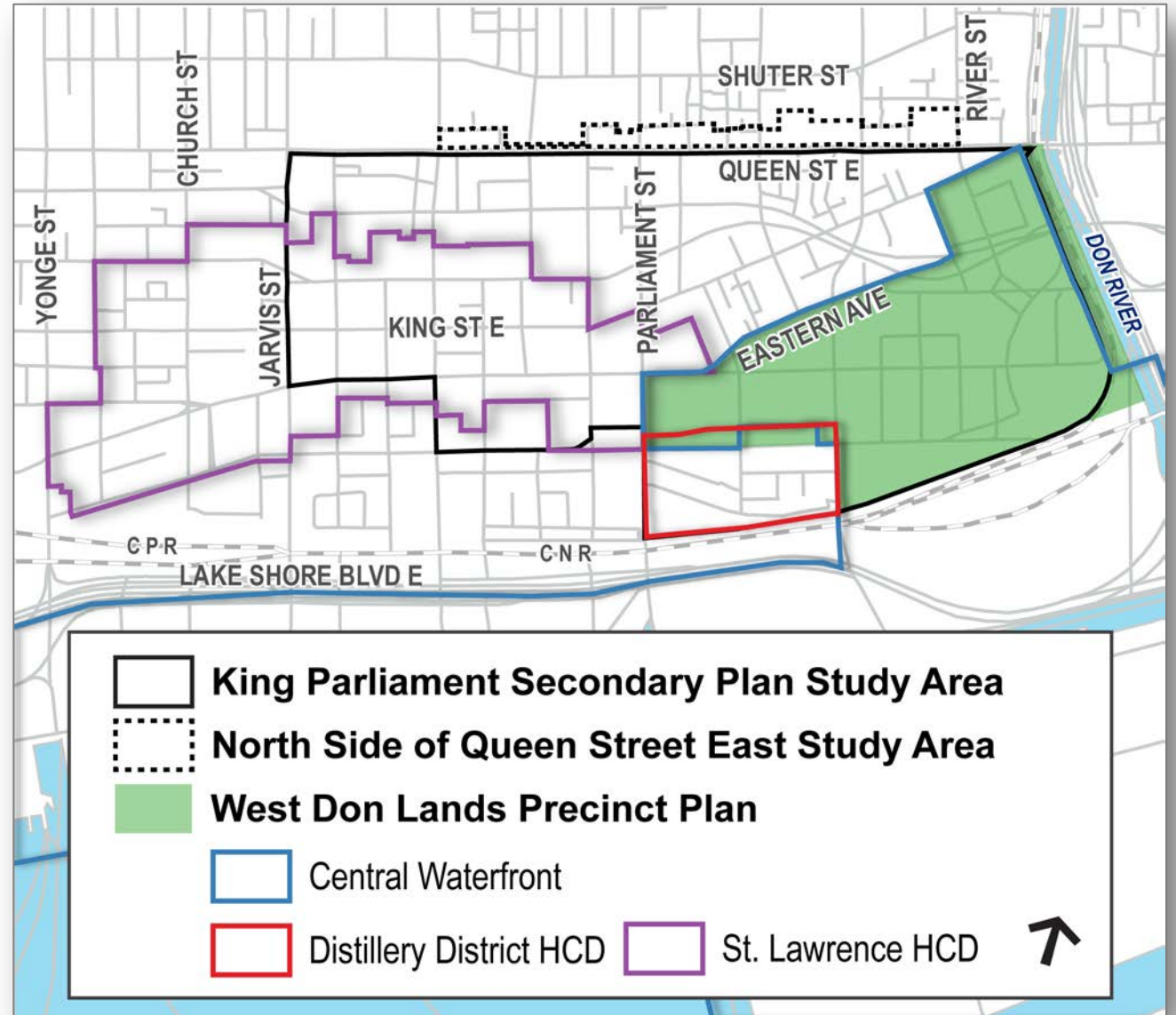
Central Waterfront Secondary Plan

- Overlaps with the Downtown Plan and the King-Parliament Secondary Plan in the West Don Lands.
- Look for ways to streamline Secondary Plan-level policy through the King-Parliament Review.



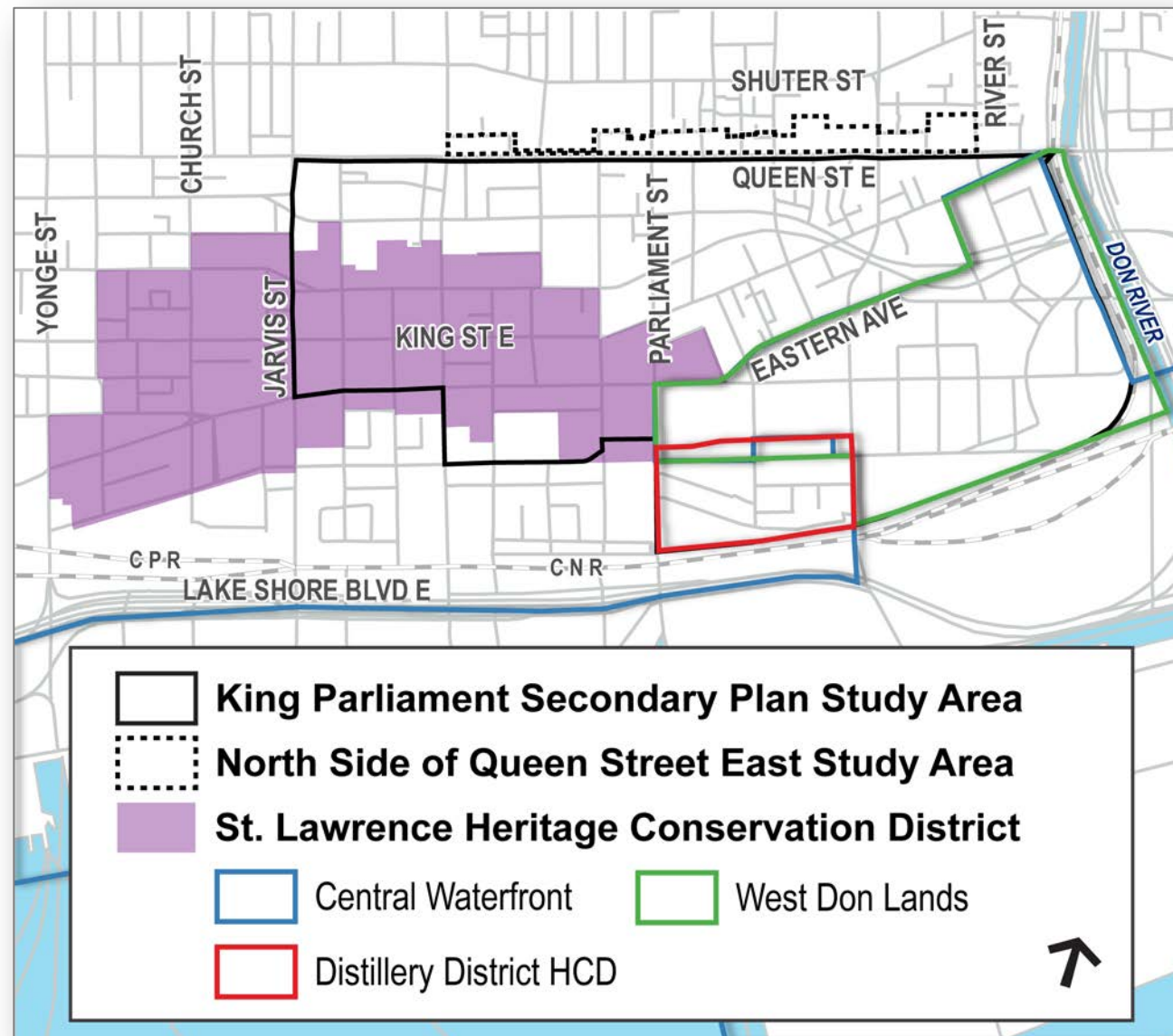
West Don Lands Precinct Plan

- West Don Lands Precinct Plan adopted by Council in 2006.
- Build-out largely follows the Precinct Plan, Block Plans and Urban Design Guidelines for the area.



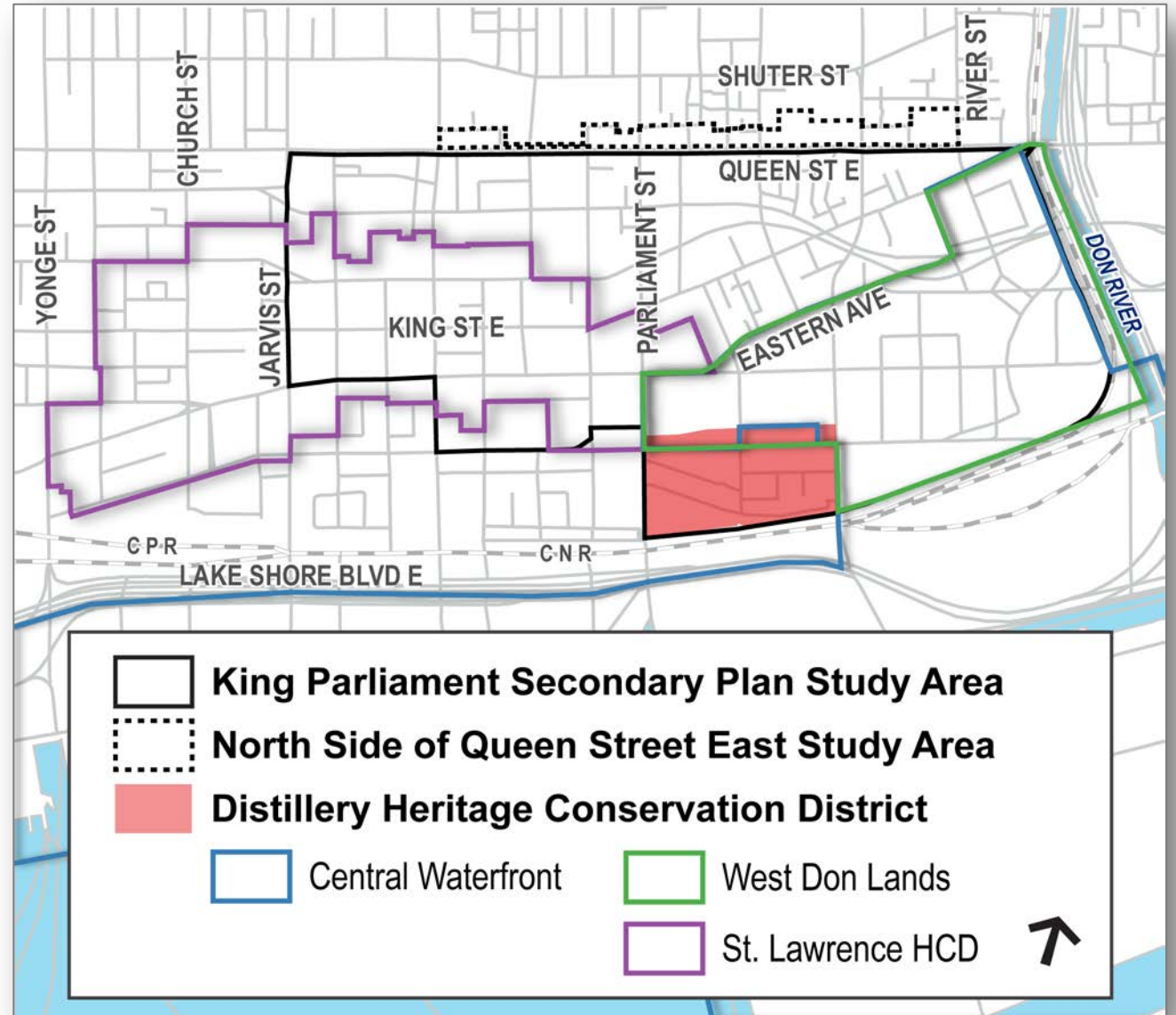
St. Lawrence Neighbourhood Heritage Conservation District

- Heritage Conservation District designated by Council in 2015.
- Local Planning Appeal Tribunal (LPAT) hearing scheduled for November 2019.



Distillery District Heritage Conservation District Study

- Heritage Conservation District Study completed in 2016.
- Heritage Conservation District Plan process commencing in summer 2019.





Three Themes

Heritage, Built Form, Parks & Public Realm.

Three Themes

HERITAGE

A Heritage Survey of King-Parliament will:

- Align with the City-wide Heritage Survey Feasibility Study
- Provide the first comprehensive heritage survey of the area
- Produce a list of properties that are considered to have potential cultural heritage value.
- Inform Secondary Plan Policy and updated Urban Design Guidelines
- After further evaluation, properties may be recommended to City Council for inclusion on the City of Toronto's Heritage Register.



A Historic Area



Claude Bernou, *Carte des Grands Lacs*, 1680.

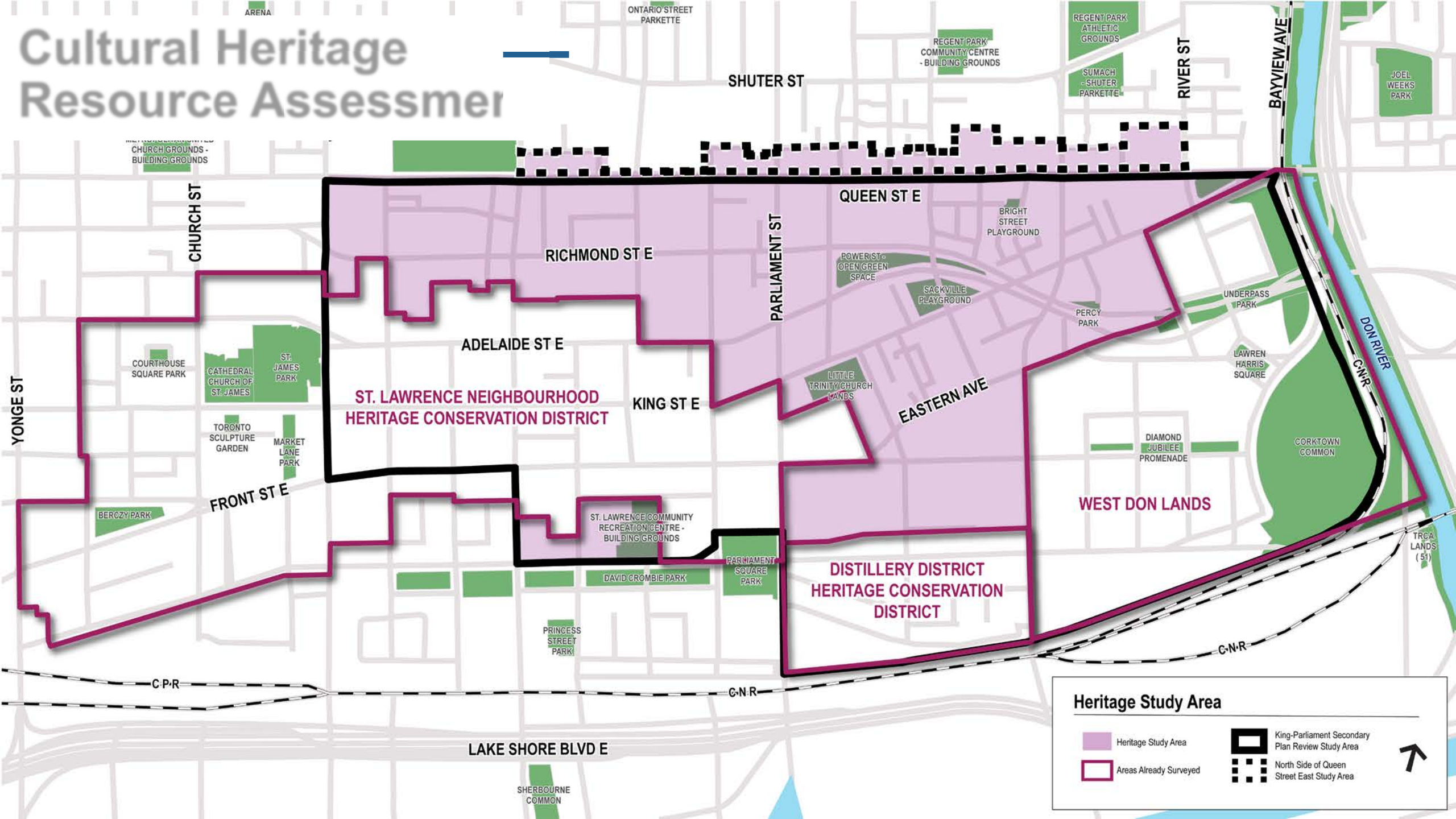
- The area of the City of Toronto has been inhabited by Indigenous peoples for thousands of years.
- The King-Parliament area remains home today to Indigenous people and organizations.




Philpott, *Plan of York*, 1818.


- The King-Parliament area contains the original site of the Town of York (1793).
- It became an industrial heartland of the City, with excellent transportation connections by water and rail, and with a high concentration of worker's housing (Corktown).


Cultural Heritage Resource Assessment





Heritage Study Area

 Heritage Study Area

 Areas Already Surveyed

 King-Parliament Secondary Plan Review Study Area

 North Side of Queen Street East Study Area



Three Themes

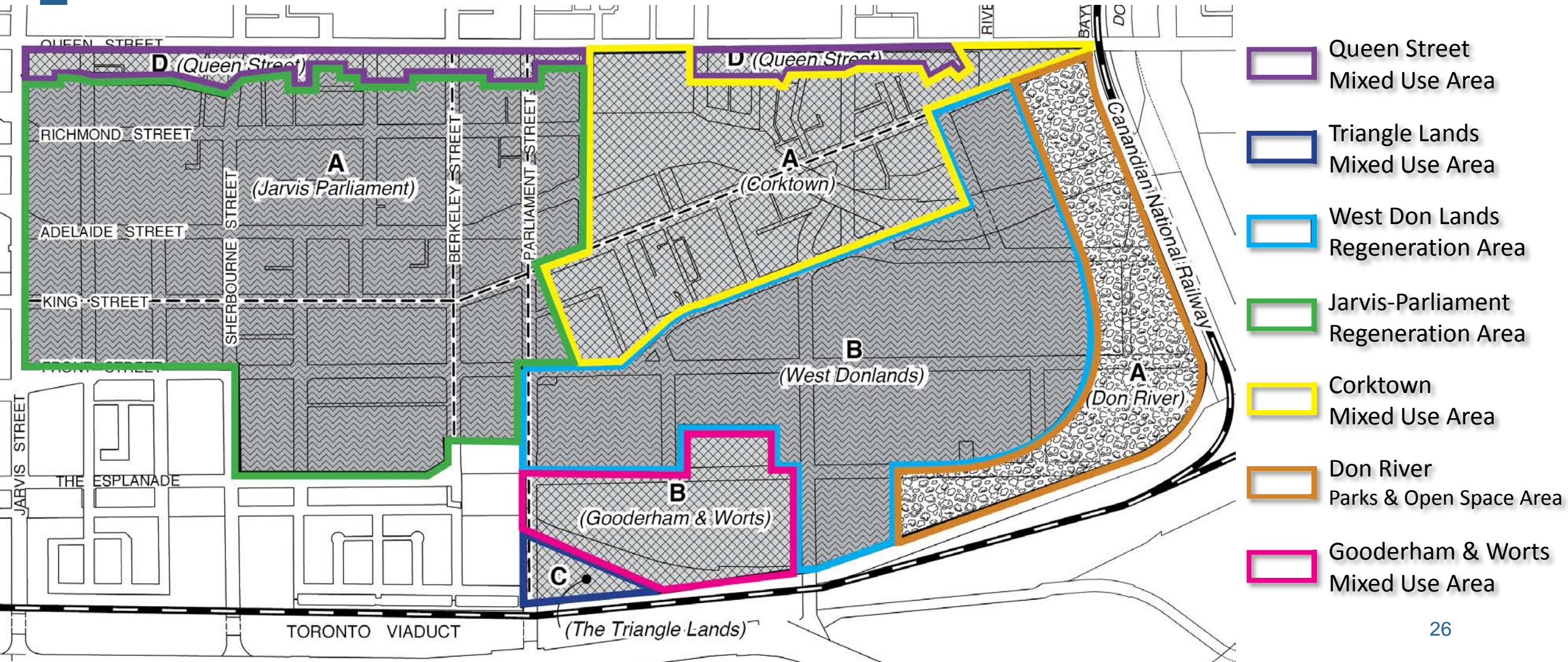
BUILT FORM

A detailed built form study of the King-Parliament area will:

- Build on the built form policies in the Downtown Plan
- Identify standards to shape built form, for example:
 - Setbacks
 - Step-backs
 - Streetwall Heights
 - Angular Planes
 - Height Mapping

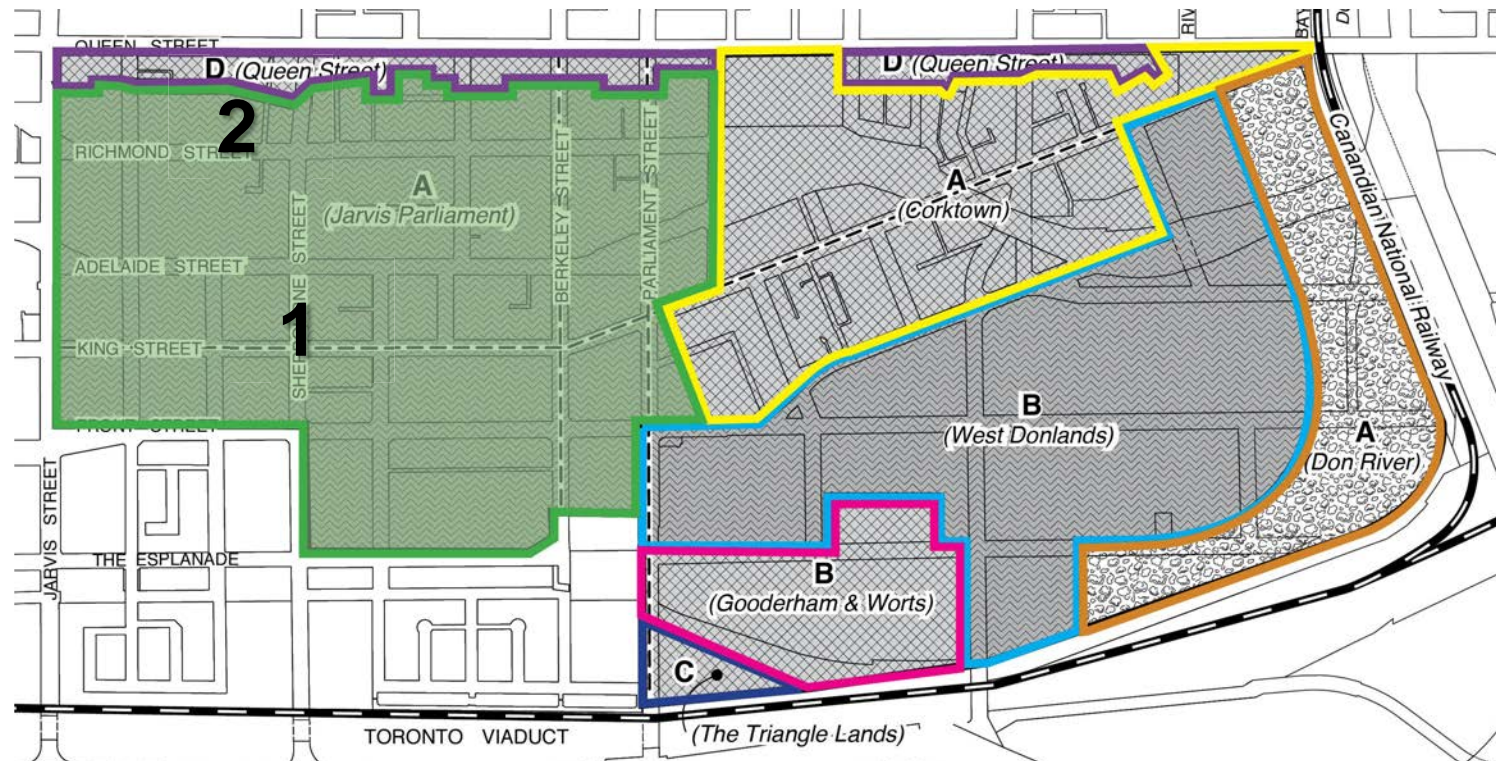


Existing Policy Areas



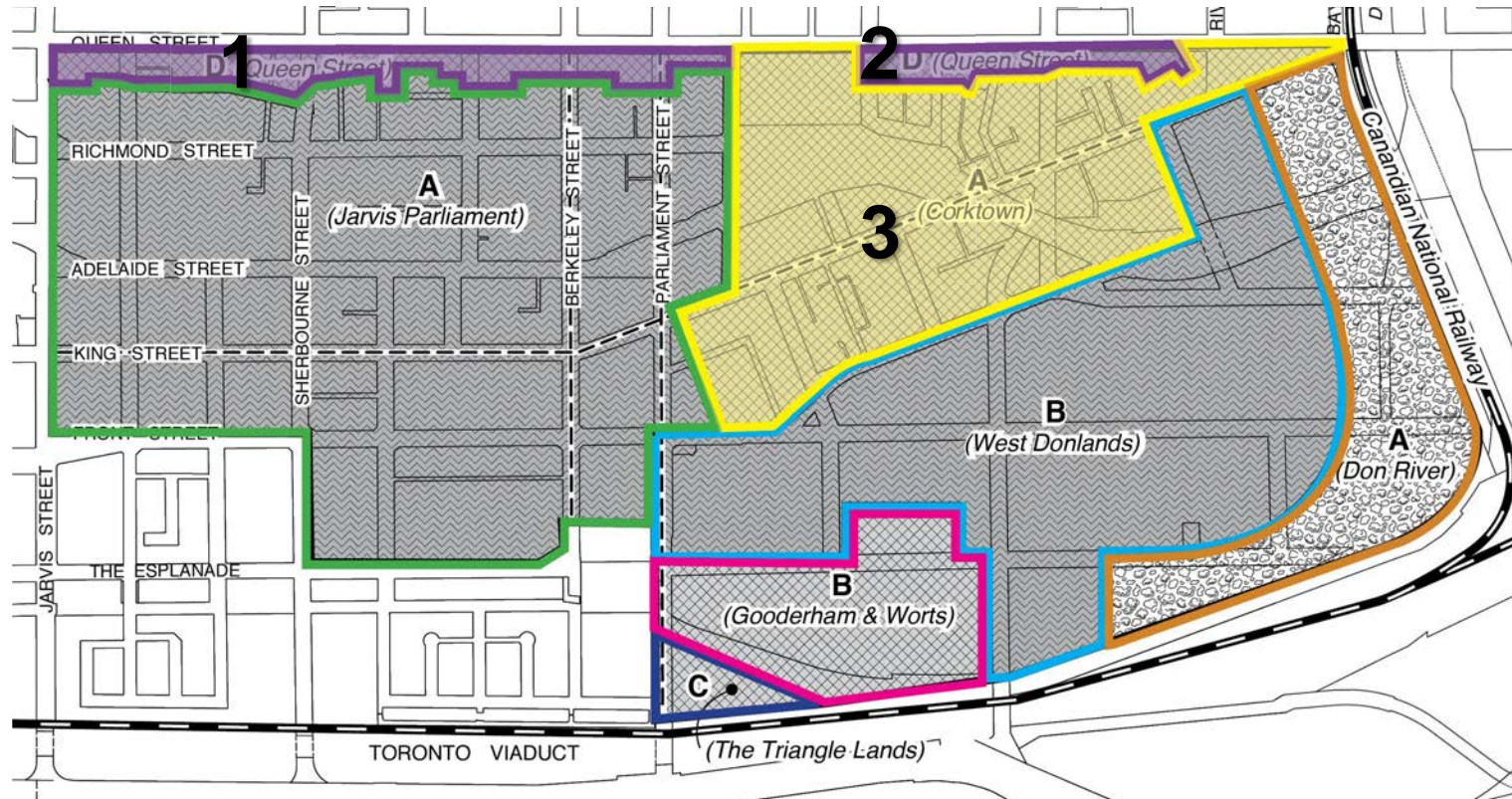
Jarvis Parliament

Building types include low rise, mid-rise, and tall buildings.



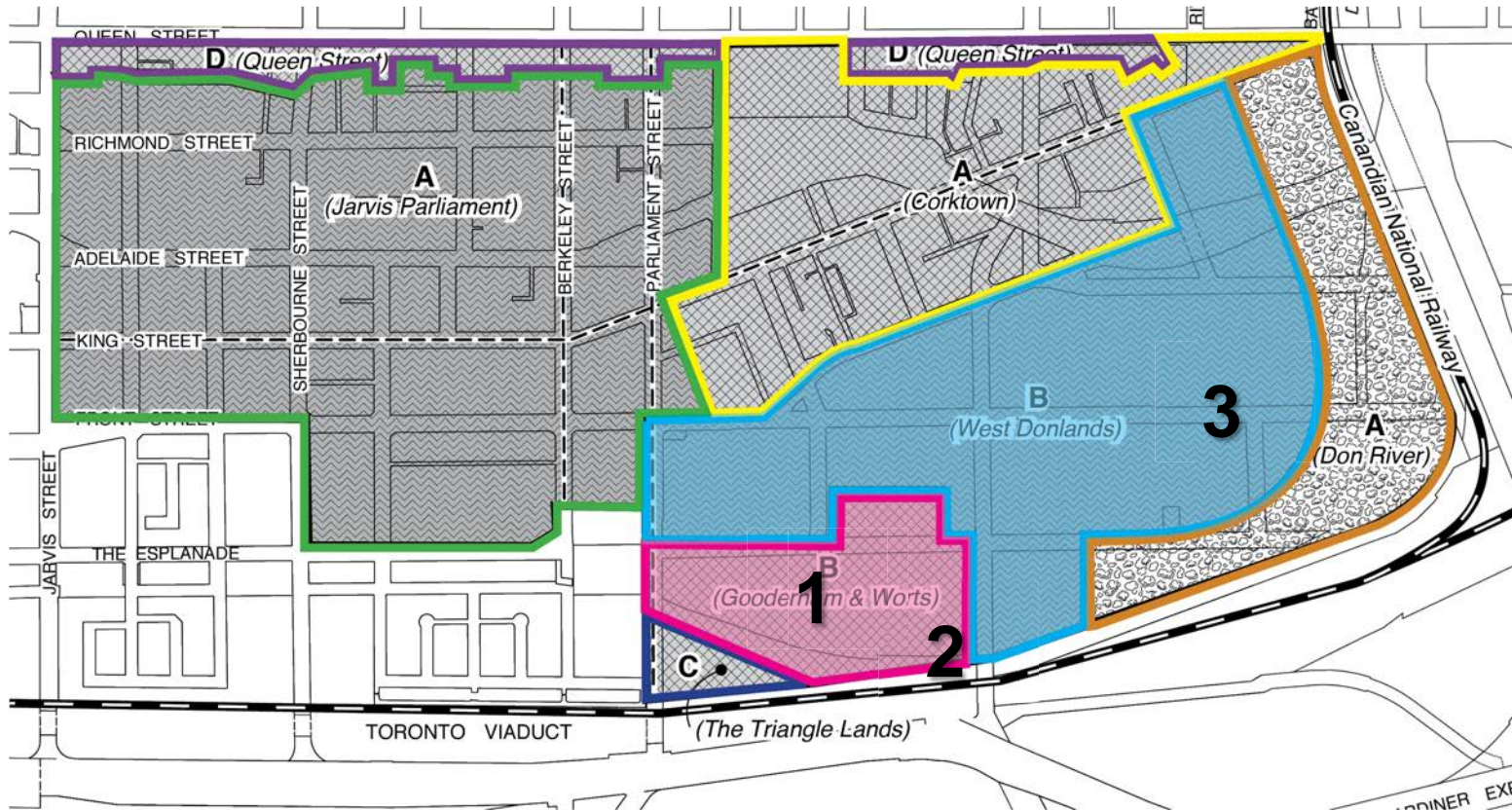
Queen Street / Corktown

Buildings are predominantly low to mid-rise.



Gooderham & Worts / West Don Lands

Distinct character areas.



Three Themes

PARKS & PUBLIC REALM

Building on the Downtown Parks and Public Realm Plan, the Review will:

- Update the parks and public realm structure in King-Parliament, based on the Great Streets and Park Districts in the Downtown Plan
- Address the need for more and better connections between parks and within the public realm
- Streamline the existing plans in the area to provide clear direction on public realm improvements



Parkland Rates



18 m²

PARK AREA/
RESIDENT & EMPLOYEE
(2016)

City-wide



1.8 m²

PARK AREA/
RESIDENT & EMPLOYEE
(2016)

Downtown

12 Great Streets

Making Toronto's Great Streets great public spaces and connectors.

1. University Avenue
2. King Street
3. Jarvis St.
4. Parliament Street
5. College-Carlton-Gerrard Corridor
6. Bloor Street
7. Bayview Avenue
8. Front Street
9. Spadina Avenue
10. Yonge Street Cultural Corridor
11. Queen Street
12. Queens Quay



Park Districts

Connecting community parks and open spaces to support community life.

- Old Town-St. Lawrence-Distillery
- Corktown Parks
- West Don Lands



Local Places

Thinking creatively about local public spaces to expand and connect our parks and public realm system.

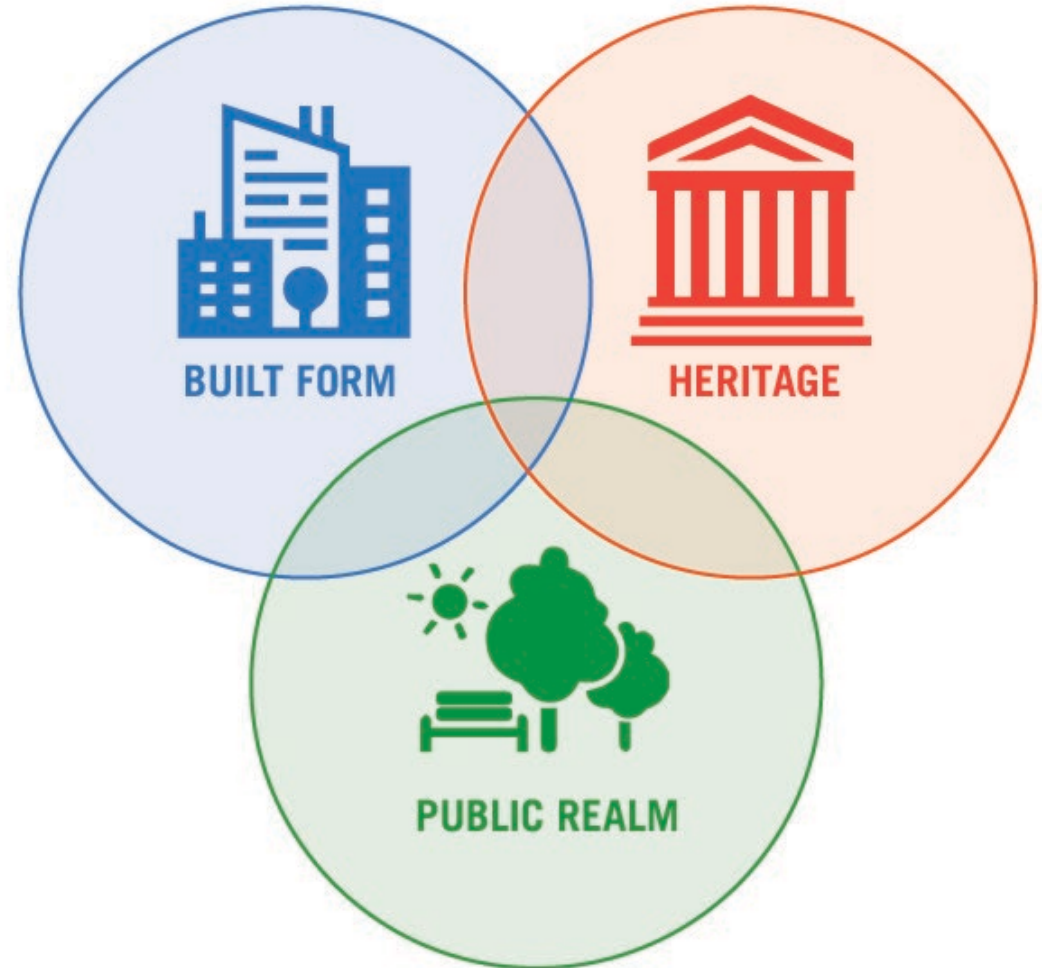




Small Group Activity

What defines a Character Area?

- Character Areas are places where buildings, parks and open spaces, and heritage resources come together in a way that is unique or distinct from other areas.
- Character Areas can:
 - Be all shapes and sizes
 - Have overlapping boundaries
 - Have blurry boundaries



For Discussion at your Table

1. Identify **areas** that have a unique or distinct character. Describe the character of these areas.
 - What makes them unique?
 - What elements do you like about them?
2. Identify the **characteristics of different streets**.
 - What do you use these streets for? Travel? Shopping?
 - What do you like about them? Trees? Retail? Wide sidewalks?
3. Identify **landmarks, special places, things you like**, and things you don't think are working well.

*Tell us about these places.
Draw! Write comments!*

*Areas can overlap.
They might have blurry boundaries.
They can be all shapes and sizes.*

Next Steps

- Sign up for E-Updates on our website:
www.toronto.ca/king-parliament
- Meeting materials posted to the website within two weeks.
- On-line engagement and stakeholder meetings throughout the winter.
- Built Form Workshop in early April 2019.

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THANK YOU!