



Consultation Summary

First Public Open House

This report is not intended to provide a verbatim transcript of the meeting, but instead provides a summary of the meeting's format and participant feedback. If you have any questions after reviewing this summary, please contact Michelle Drylie, Senior Planner, Strategic Initiatives, City of Toronto, City Planning Division at Michelle.Drylie@toronto.ca or 416-392-3436.

Meeting Overview

On Wednesday, January 31 2019, City Planning staff hosted an Open House at St. Lawrence Hall, 157 King Street East, between 6:30 – 8:30 p.m, with a presentation at 7:00 p.m. The purpose of the meeting was to introduce the King-Parliament Secondary Plan Review to the community, provide information on timelines, existing conditions in the area, and the Review. The format of the meeting was an Open House with panels on the Review's key themes of Heritage, Built Form, and Parks and Public Realm. Information was also provided on the Downtown Plan, trends in the area, and existing planning policies. A short group activity at the end of the meeting asked participants to identify potential character areas in the community, landmarks, special places, and things that are liked or need improvement in the area. City Planning staff were available to answer questions, facilitate discussions, and record feedback.

This was the first Public Open House for the Review. Over 100 people participated in the meeting.

Meeting materials presented at the Open House including the boards and Presentation are available for review on the study website www.toronto.ca/king-parliament.

Meeting Background

The King-Parliament Secondary Plan Review was launched in the Winter of 2019. The Downtown Plan (OPA 406) was adopted by City Council in May 2018, and provides an updated planning framework for entire Downtown including the King-Parliament area. The King-Parliament Secondary Plan review will build on this framework to provide specific direction on built form, the public realm and heritage.

Concurrent with the King-Parliament Secondary Plan review, City Planning will also undertake a built form, public realm and heritage study for the north side of Queen Street East, in the area generally between Jarvis and River Streets.

The outcomes of the Review will include an updated Secondary Plan for the King-Parliament area, with a recommended Secondary Plan coming forward for City Council's consideration in Spring 2020.



Summary of Feedback

Overall, participants were supportive of the Review and the proposed scope of work. As there are several existing and overlapping planning frameworks in the area, participants appreciated the Review's intent to streamline the policies and provide clear direction on future growth in the area. Summarized below are key themes that participants raised at the meeting.

Heritage

The King-Parliament area has historically been the industrial centre of Toronto, with primarily non-residential uses in the area until the 1996 King-Parliament Secondary Plan came into force which introduced a wide range of uses including residential. Participants were supportive of the area-wide survey of heritage resources being conducted by City Planning's Heritage Preservation Services. During the group activity, participants identified several buildings, storefronts, and streets within the King-Parliament area for heritage protection. In particular, the Distillery District, Bright Street, Berkeley Street and smaller neighbourhood streets were seen as potential heritage resources. The strong relationship between heritage buildings and culture in the area, such as Berkeley Church and the Canadian Opera Company was also noted. There was interest in policy directions allowing temporary interventions to empty heritage buildings, such as farmers' markets and art galleries, before they could be adaptively re-used.

Built Form

Overall, participants expressed a desire to see fewer tall buildings in the King-Parliament area and more mid-rise developments. It was felt that condo towers were out of character for the area. Participants also raised the need to see a finer grain of retail at grade, similar to the Victorian storefronts along Queen Street.

Parks and Public Realm

The majority of participant feedback related to Parks and Public Realm. Overall, participants appreciate the parks and green spaces in the area. Corktown Common was seen as a success, although it was felt that the park needs to be better connected to the community. Similarly, participants felt that others parks like Percy Park and Sackville Playground also needed to be better connected. Areas such as Power Street, and Adelaide Street between Jarvis and Sherbourne were identified as needing public realm interventions to improve the pedestrian experience. These interventions include tree plantings, wider sidewalks and more places to sit.

Restaurants, storefronts, and offices at street level were also suggested to animate the sidewalk. Nicholson Lane was identified as a well-animated street. Participants wanted to see Moss Park better connected to the community. Participants expressed a desire to see the character of the neighbourhood reflected in the streetscape so that one feels like they've arrived somewhere. King Street, in particular, was identified as needing a special streetscape.

Retail and Economy

Participants expressed a desire to see the fine grain retail along King and Queen Streets preserved. The need to maintain lower commercial taxes was raised. Participants also identified a need for additional grocery stores and affordable restaurants for families.

Housing and Community Services and Facilities

Participants supported the need to preserve affordable housing in the area, noting the area's history of being a mixed socio-economic community. Participants expressed a desire to see mixed income buildings, more affordable housing, and increased supports for homeless people in the community.

Mobility

Several participants supported improved pedestrian amenities and transit. The King Street Pilot is considered a success, and there was a desire to see it made permanent and replicated across the city. Participants raised questions about additional congestion with future development in the area. Bike lanes were supported, and there was a need to see more. The need to integrate the future Downtown Relief line station with new and existing pedestrian connections was also highlighted.

Event Promotion

Mail: The Meeting Notice was mailed to 27, 238 addresses in and around the King-Parliament area. Addresses included residential units and businesses.

Email: The King-Parliament Secondary Plan Review maintains a dedicated website and email subscribers list, which currently has over 90 subscribers. An e-update was sent out on January 24 promoting the Open House.

Online: The meeting was promoted through City Planning's official Twitter and Facebook accounts.

Posters: Approximately 100 posters were distributed among local businesses in the King-Parliament area.

What Happens with the Feedback

The feedback collected will be reviewed and considered as staff begin to draft the updated Secondary Plan for the area. Feedback will be shared with partner divisions and agencies to support other city-wide initiatives. The feedback will be considered alongside existing planning policy and directions (including provincial policy), further feedback from the community, stakeholders, and City Divisions and agencies as well as research and technical evaluations.

Next Steps

Staff will use the feedback received at the January 31st meeting to shape future work related to the three key themes of Parks and Public Realm, Heritage, and Built Form.

A Built Form workshop will be held in early April 2019. For more information on the workshop, other engagement events and project milestones, please sign up to our e-update list at www.toronto.ca/king-parliament.