

# BUILT FORM



## King-Parliament Then and Now

A major objective of the King-Parliament Secondary Plan is to encourage redevelopment of the area through the reinvestment and re-use of existing buildings. All new development is required to be “mutually compatible and complement the existing built form character and scale of the area,” (Policy 2.2). Many developments in the area achieve this objective but over time there has been an incremental increase in tall building applications with greater building mass. This trend is deviating from the built form direction of the Secondary Plan.

This series of photographs shows specific sites in the King-Parliament area in 1996 and today. They show that some blocks have remained unchanged while others have been adaptively re-used and further developed.



King St. E. today

**THEN**



**NOW**



145 Eastern Ave.



Wilkins Ave.



457-463 King St. E.

**THEN**



**NOW**



Distillery District



2 Eastern Ave.



116 George St.

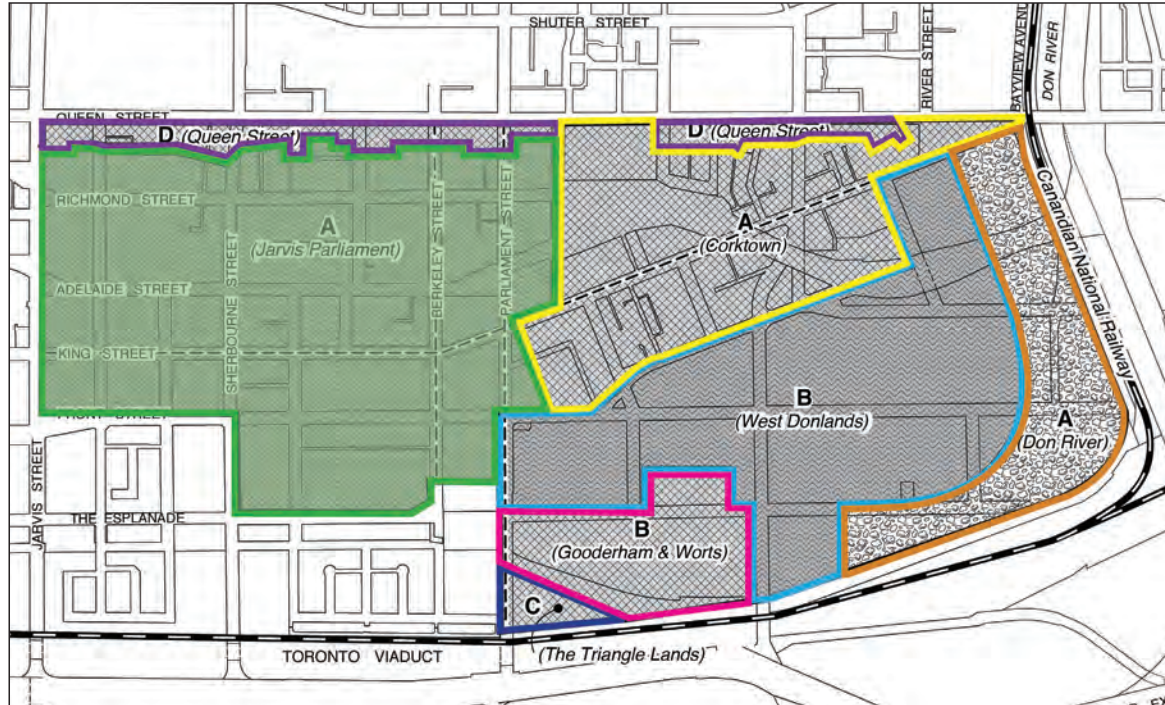


300 Adelaide St. E.



# BUILT FORM

## JARVIS PARLIAMENT



Map 15-1 of the existing King-Parliament Secondary Plan identifies different policy areas. The Jarvis-Parliament Regeneration Area is shown in green.

## Existing Policy Direction

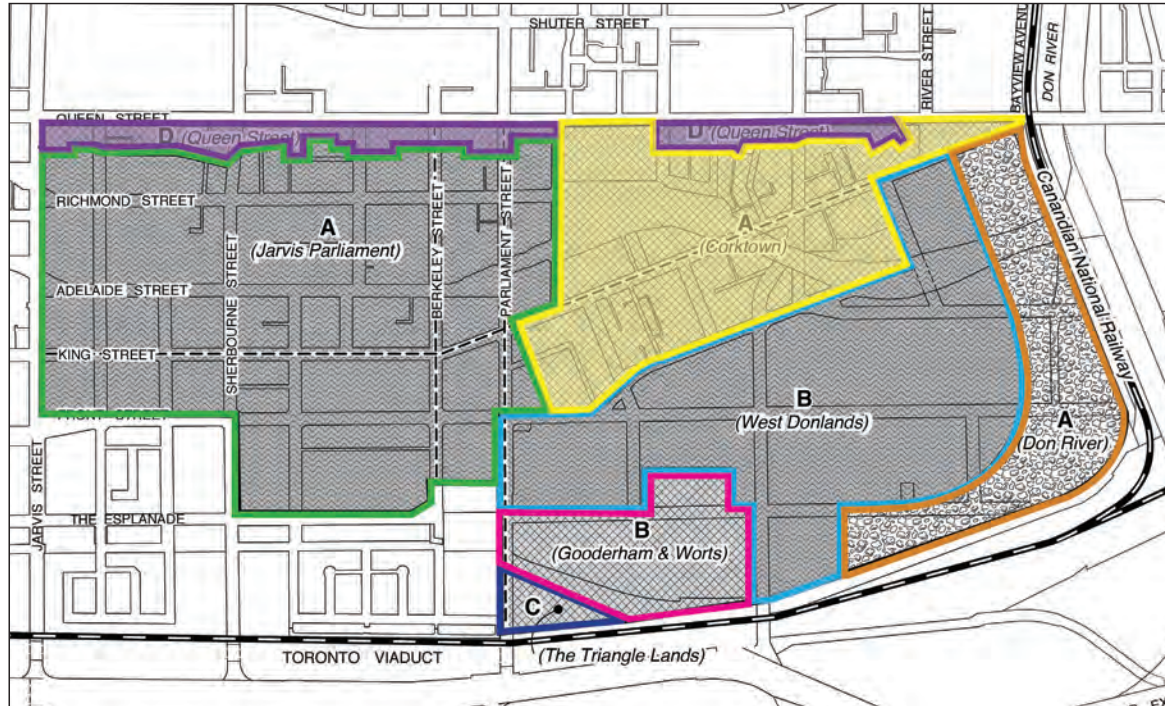
- The Jarvis Parliament area is targeted for significant growth, with a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area.
- New residential uses must be complementary to King-Parliament's role as a business area, providing an incentive for the retention of existing buildings, especially those of architectural or heritage merit.





# BUILT FORM

## QUEEN STREET / CORKTOWN



Map 15-1 of the existing King-Parliament Secondary Plan identifies different policy areas. The Queen St. Mixed Use Area is shown in purple and the Corktown Mixed Use Area is shown in yellow.

### Existing Policy Direction

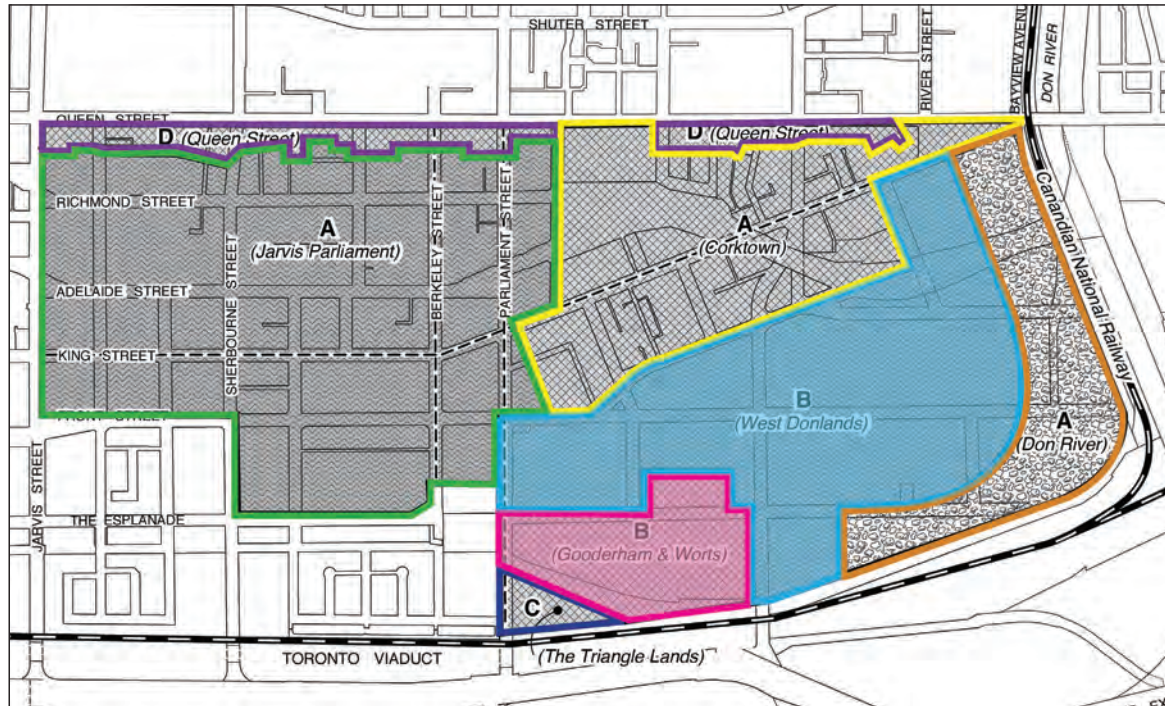
- Queen Street East consists of a wide range of building types including house form buildings, older multiple storey industrial buildings and street-related commercial residential buildings.
- Commercial, residential, institutional or street-related retail and service uses are permitted on Queen Street East.
- Corktown is regarded as a unique, small scale, fine grained community consisting generally of small properties, including heritage buildings. The area is considered stable and gradual change is encouraged.
- New development in Corktown will consist primarily of small scale infill development and building conversions that are sensitive to the existing character and form of the community.





# BUILT FORM

## GOODERHAM & WORTS / WEST DON LANDS



Map 15-1 of the existing King-Parliament Secondary Plan identifies different policy areas. The Gooderham & Worts Mixed Use Area is shown in pink and the West Don Lands Regeneration Area is shown in blue.

### Existing Policy Direction

- The West Don Lands will be developed in a manner that integrates the area back into the physical structure of the City and builds upon the positive surrounding features, particularly Gooderham & Worts and the recreational and open space potential of the Don River corridor. These lands will be targeted for significant growth and will be revitalized for a mix of uses including residential, live/work, commercial, industrial, light industrial, institutional, recreational and open space.
- The Gooderham & Worts area will include commercial, institutional and light industrial uses which are environmentally compatible with residential uses. Development will focus on the establishment of emerging economic sectors of the new economy, the restoration of existing heritage resources, and the integration of residential uses.



# HERITAGE



## What is a Cultural Heritage Resource Assessment (CHRA)?

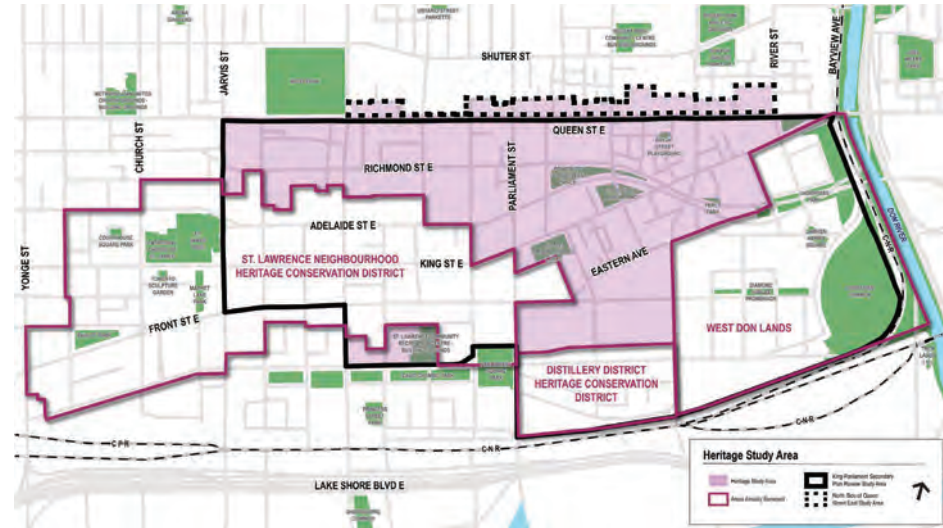
A Cultural Heritage Resource Assessment (CHRA) documents an area's development history to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved. This information helps City Planning respond to growth while accounting for the cultural heritage value that adds character to our neighbourhoods.

## How are properties evaluated through a CHRA?

A CHRA applies provincial criteria as required in the City's Official Plan to evaluate properties within a defined area for their cultural heritage value or interest. CHRAs prioritize an understanding of the historic context of an area, and how properties relate to that context. Where information is readily available, consideration of design or the unique history of a particular property may also be identified. Public consultation is an important part of the CHRA process.

## How will the results of the CHRA be used?

The CHRA will result in a list of properties that have potential cultural heritage value. That list will be used to inform planning policies and guidelines which can help conserve those properties and their contribution to the character of an area. The properties may also be further evaluated and recommended for inclusion on the City of Toronto's Heritage Register. The Heritage Register is a publicly accessible, Council adopted register of properties that have been evaluated and determined to have cultural heritage value. The Heritage Register includes properties that are listed (non-designated), and properties that have been designated under the Ontario Heritage Act.



The King-Parliament CHRA will survey only those areas which have never before been comprehensively evaluated through a heritage survey.



Dominion Hotel circa 1945. City of Toronto Archives, Fonds 1257, Series 1057, Item 521.



Looking East along the Esplanade, 1894. City of Toronto Archives, Fonds 200, Series 376, File 1, Item 66.





## Historical Development of King-Parliament Secondary Plan Review Area

1680



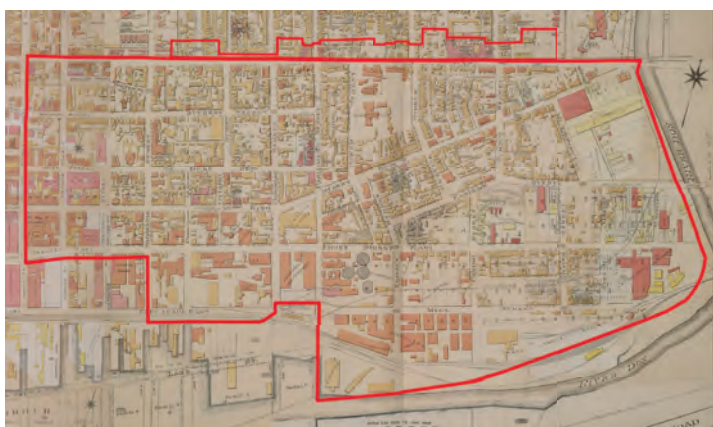
Detail of a map from 1680 showing Indigenous villages on the north shore of Lake Ontario at the mouth of the Humber and Rouge rivers, within today's Toronto. The red star indicates the approximate location of the King-Parliament Secondary Plan review area. Carte des Grands Lacs by Claude Bernou, 1680. Map and Data Library, University of Toronto.

1818



Boundary of King-Parliament Secondary Plan review area laid over the 1818 Plan of York Surveyed and Drawn by Lieut. Phillpotts, Royal Engineers. King Street runs east-west through the centre of the original square town blocks, and cuts up at an angle after Berkeley Street through undeveloped land to cross the Don River. Library and Archives Canada: NMC 17026.

1903



Boundary of King-Parliament Secondary Plan review area laid over the 1903 Goad's Atlas of the City of Toronto, Plate 29. Red indicates brick structures, yellow indicates wood structures. Map and Data Library, University of Toronto.

1977



Boundary of King-Parliament Secondary Plan review area laid over an aerial photo from 1977. Aerial photo courtesy of City of Toronto Archives.



# HERITAGE



## Structures Remaining Today By Periods of Development

### 1793-1850



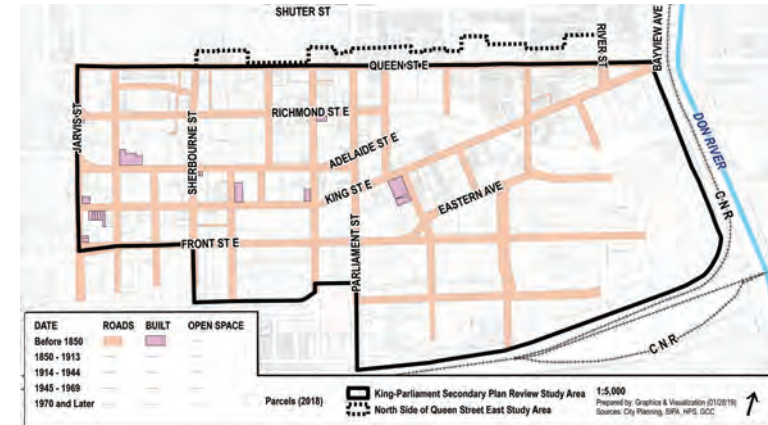
Little Trinity Church, 425 King Street East, 1843



Enoch Turner Schoolhouse, 106 Trinity Street, 1848



House for James Vance, 115 Berkeley Street, 1845



Map showing existing roads and properties by period of construction.

### 1850-1914



Part of a Row of Shops and Part of Carlyle Block, 216-242 Queen Street East, 1889, 1892-1893



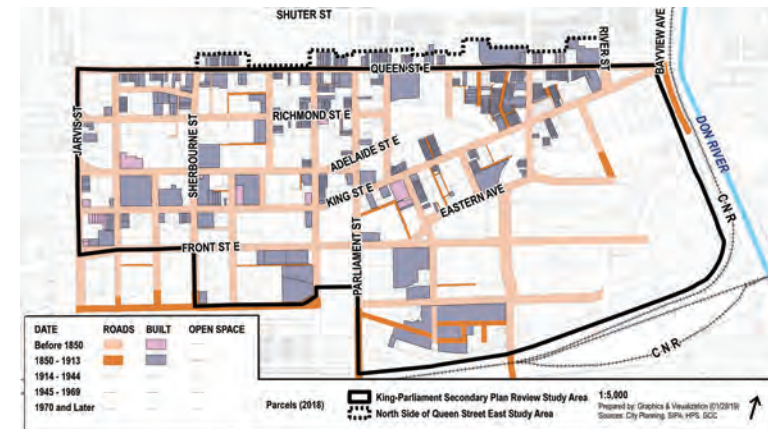
Andrew McFarren Building, 237-243 Queen Street East, 1870



Christina Lauder Buildings, 263-265 Queen Street East, 1875



Former Dominion Brewery and Offices, 468-496 Queen Street East, 1879-80



Map showing existing roads and properties by period of construction.



St. Paul's Basilica, 83-93 Power Street, 1887



Inglenook Community School, 19 Sackville Street, 1887



Row Houses, 1-17 Percy Street, 1885



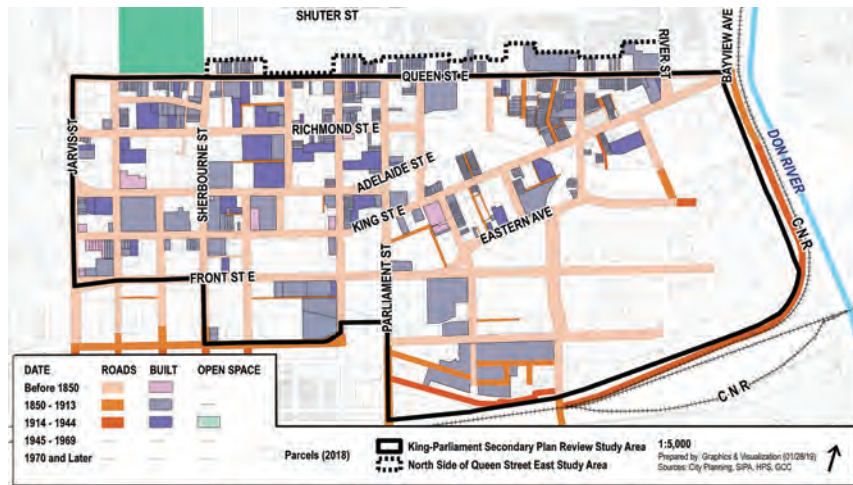
Row Houses, 123-117 Trinity Street, 1887



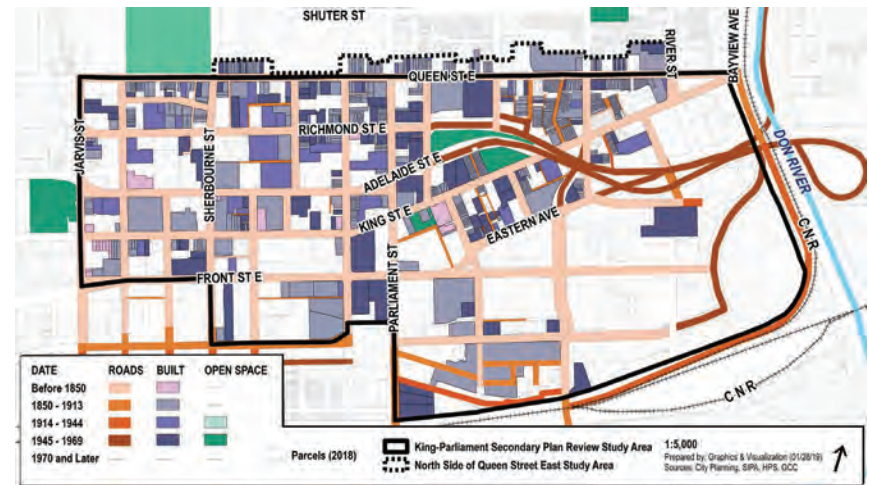
# HERITAGE



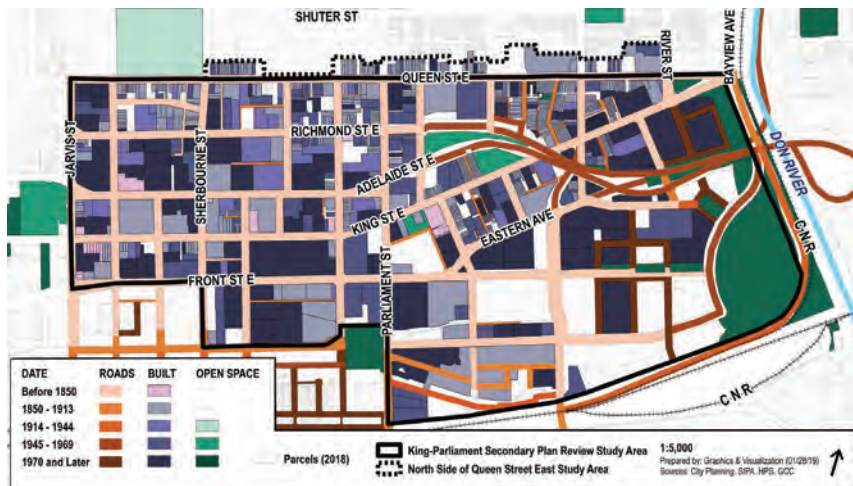
## Structures Remaining Today By Periods of Development



1914-1945



1945-1970



1970 - Present



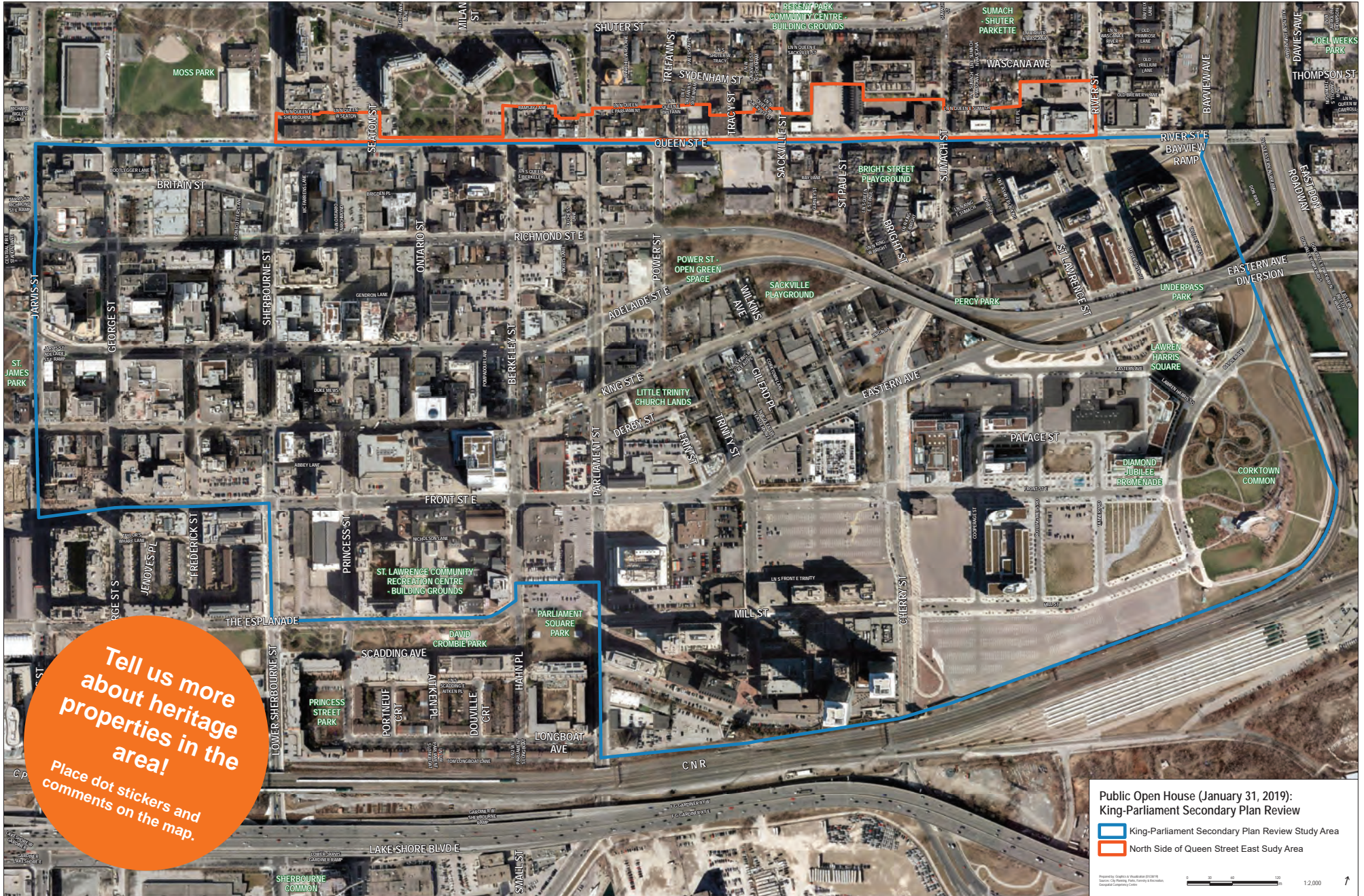
Drug Trading Company Administration Office, 25 Ontario Street, 1941-42



Part of Trefann Court, 440-450 Queen Street East, 1979



# HERITAGE



Tell us more  
about heritage  
properties in the  
area!

Place dot stickers and  
comments on the map.

Public Open House (January 31, 2019):  
King-Parliament Secondary Plan Review

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

0 30 60 120  
1:2,000



## Next Steps:

- If someone you know may be interested,  
please tell them about the King-Parliament  
Secondary Plan Review!



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