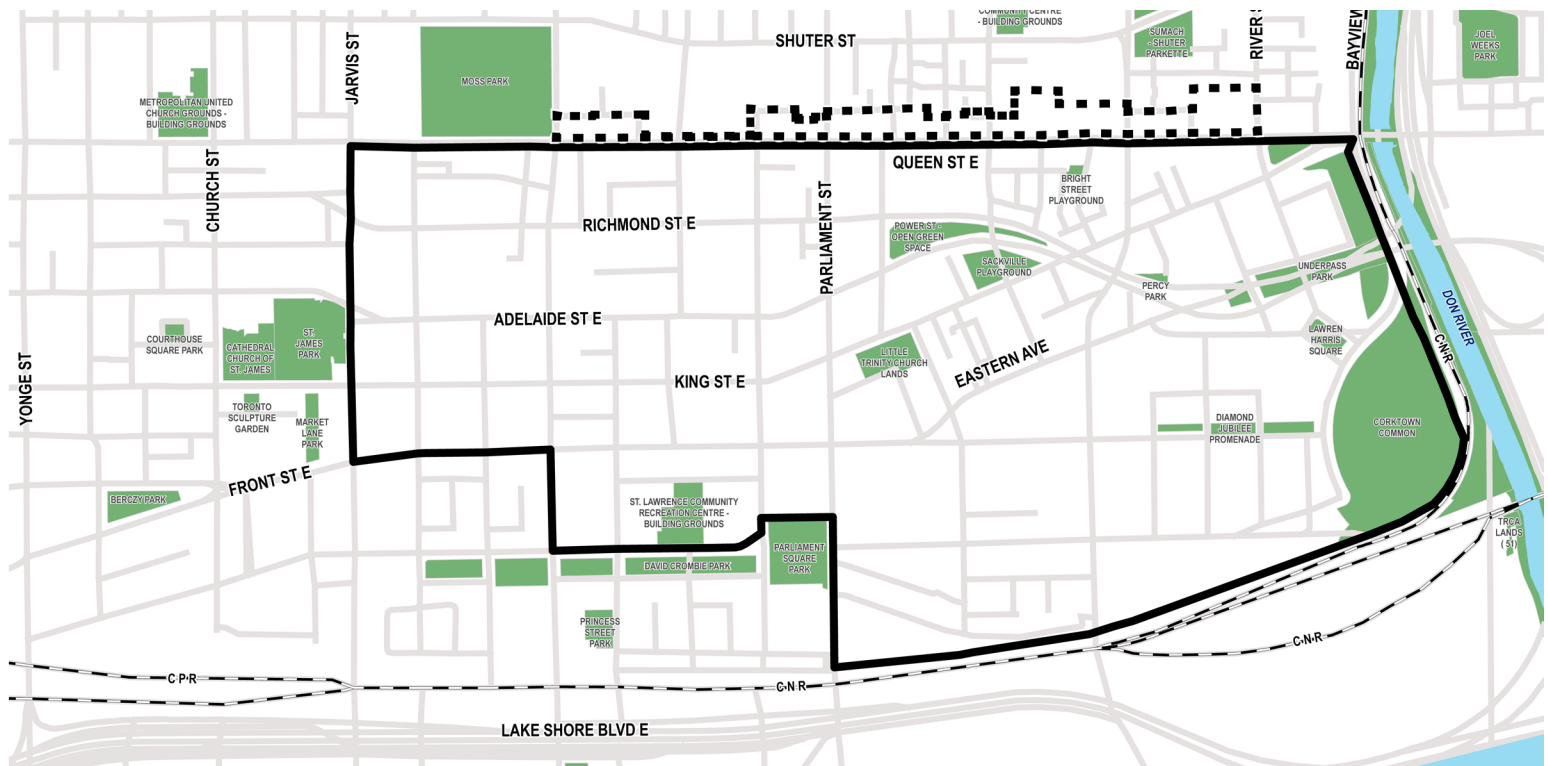


# King|Parliament

SECONDARY PLAN REVIEW

# POLICY FRAMEWORK





**Figure 1.** The King-Parliament Secondary Plan area.

### THE KING-PARLIAMENT NEIGHBOURHOOD

Following the adoption of the King-Parliament Secondary Plan in 1996, the neighbourhood has changed from an industrial part of the city into a highly desirable mixed use community. The proximity of the neighbourhood to the Financial District, its character, and its unique built form has made it central to the creative industries and culture sector boom in the city. Having these creative and cultural uses, in addition to office and institutional uses, in close proximity to the core makes Toronto's Downtown competitive and diverse. Since the early 2000s, residential development has outpaced non-residential growth in the area.

The Downtown Plan, adopted by City Council in May 2018 and awaiting Provincial approval, seeks to retain the balance between residential and non-residential growth in King-Parliament. However, as the scale and intensity of residential development in the area continues to increase, the King-Parliament Secondary Plan Review will build on the Downtown Plan to provide more specific direction regarding heritage, built form, and parks and public realm in the area. These directions will ensure that the neighbourhood remains liveable as the number of residents and workers continues to increase.

### ENCOURAGING REINVESTMENT: THE 1996 KING-PARLIAMENT SECONDARY PLAN

The King-Parliament Secondary Plan came into force in 1996 and continues to provide direction for how the area should grow and develop. The main objective of the Secondary Plan is to encourage reinvestment with a mix of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complementary to the existing built form character and scale of the area.

The objective of introducing a true mix of uses in the area has largely been met over the past 20 years as King-Parliament has undergone significant redevelopment and renewal. In 2016, the resident and worker populations in the area were nearly the same, with 13,267 residents and 12,460 workers. An updated Secondary Plan is needed to ensure the area maintains a balanced mix of uses.

## A FRAMEWORK FOR GROWTH: THE DOWNTOWN PLAN

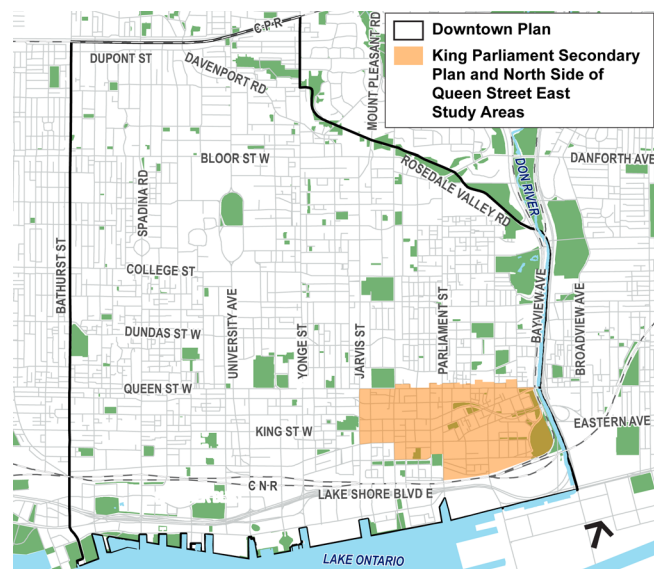
The Downtown Plan Official Plan Amendment (OPA 406) brings forward a comprehensive and integrated policy framework to shape growth in Toronto's Downtown over the next 25 years. The Downtown Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment to 2041. It will provide the City with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

The policies of the Downtown Plan:

- direct growth and link growth and infrastructure to achieve complete communities,
- balance residential and non-residential uses,
- establish new *Mixed Use Areas* designations addressing scales of development,
- require appropriate parkland dedication,
- provide a framework for the expansion and improvement of parks and public realm,
- promote walking, cycling and transit,
- shape built form,
- ensure the timely provision of community services and facilities,
- ensure a range of housing unit sizes and types,
- encourage retention and expansion of spaces for culture sector jobs, and
- promote resilience through water and energy infrastructure.

Not all areas of Downtown are intended to experience the same amount of intensification. The Downtown Plan identifies the land use designations within Downtown that will be targeted for growth, with varying scales and degrees of intensity. Greater certainty around growth patterns is essential to enable the City to plan, fund, build or secure the corresponding levels of infrastructure to support growth.

The Downtown Plan's built form policies guide growth and shape built form in a manner that will maintain and improve the liveability of the public realm and spaces within buildings. The built form policies match the scale of new development to the character of an area in order to reduce negative impacts on the public realm. The policies in the



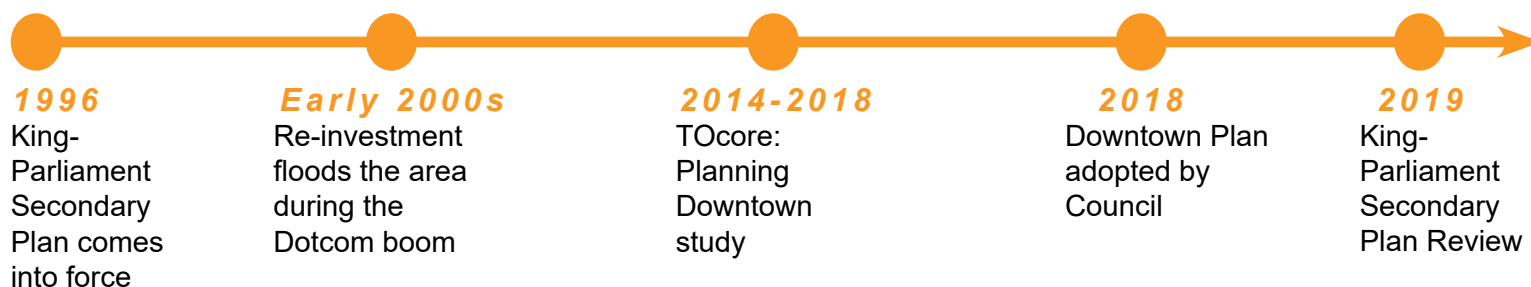
**Figure 2.** The Downtown Plan and King-Parliament Secondary Plan area.

Downtown Plan, along with other City initiatives, will help ensure that as our communities get taller, the design and function of amenity spaces will enhance the social life of community members and contribute to vibrant and well-designed parks and streets.

The variety of streets, parks and open spaces Downtown provides unique experiences and promotes public life and community building. Easy access to quality public space for active transportation (e.g. cycling), recreation and passive use contributes to mental and physical health. With its expanding residential population and workforce, and increasing number of visitors, there is an ongoing need to expand, connect and enhance the public realm. The Downtown Plan provides direction for acquiring new parkland, expanding and improving existing parks and open spaces, re-imagining overlooked places and creating a connected public realm network for Downtown.

To achieve Council's goals of economic vitality, competitiveness and acceleration of economic growth, a balance between residential and non-residential development is essential. The ability of the office sector and institutions to expand has been challenged by growing competition for a limited supply of development sites. To this end, the Downtown Plan encourages the expansion of office development in the King-Parliament area and encourages flexible and diverse retail on Priority Retail Streets. Policies also support the clustering of creative industries, in the King-Parliament area, helping to position Toronto as a global leader in arts and culture.

## THE EVOLUTION OF THE KING-PARLIAMENT SECONDARY PLAN



## HOW THE DOWNTOWN PLAN APPLIES TO KING-PARLIAMENT

The Downtown Plan:

- **re-designates some *Regeneration Areas* in King-Parliament to *Mixed Use Areas*.** King-Parliament includes a mix of *Mixed Use Areas 2* (Intermediate), *Mixed Use Areas 3* (Main Street), and *Mixed Use Areas 4* (Local);
- ensures a **balance between residential and non-residential uses** by requiring the replacement of all existing non-residential gross floor area or the dedication of a minimum of 25 per cent of the gross floor area as non-residential uses (e.g., office, retail, cultural etc.), whichever is greater;
- establishes King-Parliament as a **Cultural Precinct**, encouraging the clustering of creative industries and culture sector economic activities;
- identifies **planned rapid transit stations** including the proposed Queen-Sherbourne and King-Sumach Relief Line stations;
- identifies **Priority Retail Streets** including: King Street East, Queen Street East, a portion of Front Street East, a portion of Sherbourne Street, and Parliament Street;
- identifies Corktown Common and portions of the Lower Don Lands as part of the **Core Circle**, a system of natural areas that circles Downtown;
- identifies **Great Streets** including: King Street East, Queen Street East, Front Street East, Jarvis Street, Parliament Street, and Bayview Avenue;
- identifies **Park Districts** including: The Garden District (adjacent to King-Parliament), Old Town-St. Lawrence-Distillery, Corktown Parks, and West Don Lands;
- identifies **priority cycling routes and corridors requiring study** including: Richmond Street East, Adelaide Street East, portions of Front Street East, Bayview Avenue, River Street, Sumach Street/Cherry Street.
- identifies **sun protected parks and open spaces** including: Corktown Common, Lawren Harris Square, and Front St. Promenade;
- requires **6-metre wide sidewalks** in *Mixed Use Areas 2*, *Mixed Use Areas 3* and *Regeneration Areas*;
- identifies **Cultural Corridors** including: Jarvis Street, Front Street East, and Bayview Avenue, and
- requires a total of 40% **family-sized units** (2- and 3-bedroom) in developments containing more than 80 new residential units.

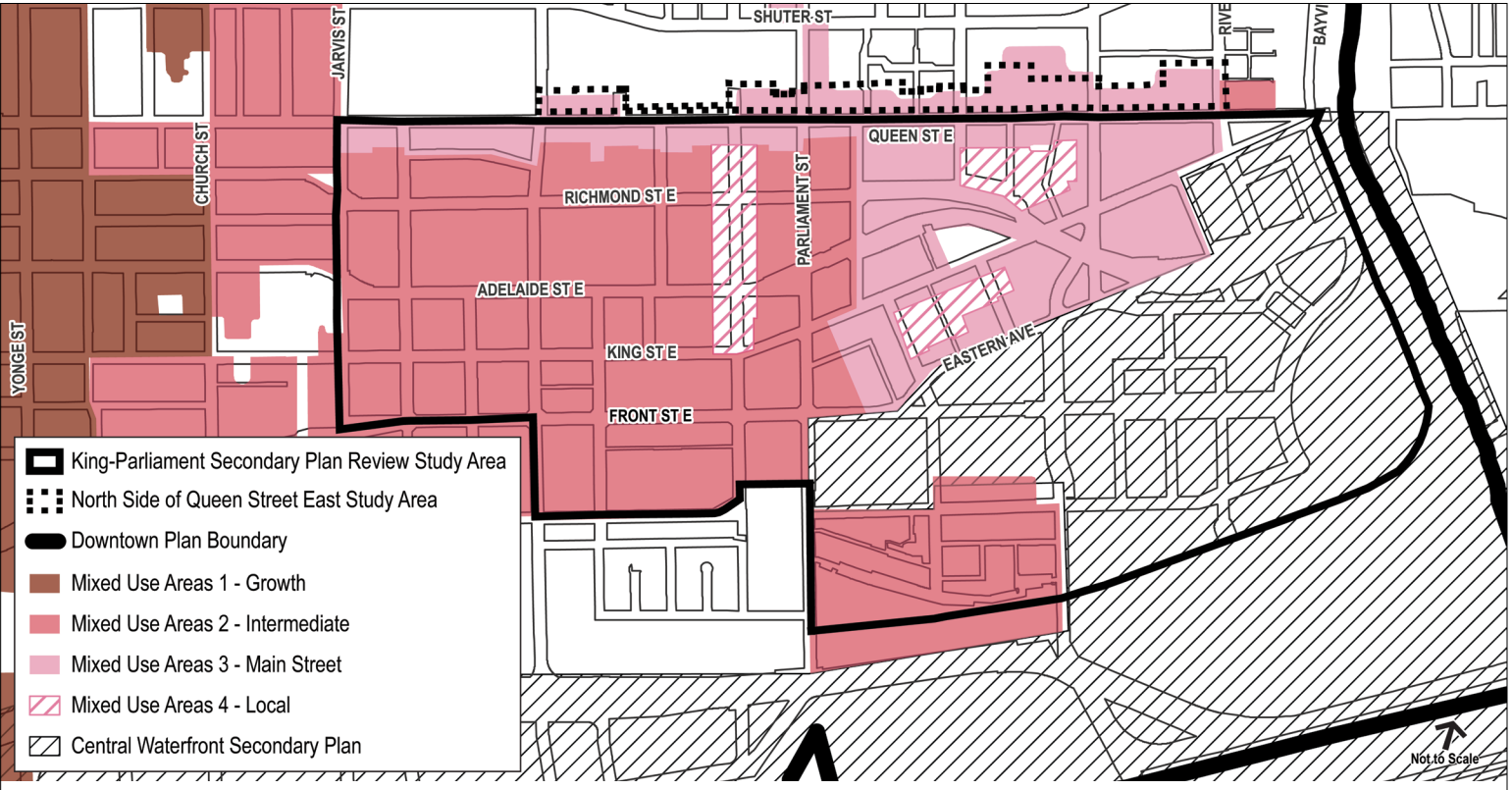


Figure 3. Mixed Use Area designations in the King-Parliament Secondary Plan area.

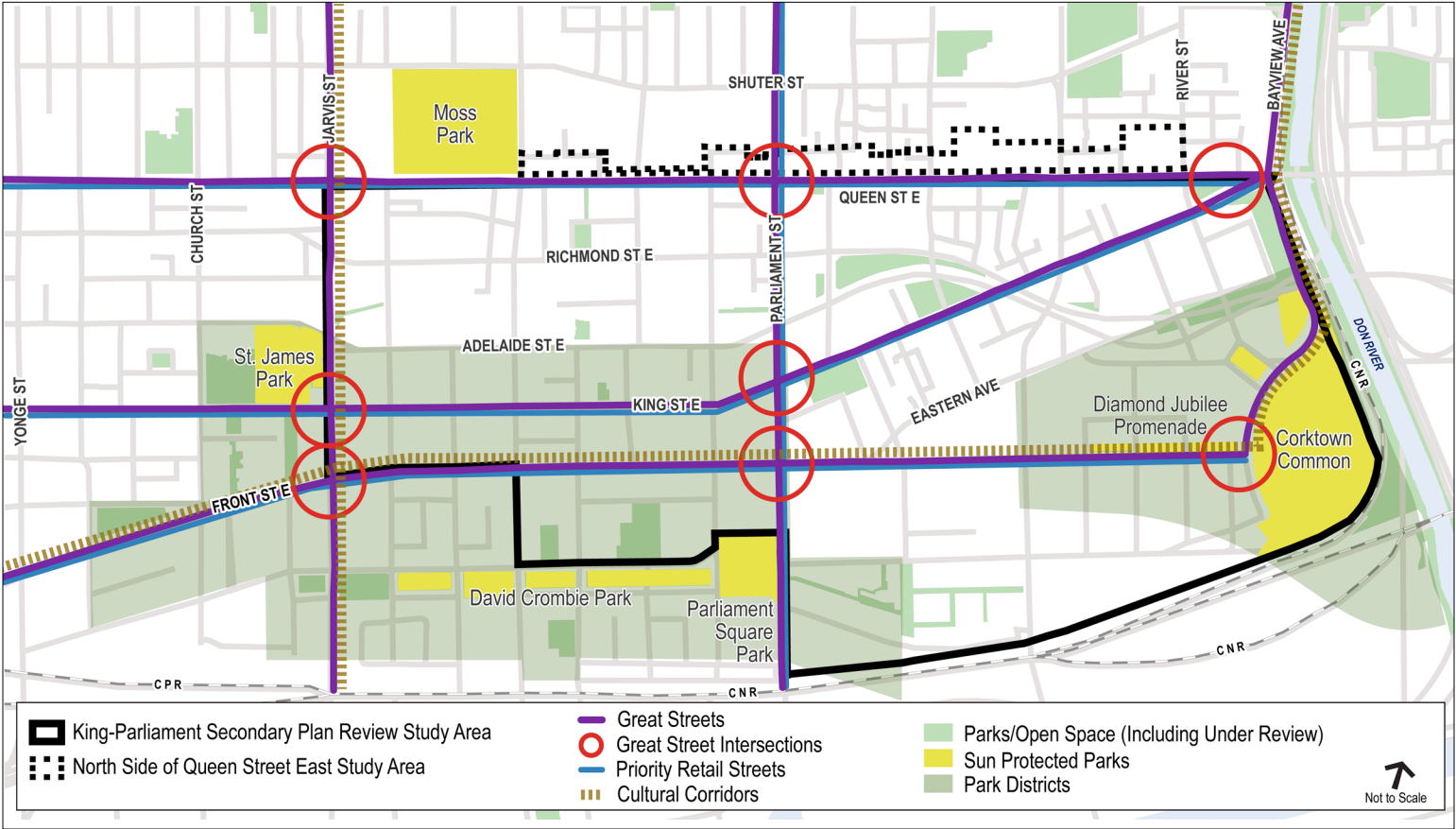


Figure 4. The Downtown Plan provides direction for Great Streets, Park Districts, Sun Protected Parks, and other aspects of the public realm.

# Policy Framework

## PROVINCIAL POLICY

The King-Parliament Secondary Plan must conform to Provincial legislation including the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017).

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are addressed. The PPS provides direction for managing and directing land use to achieve efficient and resilient development and land patterns. The PPS policies promote an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long term needs.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Downtown Plan comprehensively applies a number of the key policies of the Growth Plan such as those pertaining to urban growth centres, complete communities, infrastructure to support growth, integrated planning, and the promotion of major office and institutional development. These policies will continue to guide the Secondary Plan review.

## TORONTO OFFICIAL PLAN

The City of Toronto Official Plan (Official Plan) is a long-term vision for how the City should grow and is the most important vehicle for implementing the PPS and Growth Plan. A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.

The King-Parliament area is within the Downtown and Central Waterfront area in Map 2 – Urban Structure of the Official Plan. Section 2.2.1 – Downtown: The Heart of Toronto, as updated through the Downtown Plan Official Plan Amendment, provides direction on Downtown as a growth area that will continue to evolve as a healthy and attractive place to live and work.

Policy 2 of Section 2.2.1 has been strengthened to recognize the economic importance of Downtown to the city and region. Among other things, it fosters creative industries and the culture sector that are centred in the King-Spadina and King-Parliament neighbourhoods.

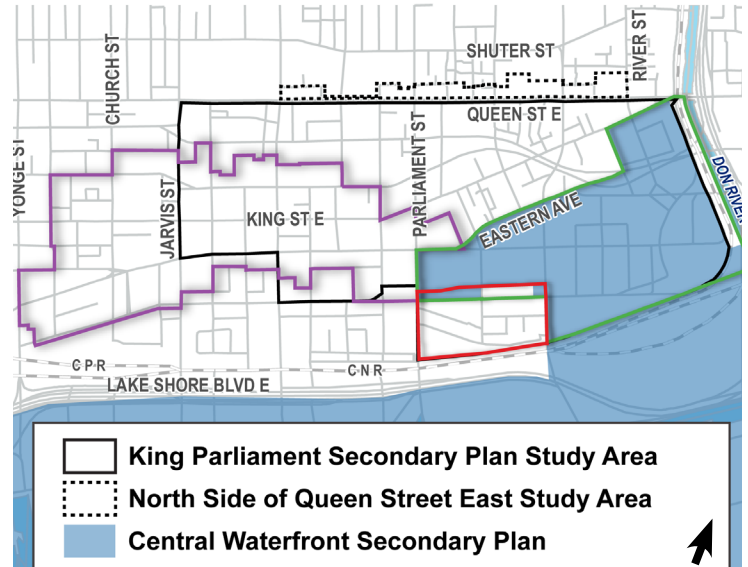
**A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.**

Policy 4 of Section 2.2.1, which speaks to the quality of Downtown as a place to live, adds new policy provisions to conform to the Growth Plan pertaining to complete communities, a high-quality built form and resilience.

Section 3.1.5 – Heritage Conservation speaks to the protection and management of heritage resources in the context of a growing and evolving city. Policies in this section provide direction regarding Heritage Impact Assessments, development of properties on the Heritage Register, the identification and evaluation of Heritage Conservation Districts, and the protection of views to heritage properties.

Section 3.1.1 – The Public Realm includes policies to promote beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings as a key shared asset.

Section 3.1.2 – Built Form recognizes that most of the city's future development will be built on infill and redevelopment sites and will need to fit with its existing and/or planned context, respecting and improving the character of the surrounding area.



**Figure 5.** Central Waterfront Secondary Plan.

## LOCAL PLANNING POLICY, GUIDELINES AND OTHER PLANS

### Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) overlaps with the Downtown Plan and the King-Parliament Secondary Plan in the West Don Lands. The principles of the CWSP will act as a framework for waterfront renewal over the long term and focus on removing barriers/making connections; building a network of spectacular waterfront parks and public spaces; promoting a clean and green environment; and creating dynamic and diverse new communities. The CWSP was adopted by Council in 2003, but is not yet in force. Once the CWSP and Downtown Plan come into force, there will be three Secondary Plans covering the area of the West Don Lands. The King-Parliament Secondary Plan review will seek to streamline the policy direction provided by these three plans.

## West Don Lands Precinct Plan

In adopting the Central Waterfront Secondary Plan, Council identified the need for a Precinct Planning process to provide greater detail on implementation of public infrastructure and the built form of new development. The West Don Lands Precinct Plan sets out a vision for the area, identifies the public investment required for redevelopment, includes a development plan and guidelines, and a phasing and implementation approach (including input into an updated Zoning By-law for the area). The Precinct Plan was adopted by Council in 2006 and redevelopment of the area has largely followed the plan.

## St. Lawrence Neighbourhood Heritage Conservation District Plan

The St. Lawrence Neighbourhood Heritage Conservation District was designated by Council in December 2015. The overall objective of the St. Lawrence Neighbourhood Heritage Conservation District Plan (HCD Plan) is to protect and conserve the heritage value of the St. Lawrence neighbourhood. Grounded in an understanding of the district's historic, social and cultural value as well as its physical character, the HCD Plan seeks to guide change within the neighbourhood while maintaining its heritage attributes. The policies and guidelines contained within the HCD Plan will assist property owners in ensuring that proposed alterations conform to the district objectives and respect the overall neighbourhood context. The HCD Plan is currently under appeal to the Ontario Municipal Board, with a hearing date set for November 2019.

## Distillery District Heritage Conservation District Study & Plan

The Distillery District Heritage Conservation District Study (HCD Study) provides an understanding of the history, evolution, built fabric and public realm of the Distillery District in order to identify and describe the character of the area. The study area is bounded by the centre line of Cherry Street to the east, the north side of the rail corridor to the south and the centre line of Parliament Street to the west. It includes the buildings on the north side of Mill Street. The HCD Study was completed in 2016 and included a recommendation to initiate a Heritage Conservation District Plan (HCD Plan) for the same study area. Work on the HCD Plan will commence in mid-2019.

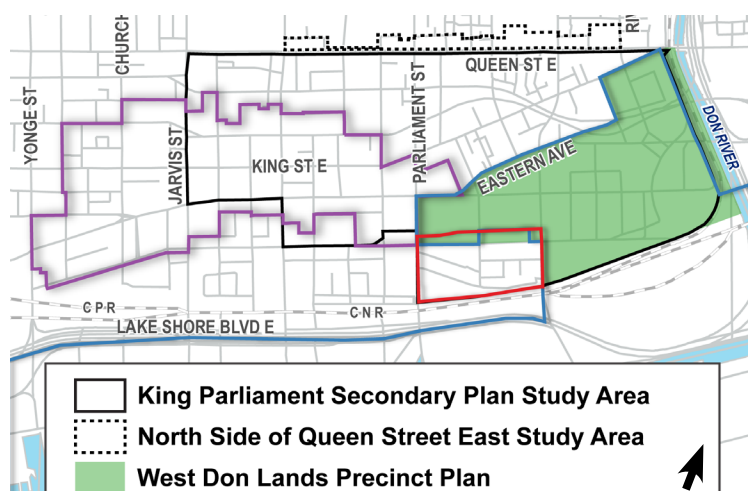


Figure 6. West Don Lands Secondary Plan.

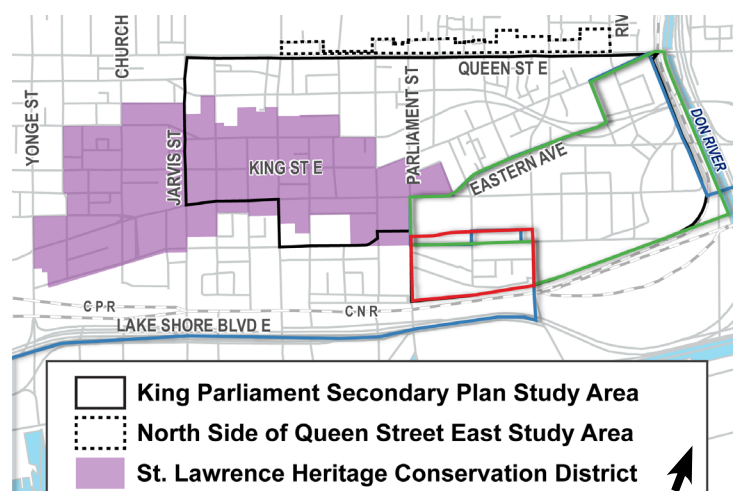


Figure 7. St. Lawrence Neighbourhood Heritage Conservation District Plan.

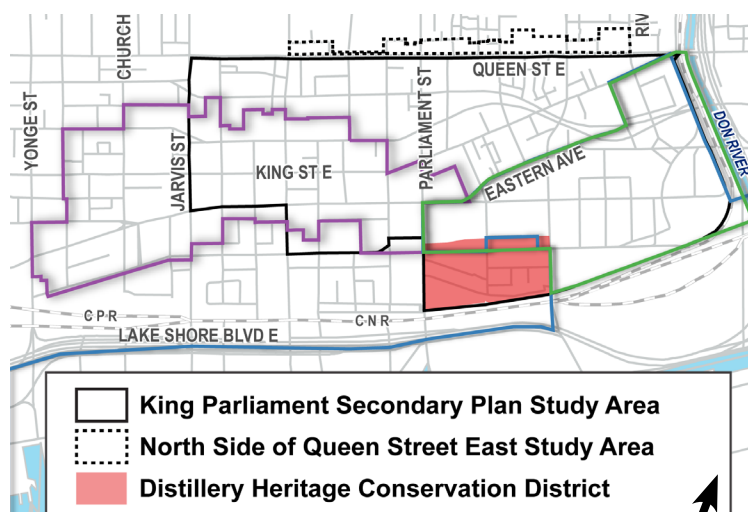


Figure 8. Distillery District Heritage Conservation District Plan.



