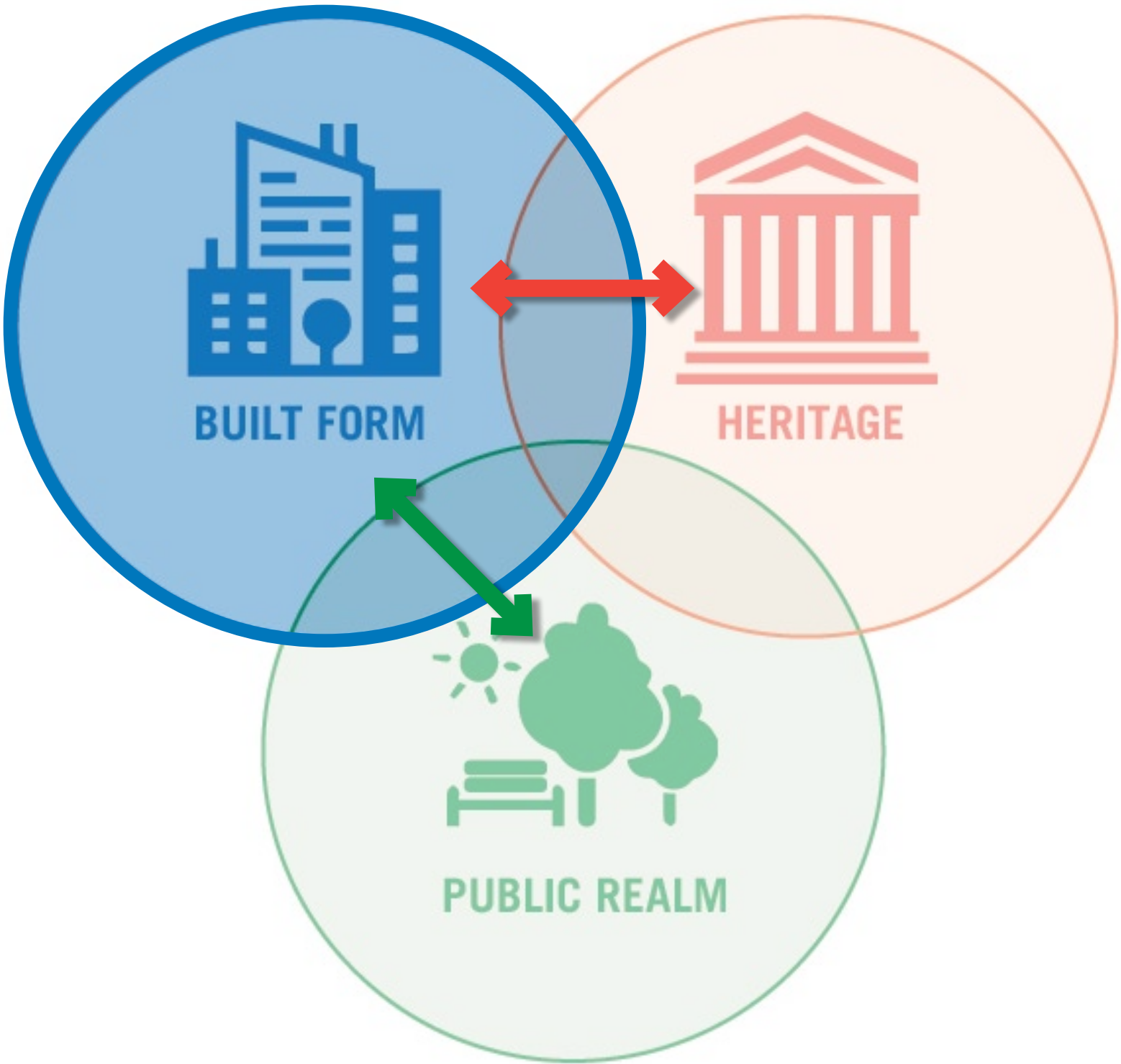


KING-PARLIAMENT SECONDARY PLAN REVIEW BUILT FORM WORKSHOP

NORTH MARKET TENT APRIL 11, 2019

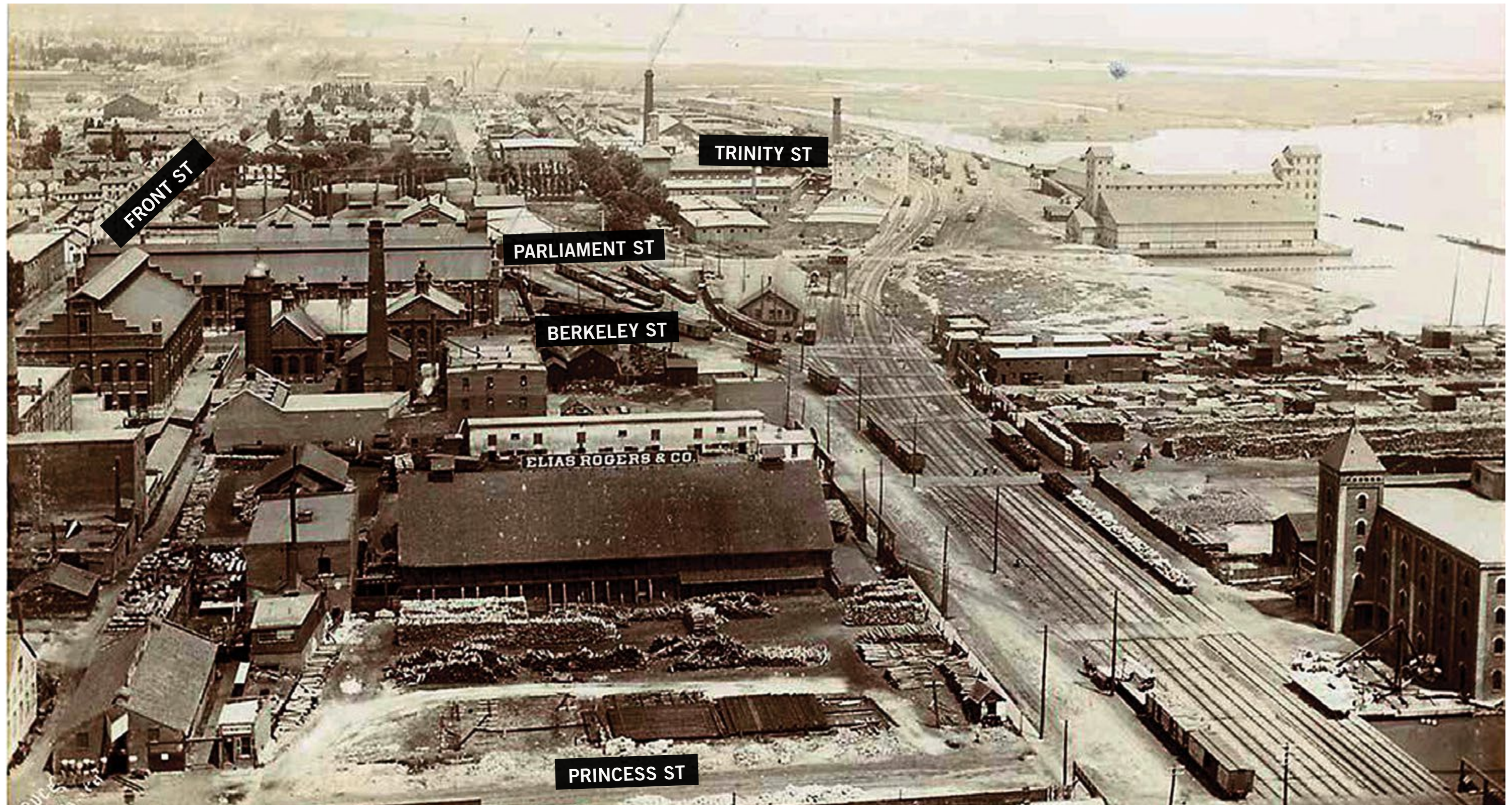
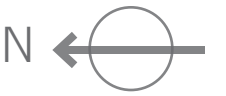
INTEGRATING THE THREE THEMES

Built Form, Heritage & Public Realm



HISTORIC DEVELOPMENT

Looking East along The Esplanade - 1894



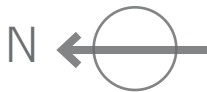
HISTORIC DEVELOPMENT

Looking North along Parliament St - 1926



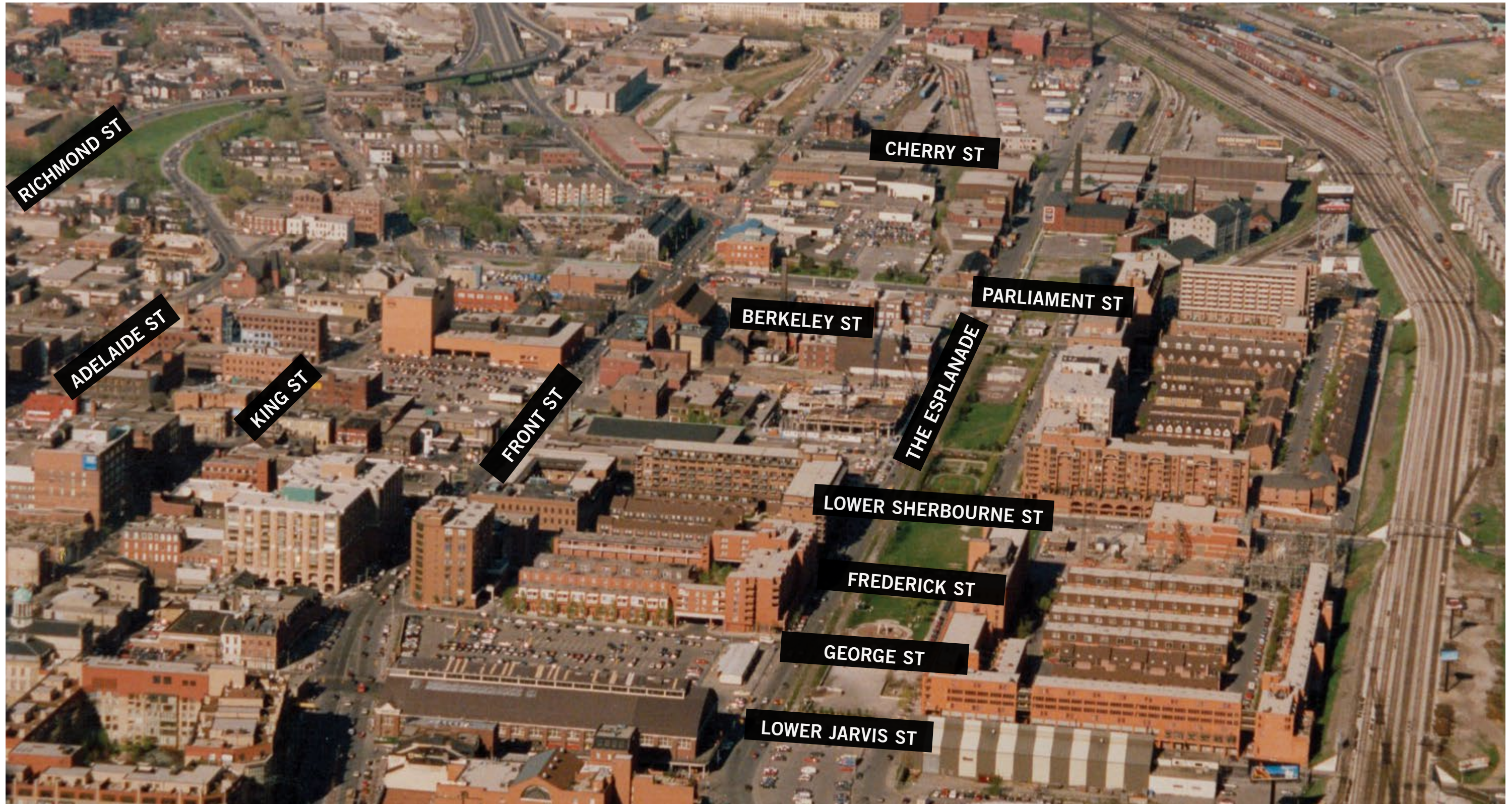
HISTORIC DEVELOPMENT

View looking east - 1977



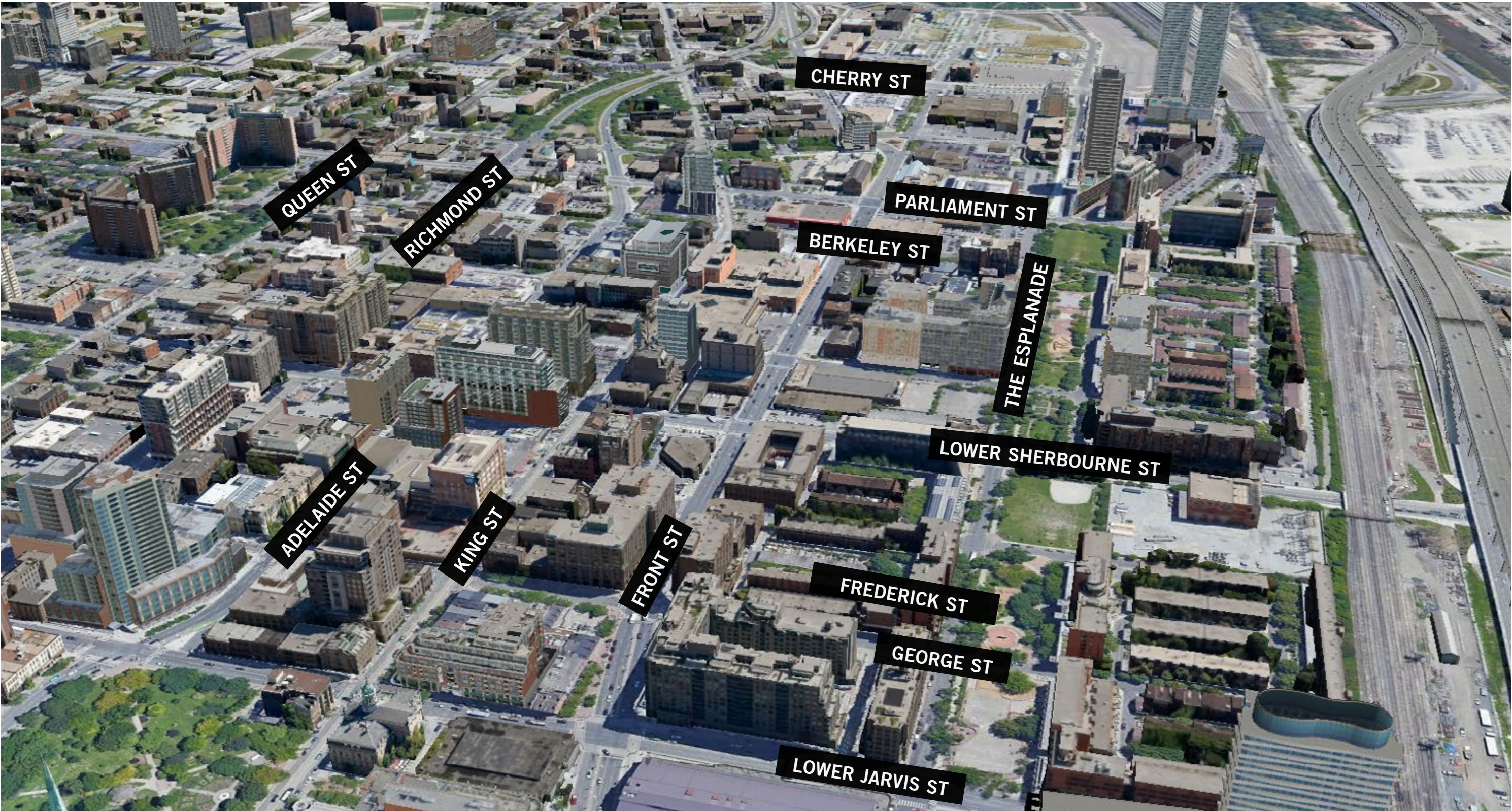
HISTORIC DEVELOPMENT

View from CN Tower looking east - 1988



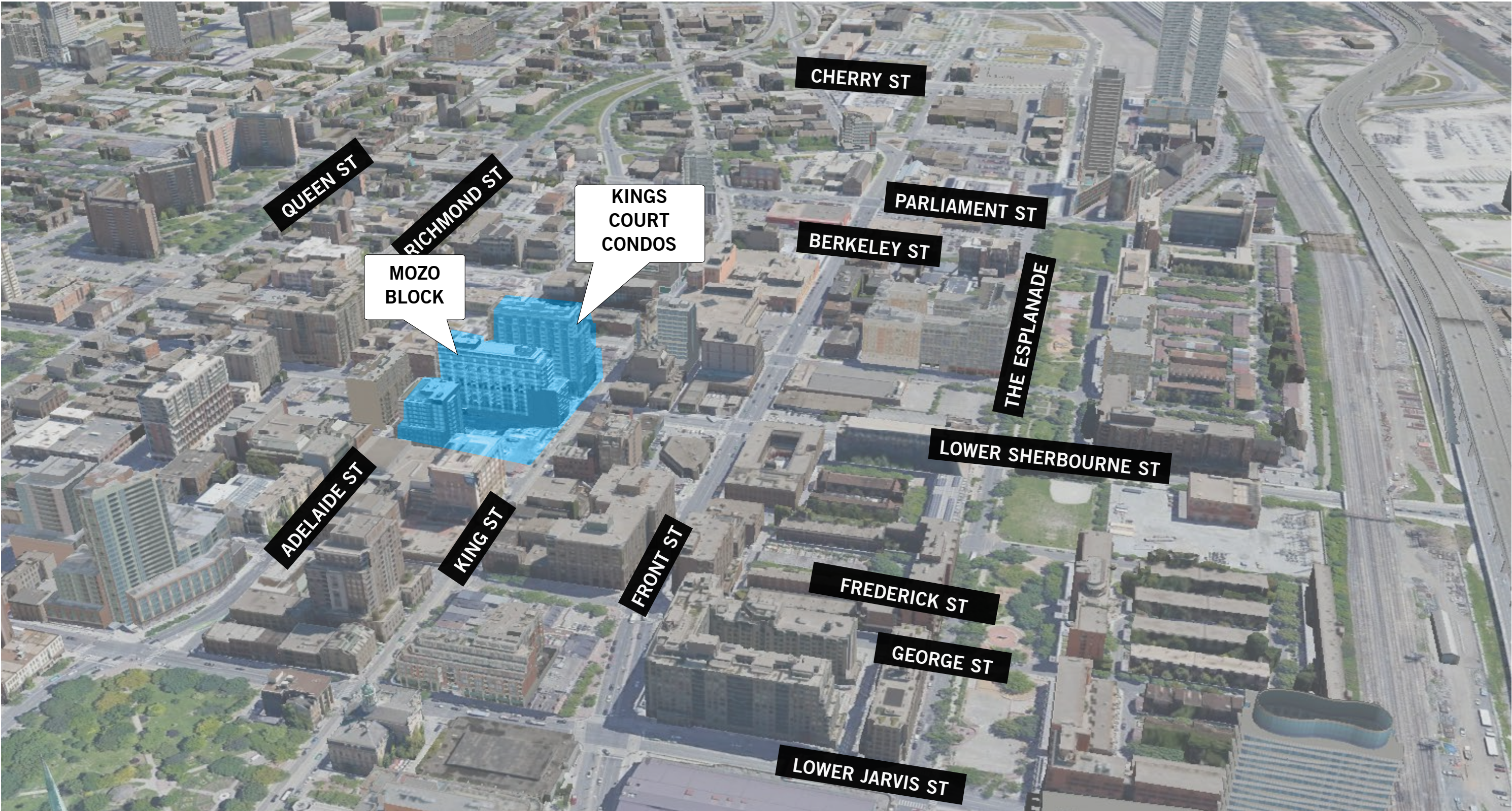
HISTORIC DEVELOPMENT

View looking east - 2000s



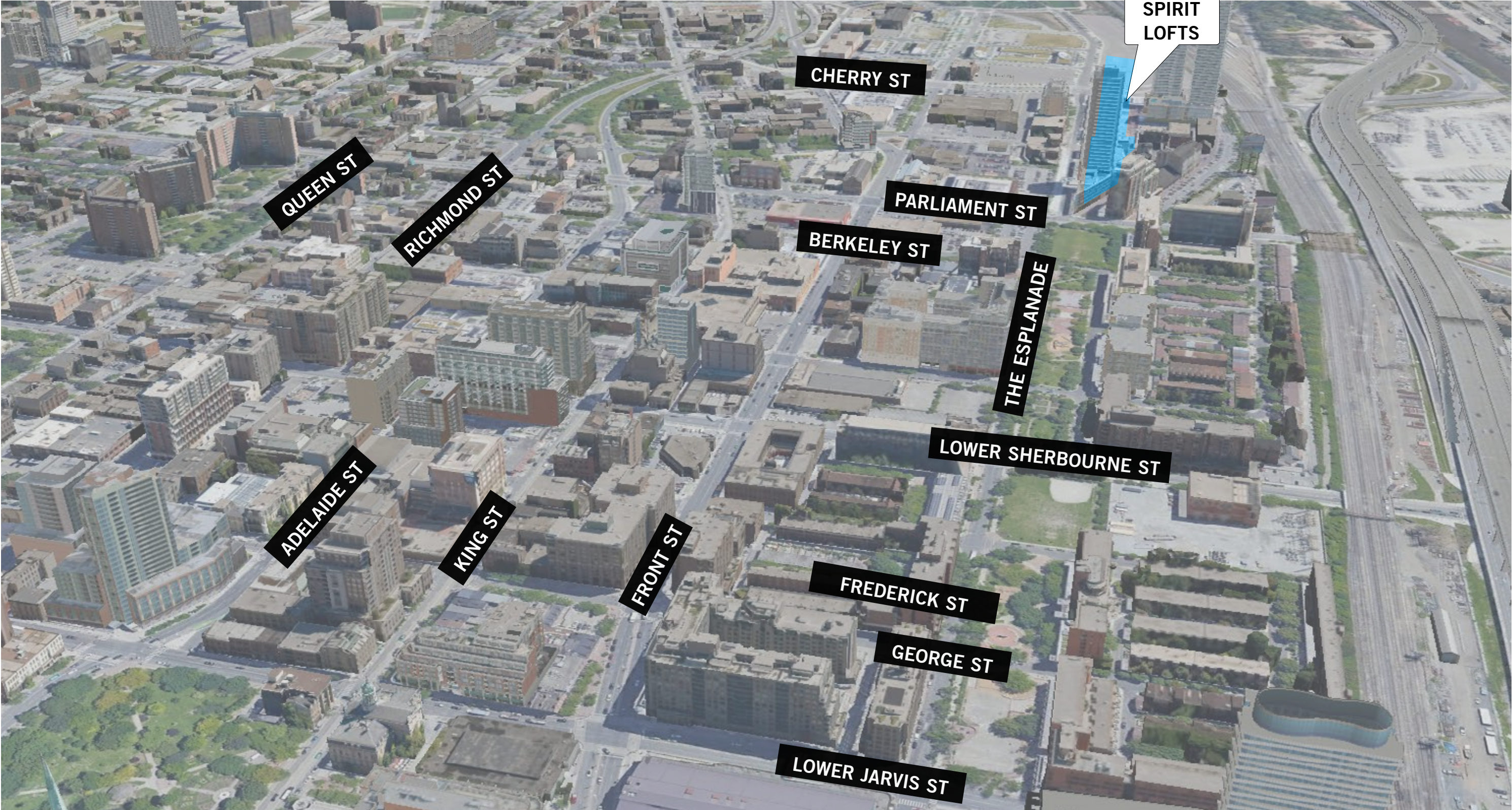
HISTORIC DEVELOPMENT

View looking east - 2000s



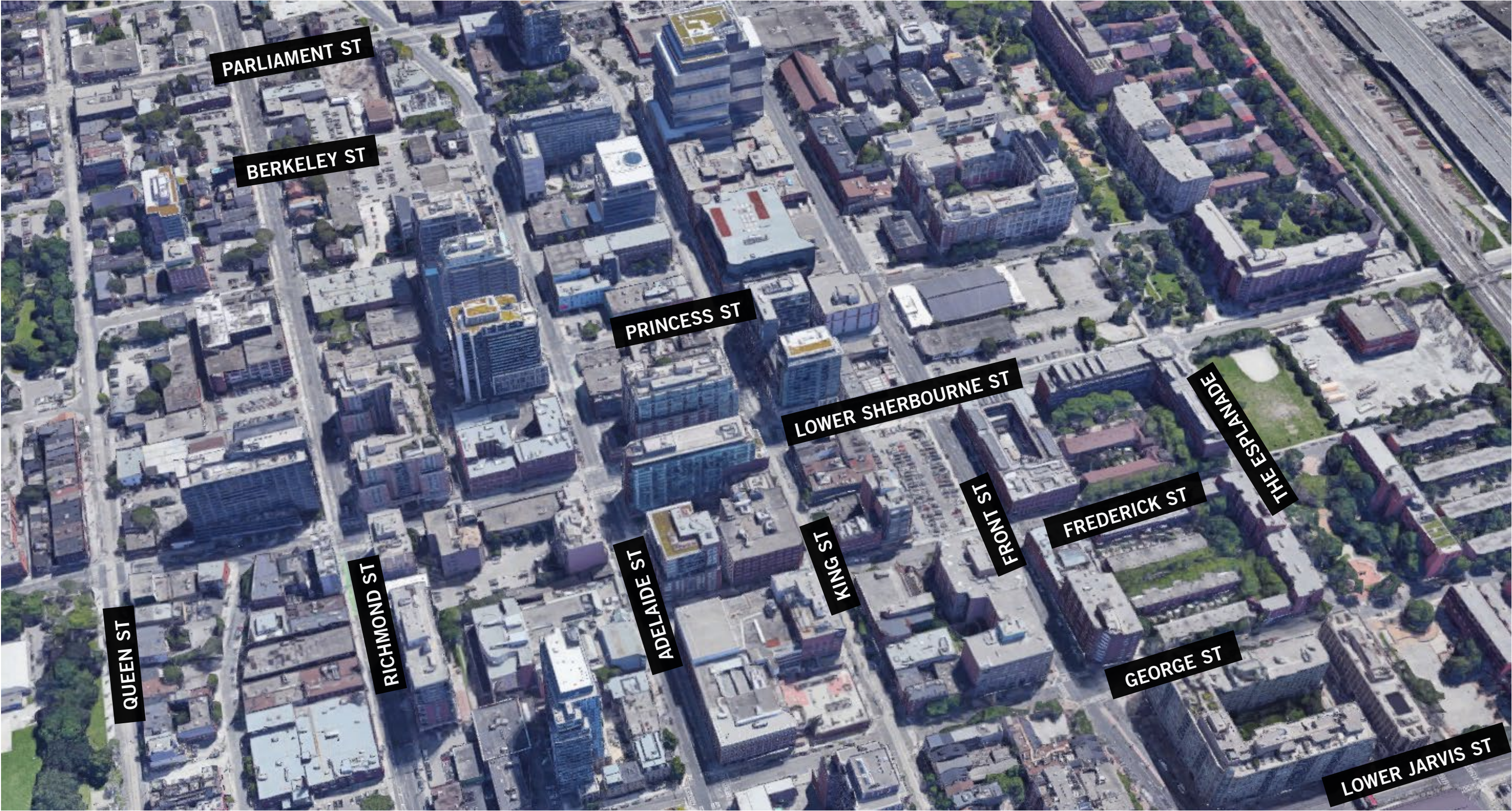
HISTORIC DEVELOPMENT

View looking east - 2000s



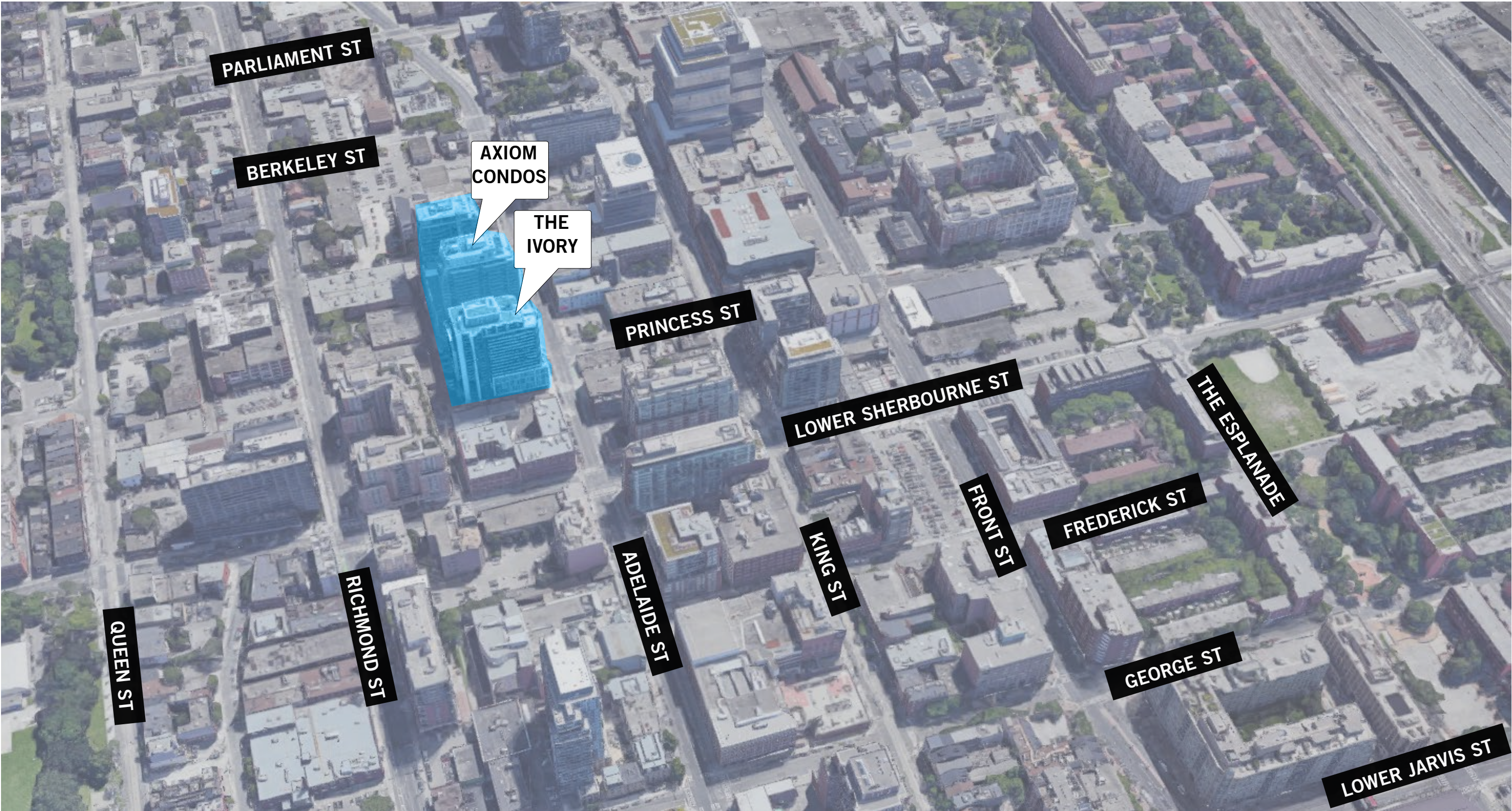
HISTORIC DEVELOPMENT

View looking east - today



HISTORIC DEVELOPMENT

View looking east - today



DEVELOPMENT TRENDS

Increased density over time

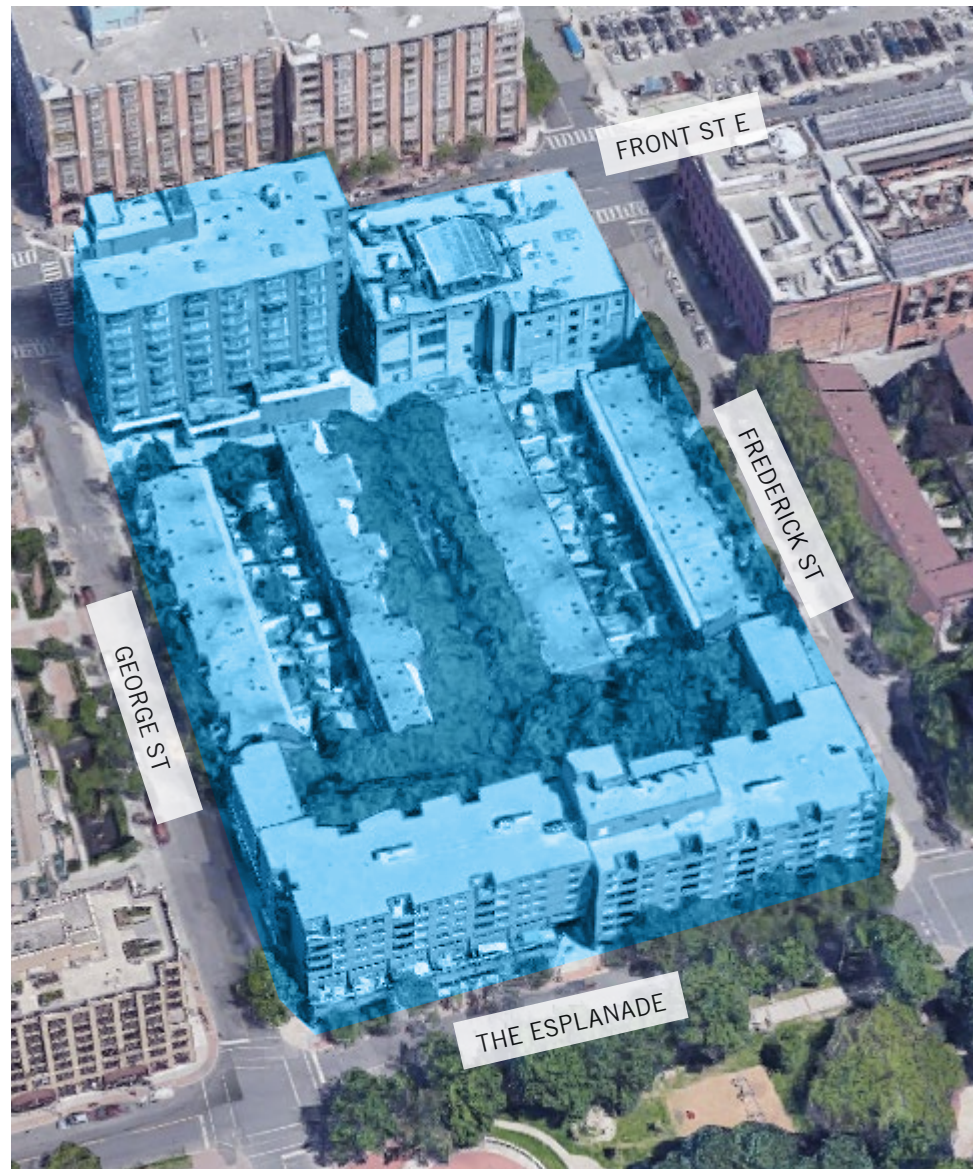
1970s

Type: low to midrise

Height: up to 10 stories

Open space: 45%

Street frontage: continuous



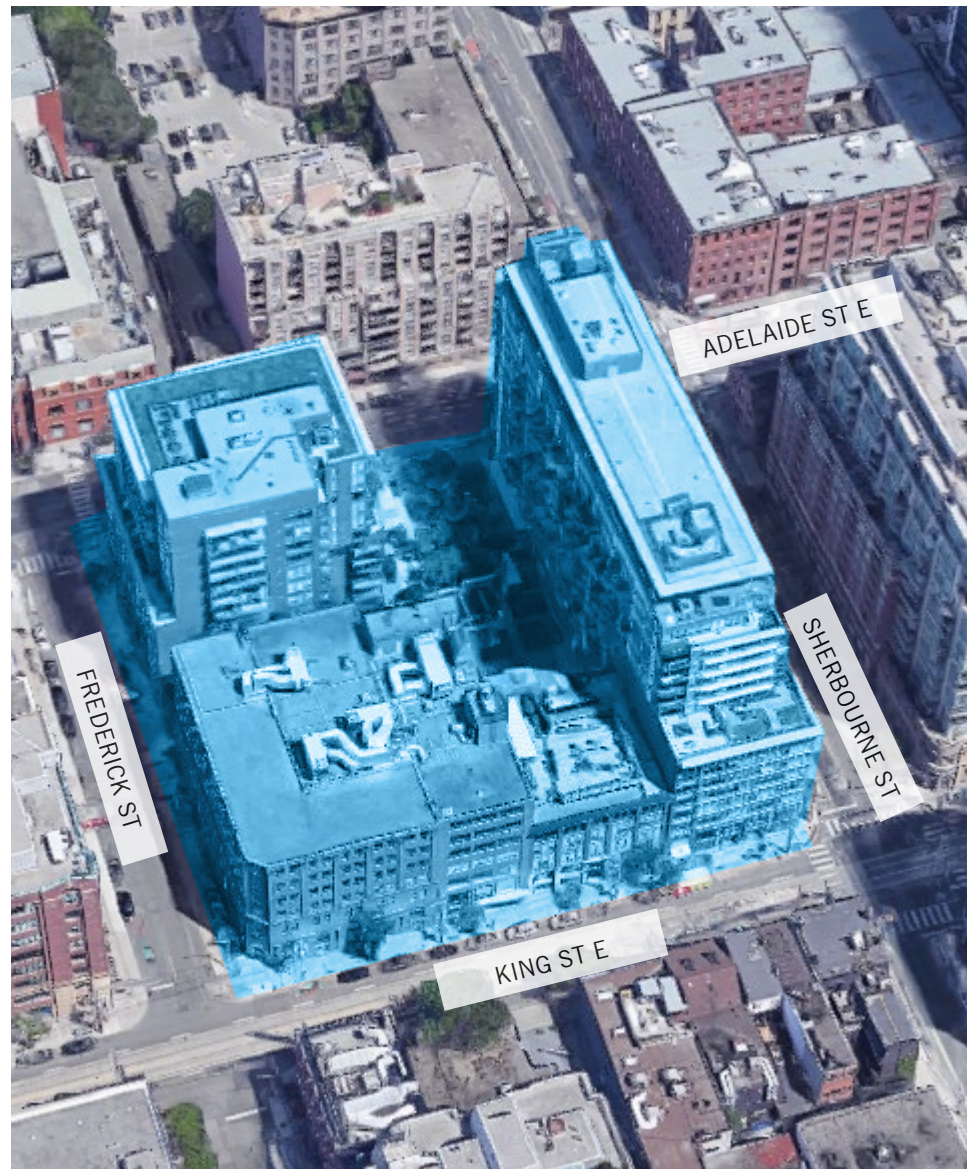
2000s

Type: midrise to tall

Height: up to 12-19 stories

Open space: 25%

Street frontage: continuous,
upper-level stepbacks



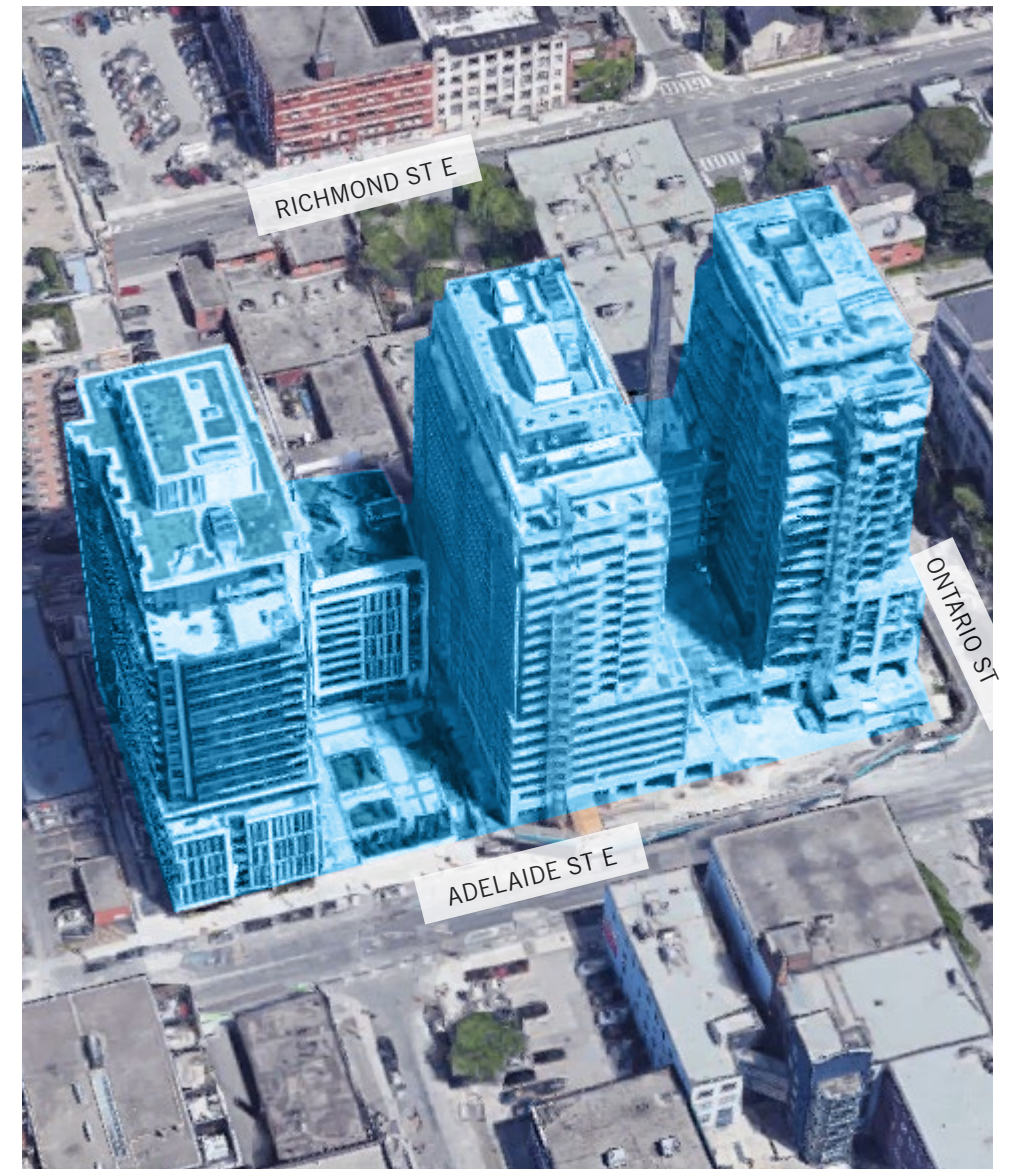
Today

Type: taller slabs on podiums

Height: up to 21 stories

Open space: 12%

Street frontage: varies



DEVELOPMENT TRENDS

Current pipeline

King East Centre

Type: midrise to tall

Height: up to 25 stories

Open space: 8% (full block)

Street frontage: continuous



161 Parliament St

Type: midrise to tall + tower

Height: up to 34 stories

Open space: 15%

Street frontage: continuous



187 King St. E

Type: Infill tower

Height: up to 17 stories

Open space: 0%

Street frontage: continuous



DEVELOPMENT TRENDS

Approach to heritage

51 Division Toronto Police Service

Approach: adaptive reuse

Date: 2006



230 King St E

Approach: Facadism

Date: 2006



166-168 King St E

Approach: Regards to heritage value

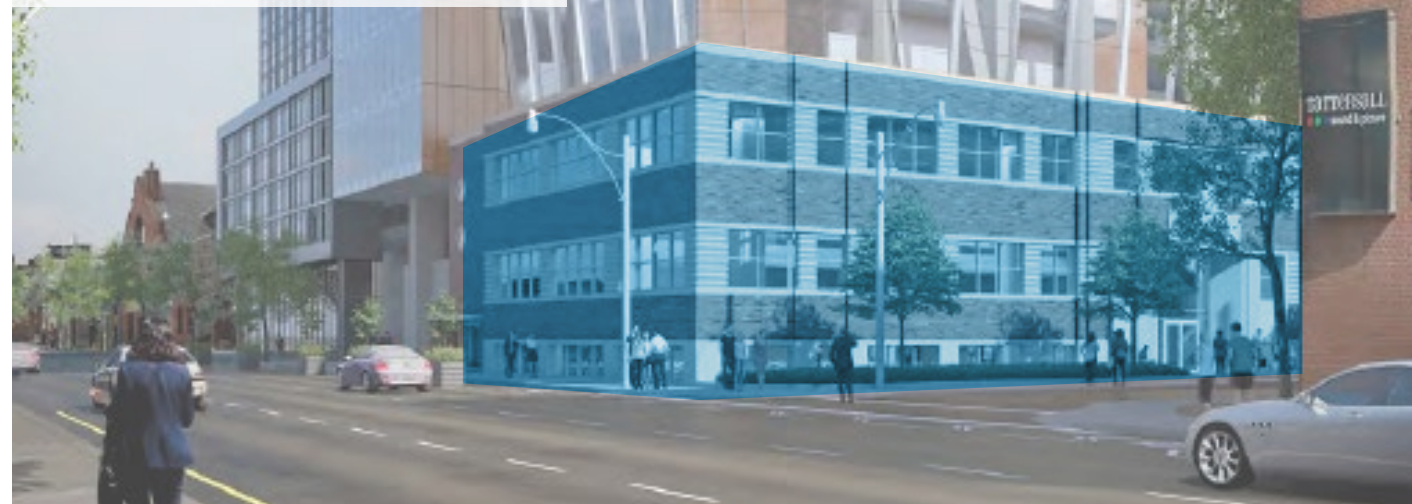
Date: 2001



25 Ontario St

Approach: Tridimensional conservation

Date: pre-construction



DEVELOPMENT TRENDS

Large sites vs. small parcels

39 Sherbourne St

Status: 2015

Area: ~ 1,000 m²



284 King St. E

Status: Appealed

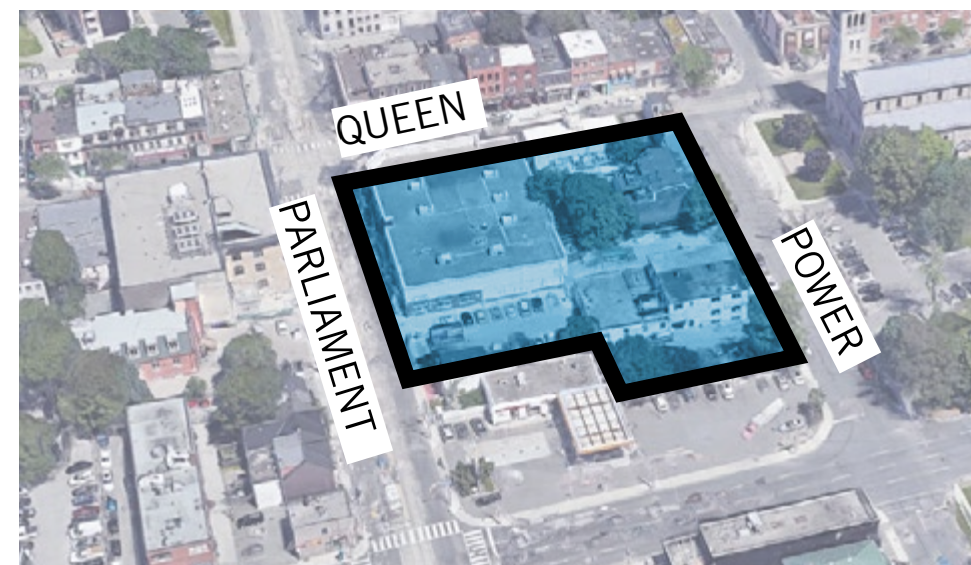
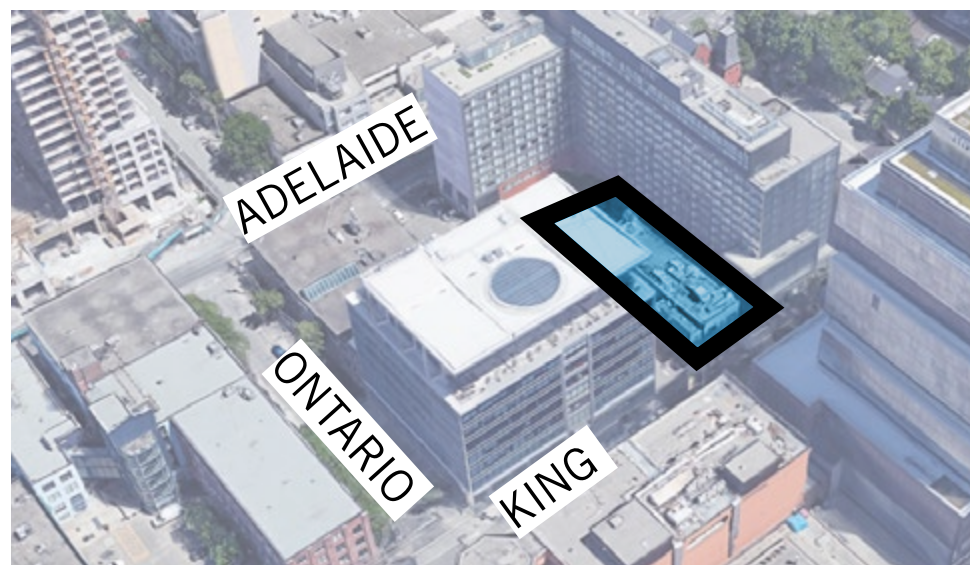
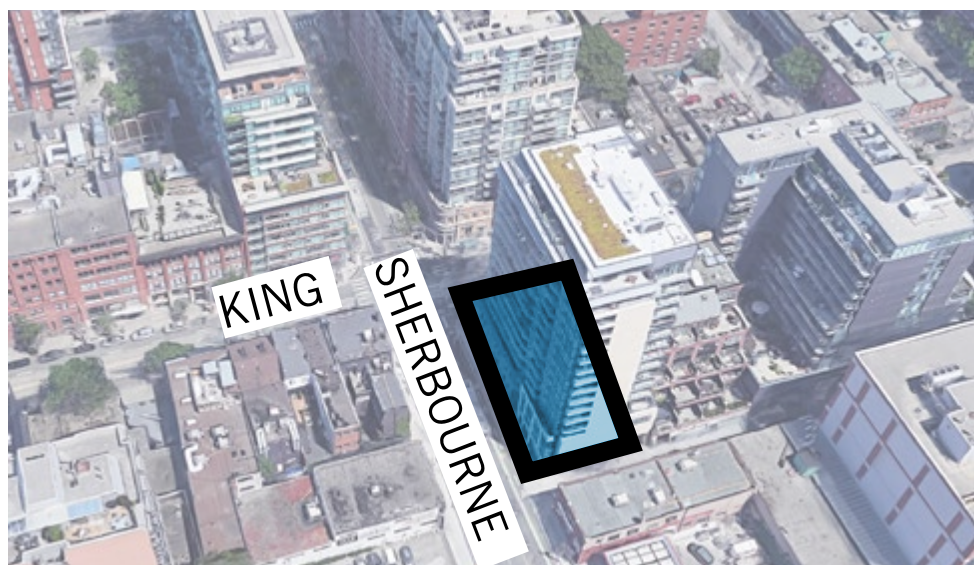
Area: ~ 1,100 m²



161-167 Parliament St

Status: Under review

Area: ~ 6,500 m²



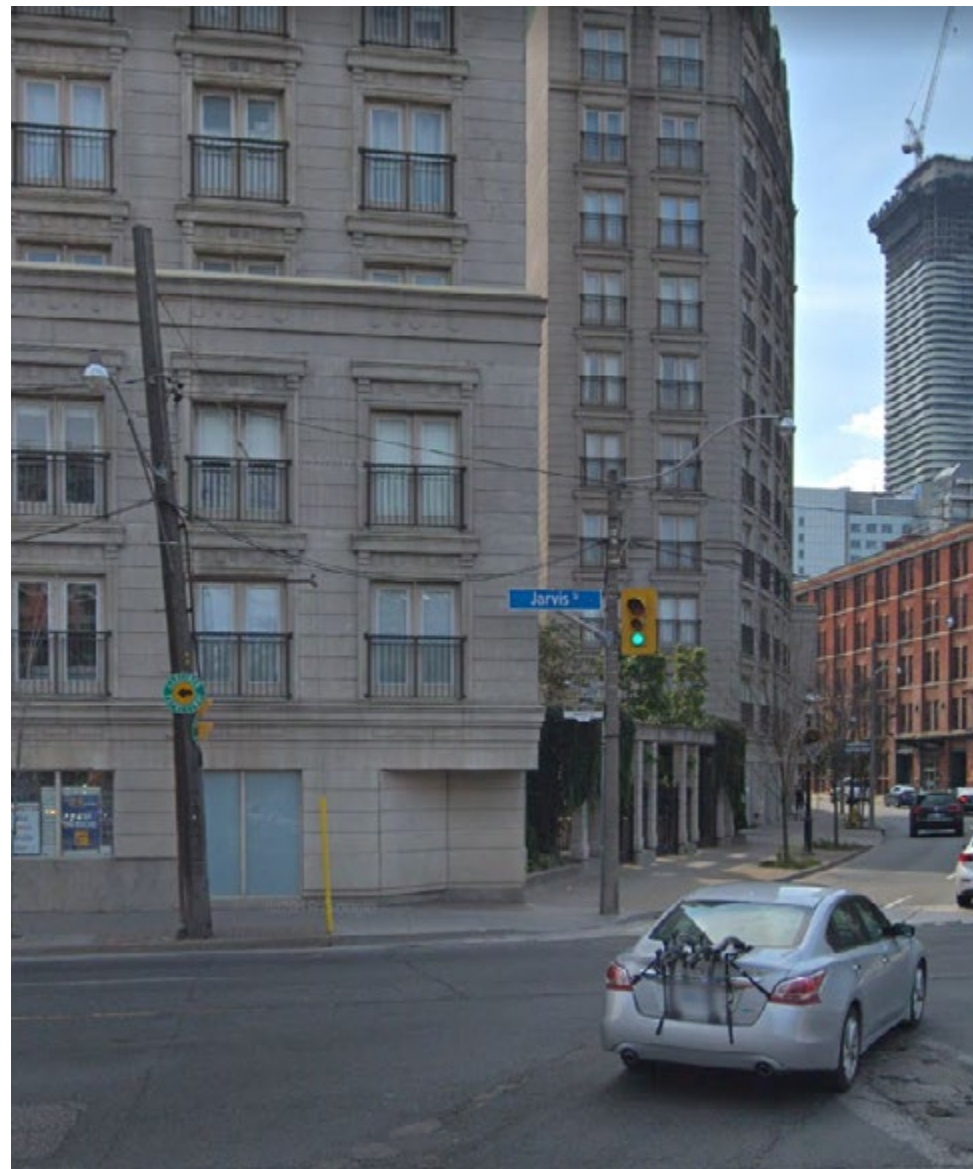
DEVELOPMENT TRENDS

Pedestrian experience

115 Richmond St E

Observation: little articulation of the ground floor design

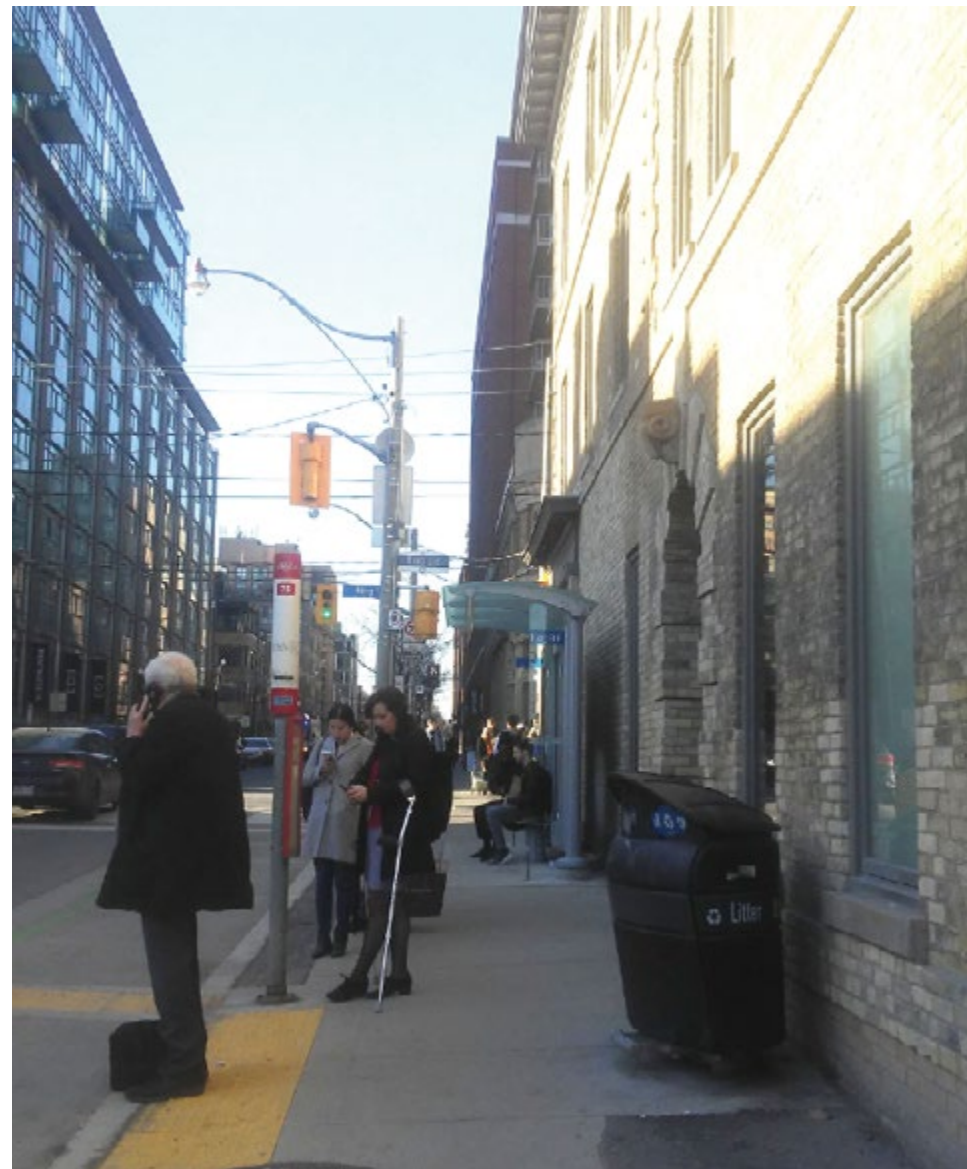
Date: 2004



39 Sherbourne St

Observation: Narrow sidewalk

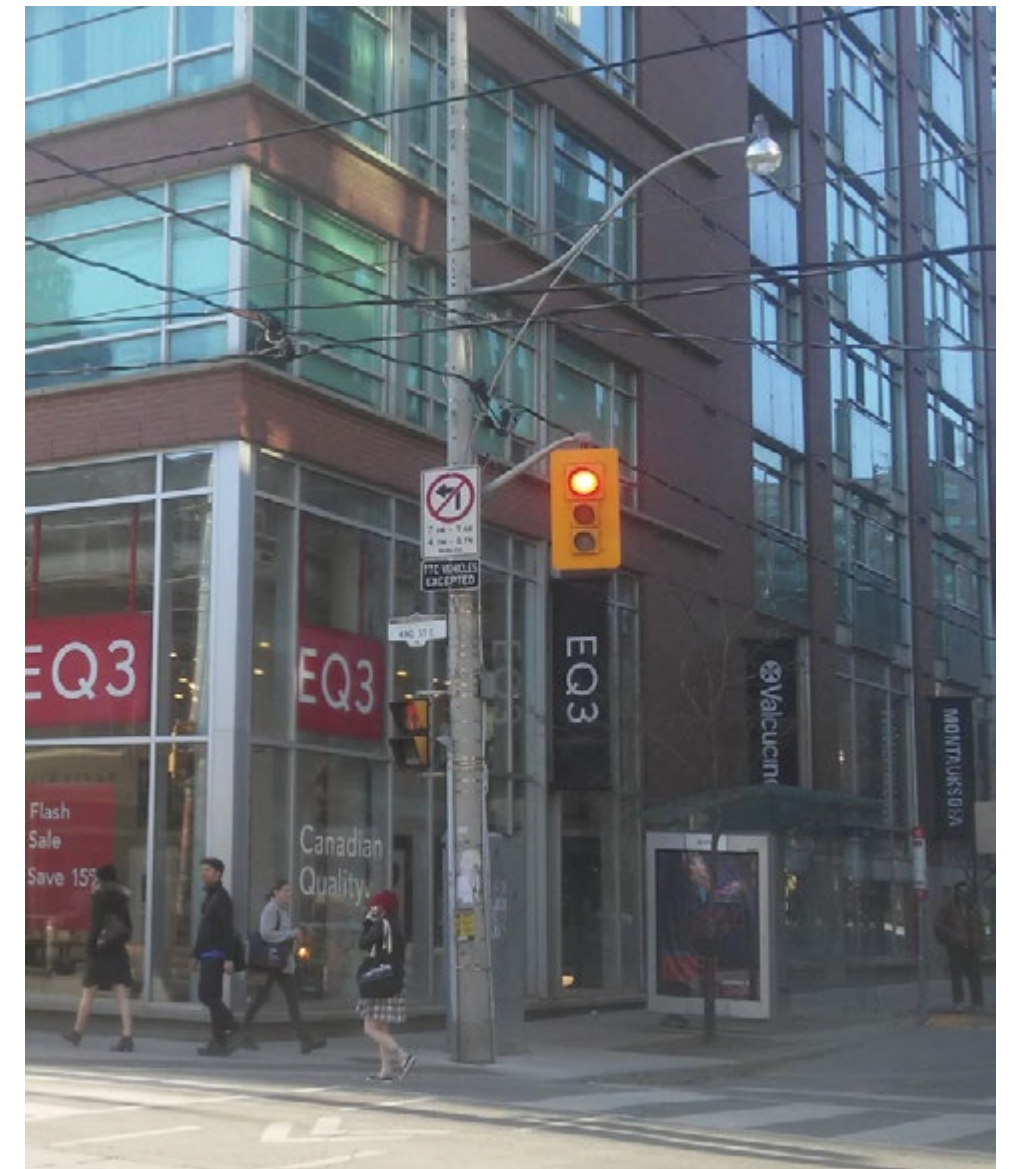
Date: 2015



333 Adelaide St E

Observation: Animation through retail

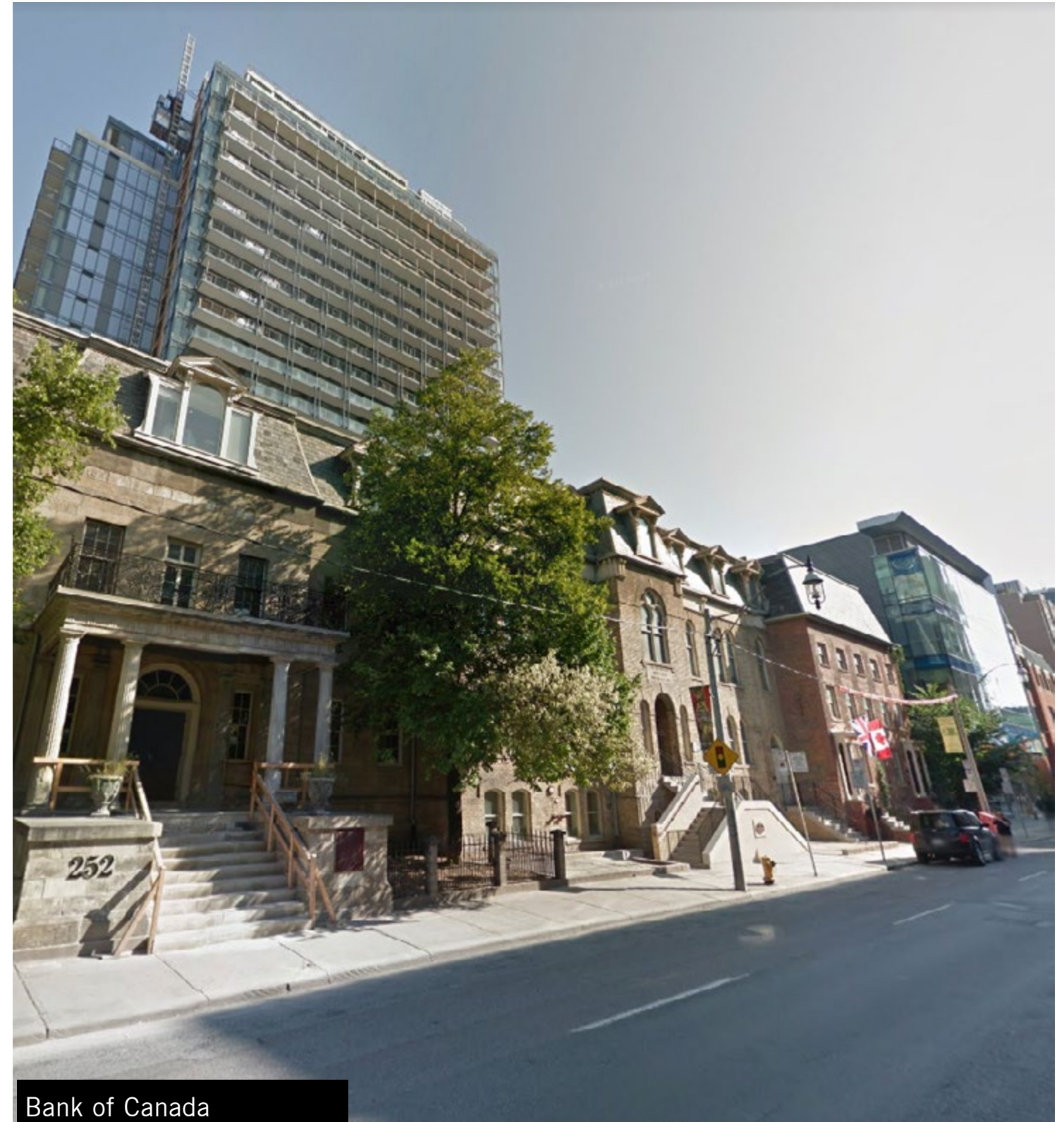
Date: 2004



IMPACTS AND BENEFITS OF CHANGE

Overview

- » Privacy & transition
- » Changes in character
- » Shadows & wind
- » Views
- » Open space
- » Public & private amenities
- » Mix of uses
- » Conservation of heritage
- » Affordable housing
- » Economic Vitality
- » Improvements to streetscape



IMPACTS AND BENEFITS OF CHANGE

Increasing density

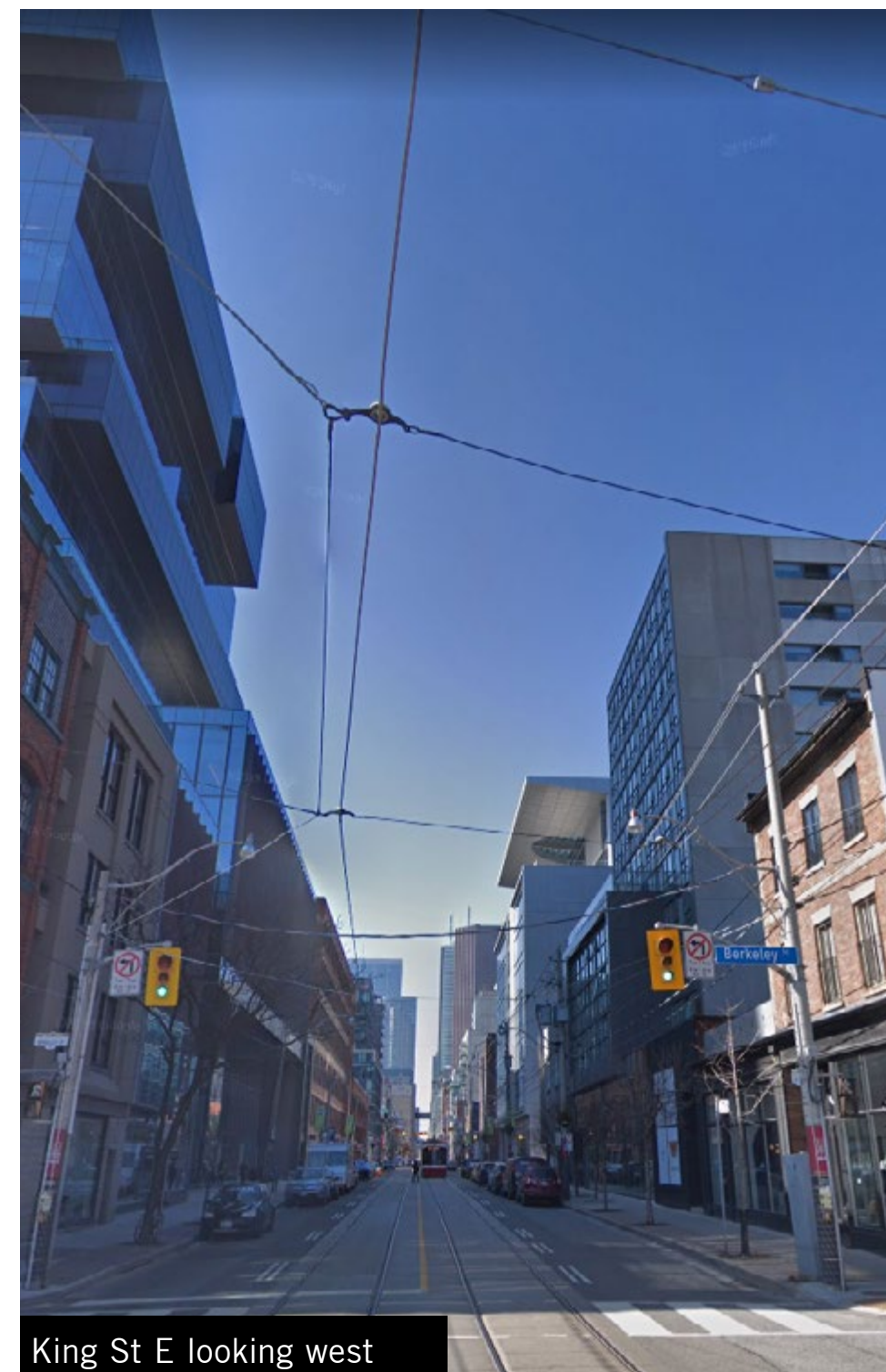
PRIVACY & TRANSITION



VIEWS



SHADOWS & WIND



IMPACTS AND BENEFITS OF CHANGE

Increasing density

OPEN SPACE & PUBLIC ART



The Water Guardians

COMMUNITY FACILITIES



Cooper Koo YMCA

MIX OF USES & ECONOMIC VITALITY



Retail along King St E

FOR DISCUSSION AT YOUR TABLE

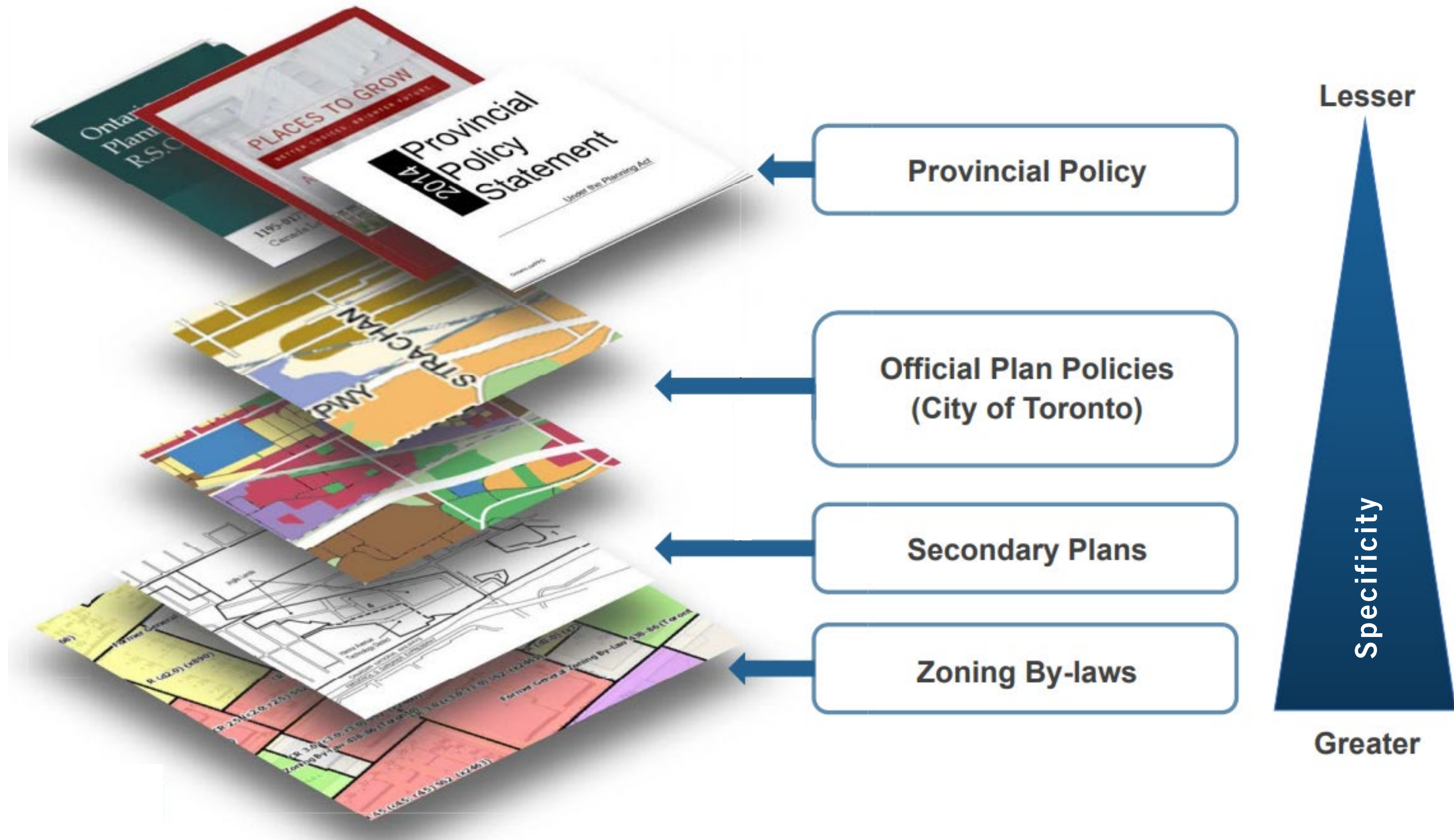
**EXERCISE 1: CHOOSE 3 PRECEDENT EXAMPLES TO
REVIEW AS A GROUP.**

WHAT DO YOU LIKE ABOUT EACH BUILDING?

WHAT DO YOU DISLIKE?

TOOLS TO SHAPE BUILT FORM

Planning 101



TOOLS TO SHAPE BUILT FORM

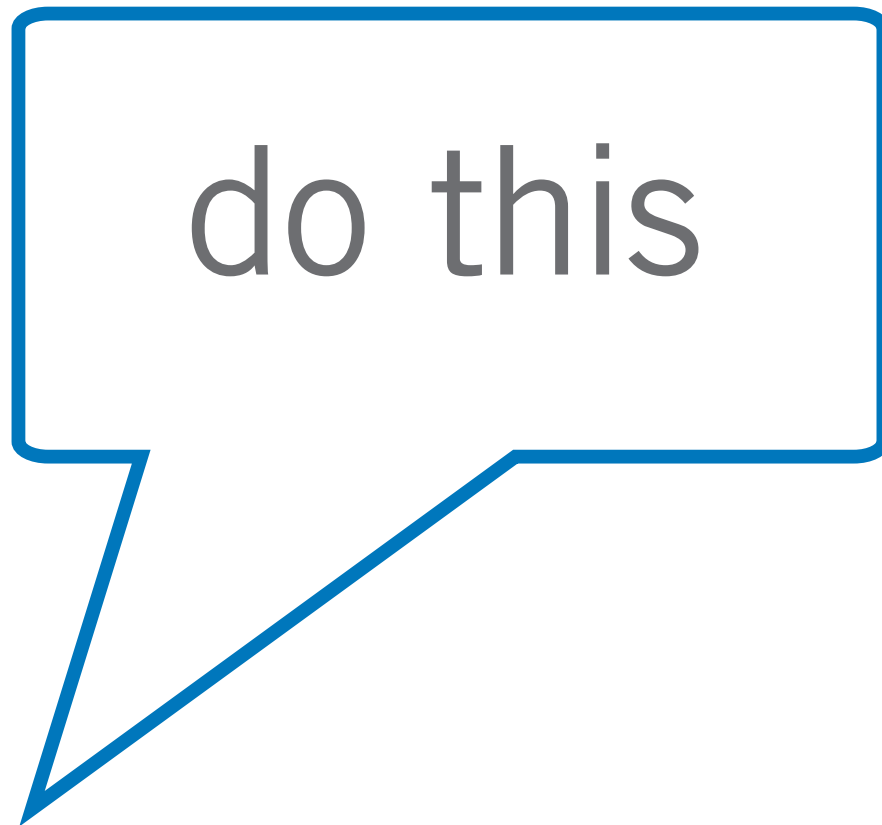
Existing planning frameworks, guidelines and other plans

- » Downtown Plan
- » King-Parliament Secondary Plan & Urban Design Guidelines
- » Central Waterfront Secondary Plan
- » West Don Lands Precinct Plan
- » St Lawrence Neighbourhood Heritage Conservation District
- » Distillery District Heritage Conservation District Study

TOOLS TO SHAPE BUILT FORM

Existing and potential tools

PRESCRIPTIVE



PERFORMATIVE

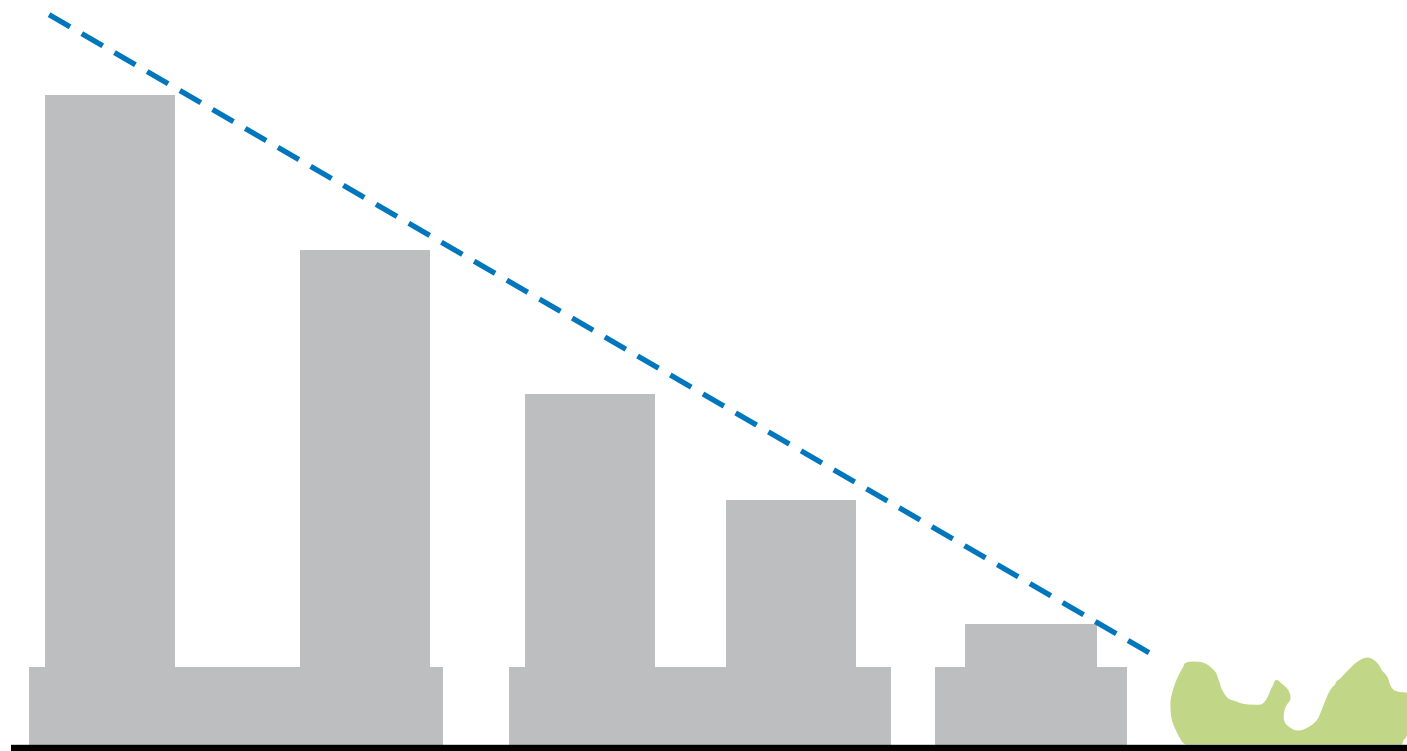


TOOLS TO SHAPE BUILT FORM

Existing and potential tools

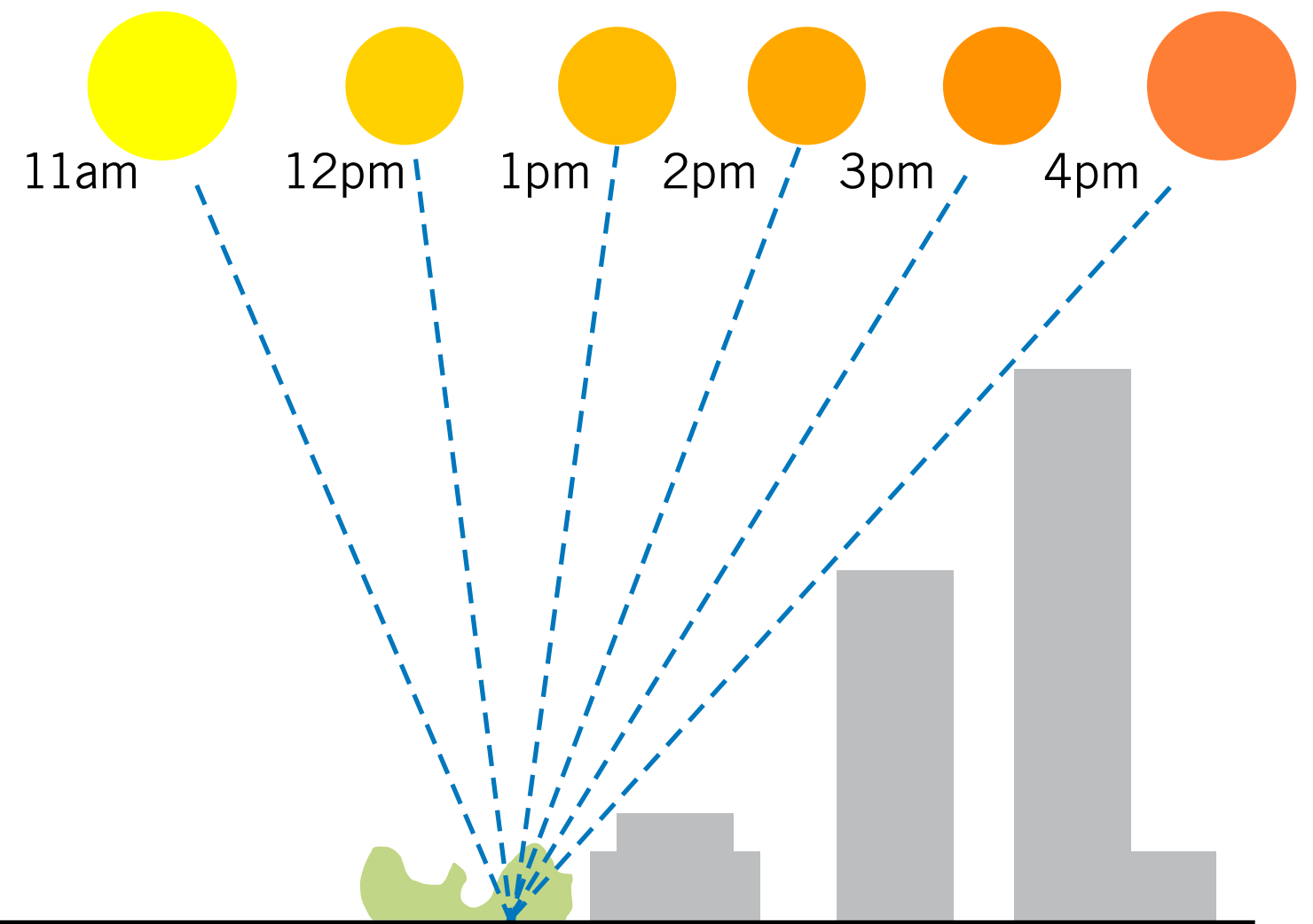
PRESCRIPTIVE

MAXIMUM HEIGHT:



PERFORMATIVE

ACCESS TO SUNLIGHT:



SCALE & GENERAL MASSING TOOLS:

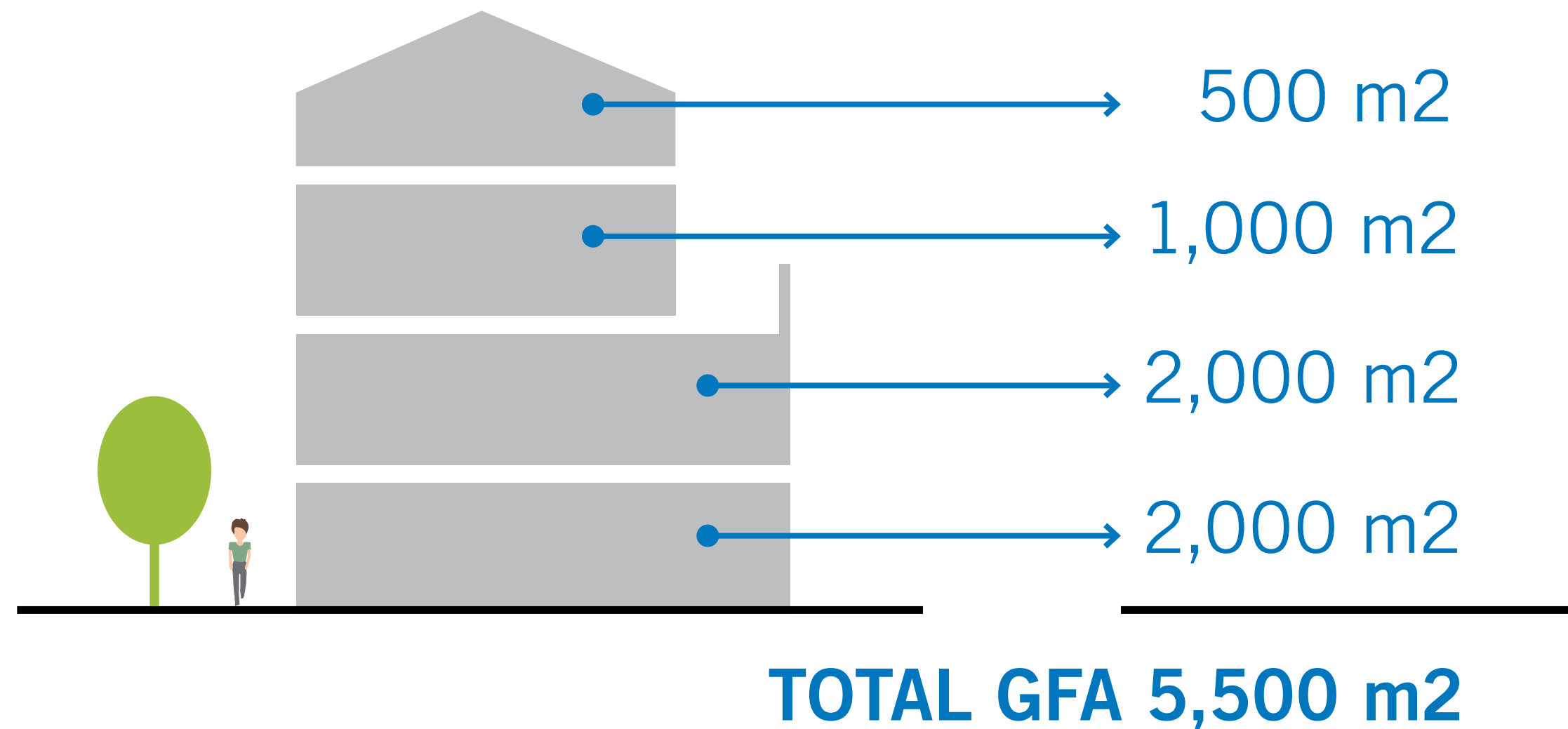
- » Volume —→ Gross Floor Area, Floor Space Index
- » Height —→ Maximum height
- » Floorplate —→ Maximum Area

TOOLS TO SHAPE BUILT FORM

Existing and potential tools

GROSS FLOOR AREA (GFA):

» The total amount of space within a building.



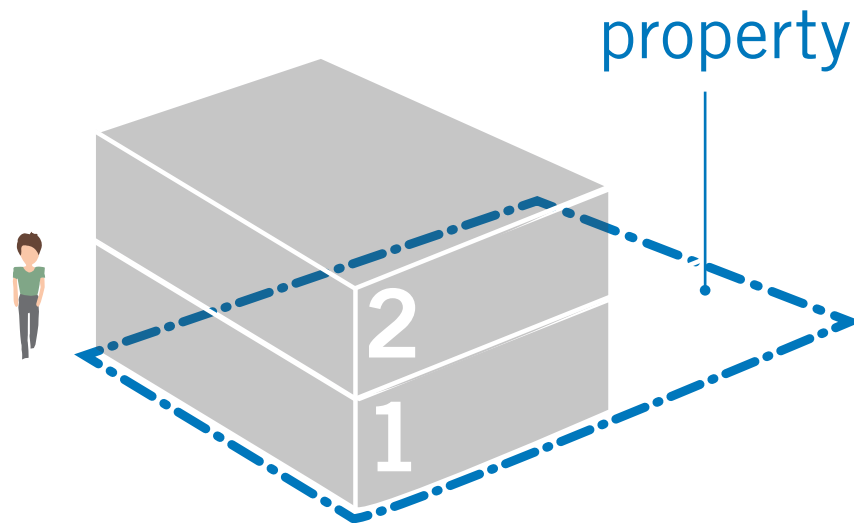
TOOLS TO SHAPE BUILT FORM

Existing and potential tools

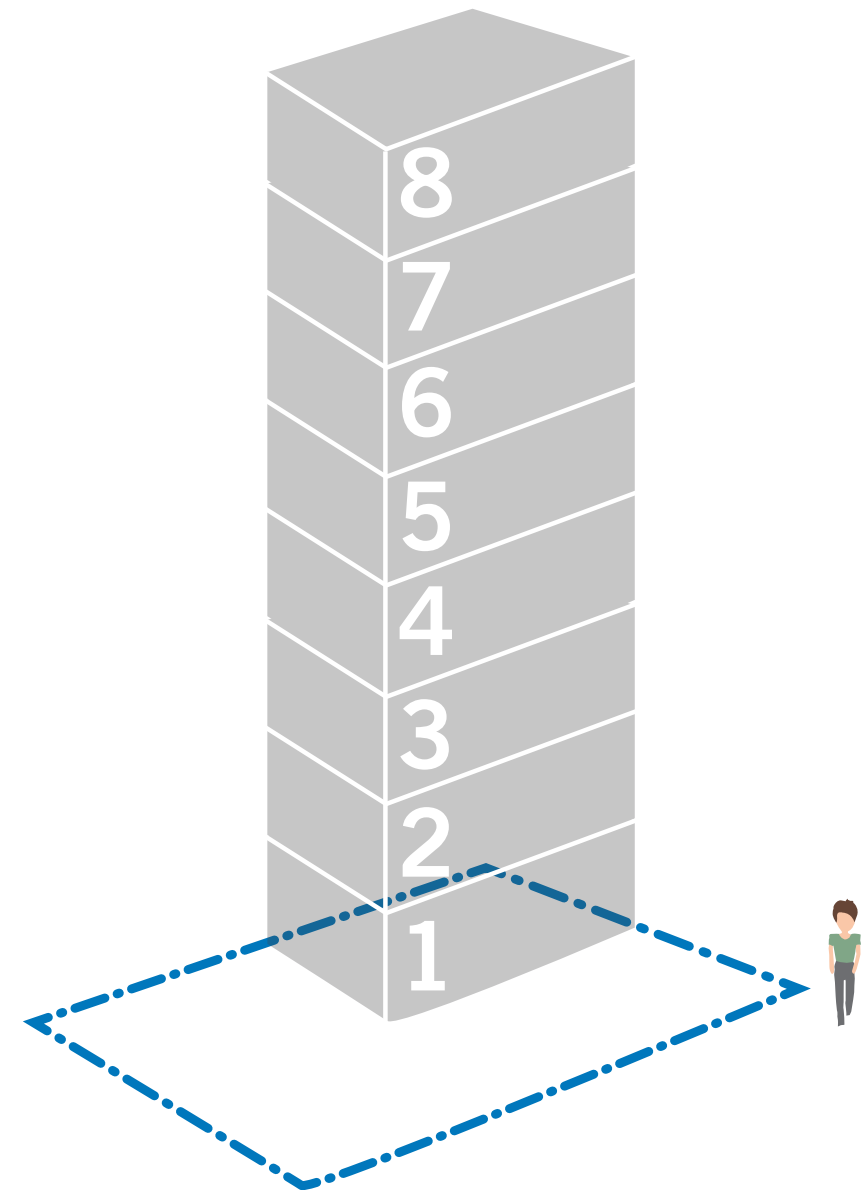
FLOOR SPACE INDEX (FSI):

» The ratio of a building's gross floor area relative to the size of the property that it occupies.

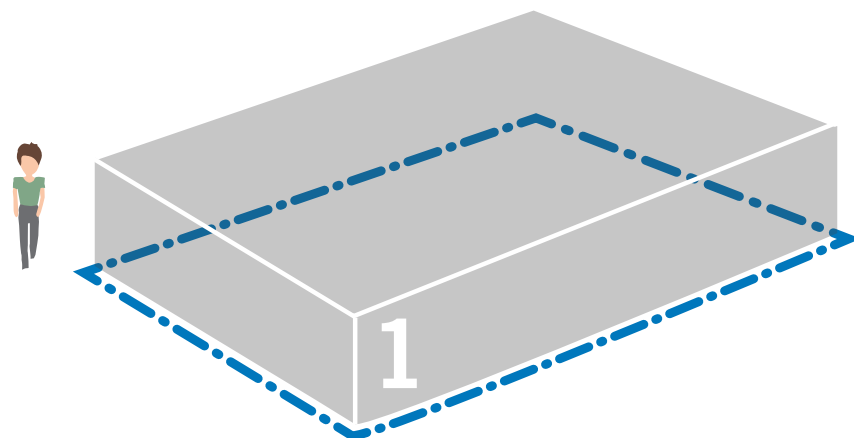
FSI = 1
(100%)



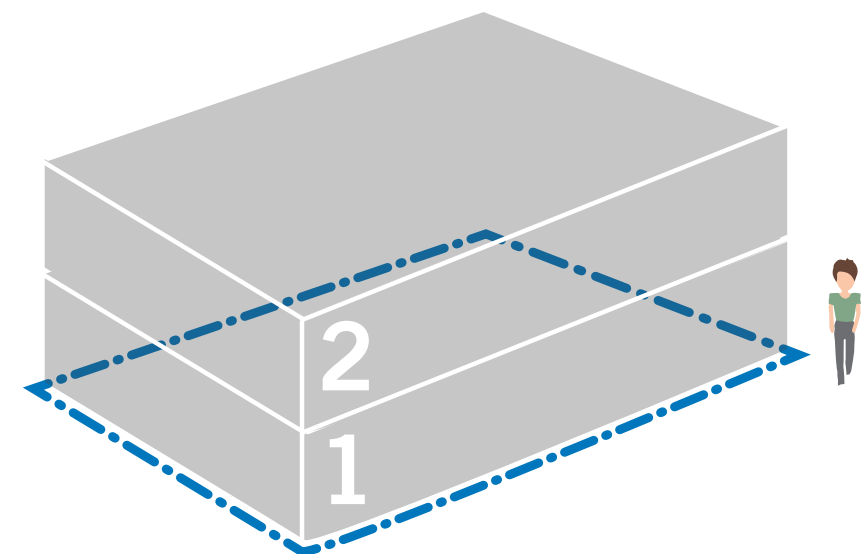
FSI = 2
(200%)



FSI = 1
(100%)



FSI = 2
(200%)



TOOLS TO SHAPE BUILT FORM

Existing and potential tools

HEIGHT:

- » The height of a building is measured from the ground to the top of the building. A typical residential floor is 3 metres tall. A typical retail ground floor is 4.5 to 6 metres tall.



TOOLS TO SHAPE BUILT FORM

Existing and potential tools

TOWER FLOORPLATE:

- » The size of one floor of a tower. Residential towers have tower floorplates that are about one-third the size of non-residential towers.



SMALLER FLOORPLATES



LARGER FLOORPLATES

OPEN SPACE TOOLS:

- » Coverage
- » Parks & Privately Owned Publicly-accessible Spaces (POPS)

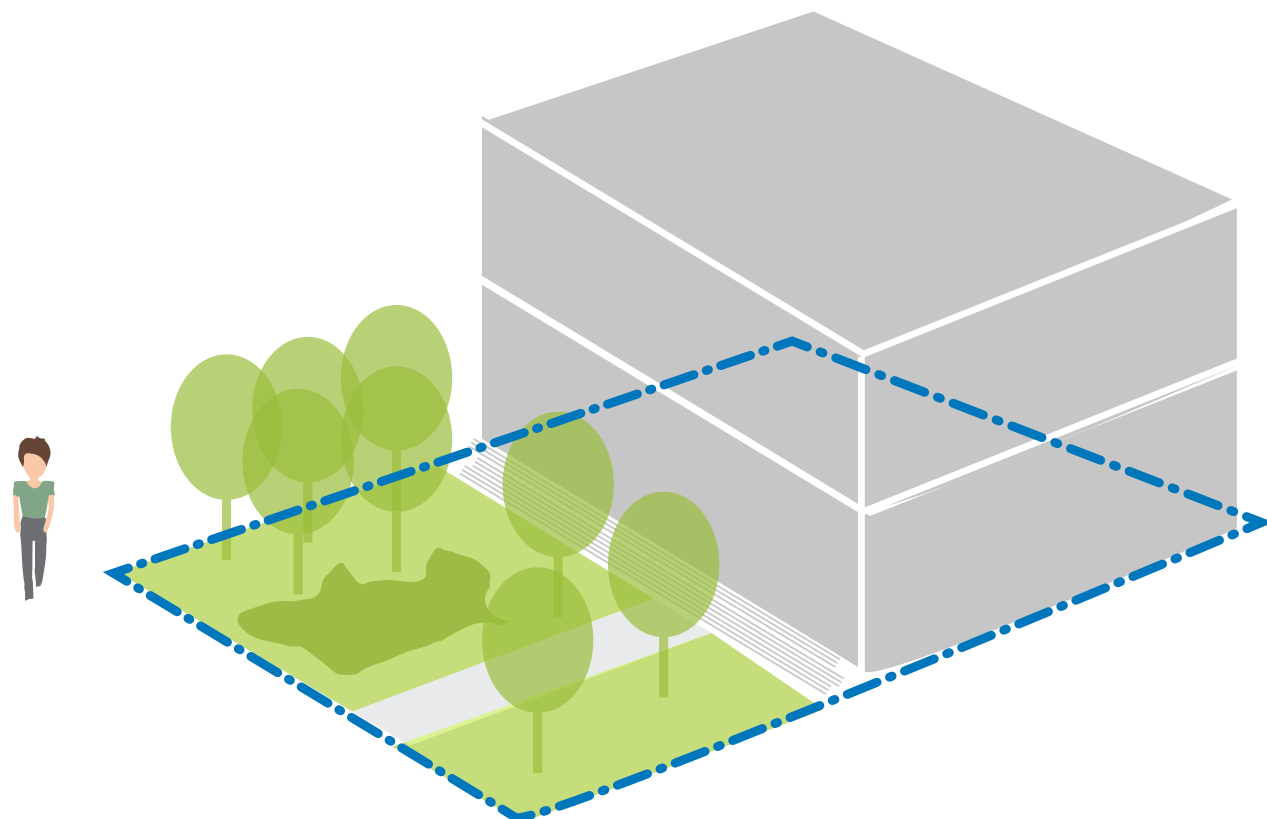
TOOLS TO SHAPE BUILT FORM

Existing and potential tools

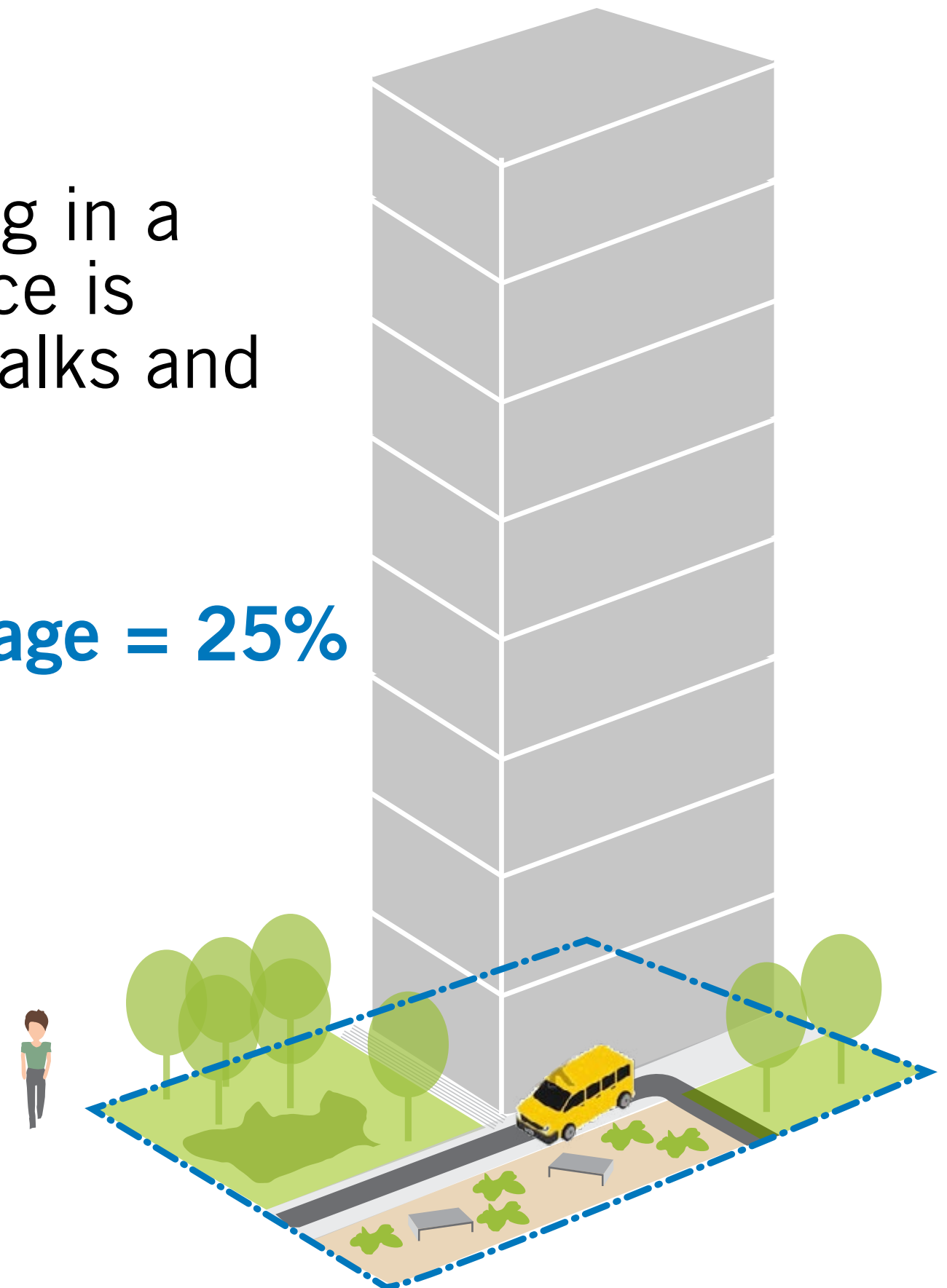
COVERAGE:

- » Coverage is the footprint of a building in a developed parcel. The remaining space is generally used for green areas, sidewalks and mews.

Coverage = 50%



Coverage = 25%



TOOLS TO SHAPE BUILT FORM

Existing and potential tools

PARKS & PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (POPS):

- » The City requires all new development to contribute to the expansion of the open space system.
- » If transferred to the City, these new open spaces become *Parks*.
- » If retained by the owner but accessible to the general public, these spaces become *POPS*.



RELATION TO THE STREET TOOLS:

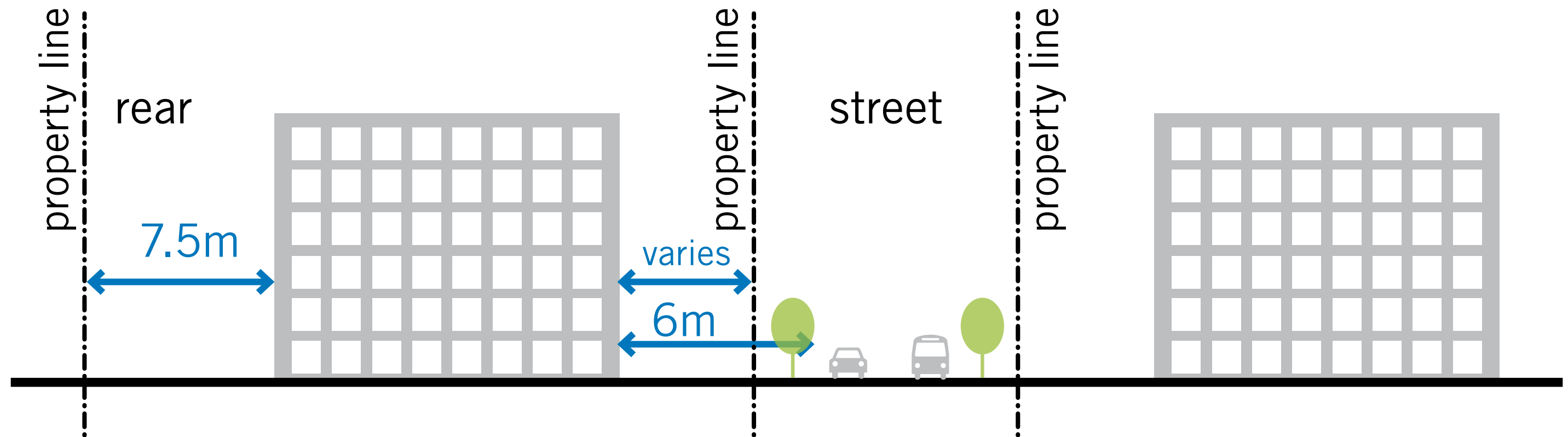
- » Setback
- » Stepback
- » Angular Plane
- » Streetwall
- » Building Articulation

TOOLS TO SHAPE BUILT FORM

Existing and potential tools

SETBACK:

- » The distance between a property line and a building on the lot.

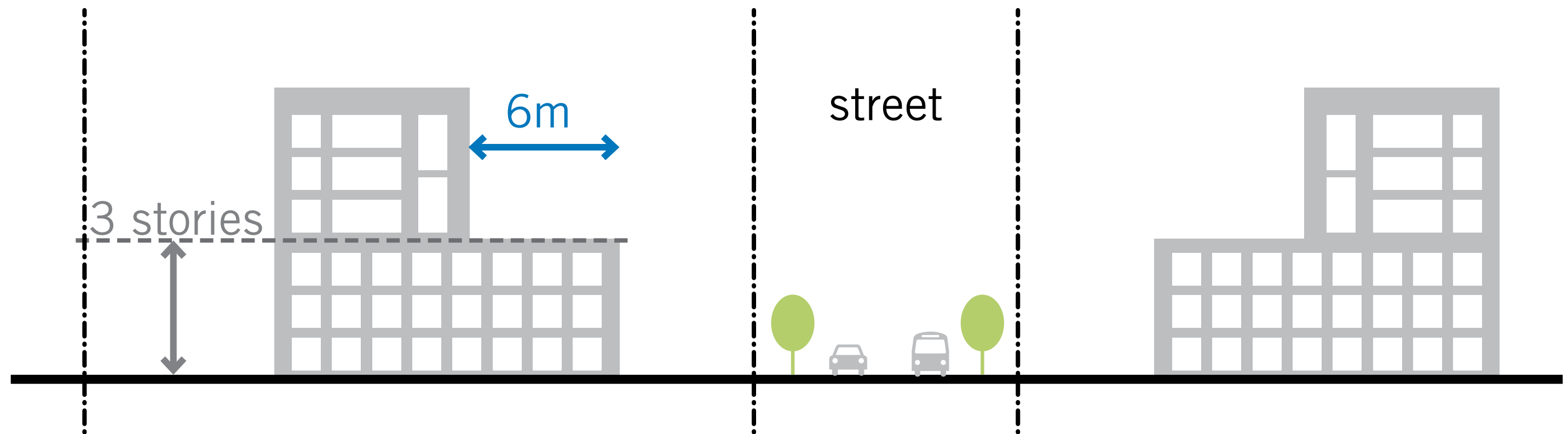


TOOLS TO SHAPE BUILT FORM

Existing and potential tools

STEPBACK:

- » Describes the distance that upper storeys of a building are required to be pushed back from the edge of the building below.

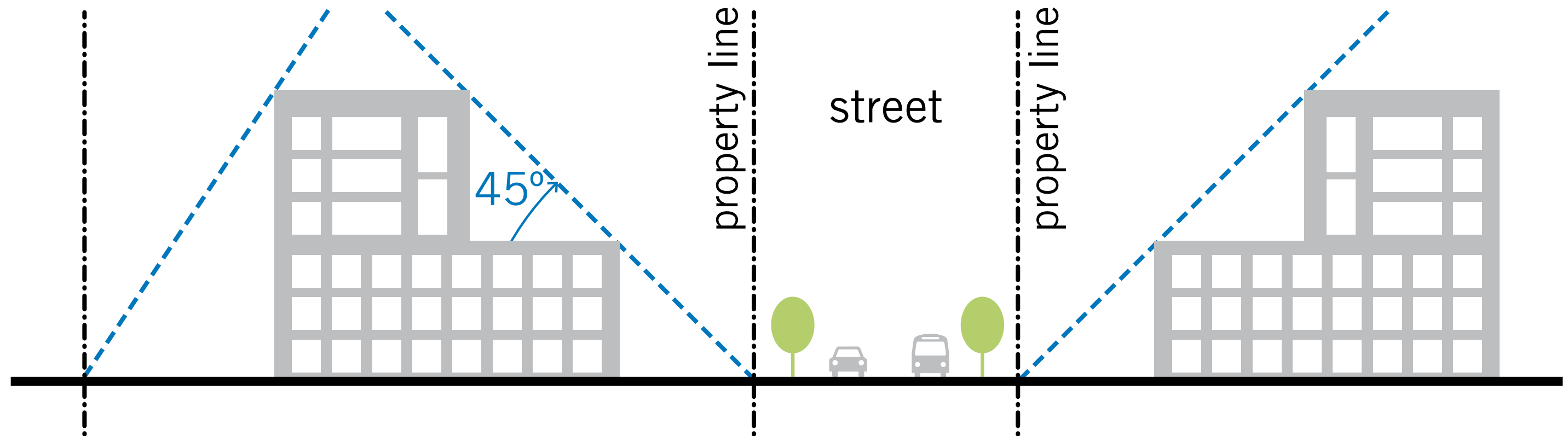


TOOLS TO SHAPE BUILT FORM

Existing and potential tools

ANGULAR PLANE:

- » An imaginary flat surface projecting over a lot at an angle. These are used to define how a taller building should be stepped back and to open up views to the sky. No part of the building can penetrate into the angular plane.

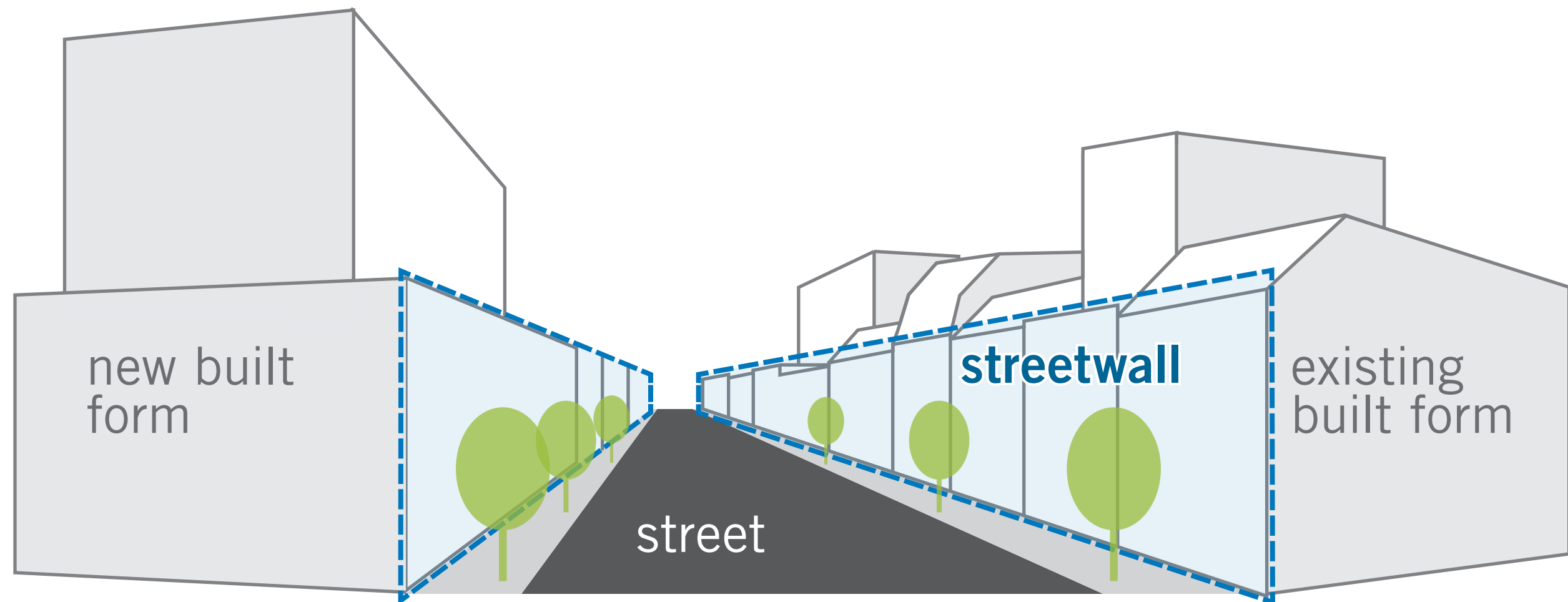


TOOLS TO SHAPE BUILT FORM

Existing and potential tools

STREETWALL:

- » The street wall is the part of the building that is built closest to the edge of the street. In most areas of King-Parliament the street wall has a consistent height, above which the building “steps back”.

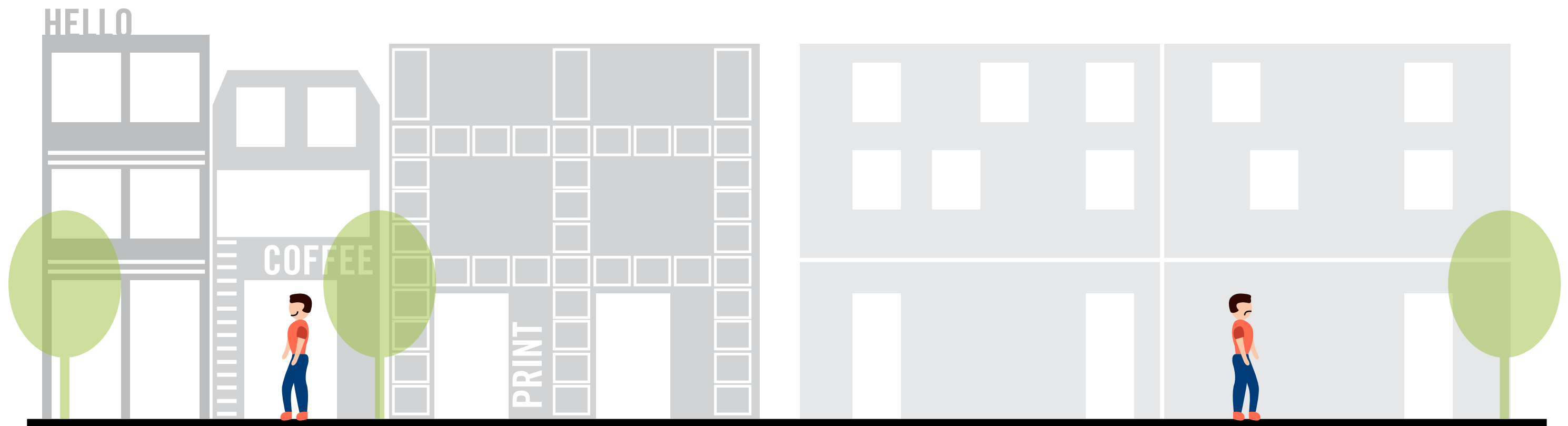


TOOLS TO SHAPE BUILT FORM

Existing and potential tools

BUILDING ARTICULATION:

- » Building articulation refers to the many street frontage design elements that help create a streetscape of interest. Articulation of the ground floor is particularly important, as it has a great impact on the pedestrian experience.



RELATION TO MICRO-CLIMATE:

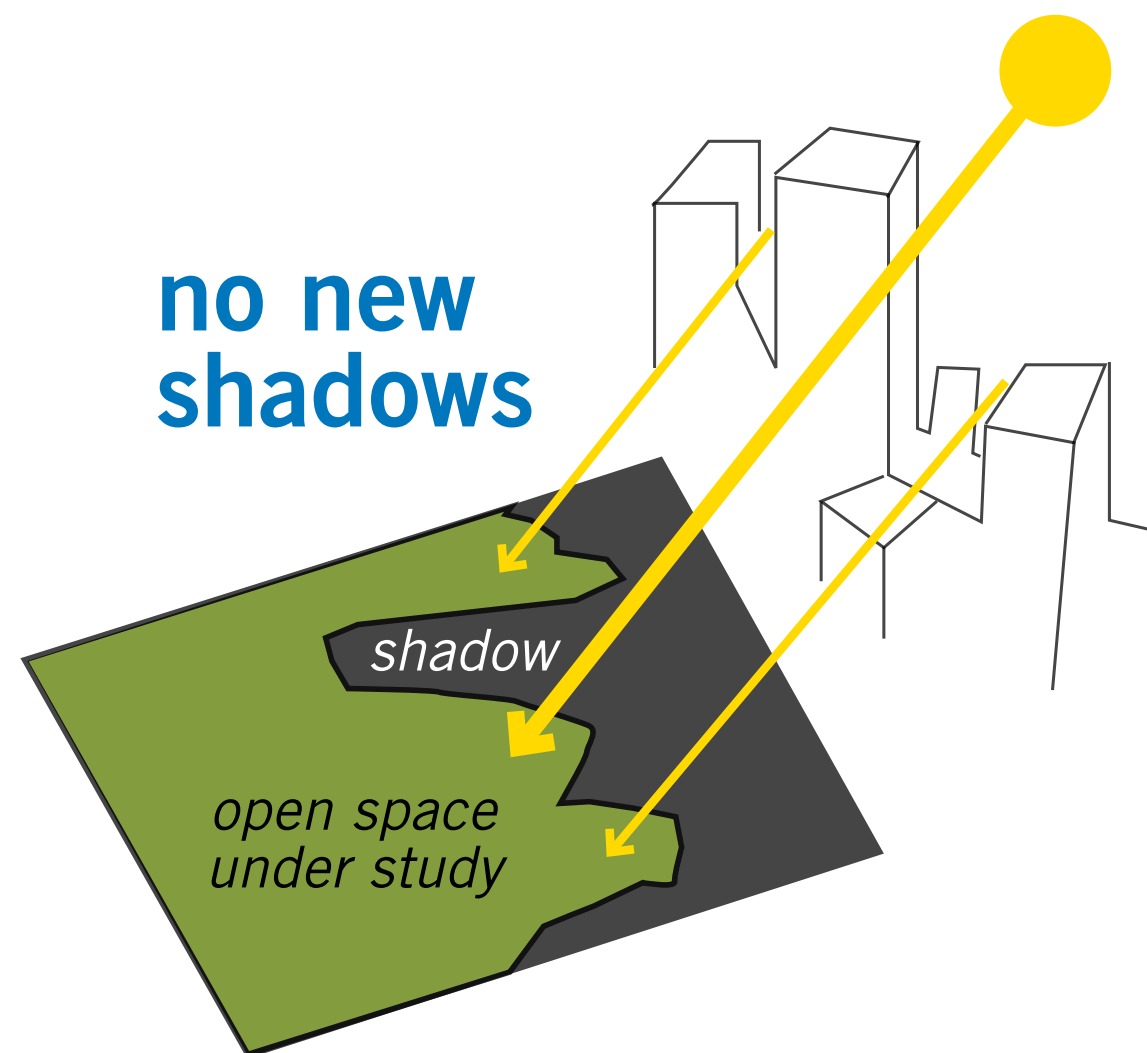
- » Access to sunlight
- » Location of buildings in relation to sunlight

TOOLS TO SHAPE BUILT FORM

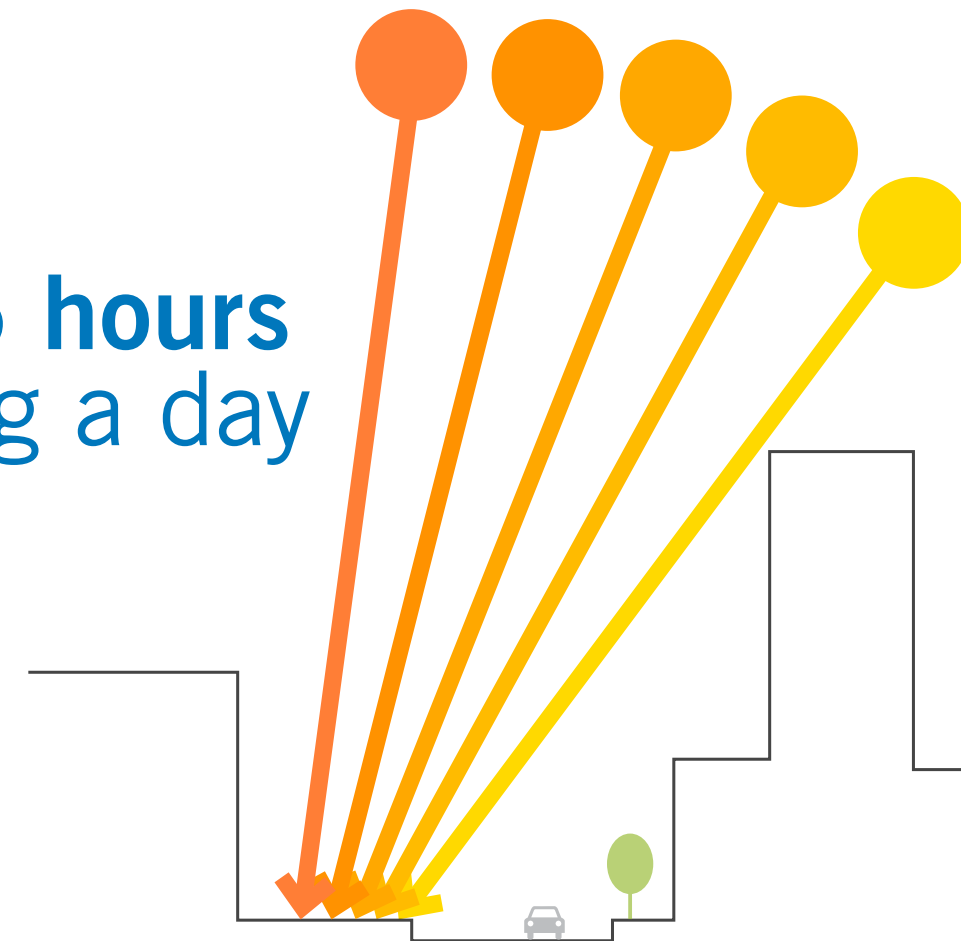
Existing and potential tools

ACCESS TO SUNLIGHT:

- » Different metrics can be used to determine the amount of sunlight that a park or street should receive during a specific period. In Toronto, shadow testing is evaluated on the spring and fall equinoxes.



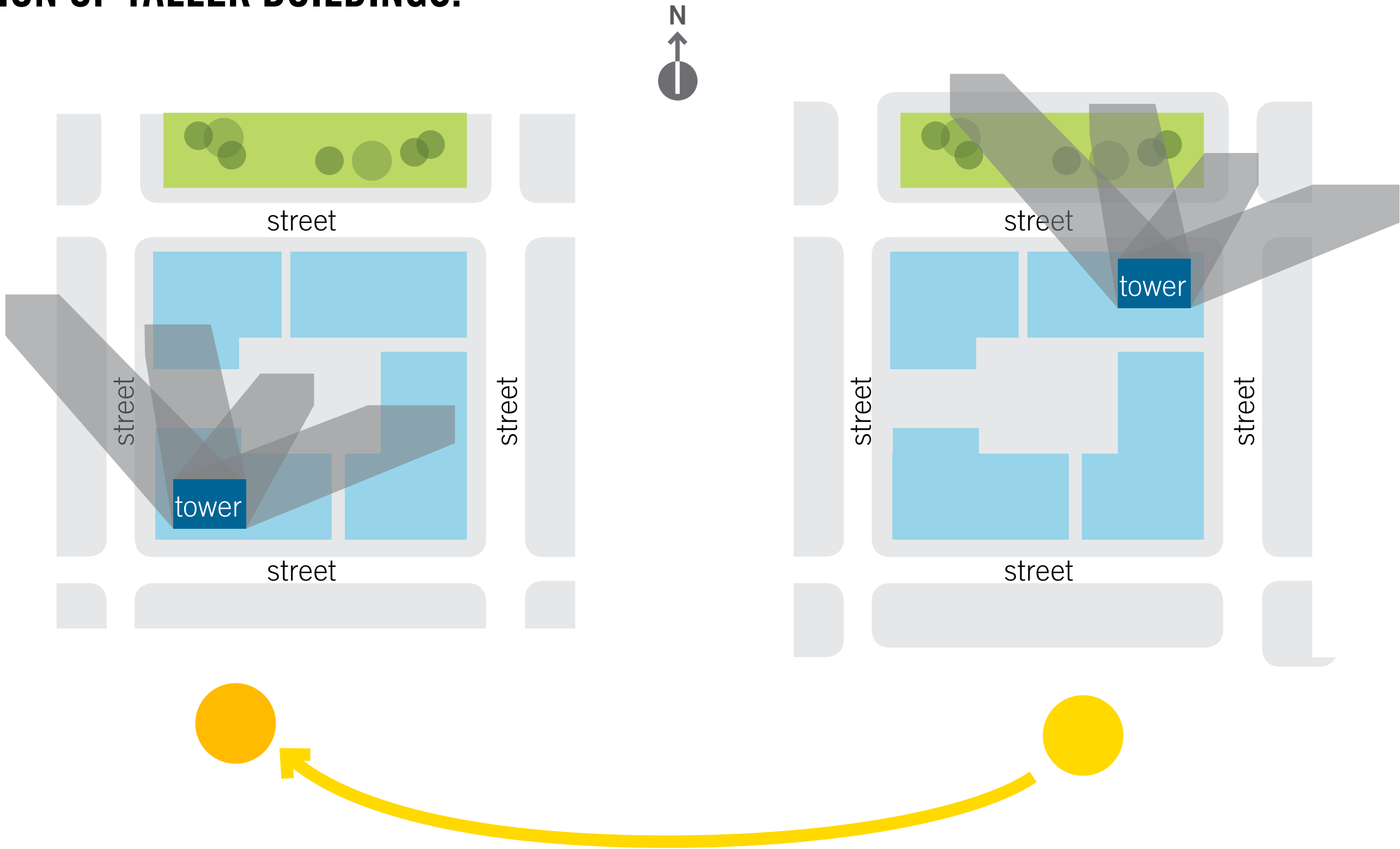
any 5 hours during a day



TOOLS TO SHAPE BUILT FORM

Existing and potential tools

LOCATION OF TALLER BUILDINGS:



FOR DISCUSSION AT YOUR TABLE

EXERCISE 2:

**FOR THE SAME BUILDINGS, COULD YOU REPHRASE
SOME OF YOUR PREVIOUS COMMENTS USING BUILT
FORM TOOLS?**

NEXT STEPS

- » Sign up for E-Updates on our website:
www.toronto.ca/king-parliament
- » Meeting materials posted to the website within two weeks.
- » Get ready for our King-Parliament Pop-up in early June 2019!
- » Study Contact: Michelle Drylie
michelle.drylie@toronto.ca
416-392-3436

THANK YOU!