

King-Parliament Secondary Plan Review

Built Form Workshop

April 11, 2019

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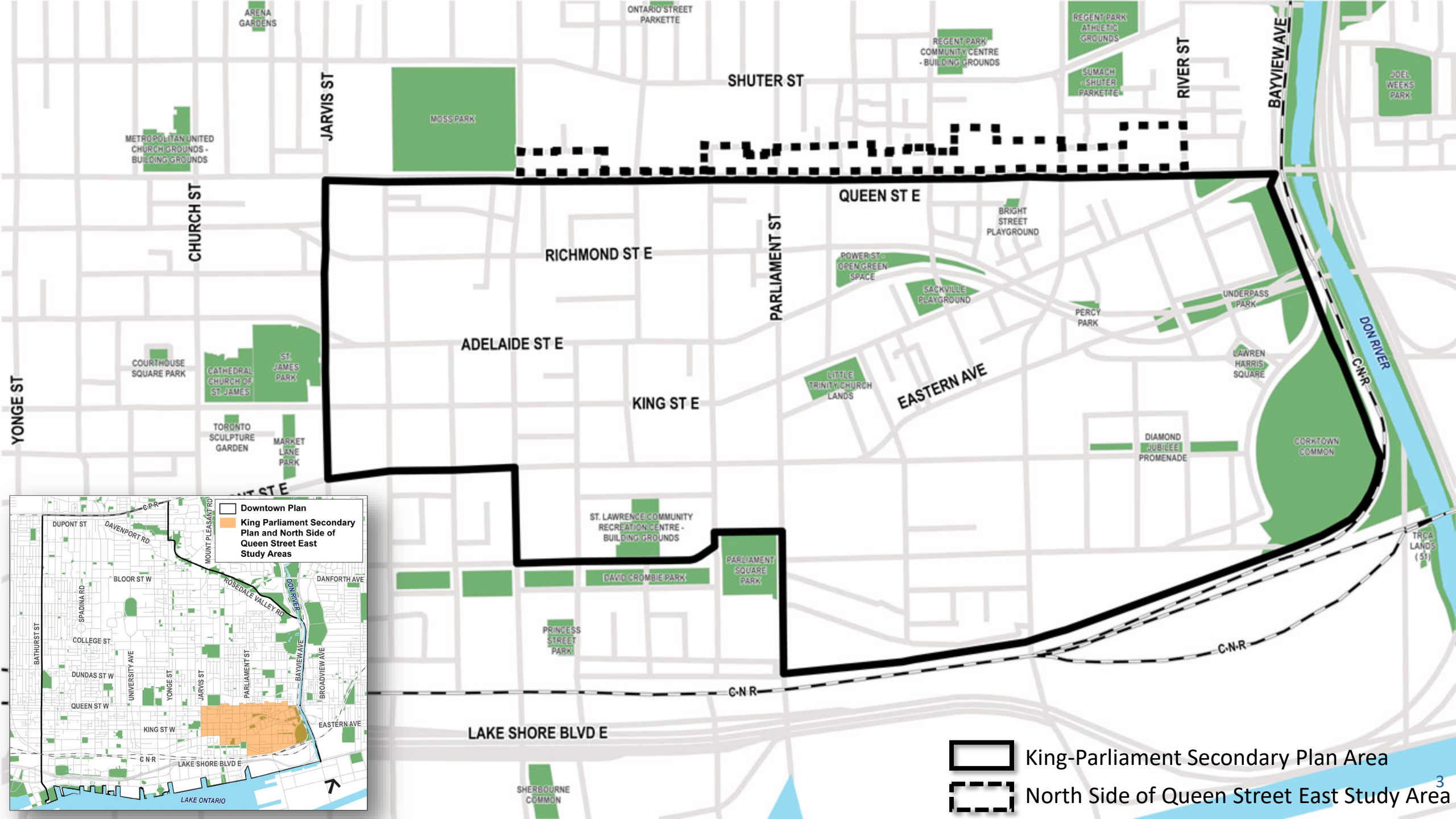
Tonight's Presentation

1. Secondary Plan Review Process
2. What We Heard on January 31st
3. Shaping Built Form
4. Built Form Presentation & Workshop



Indigenous Peoples of Tkaronto

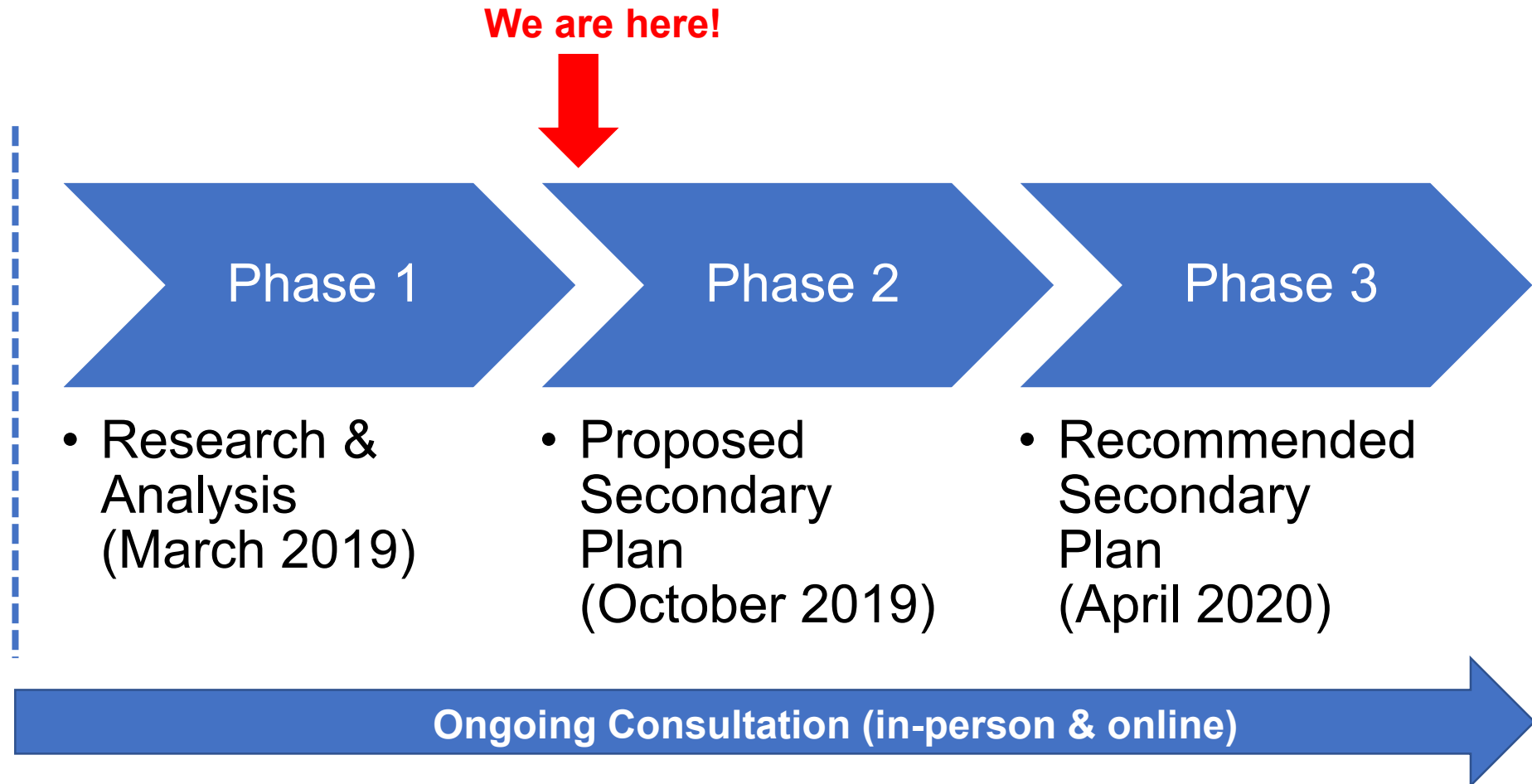
The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered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



Legend:
Downtown Plan
King Parliament Secondary Plan and North Side of Queen Street East Study Areas

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

Review Timeline

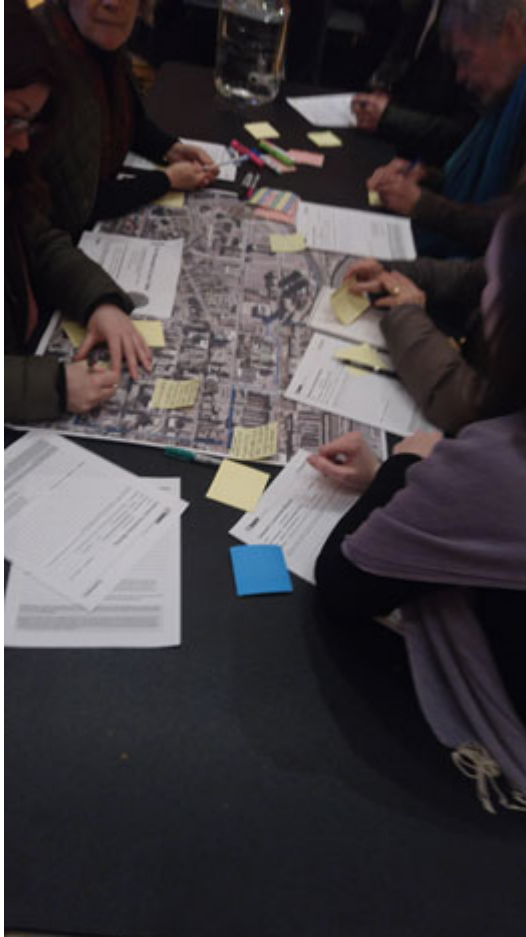
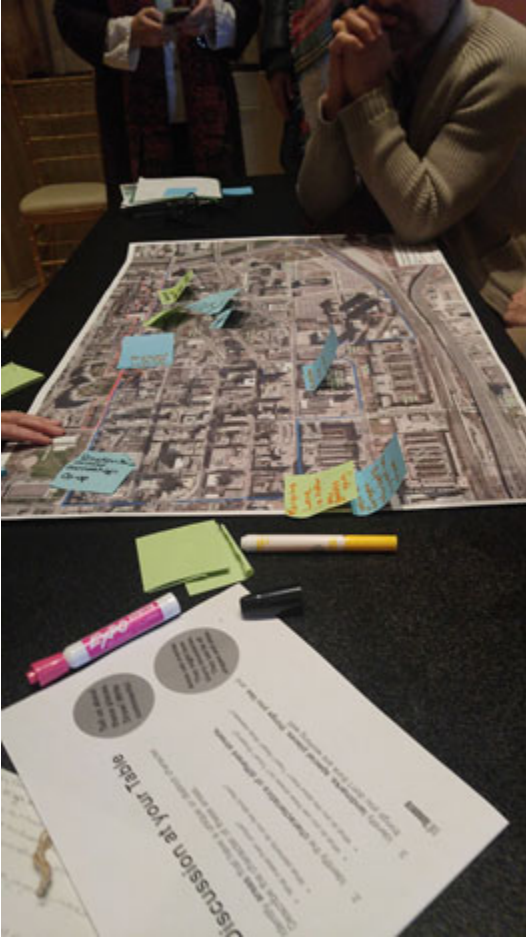




What We Heard

Here's what you told us at our Open House on January 31, 2019.

What We Heard



What We Heard

“Like 3-storey commercial buildings with residential above.”

“Keep retail small-scale. No large stores at grade.”

“The few remaining heritage houses should be protected and preserved.”

“Too many big, bulky buildings.”

“Put a priority on mid-rise development.”

“Need more employment! For a mix of housing and employment!”

“Need for wide sidewalks, wide open intersections for feeling of open space.”

In Summary...

- Strong interest in **preserving heritage** buildings
- Interest in encouraging **adaptive re-use** of heritage buildings
- Concern over the **increasing intensity** of development
- Interest in encouraging more **mid-rise** development
- Strong desire for **better connections** to parks and open spaces
- Interest in improving the **pedestrian experience** by offering more places to sit, wider sidewalks and more street trees
- Strong interest in supporting **active transportation** – walking, cycling and transit
- Desire to preserve **fine grain retail** along King and Queen streets
- Desire to preserve and increase **affordable housing**



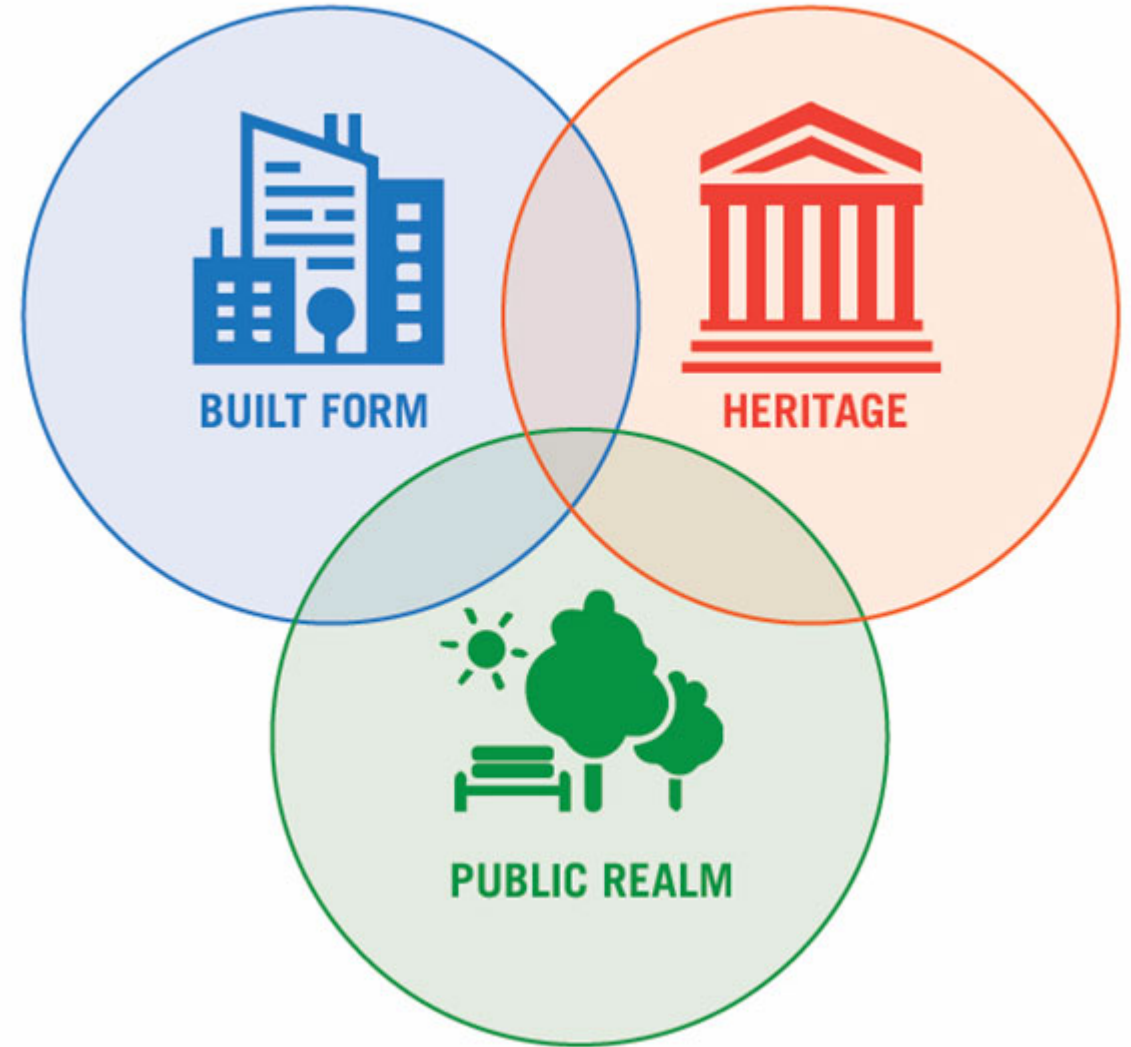
Shaping Built Form

How are the three themes coming together in an emerging urban structure?
How does the urban structure relate to built form?

Shaping Built Form

Mixed Use Areas designations provide direction on the scale and intensity of growth.

Specific built form, heritage and public realm tools help shape the character of the King-Parliament area.



Mixed Use Areas



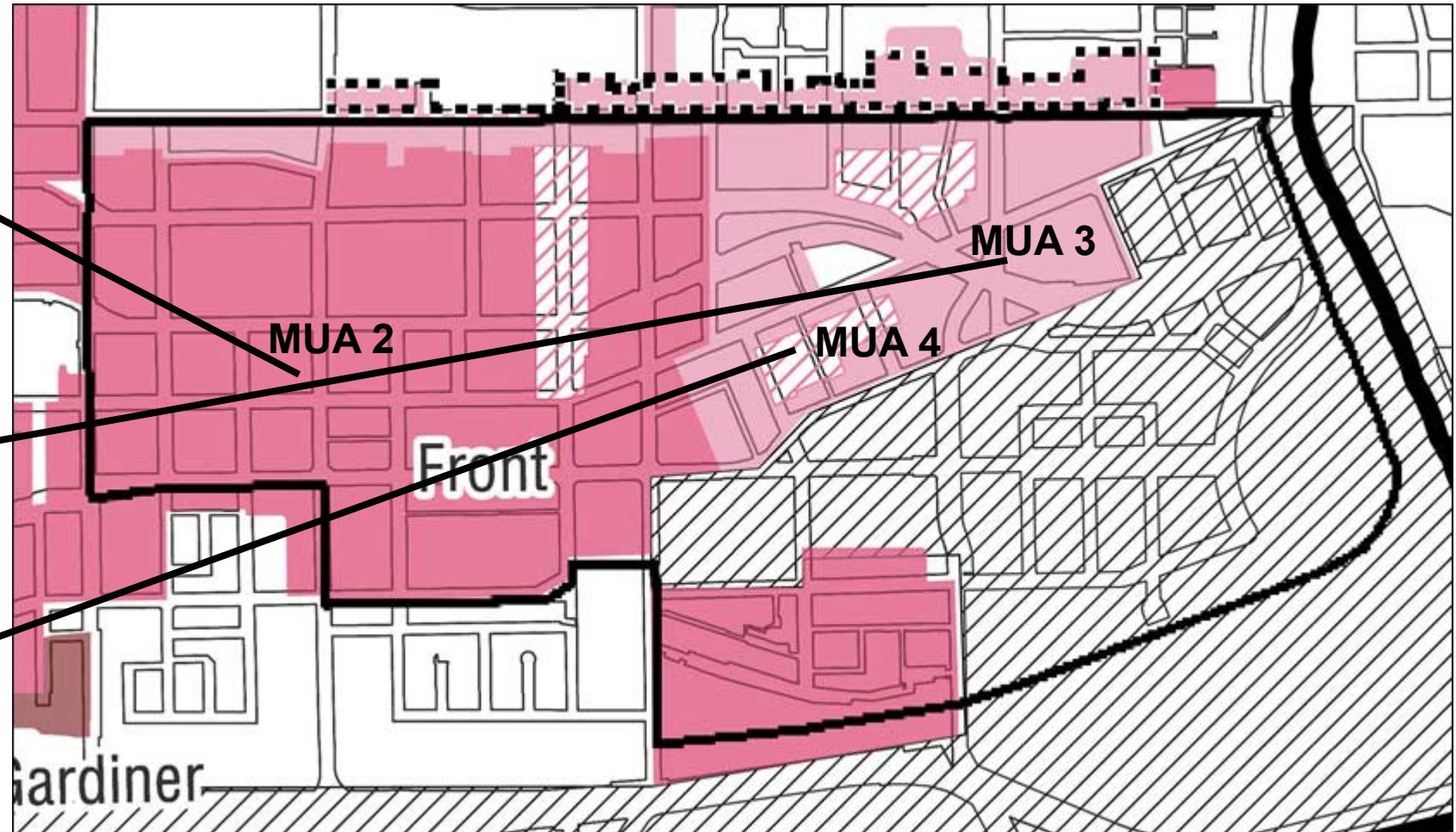
Mixed Use Area 2



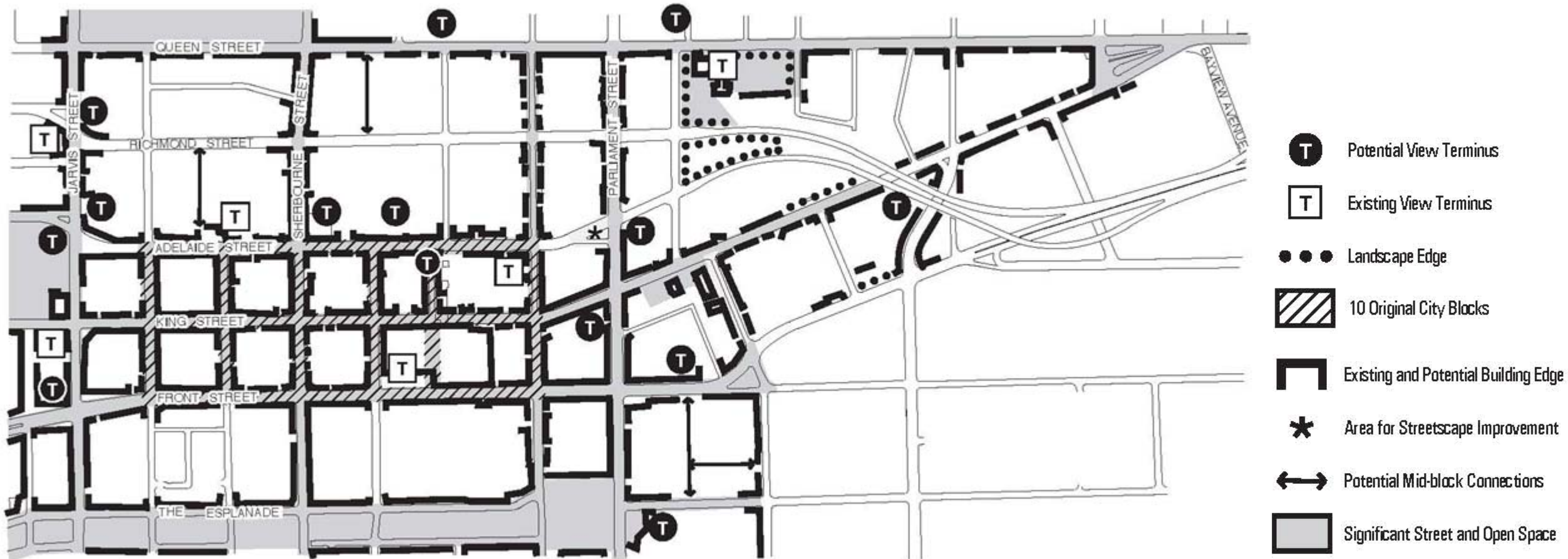
Mixed Use Area 3



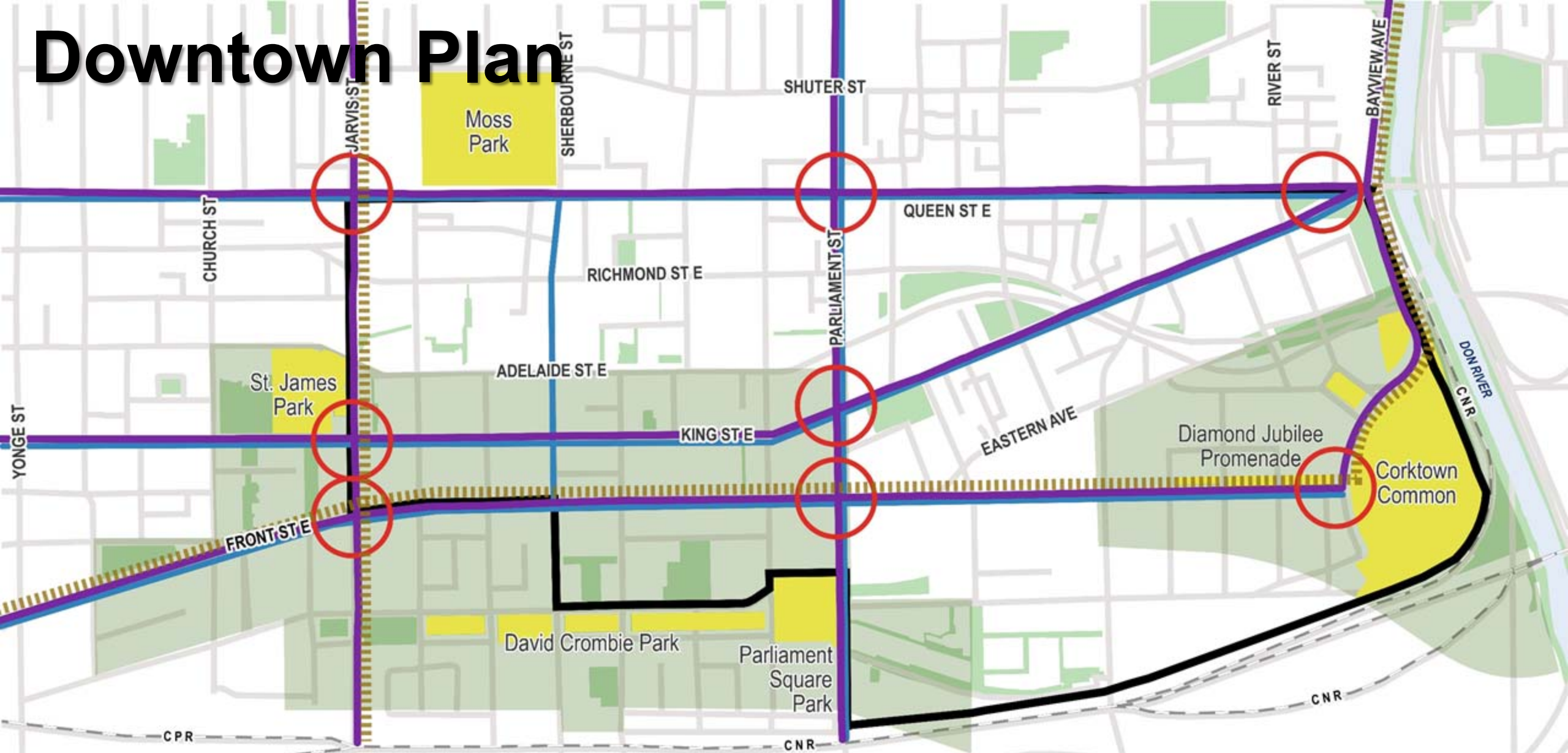
Mixed Use Area 4



Existing Urban Structure



Downtown Plan



King-Parliament Secondary Plan Review Study Area

North Side of Queen Street East Study Area

Great Streets

Great Street Intersections

Priority Retail Streets

Cultural Corridors

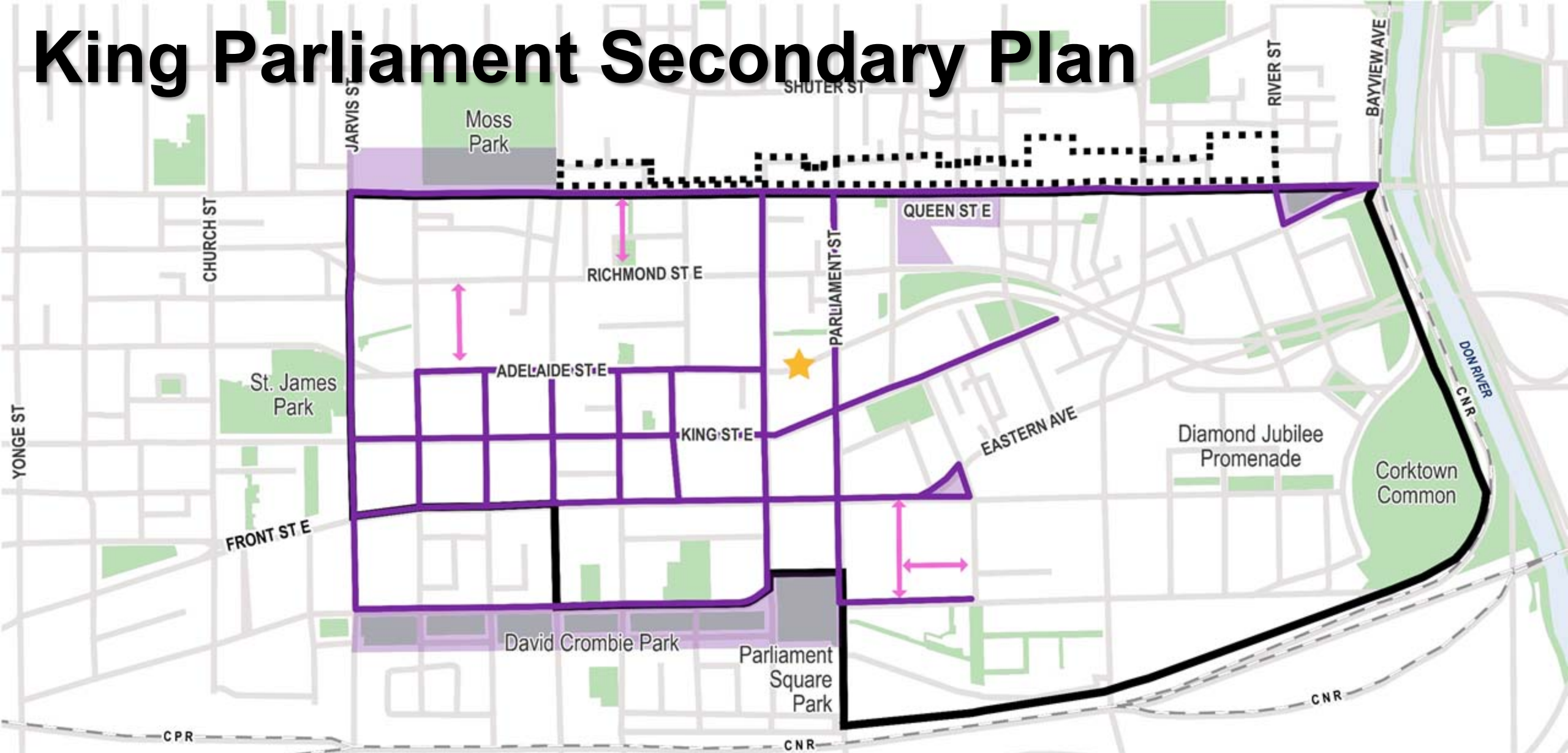
Parks/Open Space (Including Under Review)

Sun Protected Parks

Park Districts




King Parliament Secondary Plan





 King-Parliament Secondary Plan Review Study Area

 North Side of Queen Street East Study Area

 Significant Street and Open Space

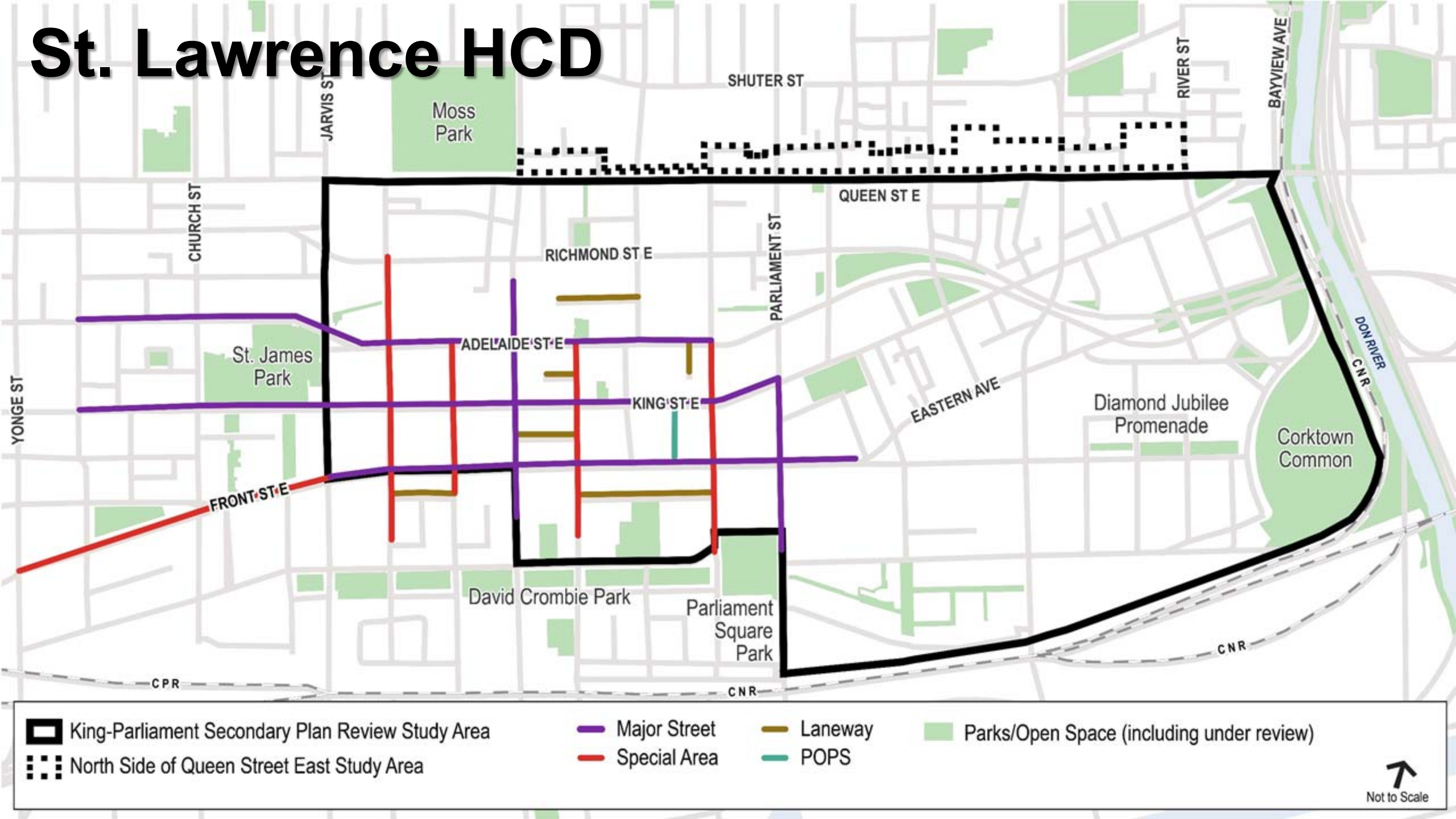
 Potential Mid-Block Connection

 Parks/Open Space (including under review)

 Area for Streetscape Improvement



St. Lawrence HCD



King-Parliament Secondary Plan Review Study Area



North Side of Queen Street East Study Area

Major Street

Special Area

Laneway

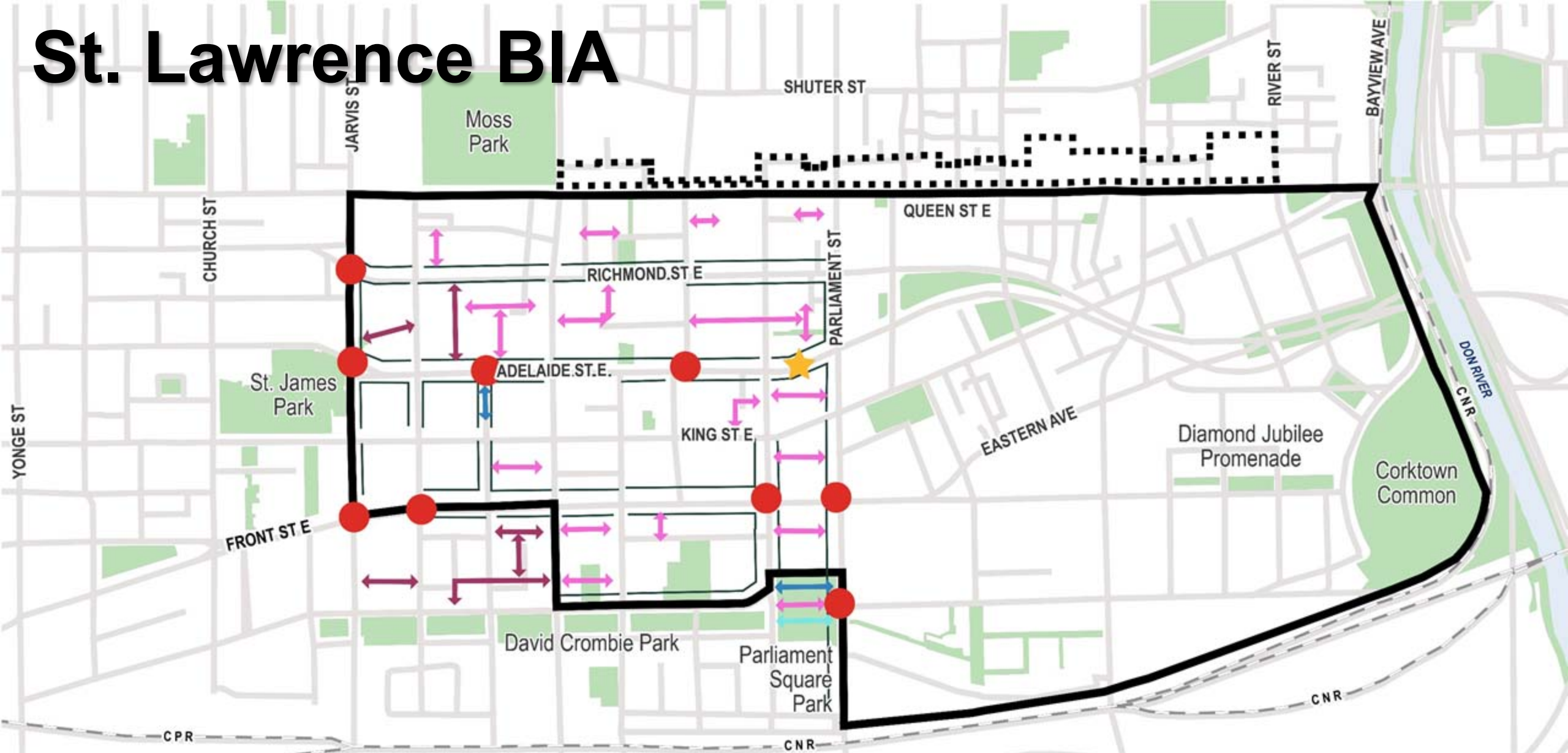
POPS

Parks/Open Space (including under review)



Not to Scale

St. Lawrence BIA



King-Parliament Secondary Plan Review Study Area

North Side of Queen Street East Study Area

Potential Mid-Block Connection

Existing New Mid-Block Connection

Potential Share/Flex Street

Potential Pedestrian 'Street' Through Park

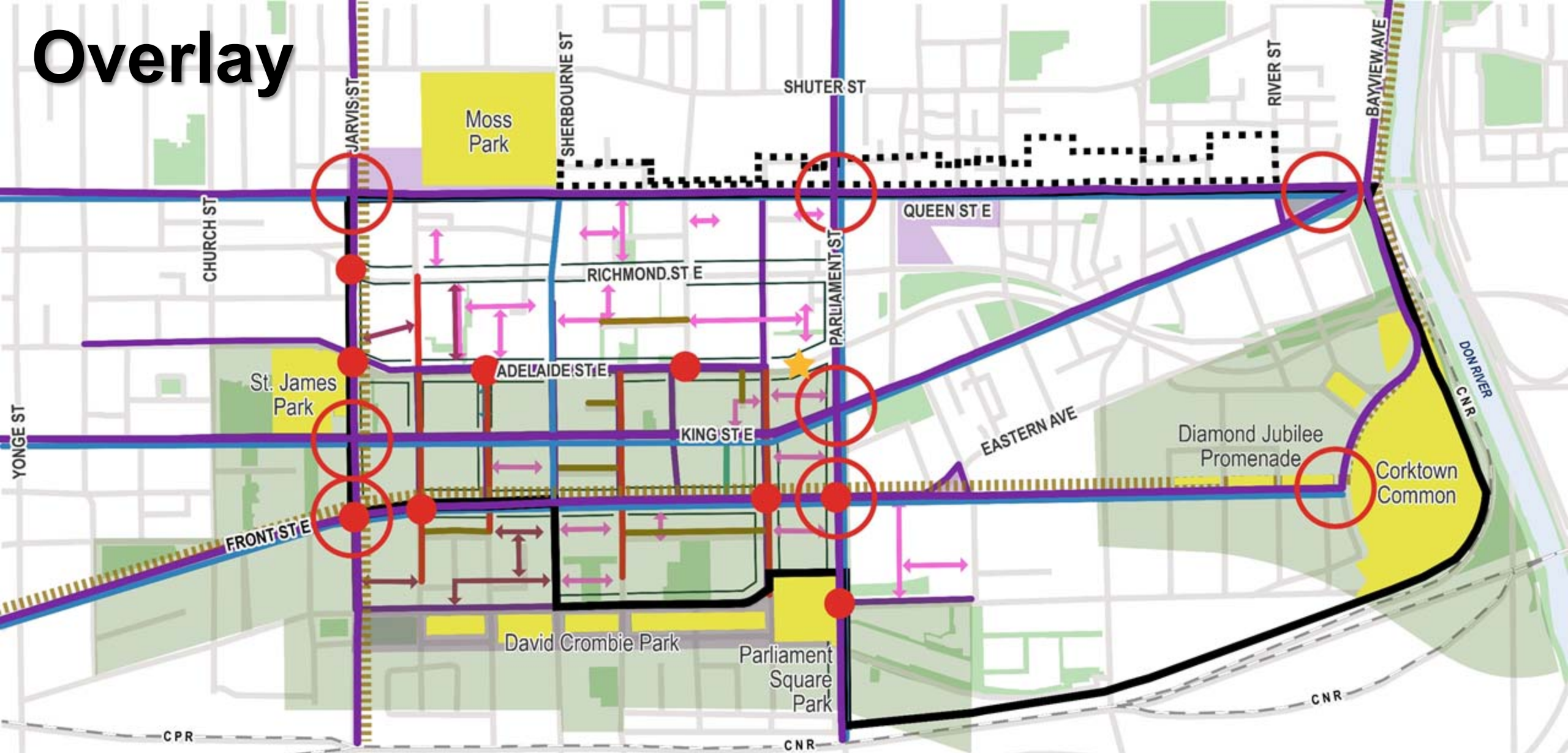
Parks/Open Space (Including Under Review)

Potential Boulevard Widening

Special Intersection



Overlay

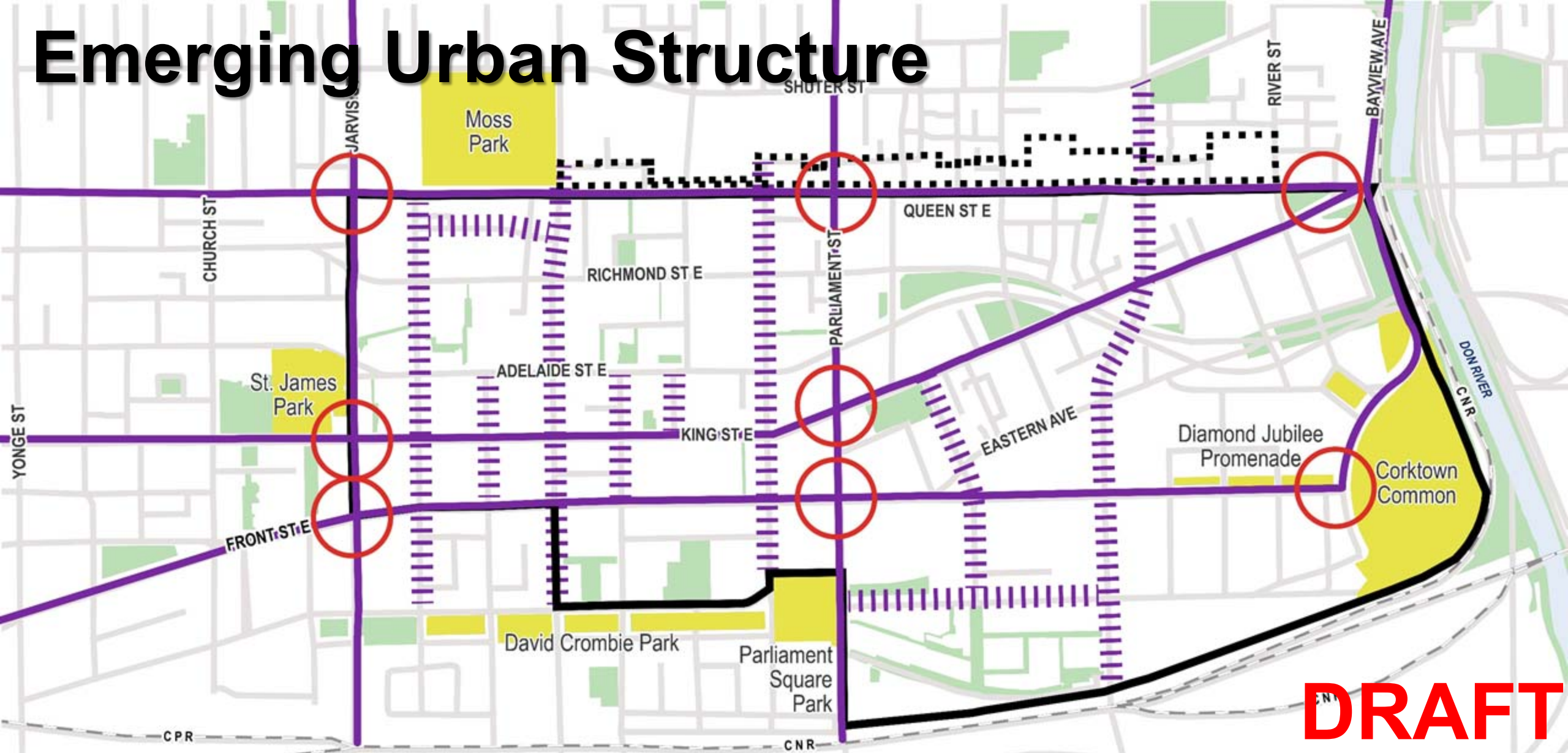


- King-Parliament Secondary Plan Review Study Area
- North Side of Queen Street East Study Area

Parks/Open Space (Including Under Review)



Emerging Urban Structure




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 King-Parliament Secondary Plan Review Study Area

 North Side of Queen Street East Study Area

 Great Streets

 Great Street Intersections

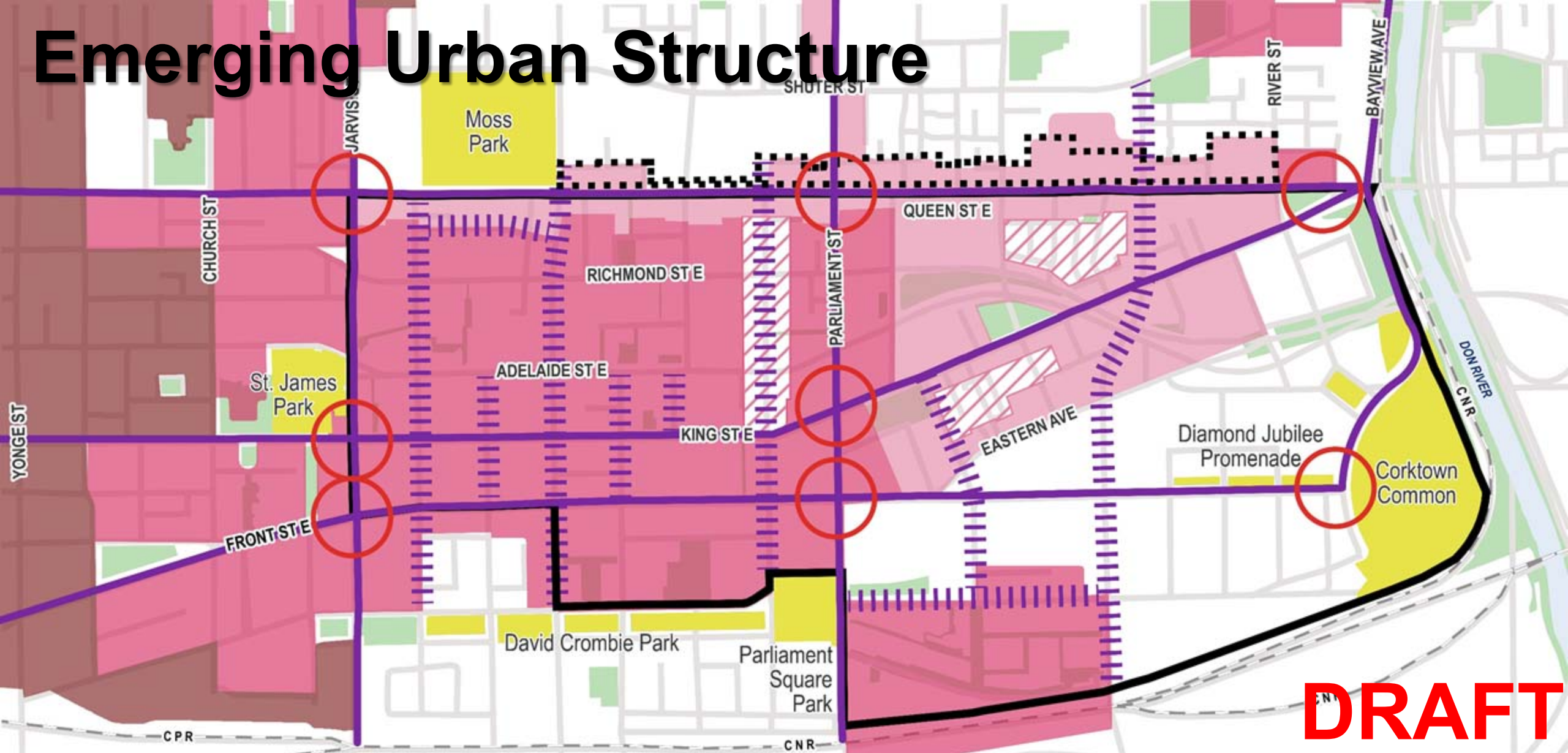
 Parks/Open Space (Including Under Review)

 Sun Protected Parks

 Areas for Public Realm Improvement



Emerging Urban Structure



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