

King-Parliament Secondary Plan Review

Policy Directions

September 2019

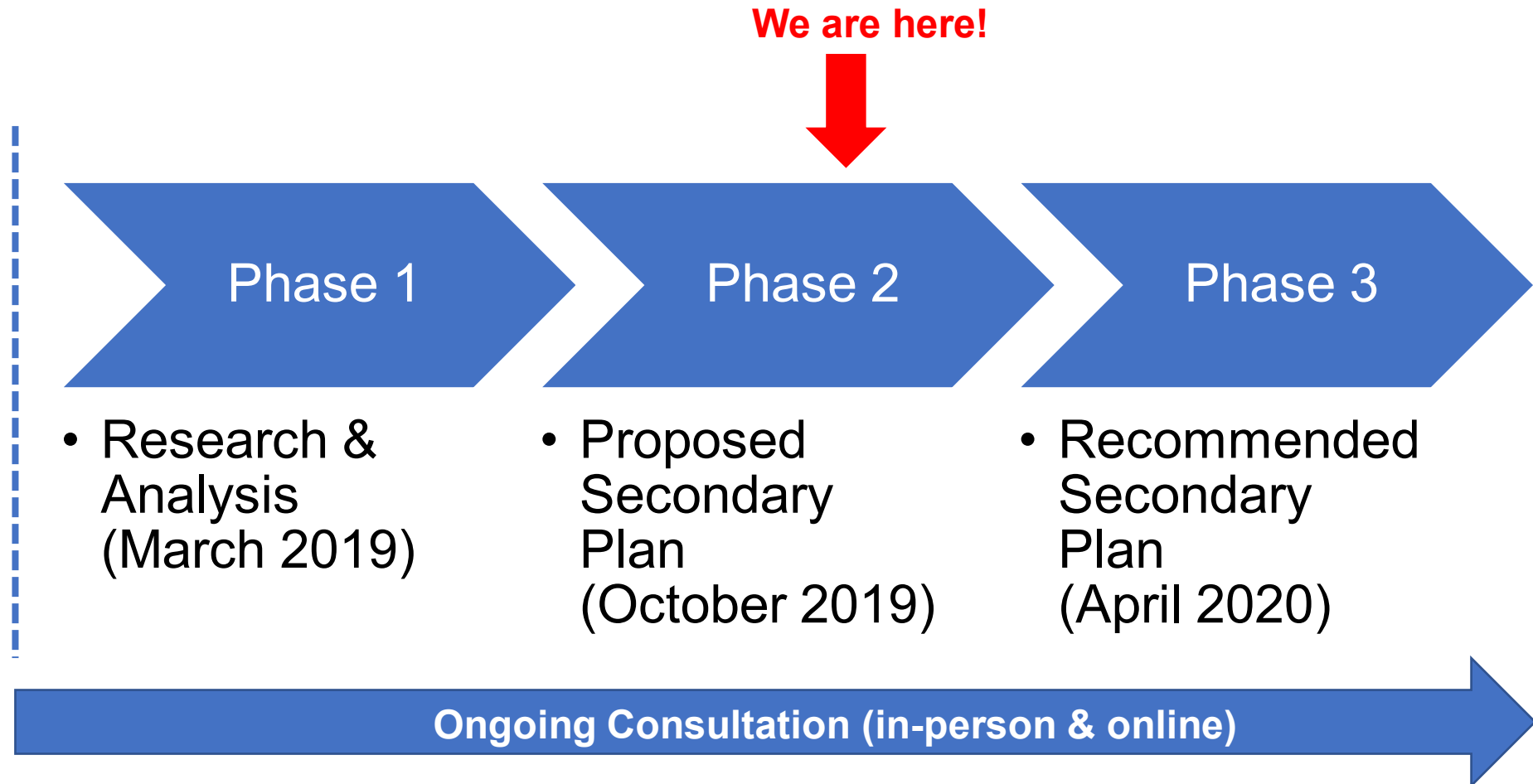
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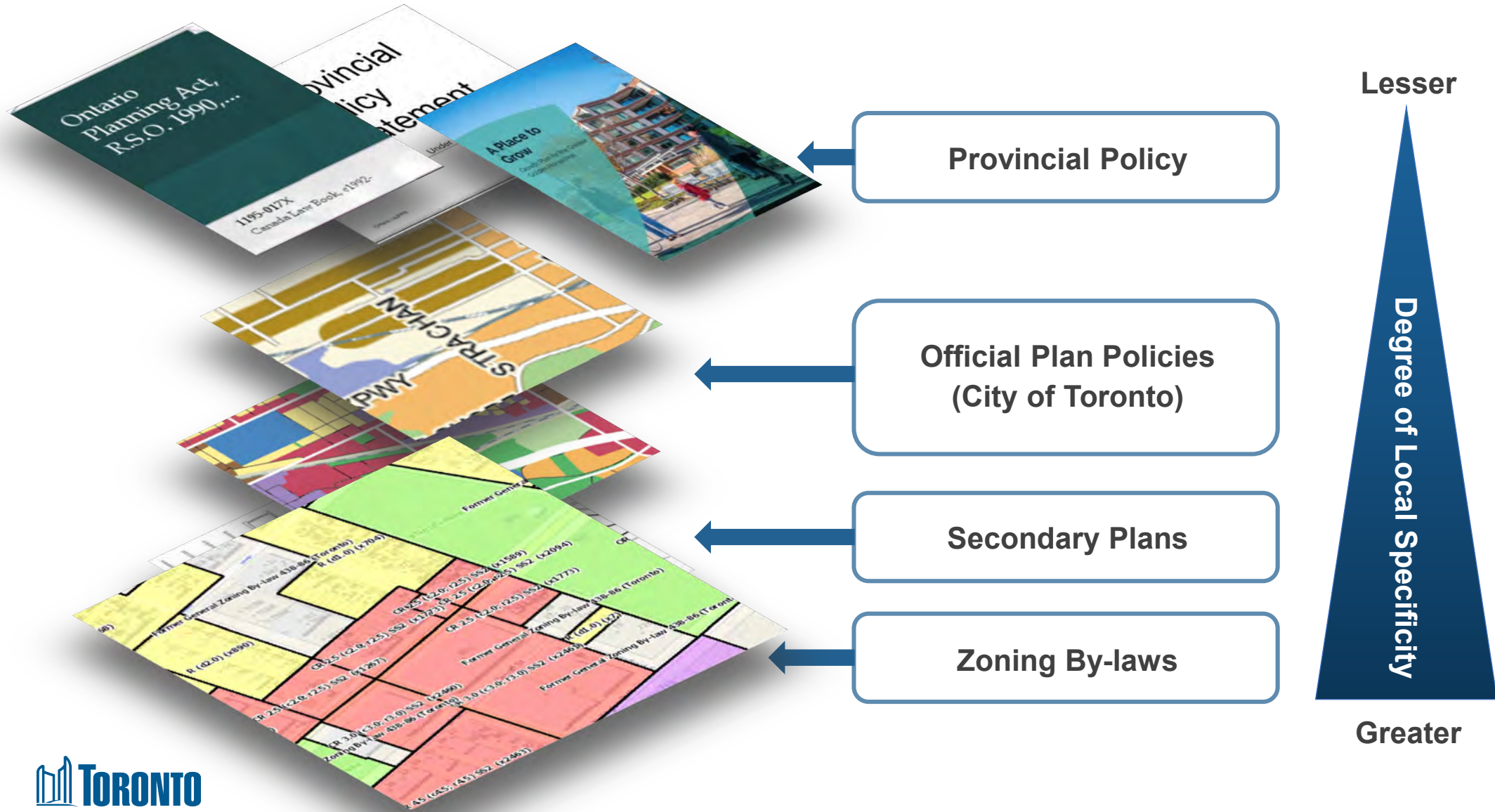
In this presentation

1. Changes in Provincial Legislation
2. An Approved Downtown Plan
3. King-Parliament Secondary Plan: Policy Directions
 - Interpretation, Objectives, Urban Structure
 - Heritage
 - Parks & Public Realm
 - Built Form
 - Implementation
4. Next Steps

Review Timeline



Planning 101

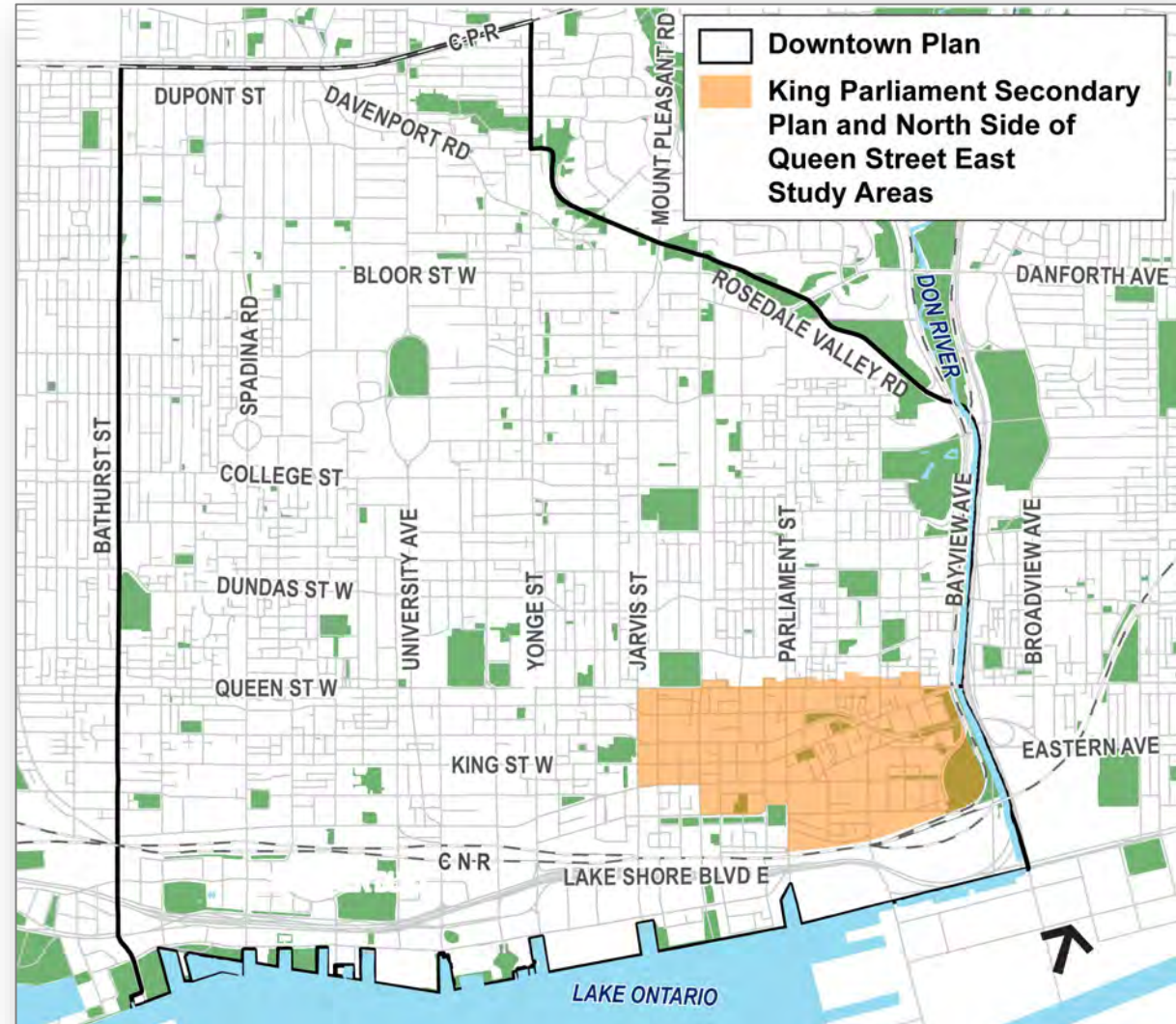


Bill 108: More Homes, More Choice Act

- Bill 108 received Royal Assent on June 6, 2019. It amends 13 different statutes, including the *Planning Act*.
- Some changes will affect the planning and financial tools to support new development that the City uses to provide:
 - parks
 - recreation centres
 - childcare centres
 - subsidized housing
 - other community infrastructure
- It also changes where the City can require new affordable housing, how heritage buildings are conserved and how development applications are reviewed by the City and at the Local Planning Appeal Tribunal (LPAT).
- The City is currently providing comments on the draft overview of regulations released by the Province.

Downtown Plan Official Plan Amendment (OPA 406)

- The **Downtown Plan** (OPA 406) was approved by the Minister on June 5, 2019. It is not subject to appeal.
- The Minister made 224 modifications to the Council-approved Downtown Plan.
- The Downtown Plan continues to provide a policy framework to shape growth in Toronto's Downtown over the next 25 years.



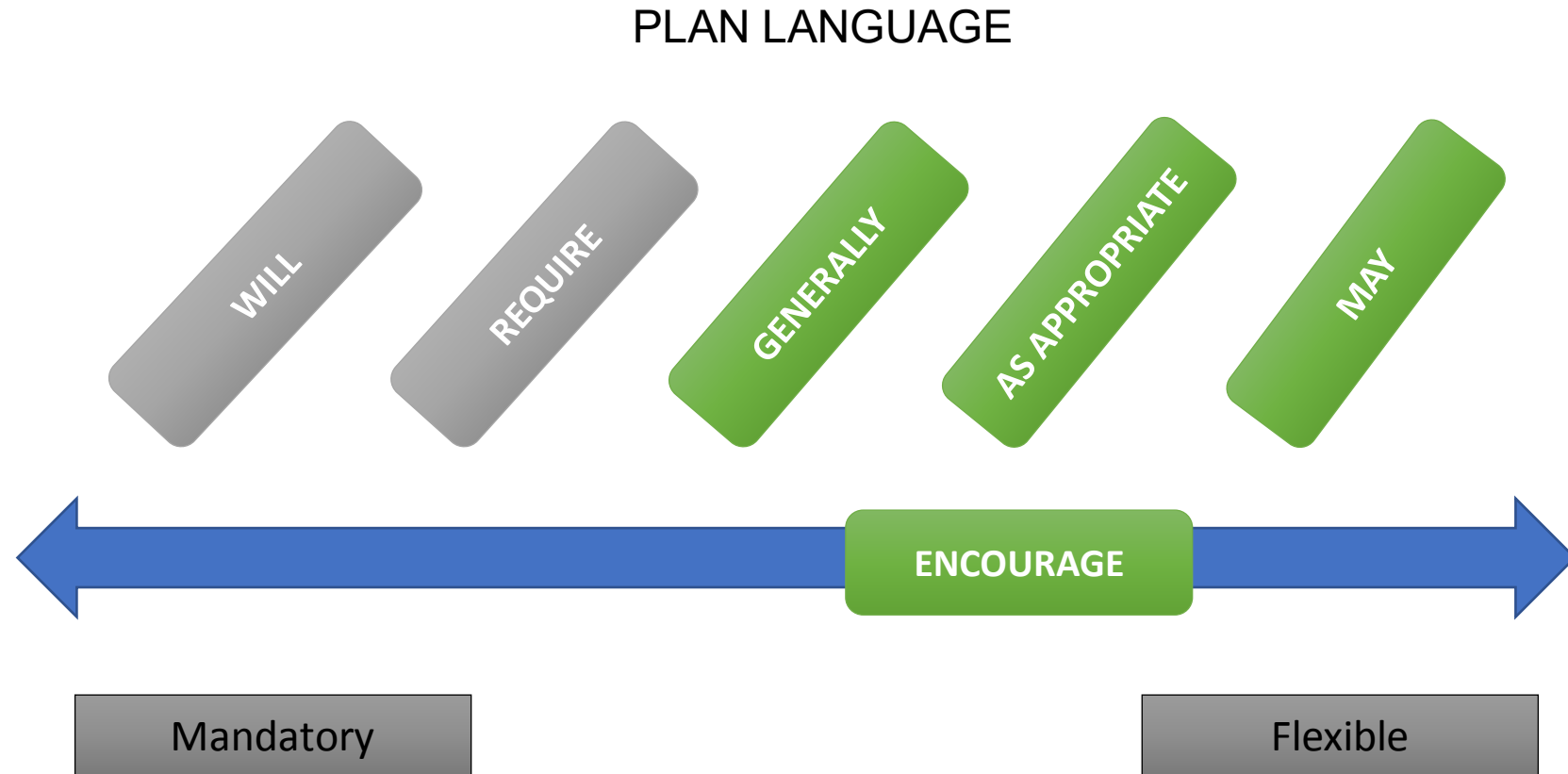
Key Modifications: Language

Modification

- Generally replaces prescriptive language (e.g. “will”) with flexible language (e.g. “encourage”).

Outcome

- The planning framework is more flexible overall.



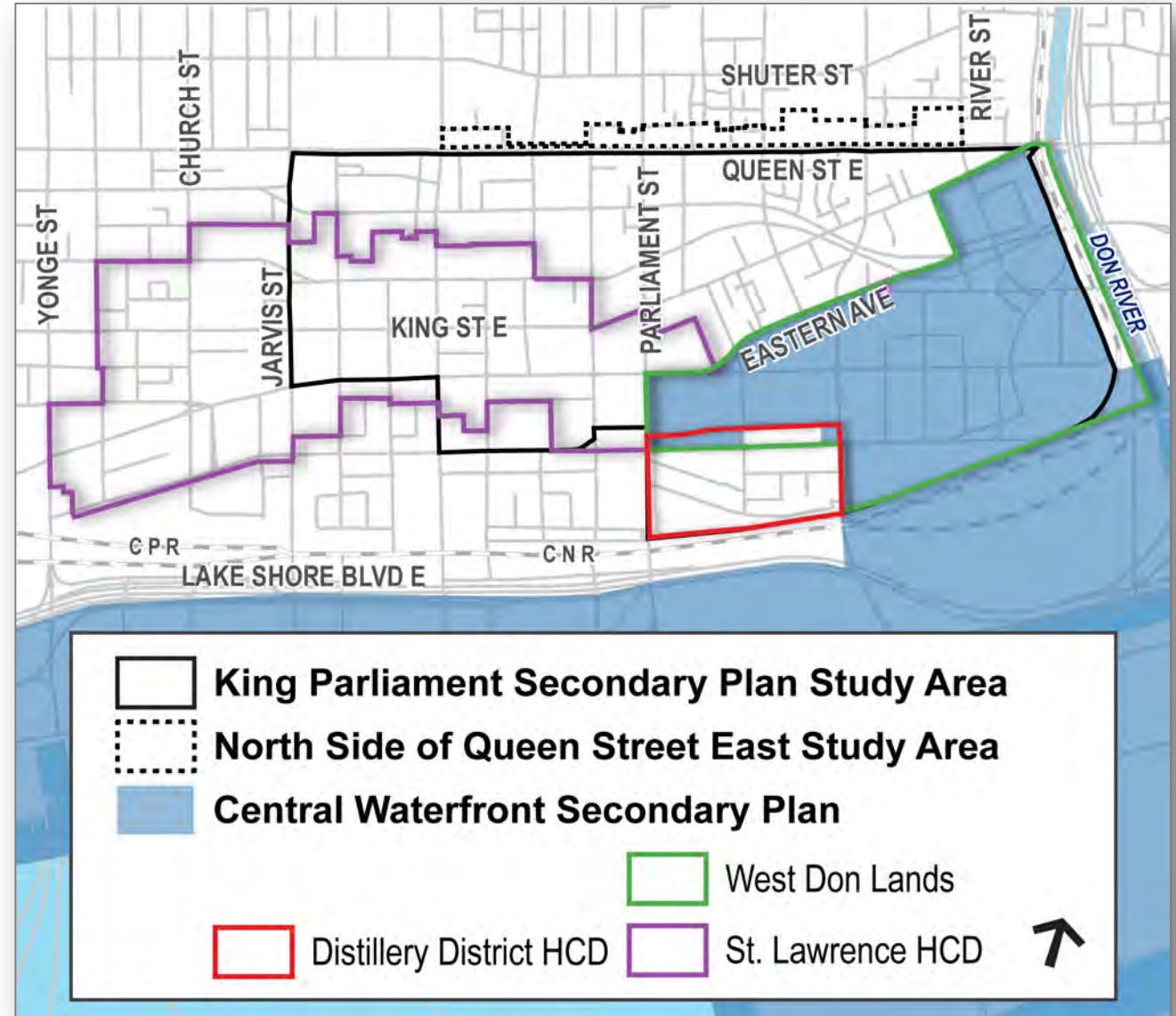
Key Modifications: Subject Lands

Modification

- Policy 1.1.1 removes lands subject to the Central Waterfront Secondary Plan from the Downtown Plan.

Outcome

- The West Don Lands policy area within the King-Parliament Secondary Plan is not subject to the policies of the Downtown Plan.



Key Modifications: Non-res Replacement

Modification

- Policy 6.9 removes the requirement to provide full replacement of existing non-residential GFA, or a minimum of 25% of total GFA as non-residential uses, whichever is greater.

Outcome

- Development is “encouraged” to provide the replacement of non-residential GFA.

PLANNING DOWNTOWN

The Outlook for
Office & Institutional
Employment to 2041

“Throughout Downtown and notably in King-Spadina and King-Parliament, some commercial space is being created together with residential development in mixed-use settings on a single site. To make a serious contribution to the commercial office market, however, the non-residential component needs to be more significant.”

“Recommendation: The policy framework in the King-Parliament Secondary Plan area be adjusted to ensure that anticipated demand for new office space can be met.”

Key Modifications: Wider Sidewalks

Modification

- Policies 9.5 - 9.7 consider larger setbacks to be a “community benefit” and provide additional criteria for reducing the 6-metre setback.

Outcome

- Wider sidewalks may be weighed against other community benefits (e.g. parks, POPS, street trees, etc.).



Key Modifications: Sun-protected Parks

Modification

- Policy 9.18 “adequately limits” net-new shadow on parks including: Moss Park, St. James Park, David Crombie Park, Corktown Common, Lawren Harris Square and the Front St. Promenade.

Outcome

- New development may cast some additional shadow on these parks.



Downtown Plan Directions

- **Land Use:** Four *Mixed Use Areas* designations, Priority Retail Streets
- **Public Realm:** Great Streets, Park Districts
- **Transportation:** Planned Rapid Transit, Priority Cycling Routes
- **Culture:** Cultural Precinct and Cultural Corridors
- **Housing:** 40% 2- and 3-bedroom units

Aligned Planning Initiatives

Transportation

- Ontario Line planning
- Major Transit Station Areas (MTSAs)
- King Street Pilot

Community Services & Facilities

- Downtown CS&F Implementation Strategy

Housing

- Inclusionary Zoning
- Dwelling Room OPA

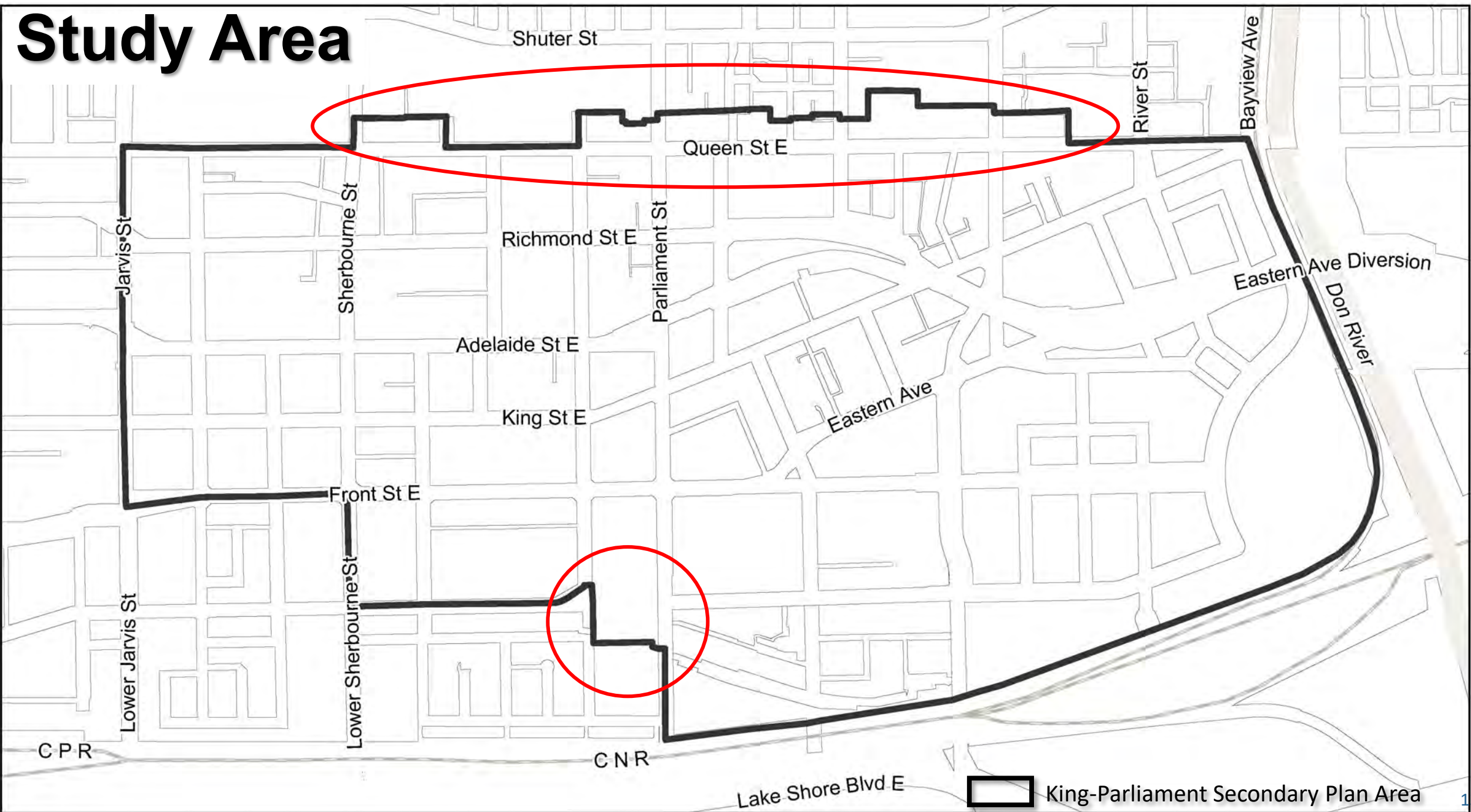
Parks & Public Realm

- Downtown Parks and Public Realm Plan Implementation Strategy

Heritage

- City-wide Heritage Survey Feasibility Study
- St. Lawrence Neighbourhood Heritage Conservation District Plan
- Distillery District Heritage Conservation District Plan

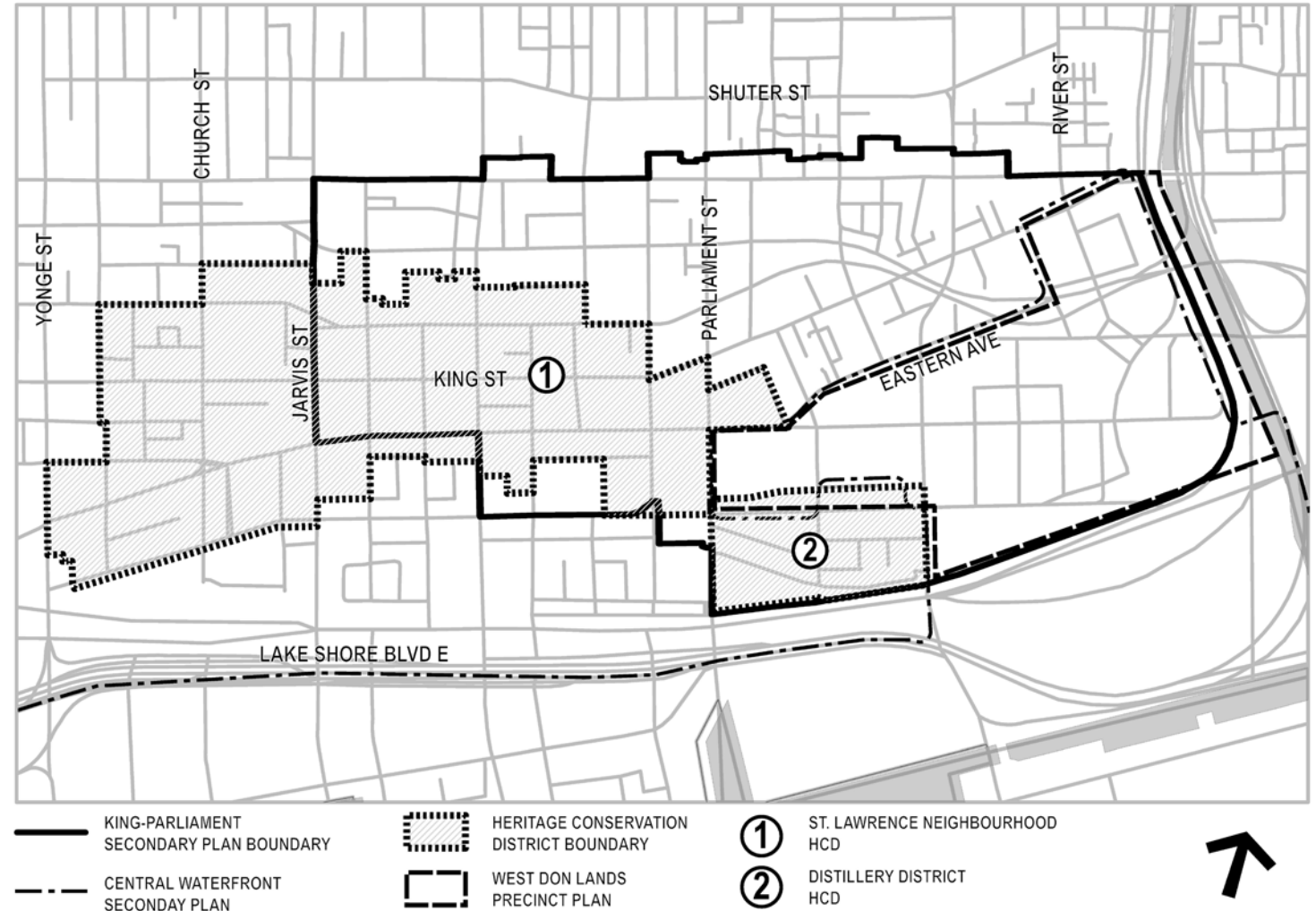
Study Area



Interpretation

Policy Directions

The proposed Secondary Plan clarifies the interpretation of a complex and multi-layered planning framework, identifying which policy or plan prevails in specific instances.



Objectives

Policy Directions

“The King-Parliament Secondary Plan area is targeted for growth and new investment across a full mix of uses that are designed to be compatible with their existing and planned context, conserve cultural heritage resources and improve and expand the public realm.”

Key Objectives:

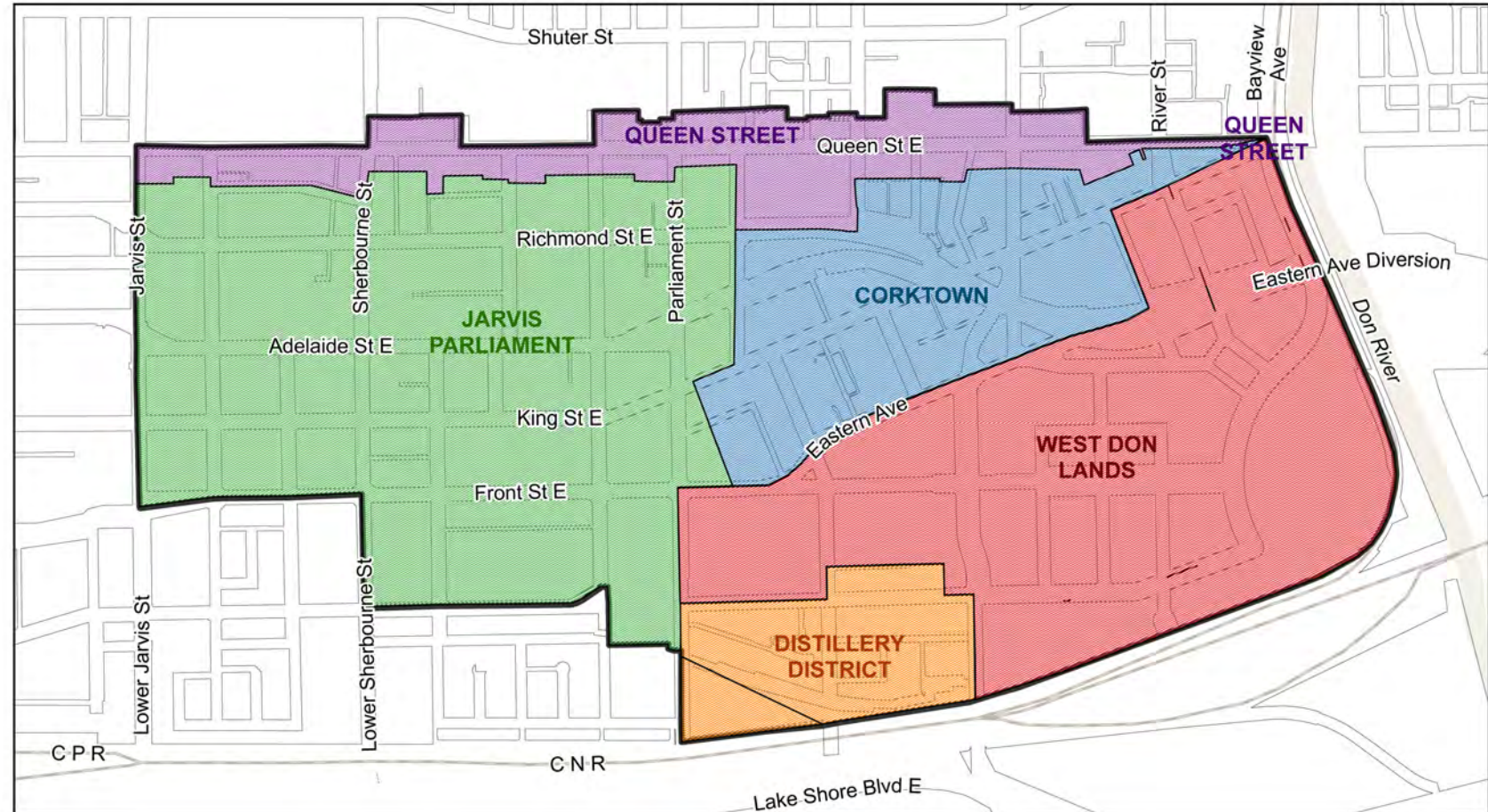
- Enhance King-Parliament's role as an employment area
- Maintain the area's diverse physical character through retention of heritage properties
- Improve and expand parks and the public realm



Urban Structure

Policy Directions

- Five Policy Areas
- Scale and intensity of growth determined by:
 - Provision of infrastructure
 - Land use designations
 - Local character & site constraints
 - Proximity of development to transit
- West Don Lands re-designated *Mixed Use Areas*





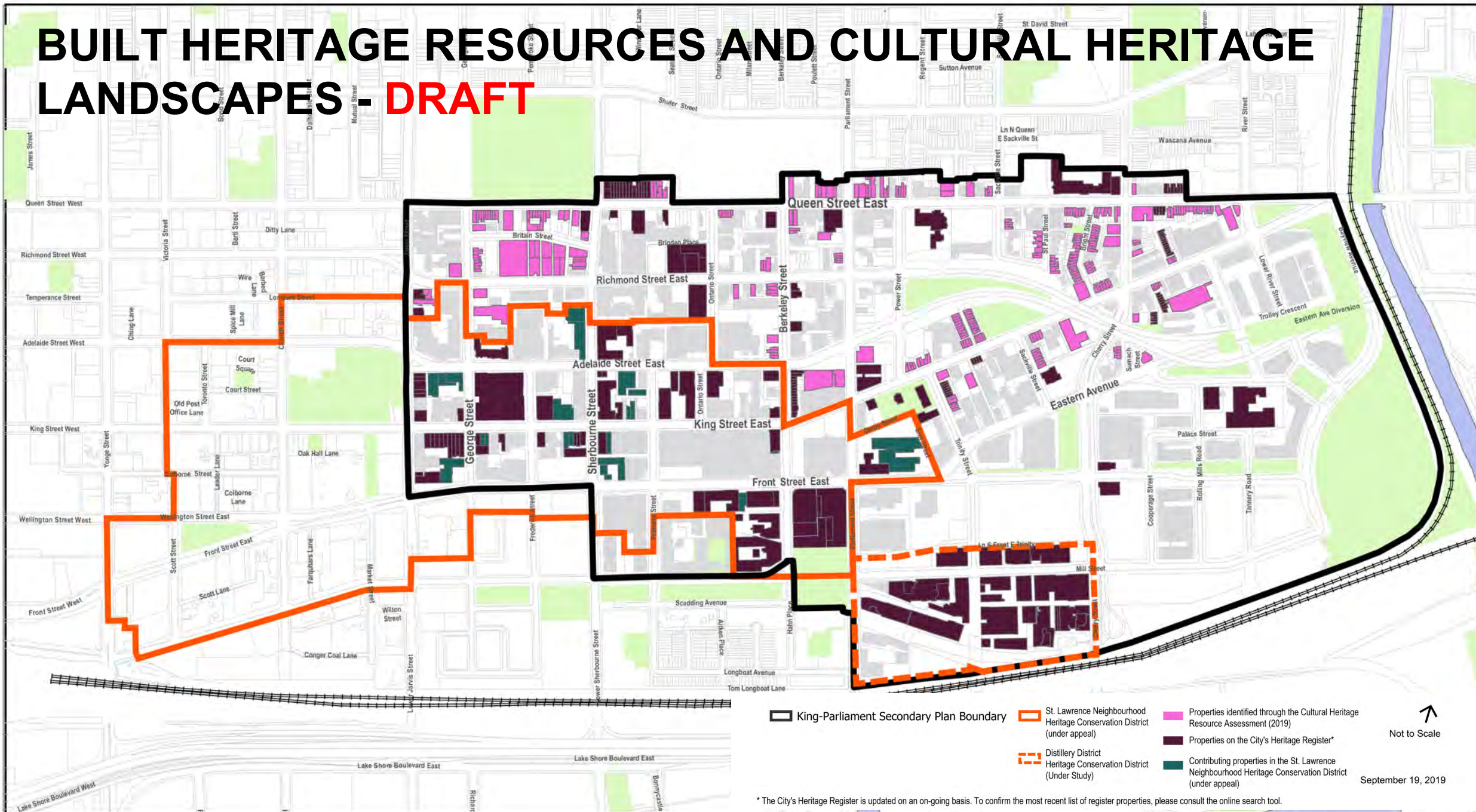
Heritage

Policy Directions

The proposed Secondary Plan:

- Includes a comprehensive map showing:
 - potential heritage properties
 - properties on the City's Heritage Register
 - properties under appeal
- Integrates heritage conservation in built form policies, requiring more generous stepbacks, consistent streetwalls and compatibility.
- Requires a Heritage Impact Assessment for development proposed on or adjacent to those properties shown on the comprehensive map.

BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES - DRAFT



King-Parliament Secondary Plan Boundary

St. Lawrence Neighbourhood
Heritage Conservation District
(under appeal)

Distillery District
Heritage Conservation District
(Under Study)

Properties identified through the Cultural Heritage
Resource Assessment (2019)

Properties on the City's Heritage Register*

Contributing properties in the St. Lawrence
Neighbourhood Heritage Conservation District
(under appeal)

↑
Not to Scale

September 19, 2019

* The City's Heritage Register is updated on an on-going basis. To confirm the most recent list of register properties, please consult the online search tool.

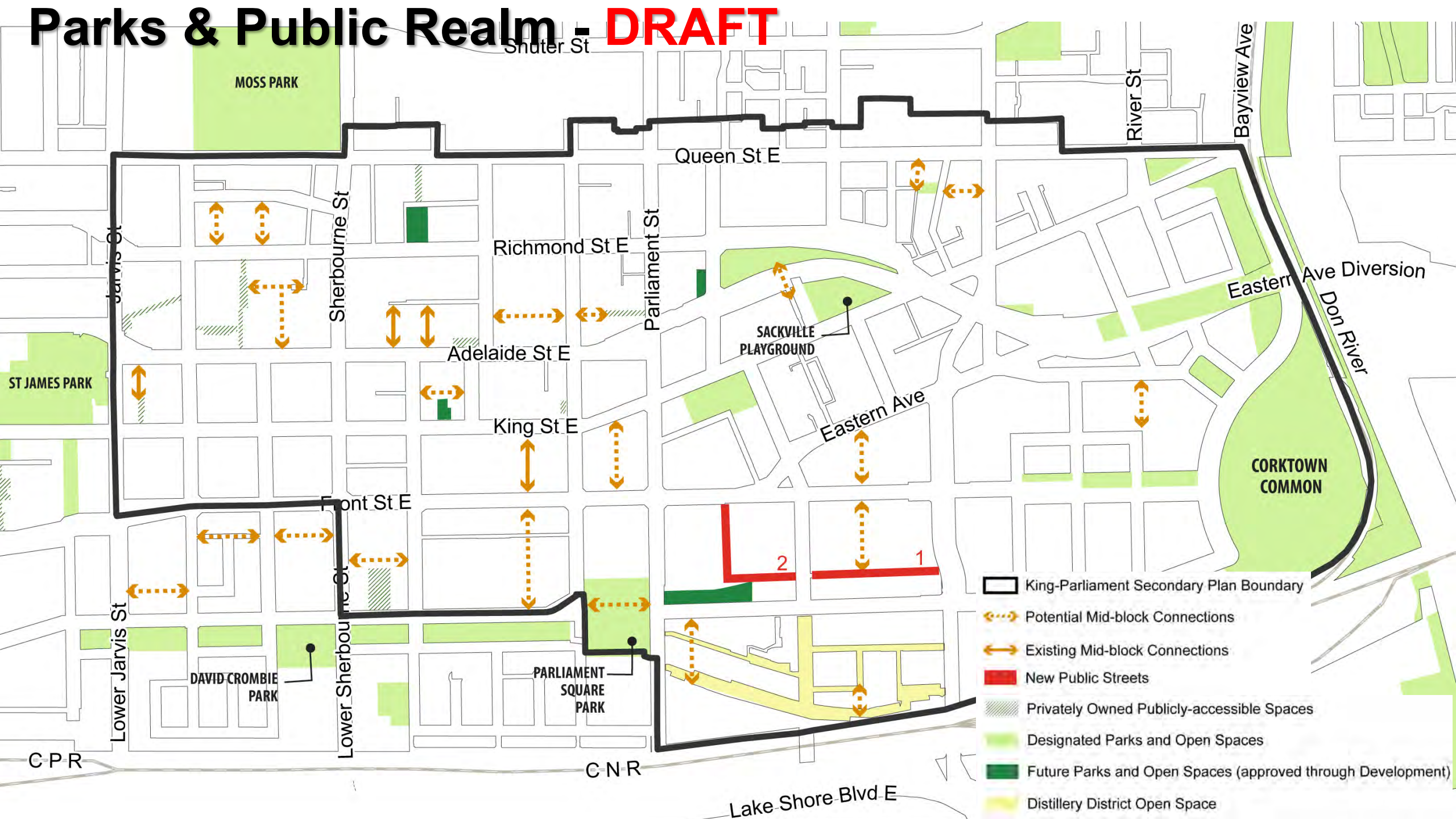
Parks & Public Realm

Policy Directions

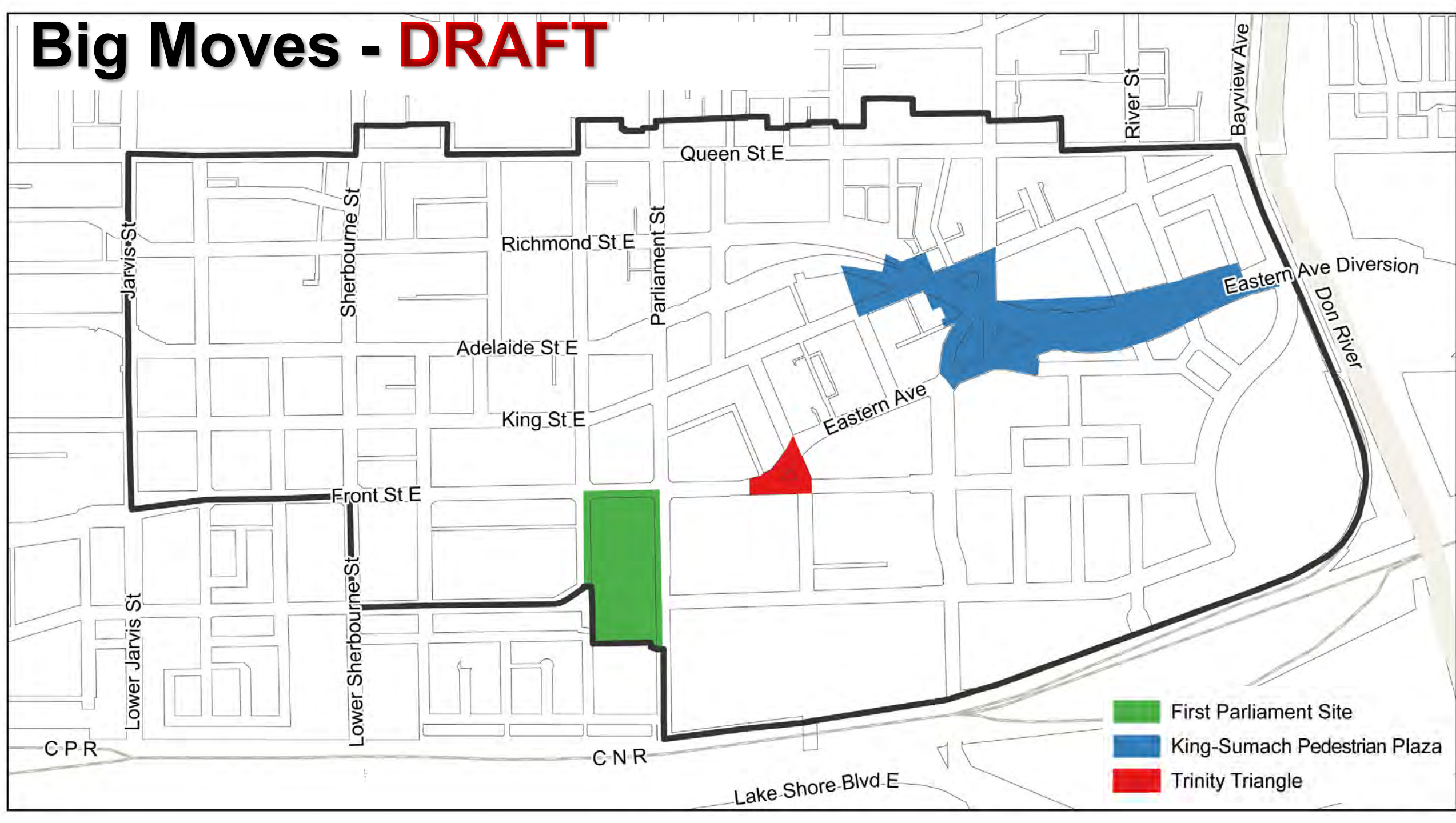
The proposed Secondary Plan:

- Speaks to the area-wide public realm network and connections as well as a number of “big moves.”
- Public Realm Network and Connections:
 - Mid-block connections and laneways
 - New public streets (West Don Lands)
 - External Connections (to East Harbour and the Waterfront)
 - Views
 - Rail Safety

Parks & Public Realm - DRAFT



Big Moves - DRAFT



Parks & Public Realm

Policy Directions

Public Realm Big Moves

Trinity Triangle

- Enhance safety and connectivity
- High quality paving material, trees, seating, lighting, etc.
- Closure of eastbound-only section of Front St. to expand the public realm

King-Sumach Pedestrian Plaza

- Enhance safety and connectivity
- Provide pedestrian amenity on underutilized land
- High quality paving materials, trees, seating, lighting, etc.
- Potential to support planned transit infrastructure

First Parliament & Parliament Square Park

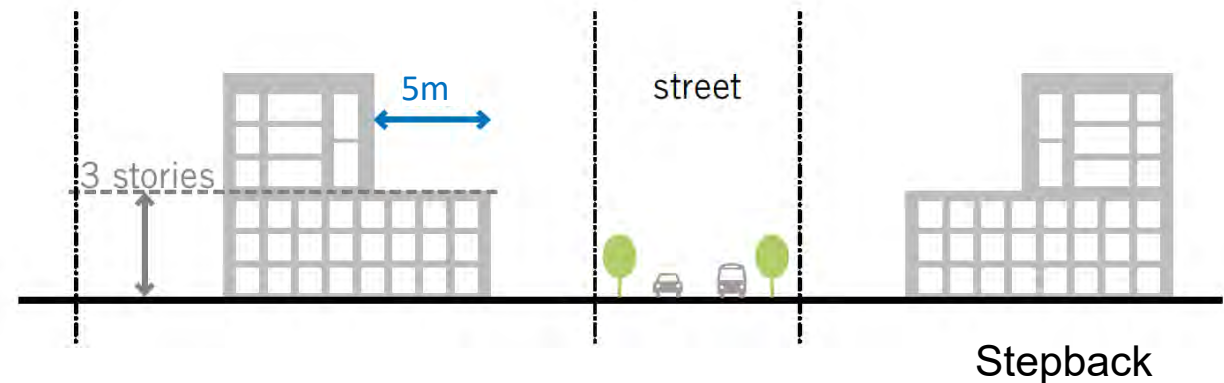
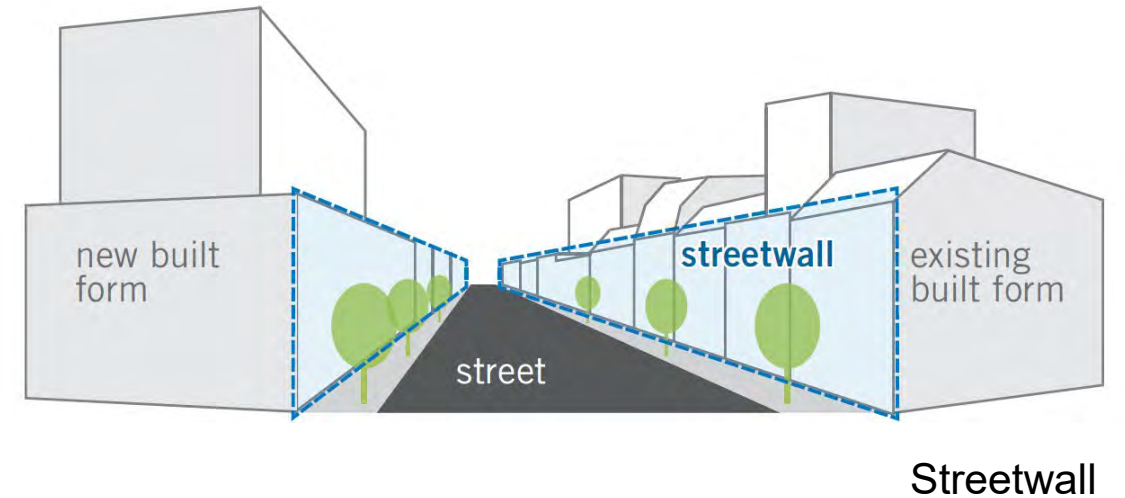
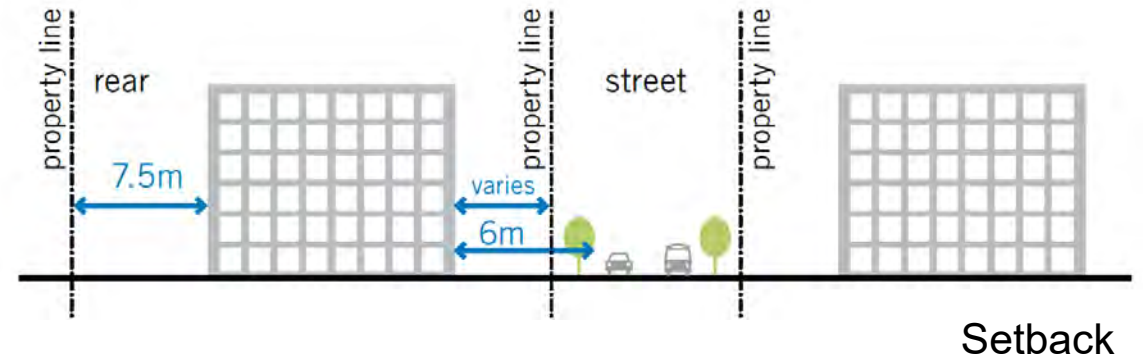
- Support the First Parliament master plan process
- Improved mid-block connection on north side of Parliament Square Park

Built Form

Policy Directions

The proposed Secondary Plan:

- Includes built form direction for each Policy Area based on land use designations and local character.
- Provides clear direction on public realm improvements including wider sidewalks and streetscaping
- Includes a series of tools and numeric standards used to shape built form:
 - Stepbacks
 - Setbacks
 - Angular Planes
 - Streetwall height
 - Base building heights

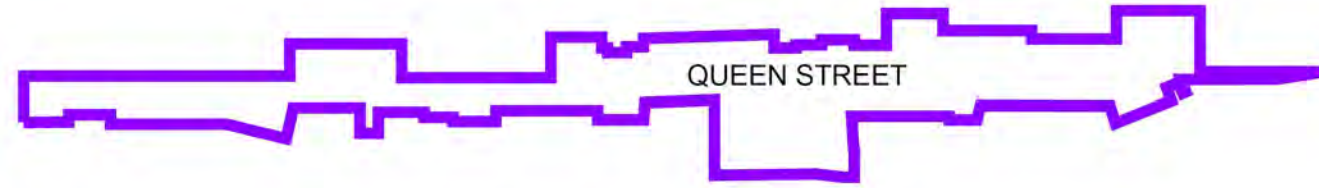


Built Form

Policy Directions – Queen Street

The Queen Street Policy Area:

- Includes a maximum height of 25 metres (7-8 storeys)
- Sets a 5 metre stepback above heritage base buildings
- Requires transition to Neighbourhoods on the north side
- Requires a minimum 3 metre setback from the front property line
- Includes direction for the materials, ground floor heights and articulation of base buildings



“Development in the Queen Street Policy Area will occur incrementally and will generally take the form of additions or mid-rise buildings compatible with the area's diverse main street character and large number of heritage buildings.”

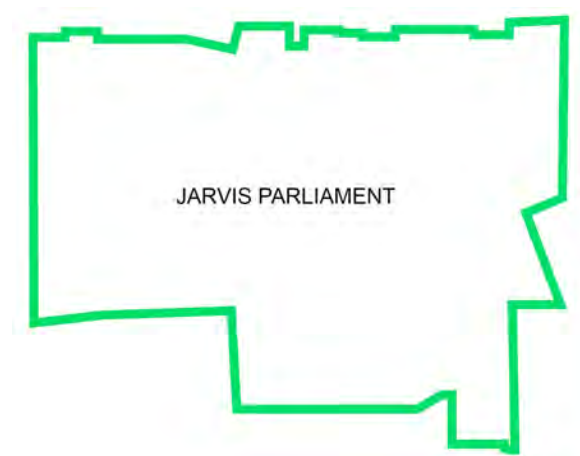


Built Form

Policy Directions – Jarvis Parliament

The Jarvis Parliament Policy Area:

- Sets a 5 metre stepback above heritage base buildings
- Requires a minimum 3 metre setback from the front property line
- Includes direction for the materials, ground floor heights and articulation of base buildings on King St.



"The Jarvis Parliament Policy Area will be targeted for growth. The area includes the original 10 blocks of the Town of York and is characterized by its historically and architecturally significant buildings. Development will be context-specific and responsive to the form and scale of surrounding buildings, and will support a balance of residential and non-residential uses."



Built Form

Policy Directions – Corktown

The Corktown Policy Area:

- Includes a maximum height of 25 metres on King St. (7-8 storeys)
- Sets a 5 metre stepback above heritage base buildings
- Includes a 45 degree angular plane on King St.
- Requires a minimum 3 metre setback from the front property line
- Includes direction for the materials, ground floor heights and articulation of base buildings on King St.
- Sets a maximum streetwall height (16m) and minimum stepback (3m) on Eastern Ave.
- Requires transition from MUA3 to MUA4 on Eastern



“The Corktown Policy Area will experience gradual growth and change over time. Development will be primarily through infill and adaptive reuse of buildings that complement the existing character of the area, including small lot sizes, clusters of historically significant buildings and fine-grain retail streets. Development will support a balance of residential and non-residential uses.”

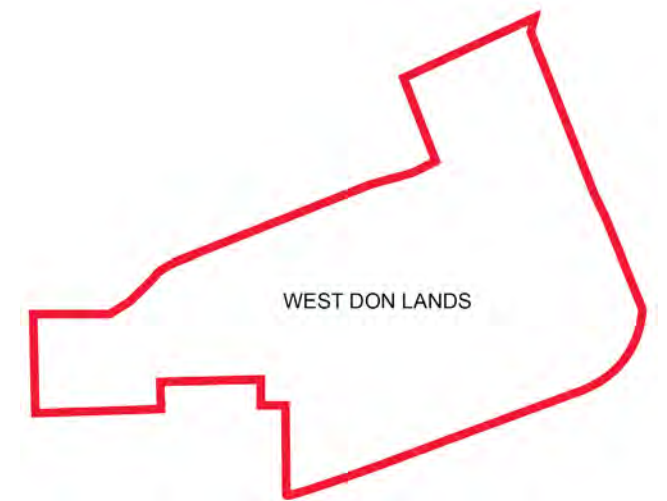


Built Form

Policy Directions – West Don Lands

The West Don Lands Policy Area:

- Includes a maximum height of 36-42 metres (10-12 storeys) on Eastern Ave. (south side) and Front St.
- Includes a maximum height of 30-36 metres (8-10 storeys) on Mill St. (north side)
- Requires a minimum 3 metre setback from the front property line
- Sets a maximum streetwall height (16m) and minimum stepback (3m) on Eastern Ave.
- Includes design criteria for larger retail stores



“The West Don Lands Policy Area will accommodate residential, commercial and institutional growth as the area develops into a vibrant mixed-use community in a manner that builds upon the positive features of the area and adjacent areas, in particular the Distillery District and Corktown Common.”



Built Form

Policy Directions – Distillery District

DISTILLERY DISTRICT

The Distillery District Policy Area:

- Covered by three Site and Area Specific Policies:
 - Gooderham and Worts Area
 - Triangle Lands
 - 31R Parliament Street

“Development in the Distillery District Policy Area will be limited and subject to the Site and Area Specific Policies included in Section 12 of this Plan; responsive to the heritage context of the area; and will continue to integrate conservation, rehabilitation, adaptive re-use and new construction to support a balance of residential and non-residential uses.”

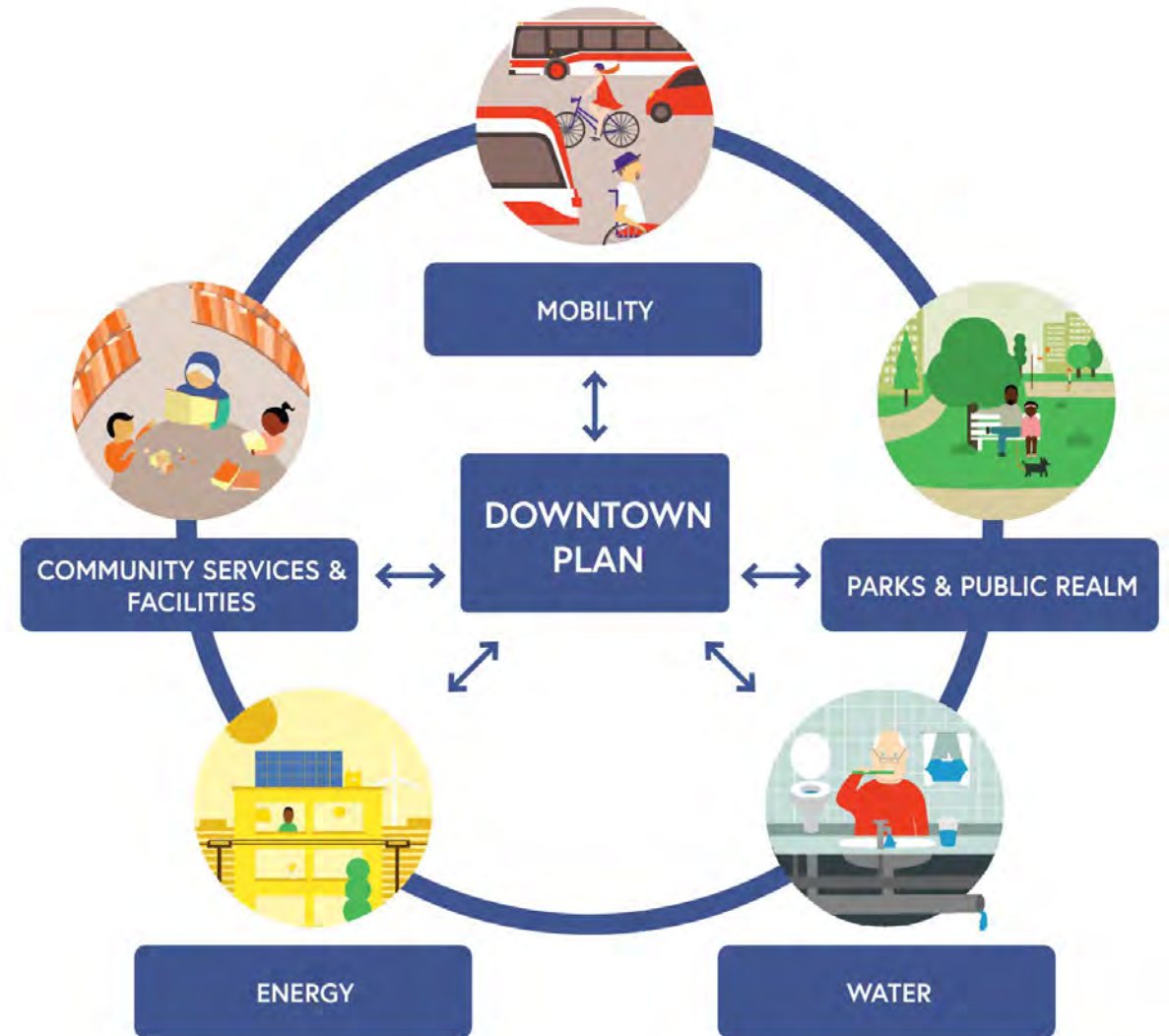


Implementation

Policy Directions

The proposed Secondary Plan:

- Identifies Council-approved infrastructure strategies as implementation tools for:
 - Community Services & Facilities
 - Parks & Public Realm
 - Mobility
 - Energy
 - Water



Next Steps

- Proposed Secondary Plan to **Toronto East York Community Council on October 10th**
- **Additional consultation** throughout the Fall and Winter
- Seeking direction from City Council to **undertake a Zoning By-law review** for the King-Parliament area



THANK YOU!