

King-Parliament Secondary Plan Review

POLICY DIRECTIONS

Open House

November 21, 2019





Land Acknowledgement

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.

Tonight's Presentation

1. Understanding the Shifting Legislative Framework

- Changes in Provincial Legislation
- An Approved Downtown Plan

2. Proposed King-Parliament Secondary Plan

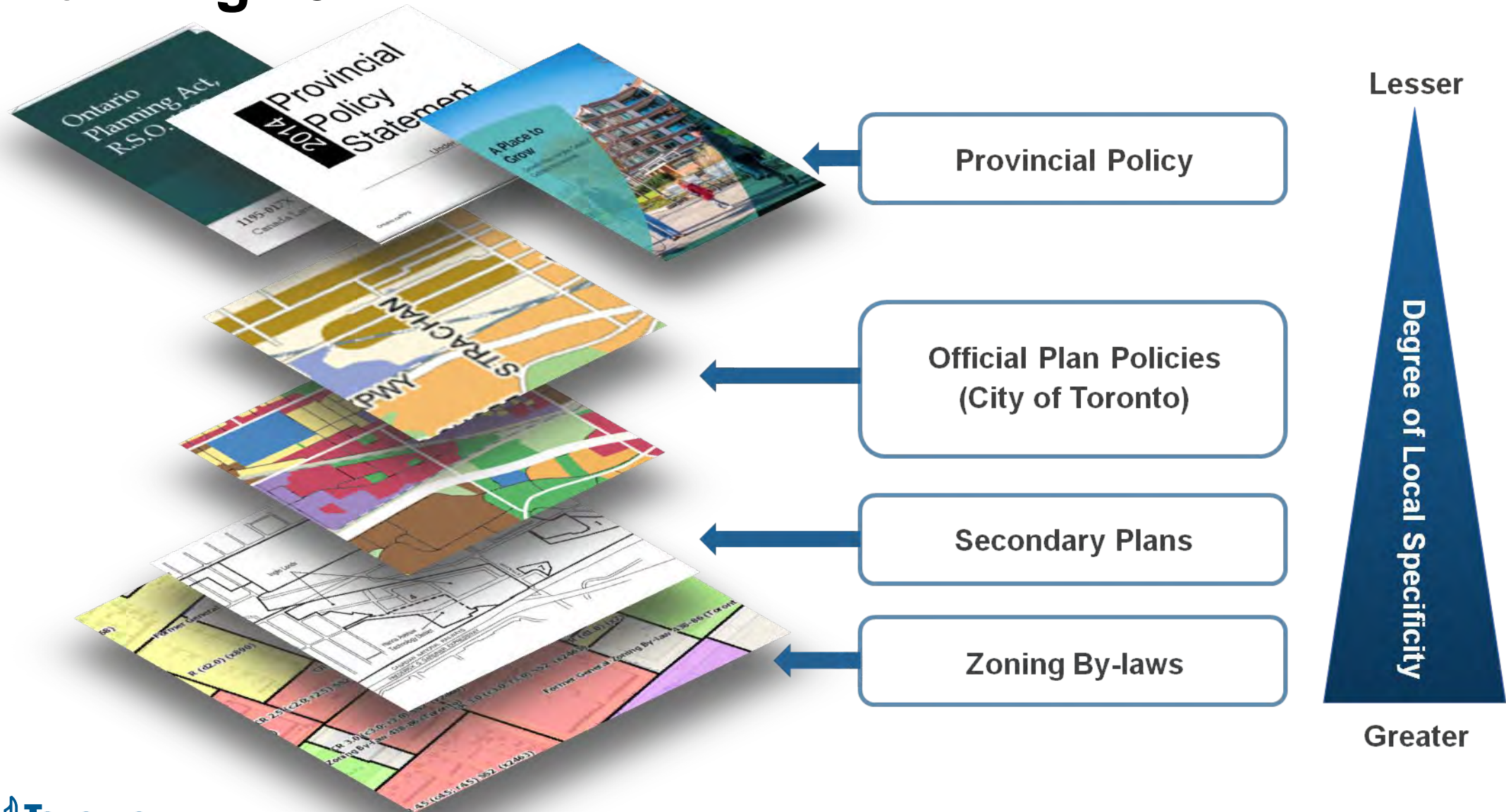
- Heritage
- Parks & Public Realm
- Built Form

3. Zoning By-law Update

- Existing Conditions

4. Q & A

Planning 101

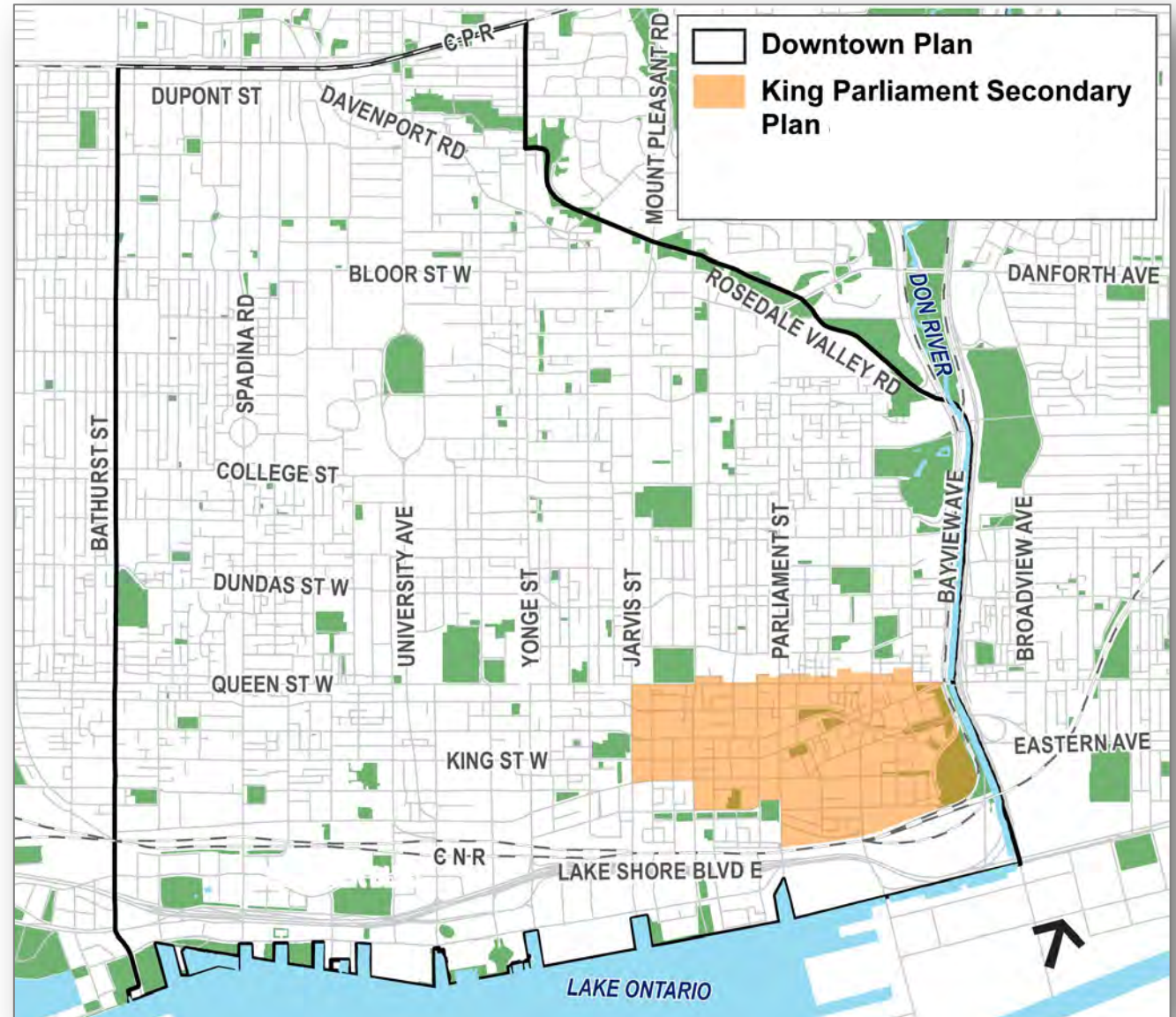


Bill 108: More Homes, More Choice Act

- 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 in consultation with the Province regarding the **draft regulations** released by the Province.

Downtown Plan Official Plan Amendment (OPA 406)

- The **Downtown Plan** (OPA 406) was approved by the Minister of Municipal Affairs and Housing 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.



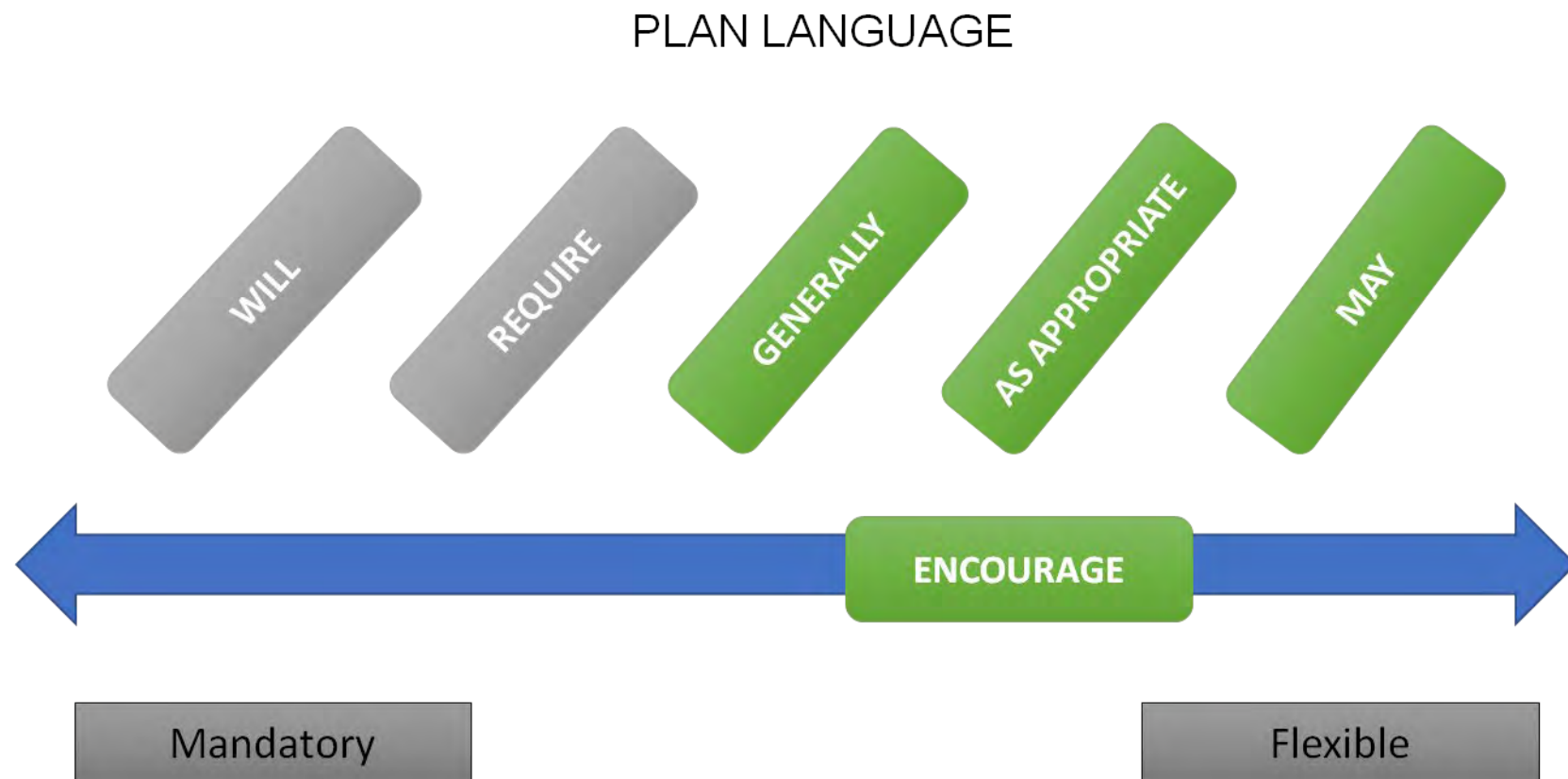
Key Modifications: Language

**Council-adopted
(May 2018)**

Prescriptive and clear (e.g. will, required).

**Provincially-approved
(June 2019)**

Flexible and subjective (e.g. encourage, may, as appropriate, generally).



Key Modifications: Non-Residential Replacement

Council-adopted
(May 2018)

Will replace a specific amount or percentage of existing non-residential uses through redevelopment.

Provincially-approved
(June 2019)

Encourages replacement of existing non-residential uses through redevelopment.

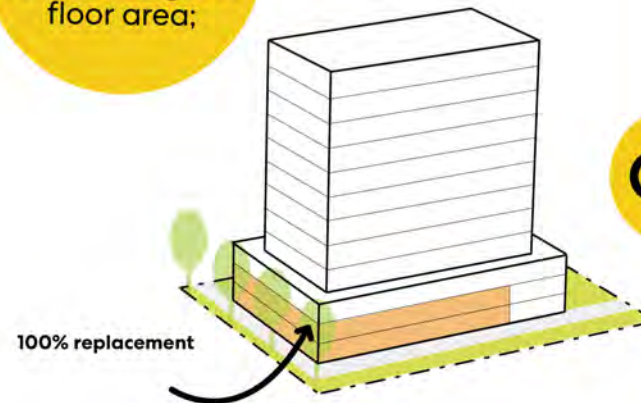
draft policy:

2.2 Development will continue to support and enhance the cluster of employment in the King-Parliament area by providing the greater of:

existing scenario:

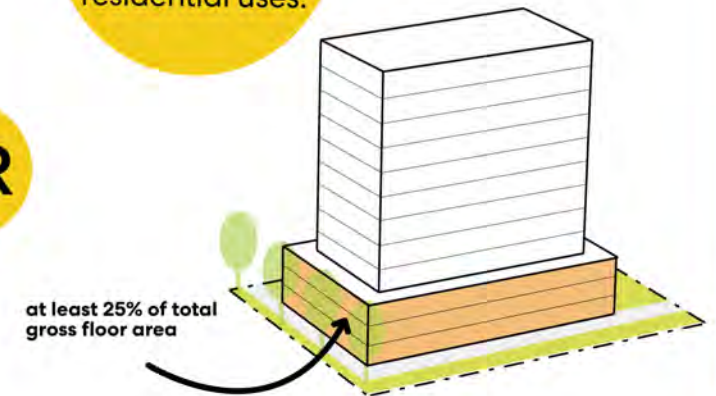


2.2.1 the replacement of all existing non-residential gross floor area;



OR

2.2.2 a minimum of 25 per cent of the total gross floor area as non-residential uses.



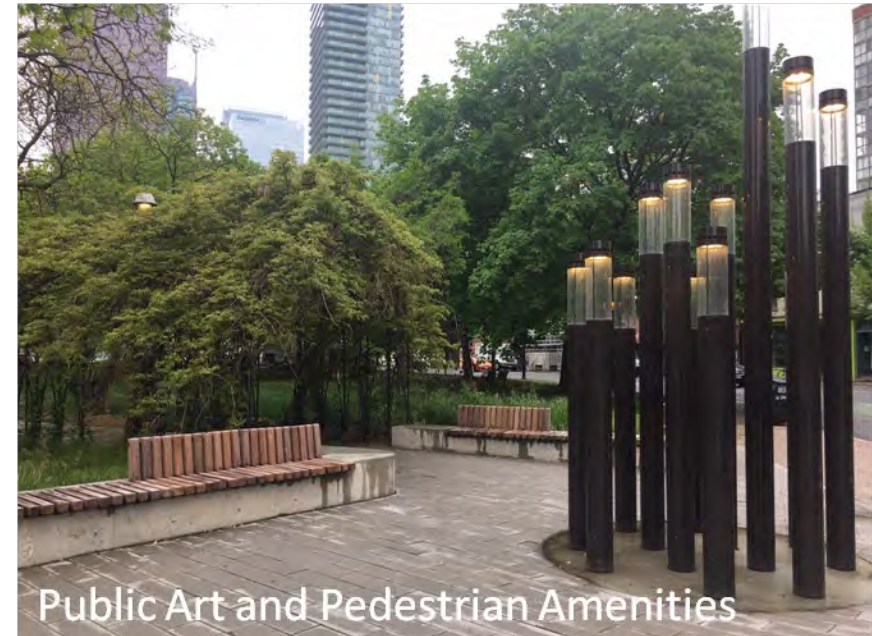
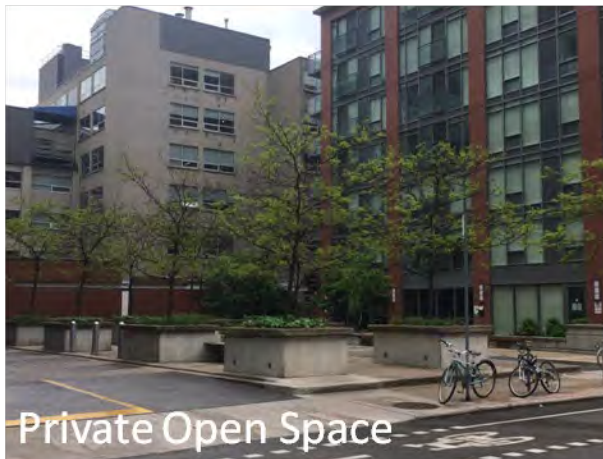
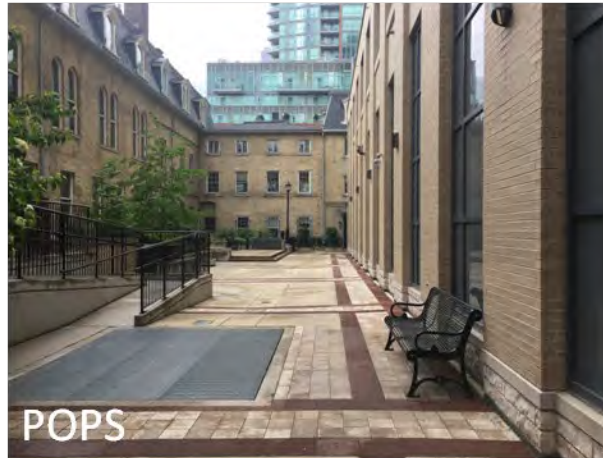
Key Modifications: Wider Sidewalks

Council-adopted
(May 2018)

Requires a 6-metre setback to
provide wider sidewalks.

Provincially-approved
(June 2019)

City **may take** a 6-metre easement,
sidewalks to be weighed against
other community benefits.



Key Modifications: Sun-protected Parks

Council-adopted
(May 2018)

No net-new shadow on 44
downtown parks.

Provincially-approved
(June 2019)

Development must “adequately
limit” net-new shadow.



Key Modifications: Rapid Transit

Council-adopted
(May 2018)

Detailed planning studies around
each station to **consider local
context.**

Provincially-approved
(June 2019)

Requirement to “accommodate
higher density development to
optimize return on investment.”



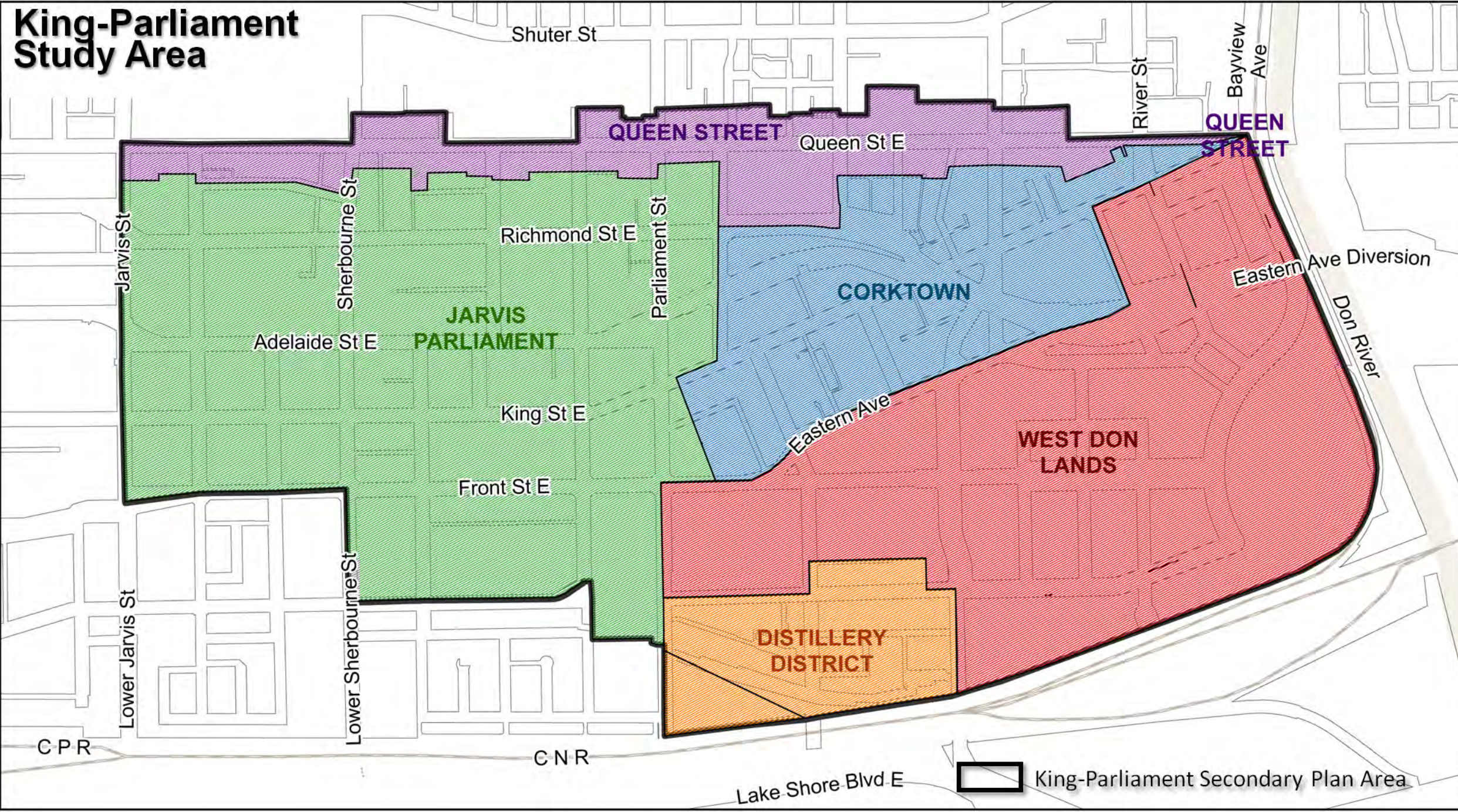
Downtown Plan Directions

- **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

King-Parliament Review Timeline



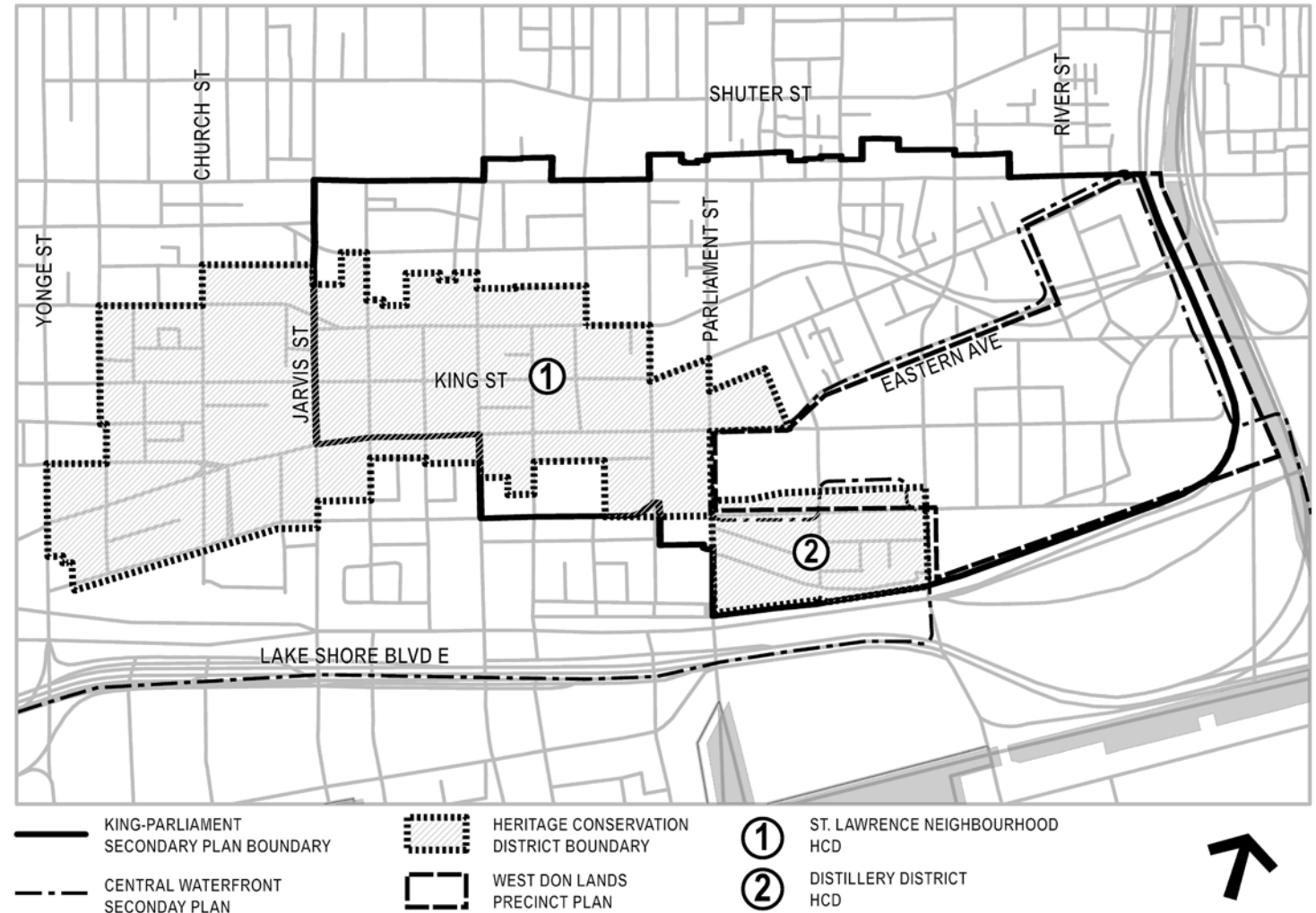
King-Parliament Study Area



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

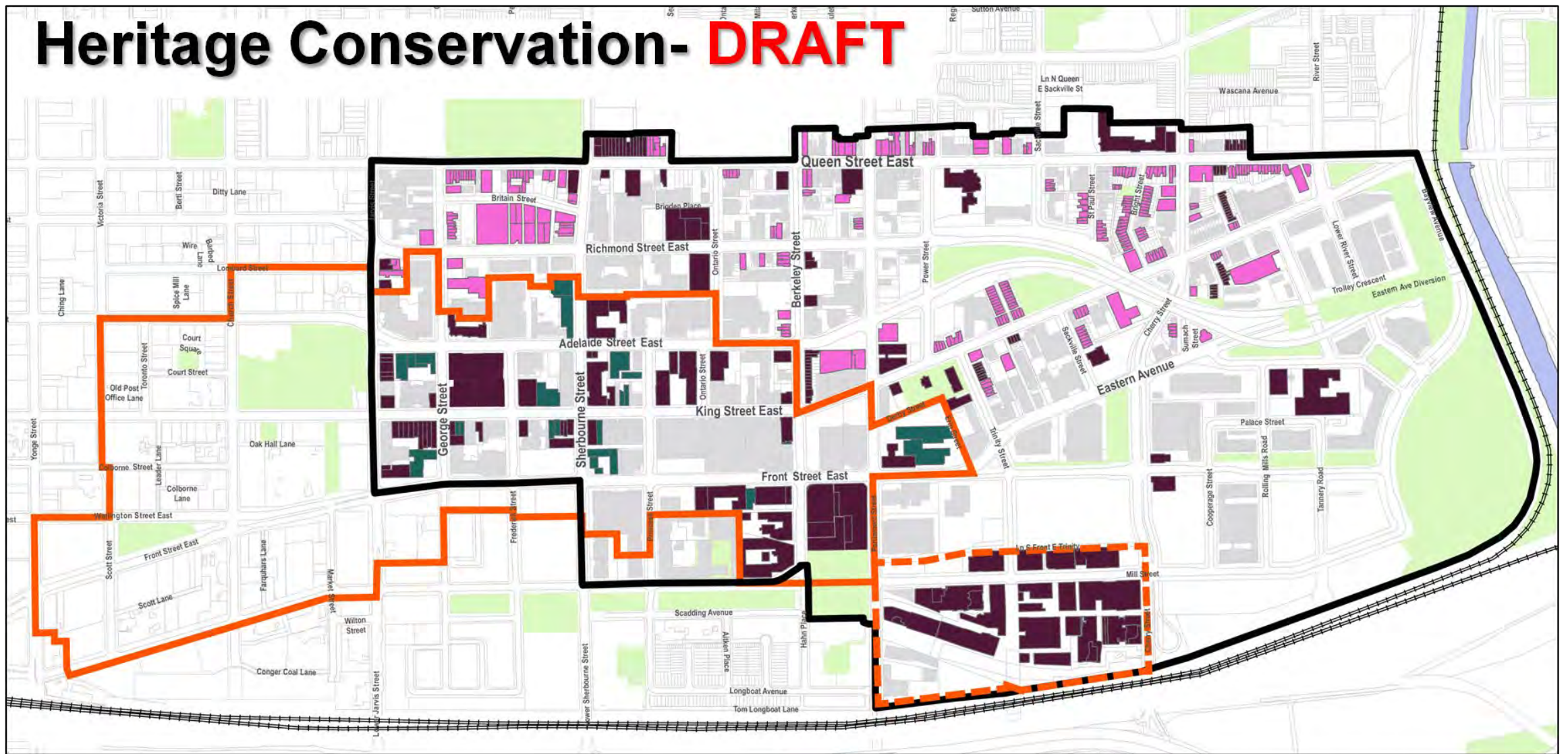
“The King-Parliament Secondary Plan area is targeted for growth and new investment across a full mix of uses that are designed to be compatible with their existing and planned context, conserve cultural heritage resources and improve and expand the public realm.”


Key Objectives:


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





Heritage Conservation- **DRAFT**




 St. Lawrence Neighbourhood
Heritage Conservation District
(under appeal)

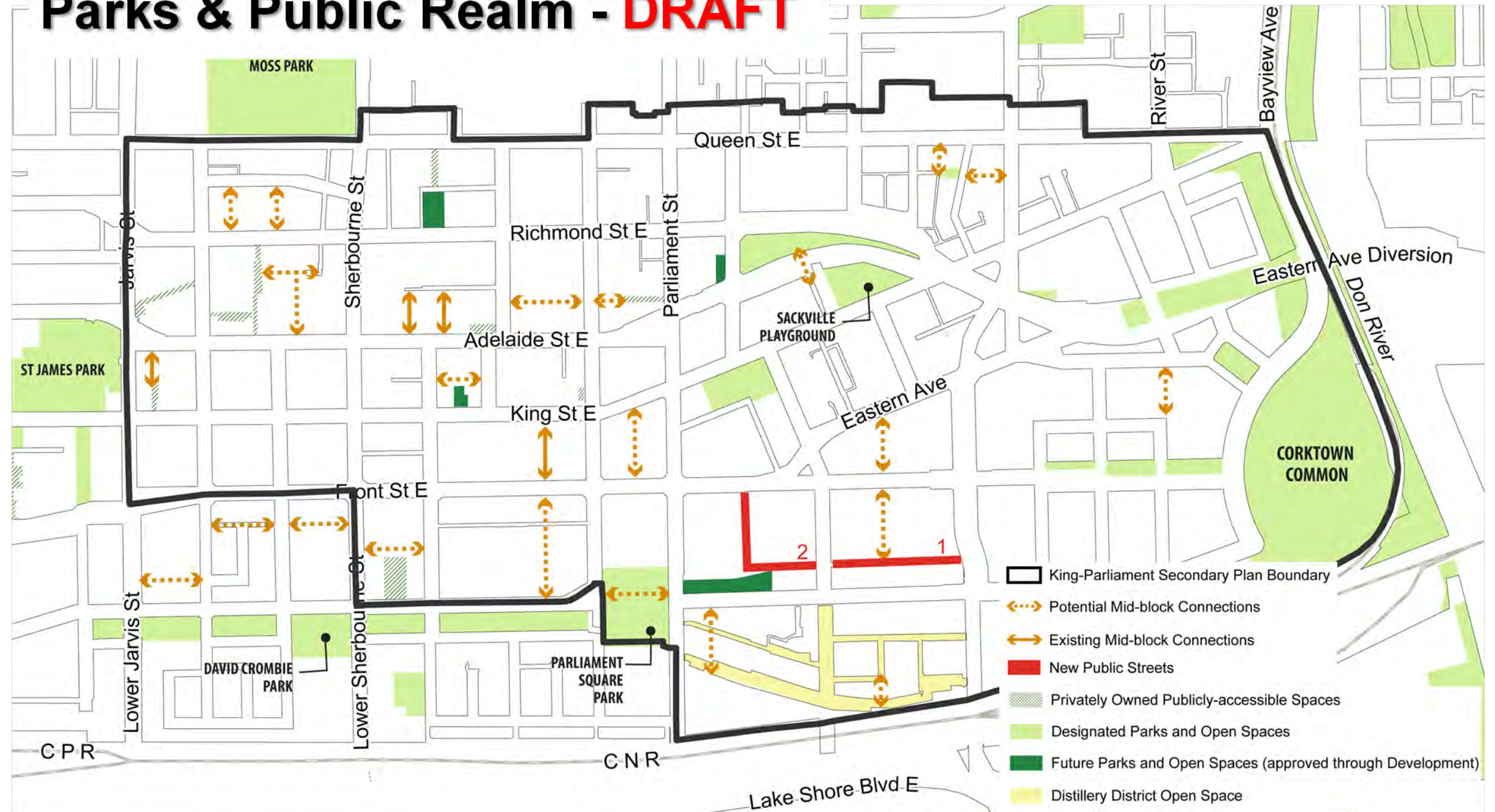
 Distillery District
Heritage Conservation District
(Under Study)

 Properties identified through the Cultural Heritage
Resource Assessment (2019)

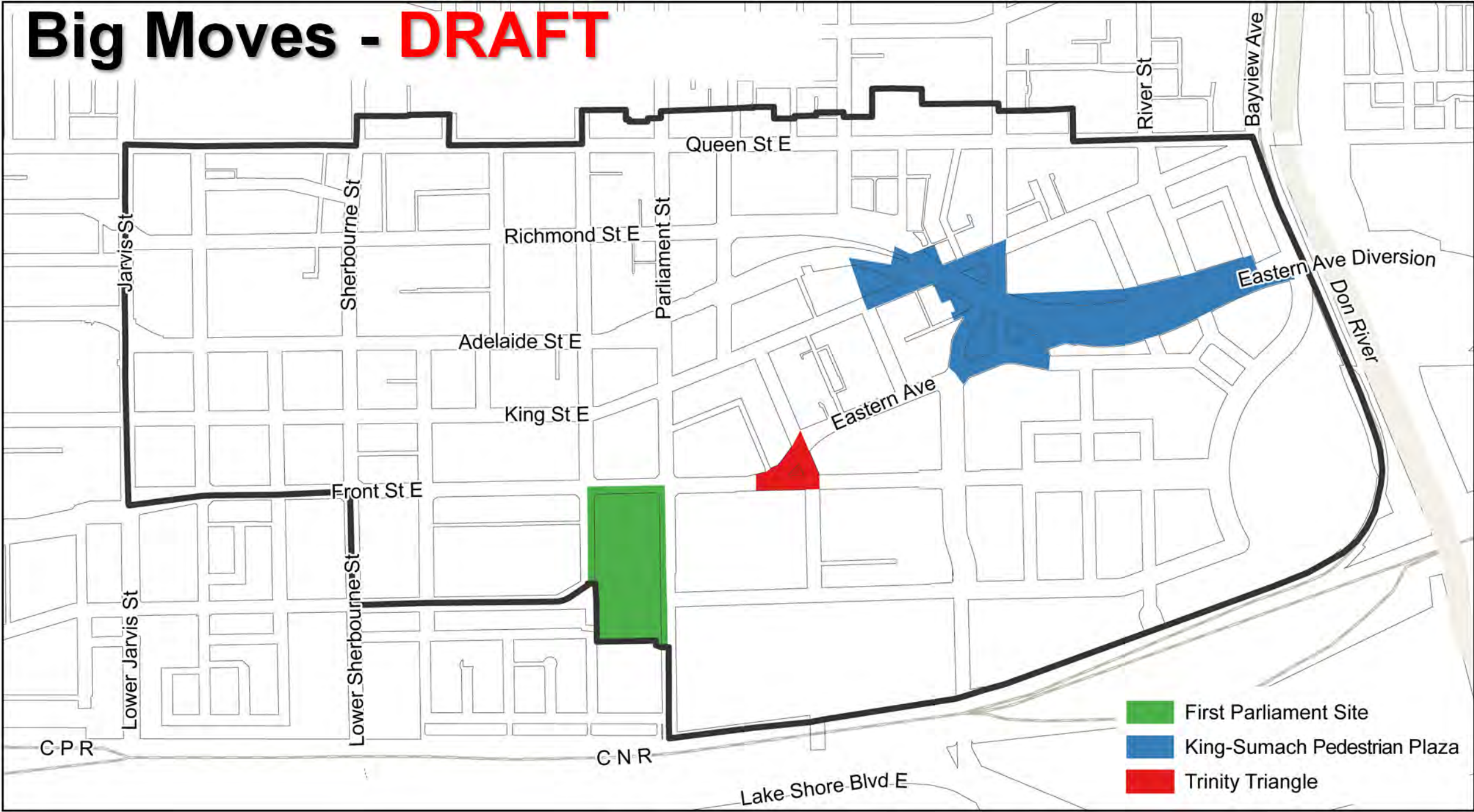
 Properties on the City's Heritage Register*

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

Parks & Public Realm - **DRAFT**



Big Moves - DRAFT

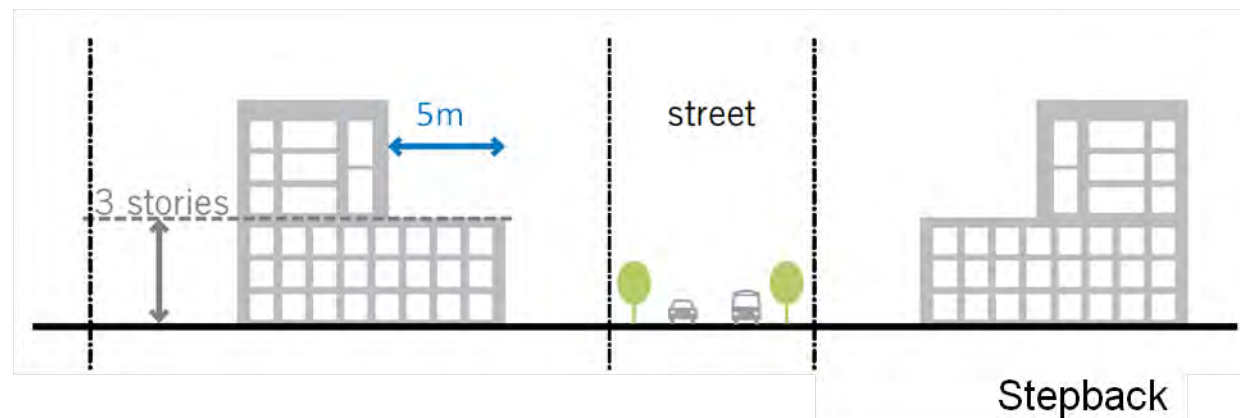
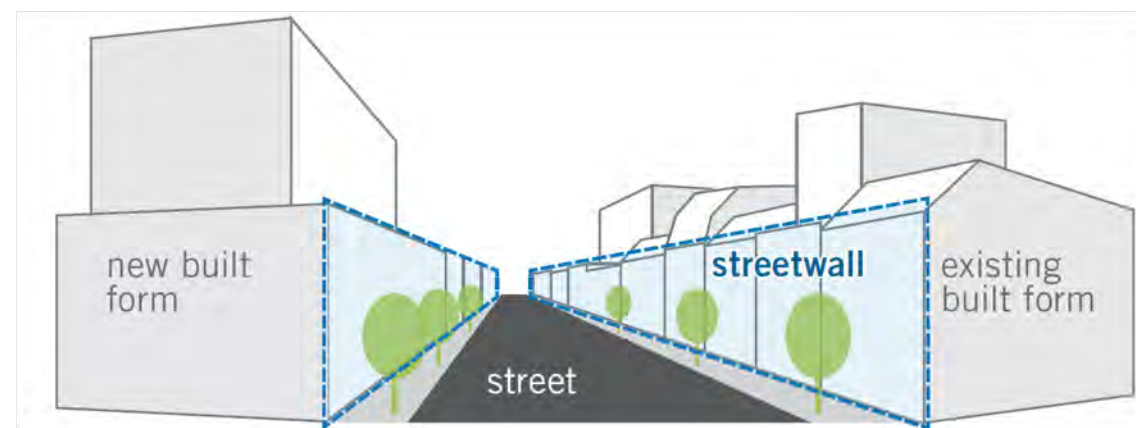
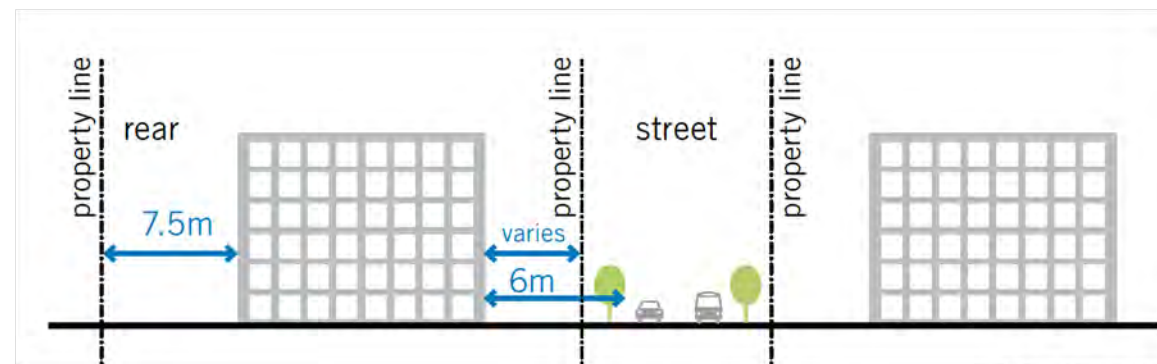


Built Form

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

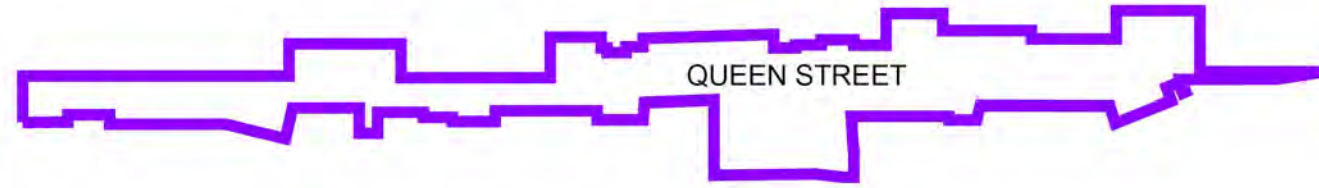


Built Form

Policy Directions – Queen Street

The Queen Street Policy Area includes direction for:

- Maximum height
- Minimum stepbacks above heritage base buildings
- Transition to Neighbourhoods on the north side
- Minimum setbacks from the front property line to allow for wider sidewalks
- Direction for the materials, ground floor heights and articulation of base buildings

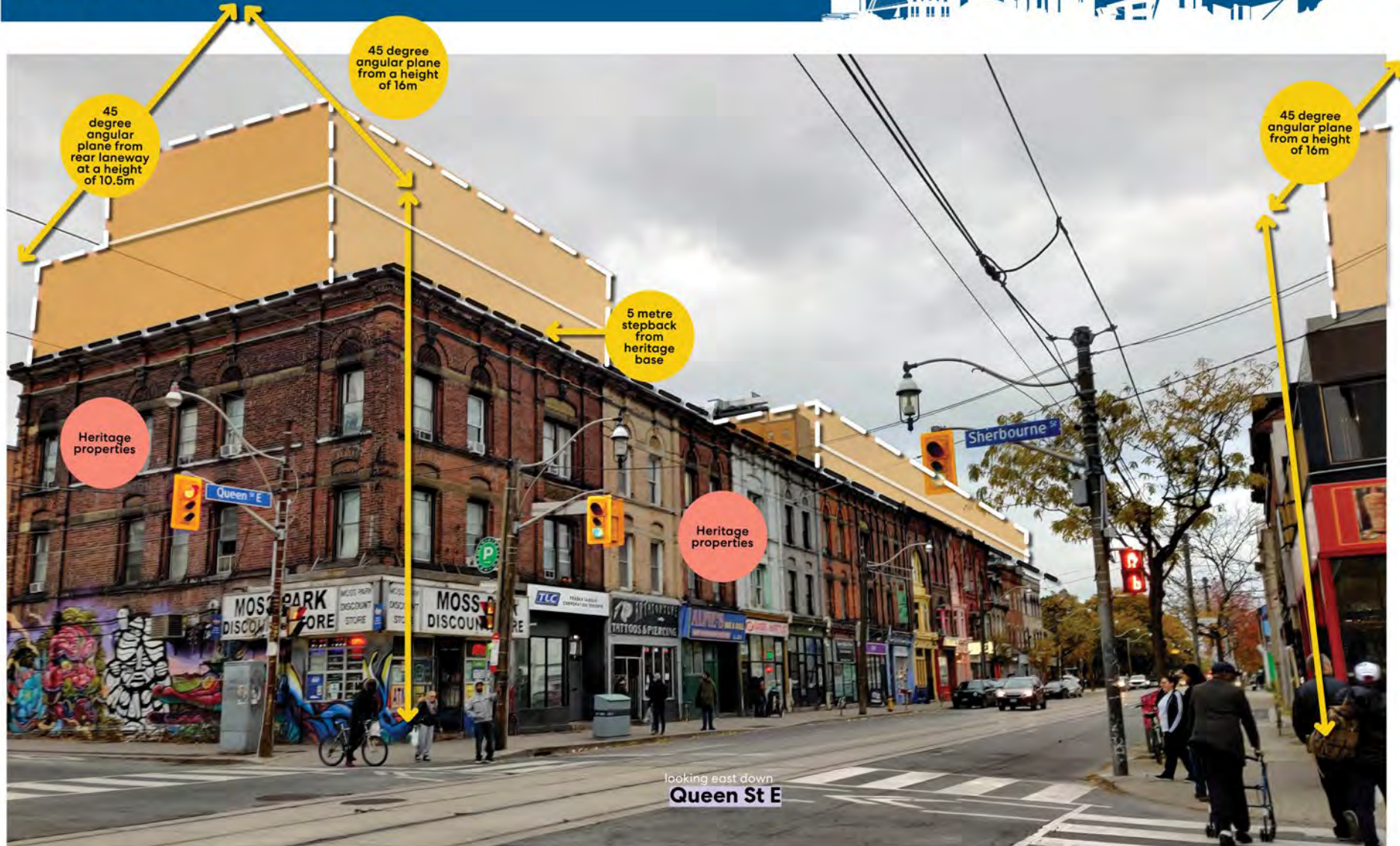


“Development in the Queen Street Policy Area will occur incrementally and will generally take the form of additions or mid-rise buildings compatible with the area's diverse main street character and large number of heritage buildings.”



BUILT FORM

QUEEN STREET

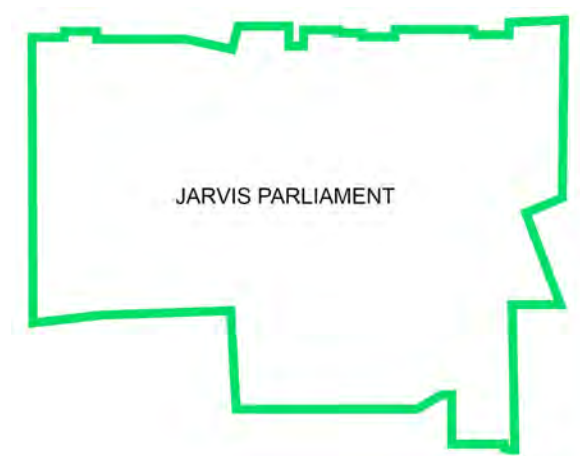


Built Form

Policy Directions – Jarvis Parliament

The Jarvis Parliament Policy Area includes direction for:

- Minimum stepbacks above heritage base buildings
- Minimum setbacks from the front property line to allow for wider sidewalks
- Direction for the materials, ground floor heights and articulation of base buildings on King St. E.



"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

JARVIS PARLIAMENT - BRITAIN STREET



Built Form

Policy Directions – Corktown

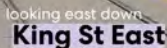
The Corktown Policy Area includes direction for:

- Maximum height on King St. E.
- Maximum streetwall height and minimum stepback on Eastern Ave.
- Transition requirements on King St. E. and Eastern Avenue
- Minimum stepbacks above heritage base buildings
- Minimum setbacks from the front property line to allow for wider sidewalks
- Direction for the materials, ground floor heights and articulation of base buildings on King St. E.



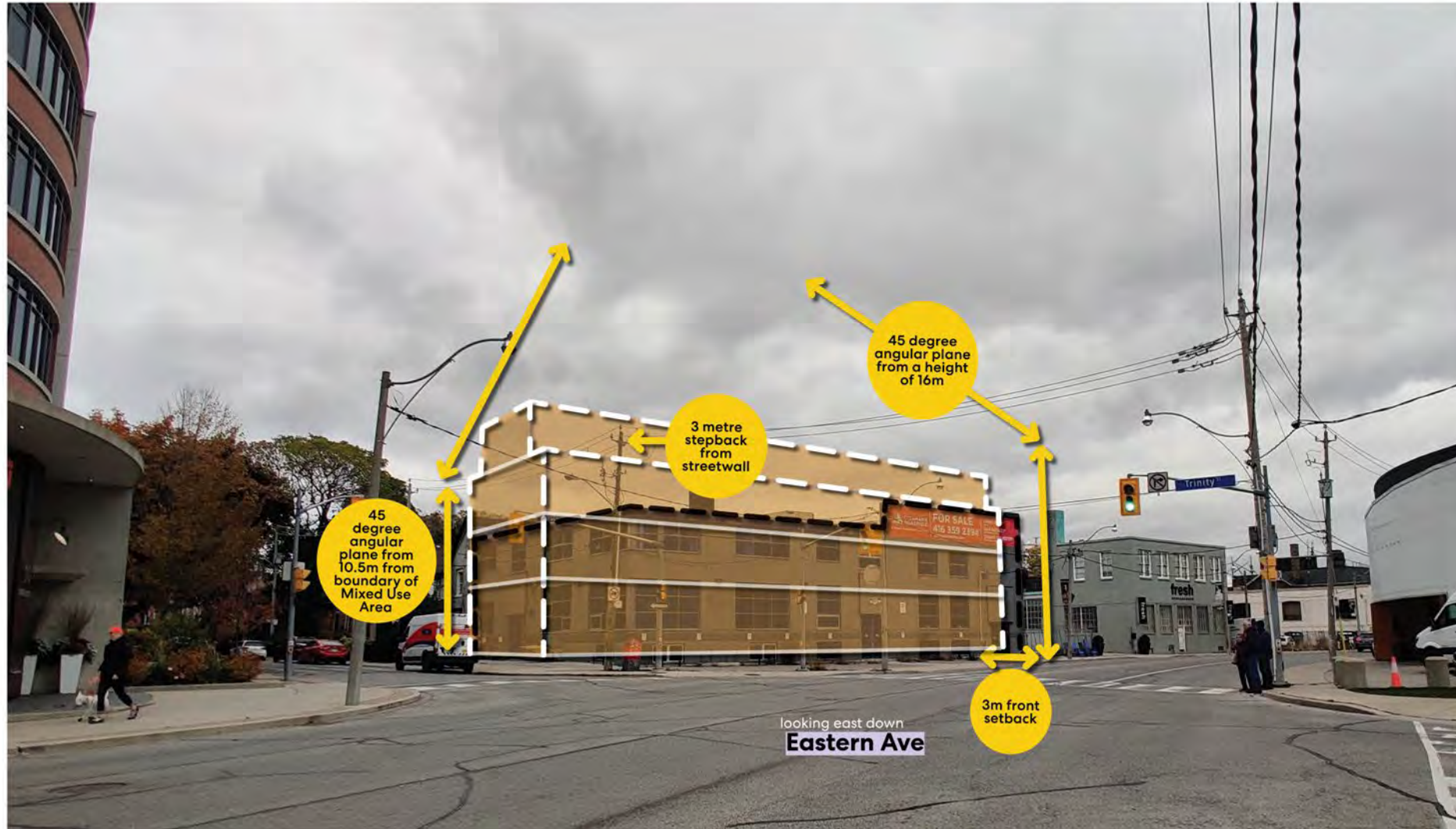
“The Corktown Policy Area will experience gradual growth and change over time. Development will be primarily through infill and adaptive reuse of buildings that complement the existing character of the area, including small lot sizes, clusters of historically significant buildings and fine-grain retail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





BUILT FORM

CORKTOWN - EASTERN AVENUE

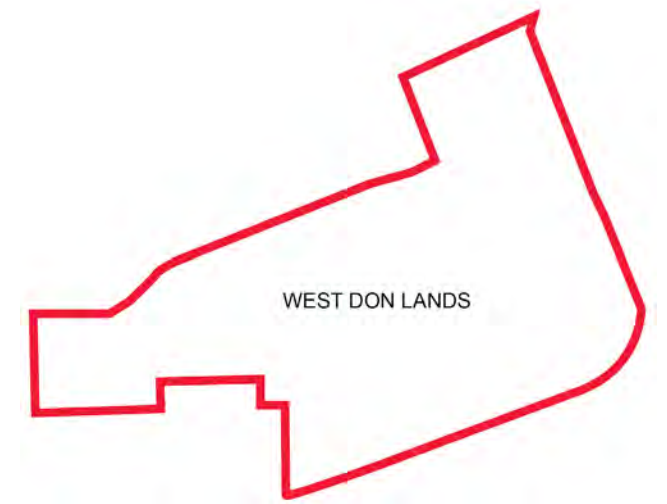


Built Form

Policy Directions – West Don Lands

The West Don Lands Policy Area includes direction for:

- Maximum heights on Eastern Ave., Front St. E. and Mill St.
- Maximum streetwall height and minimum stepback on Eastern Ave.
- Minimum setbacks from the front property line to allow for wider sidewalks
- 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.”



BUILT FORM

GOODERHAM & WORTS - TRIANGLE LANDS



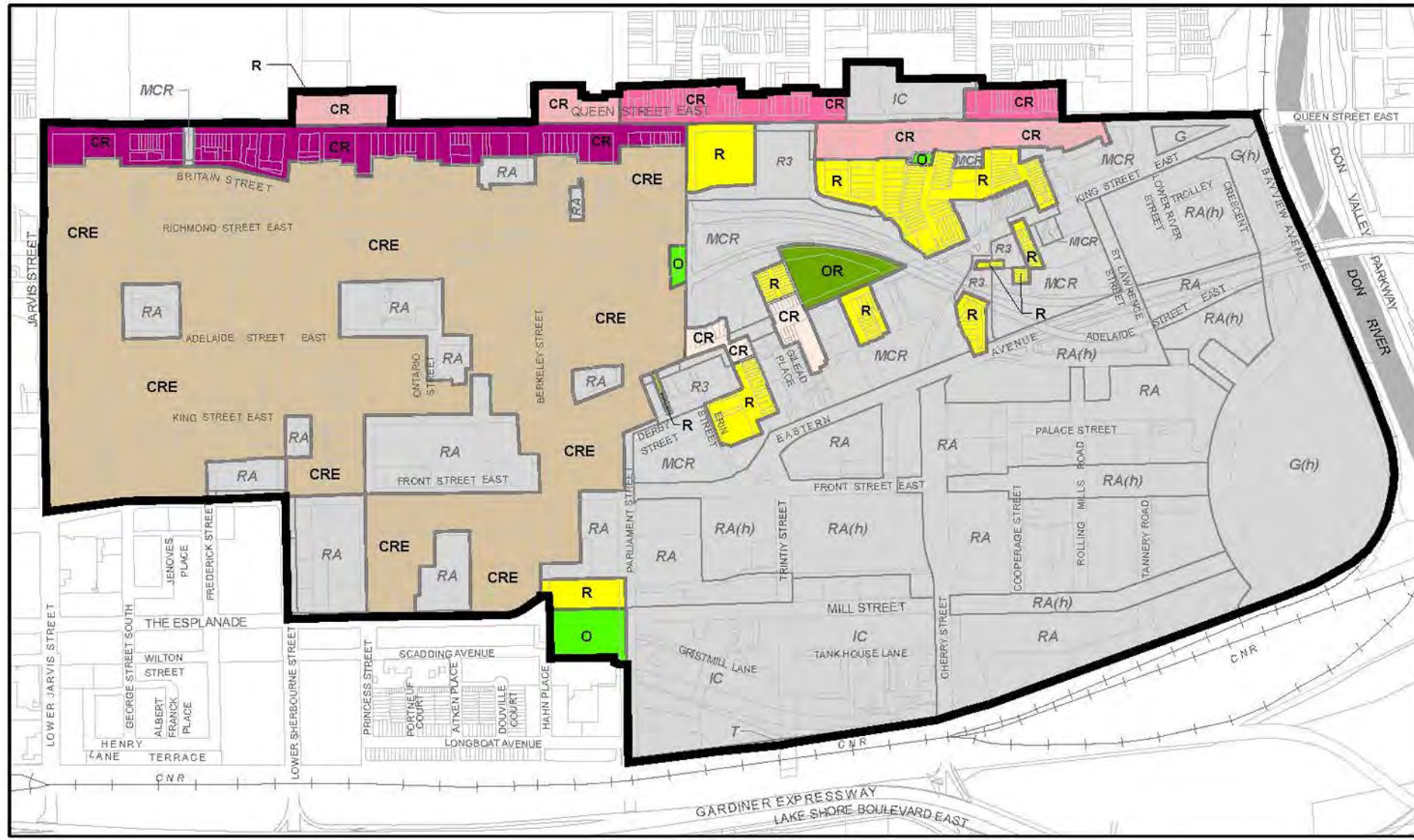
Zoning By-law Update

Existing Zoning Permissions

R	Residential
O	Open Space
OR	Open Space Recreation
CRE	Commercial Residential Employment

Commercial Residential

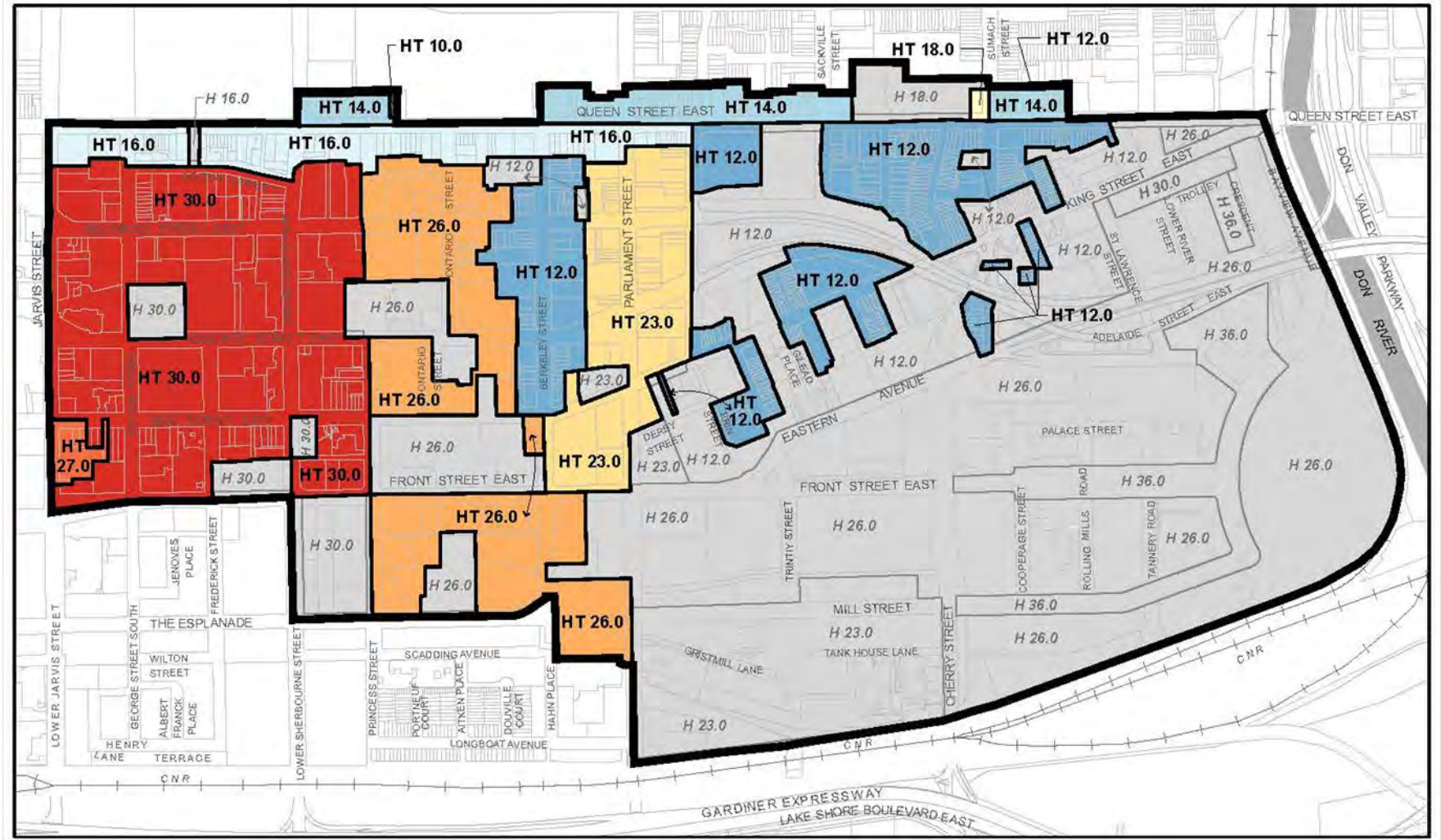
CR	CR 1.5 (c1.5; r1.5) S\$2
CR	CR 2.0 (c1.0; r1.5) S\$2 and CR 2.0 (c2.0; r2.0) S\$2
CR	CR 2.5 (c2.0; r2.0) S\$2
CR	CR 3.0 (c3.0; r3.0) S\$2



Zoning By-law Update

Existing Height Overlay

Height in Metres



Next Steps

WHEN	WHAT
TONIGHT	<ul style="list-style-type: none">• Provide feedback on the proposed Secondary Plan• Provide initial input on the Zoning By-law Update
FALL 2019 / WINTER 2020	<ul style="list-style-type: none">• Secondary Plan policy development & Zoning By-law work• Stakeholder consultation meetings
SPRING / SUMMER 2020	<ul style="list-style-type: none">• Open House #3: Recommended Secondary Plan and Draft Zoning By-law
FALL 2020	<ul style="list-style-type: none">• Recommended Secondary Plan and Zoning By-law Update to City Council (statutory meeting)



THANK YOU!

QUESTIONS?