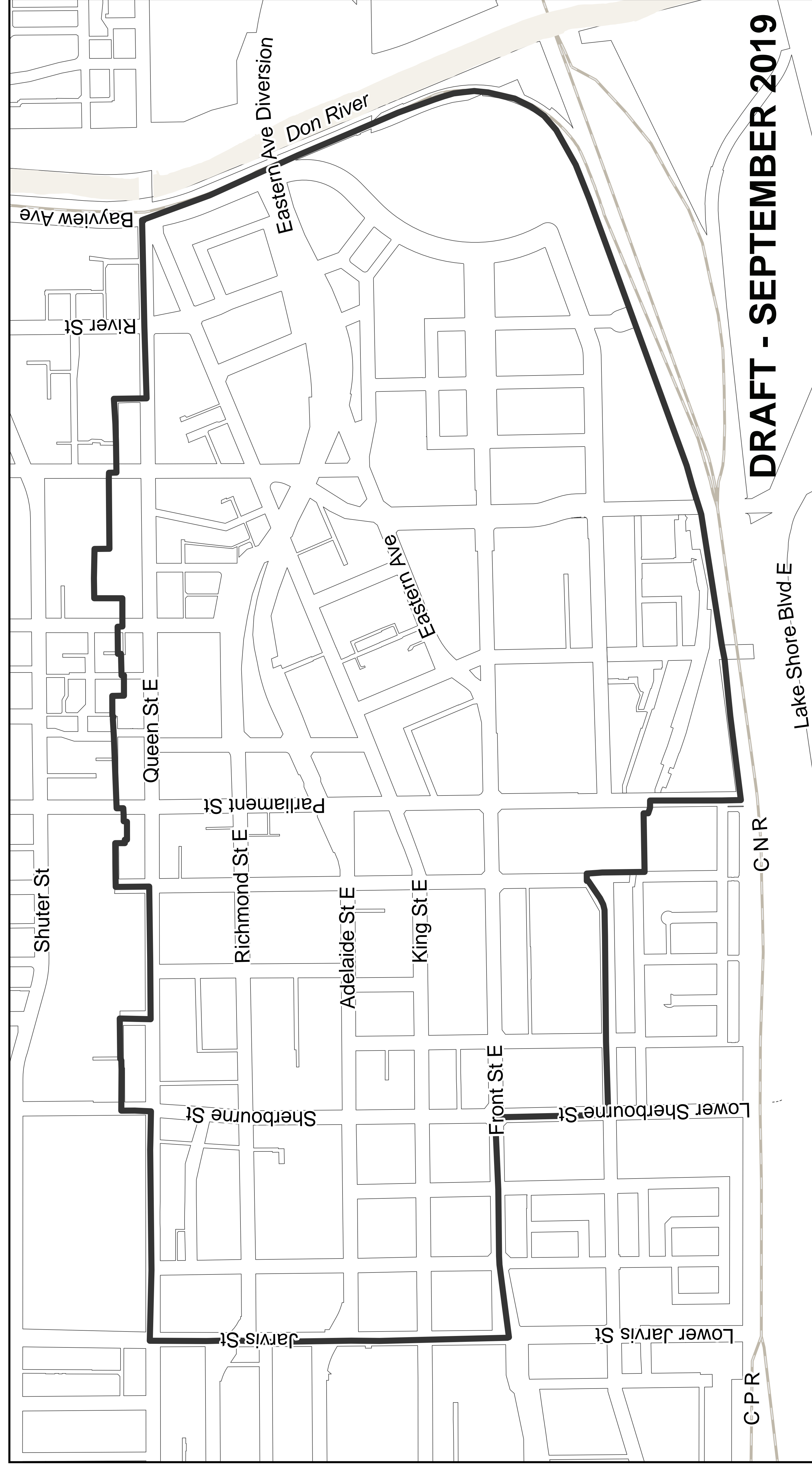
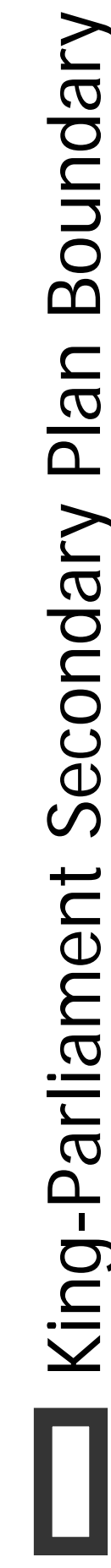


PUBLIC OPEN HOUSE

Welcome to the Public Open House on the King-Parliament Secondary Plan Review. Learn more about the policy directions included in the proposed Secondary Plan and upcoming Zoning By-law Update from our presentation, display boards and staff.



King-Parliament Secondary Plan
Map 15-1 Secondary Plan Boundary



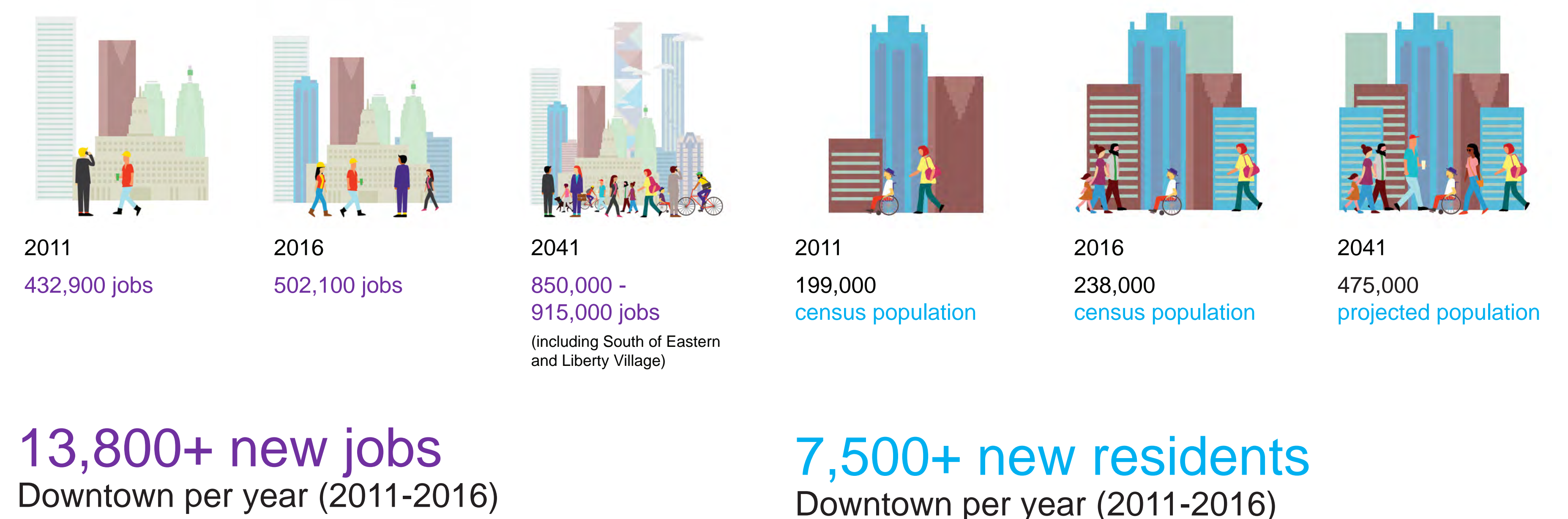
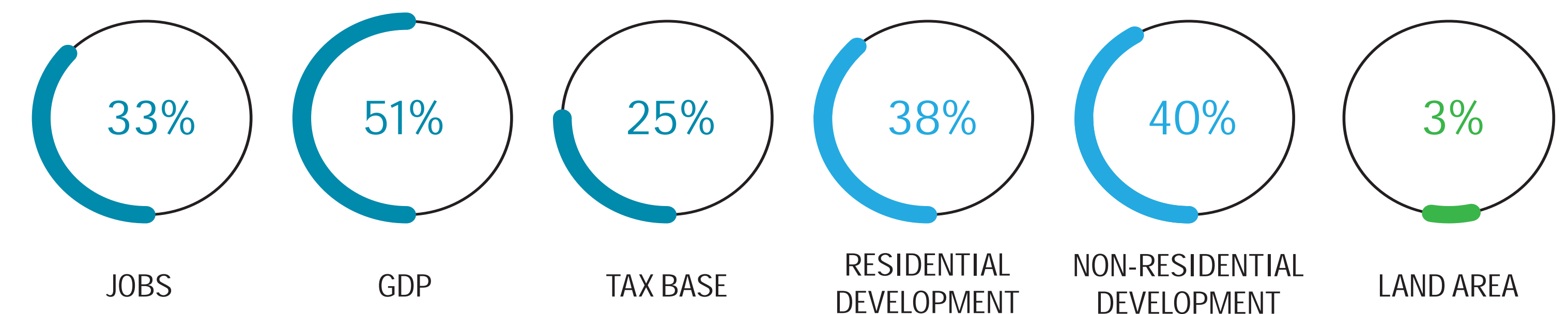
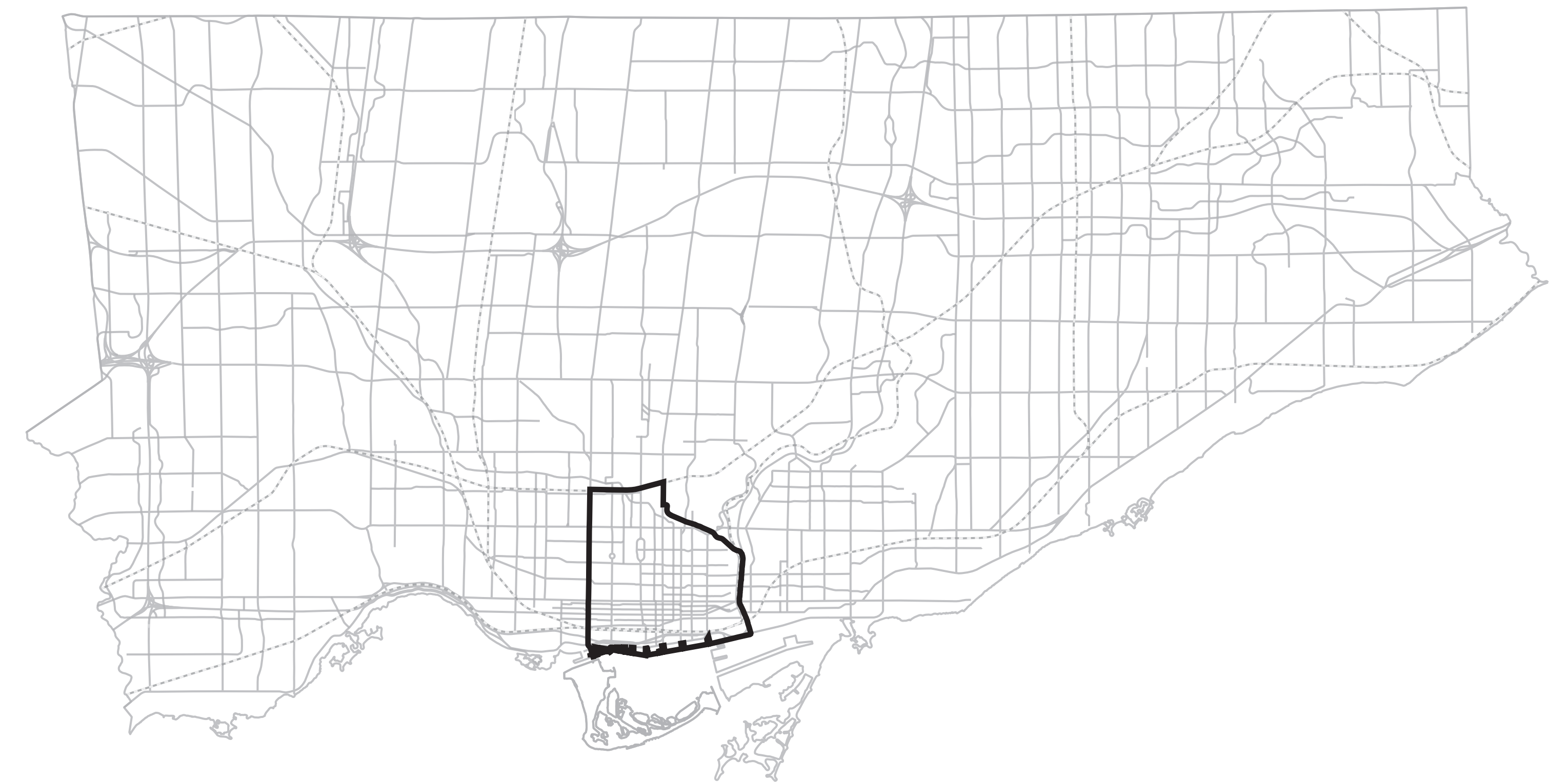
Not to Scale

WHAT IS THE DOWNTOWN PLAN?

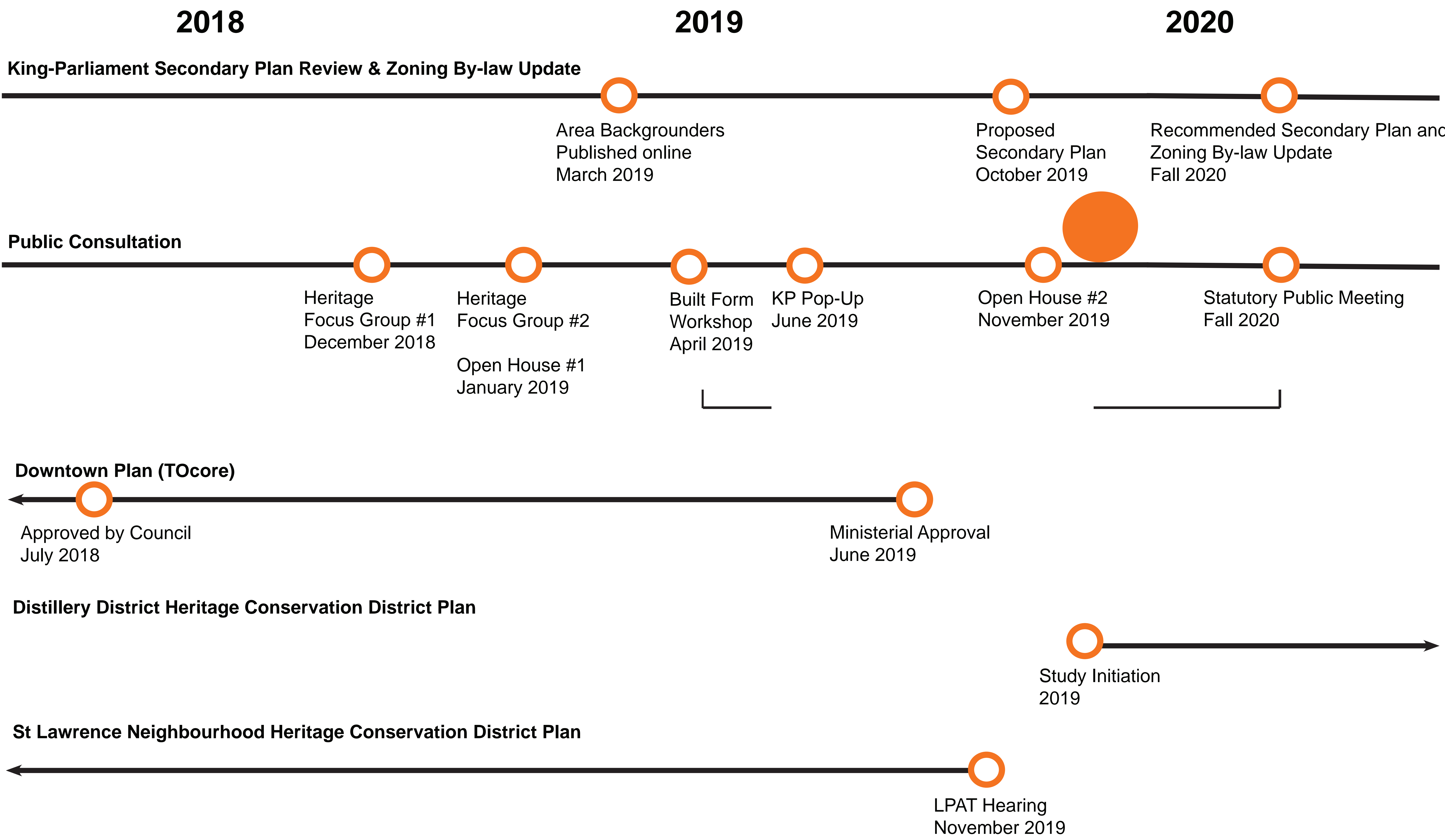


- The Downtown Plan (OPA 406) brings forward a comprehensive policy framework to shape growth in Toronto's Downtown over the next 25 years. It is the result of the four-year TOcore: Planning Downtown study.
- The Downtown Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment to 2041.
- The Downtown Plan provides the City with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.
- The Downtown Plan was approved by the Minister of Municipal Affairs and Housing on June 5, 2019 and is in full force and effect. It is not subject to appeal.

The King-Parliament Secondary Plan falls within the boundaries of the Downtown Plan. These two plans will work together to provide guidance on how King-Parliament will continue to grow.



TIMELINES



EXISTING PLANNING FRAMEWORKS

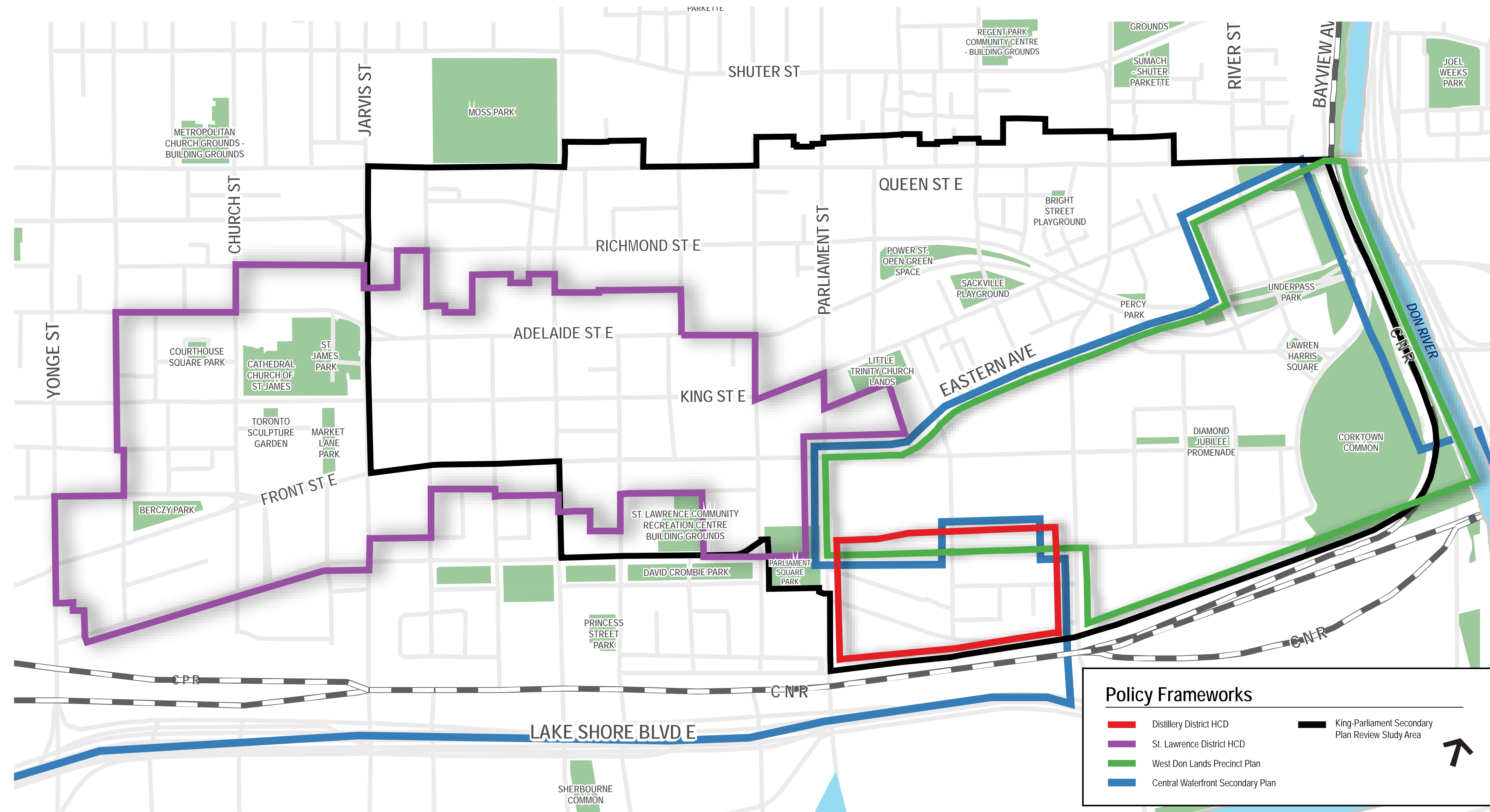


King-Parliament Secondary Plan Area

The Secondary Plan and related Urban Design Guidelines were adopted in 1996 to encourage a mix of uses that reinforce the historic built form and public realm.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan covers Toronto's waterfront and extends into the West Don Lands, which also fall within the King-Parliament Secondary Plan.



St. Lawrence Neighbourhood Heritage Conservation District

The St. Lawrence Neighbourhood Heritage Conservation District (HCD) was designated by Council in 2015. A Local Planning Appeal Tribunal (LPAT) hearing for the HCD will take place in November 2019.

Distillery District Heritage Conservation District

A Heritage Conservation District Study was completed for the Distillery District in 2016. The HCD planning process will get underway in mid-2019.

FOUR NEW MIXED USE AREAS

Regeneration Areas to Mixed Use Areas

The Downtown Plan includes four new *Mixed Use Areas* designations. The majority of *Regeneration Areas* in the King-Parliament area have been redesignated to *Mixed Use Areas* to reflect redevelopment and renewal in the area over the years.

MIXED USE AREAS 1 - GROWTH

Mixed Use Areas 1 contains areas with the greatest heights and largest proportion of non-residential uses. These areas will experience the greatest amount of intensification. King-Parliament does not include *Mixed Use Areas 1*.

MIXED USE AREAS 2 - INTERMEDIATE

Development within *Mixed Use Areas 2* will include buildings that respond to their site context including low-rise, midrise and some tall buildings. This intermediate or “in-between” scale of development will provide a transition from taller buildings in *Mixed Use Areas 1* and the mid-rise character of *Mixed Use Areas 3*.

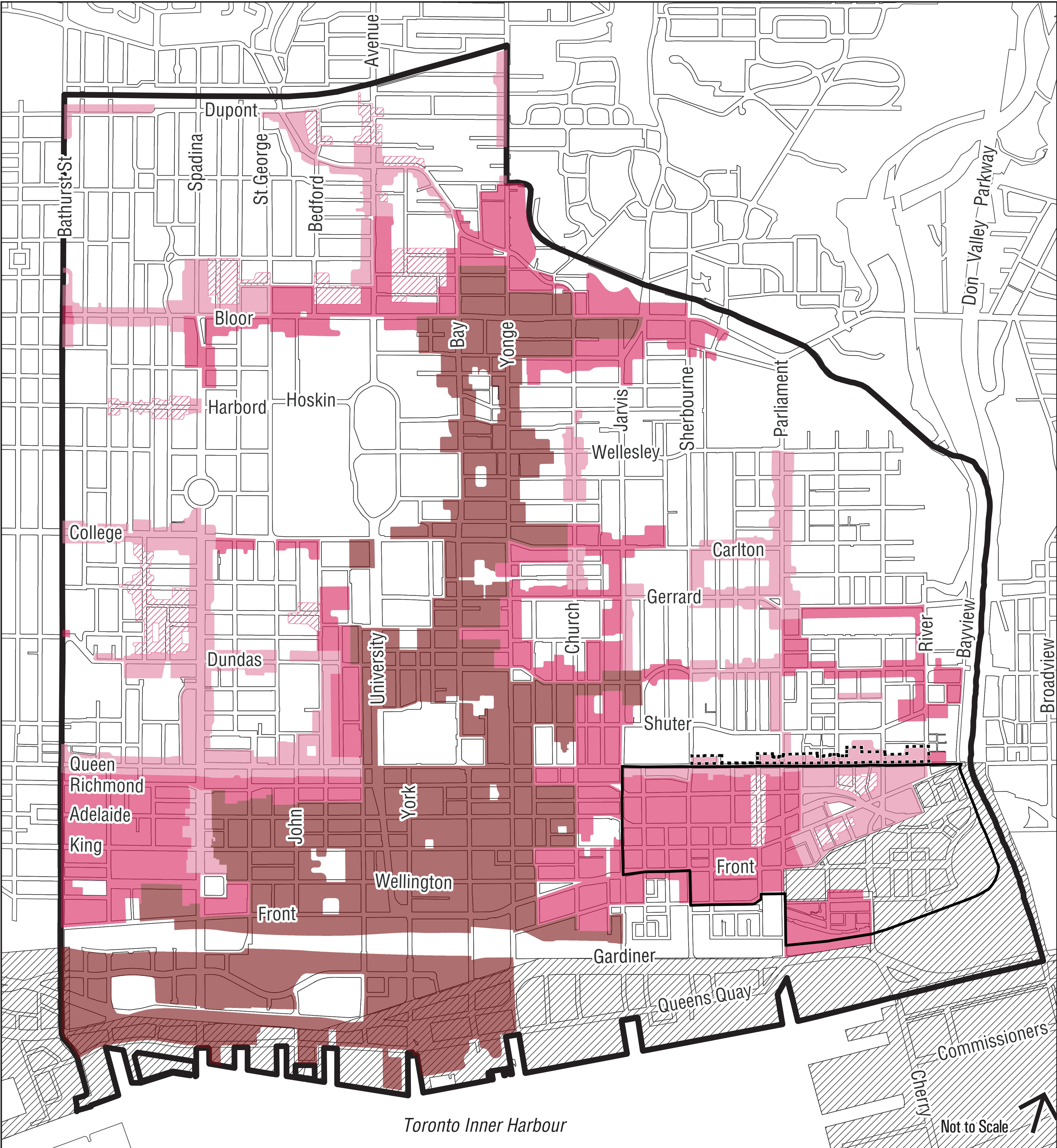
MIXED USE AREAS 3 - MAIN STREET

Mixed Use Areas 3 will have a main street character and include a diversity of uses in the form of low-rise and mid-rise buildings. These areas are generally along surface transit corridors, often contain a large number of heritage buildings and are mostly located adjacent to low-rise neighbourhoods.

MIXED USE AREAS 4 - LOCAL

Mixed Use Areas 4 contains a mix of uses with a prevailing character of house form and other types of low-rise buildings. They are generally located off of main streets, embedded within the neighbourhood fabric.

- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan



Downtown Plan Map 41-3: Mixed Use Areas

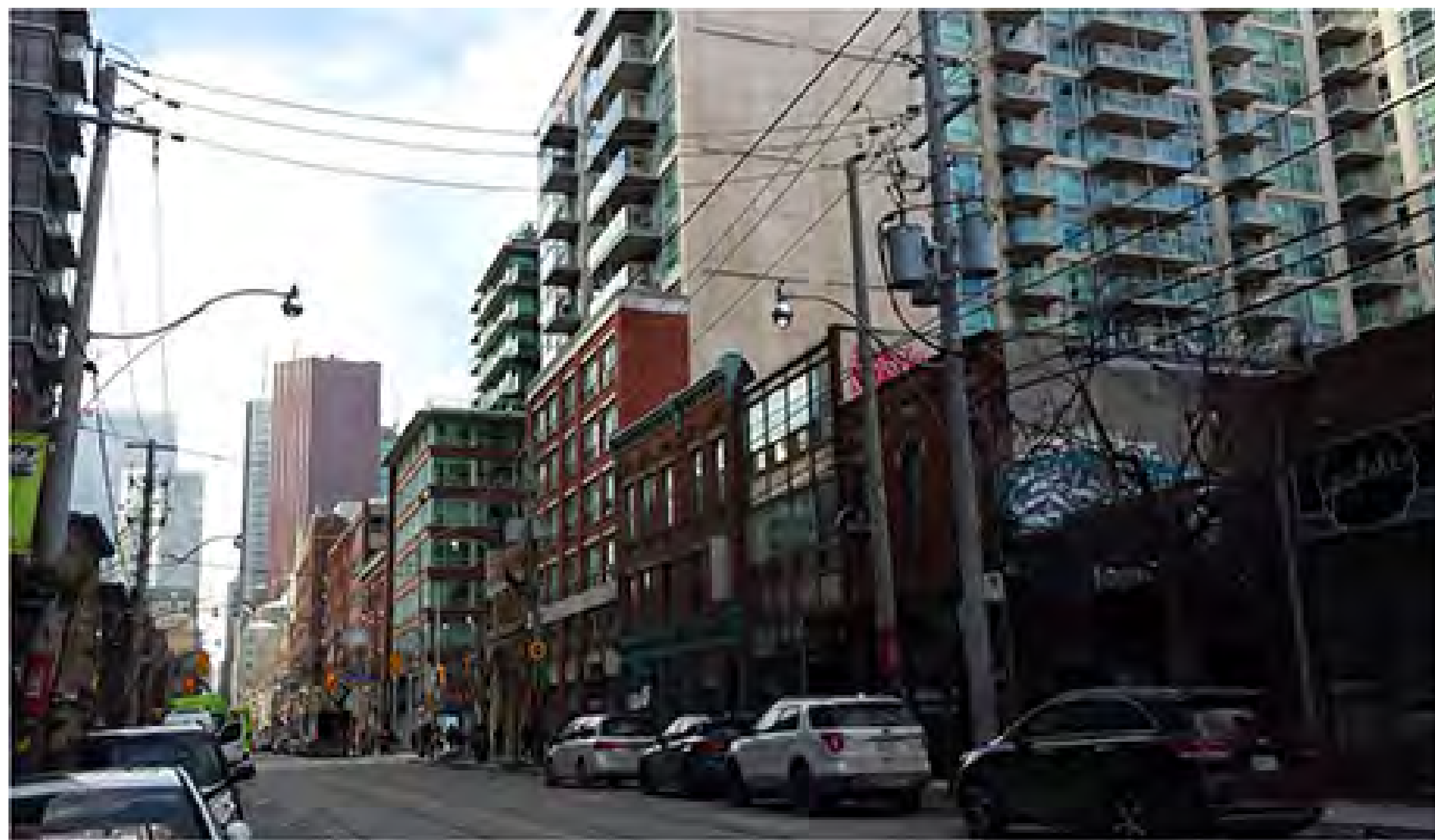
SECONDARY PLAN OBJECTIVES



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



Diverse built form on King Street East.

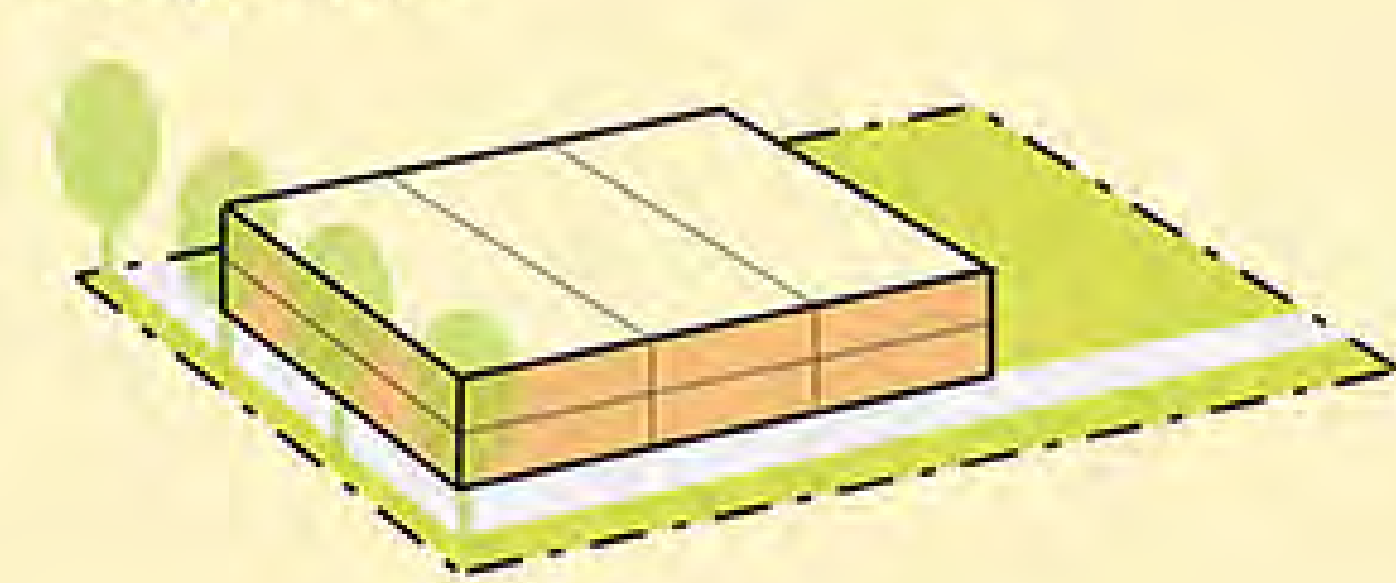


Aerial view of Corktown Common, a large district park.

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:

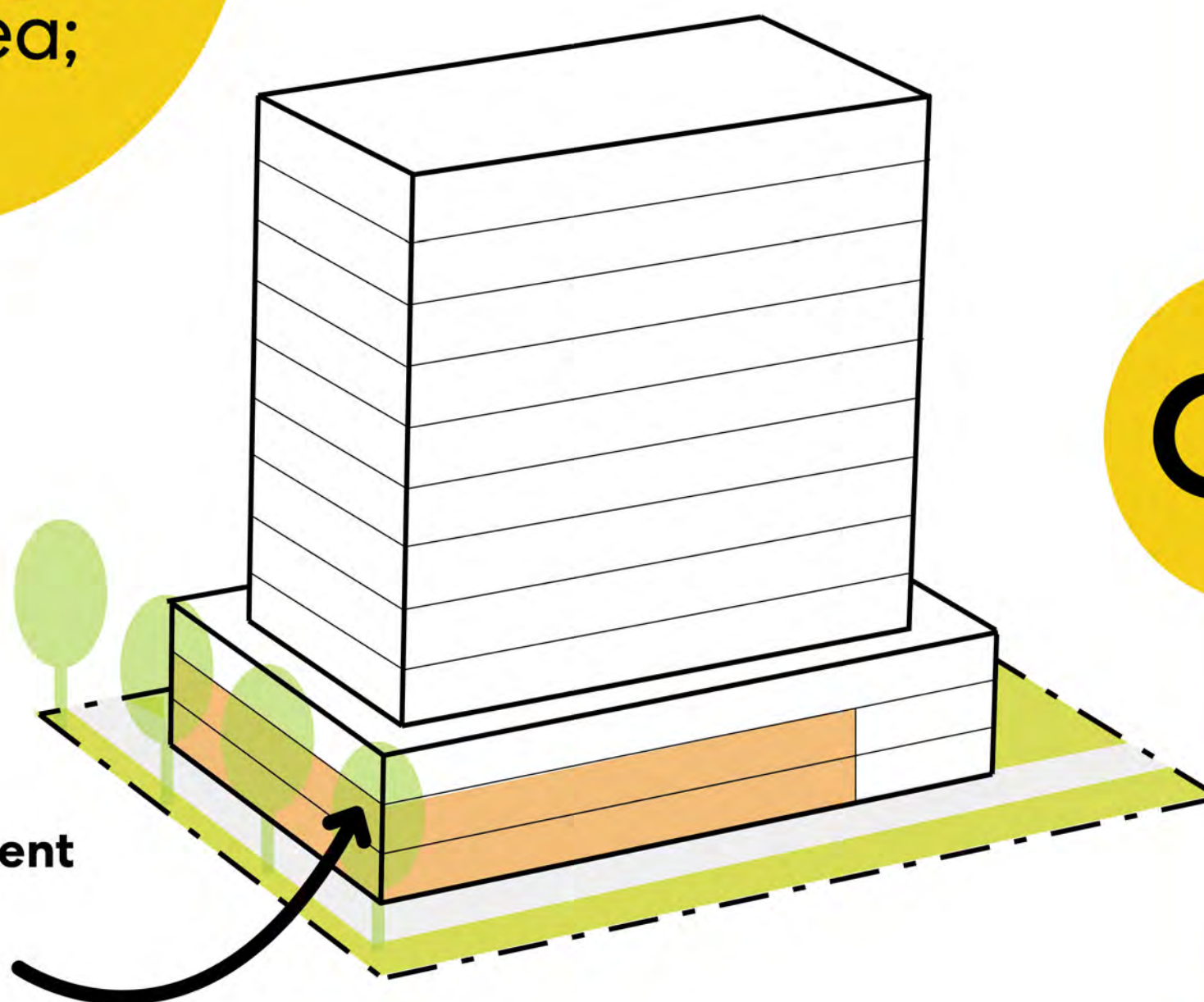


existing non-residential gross floor area

potential application of policy 2.2.1

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

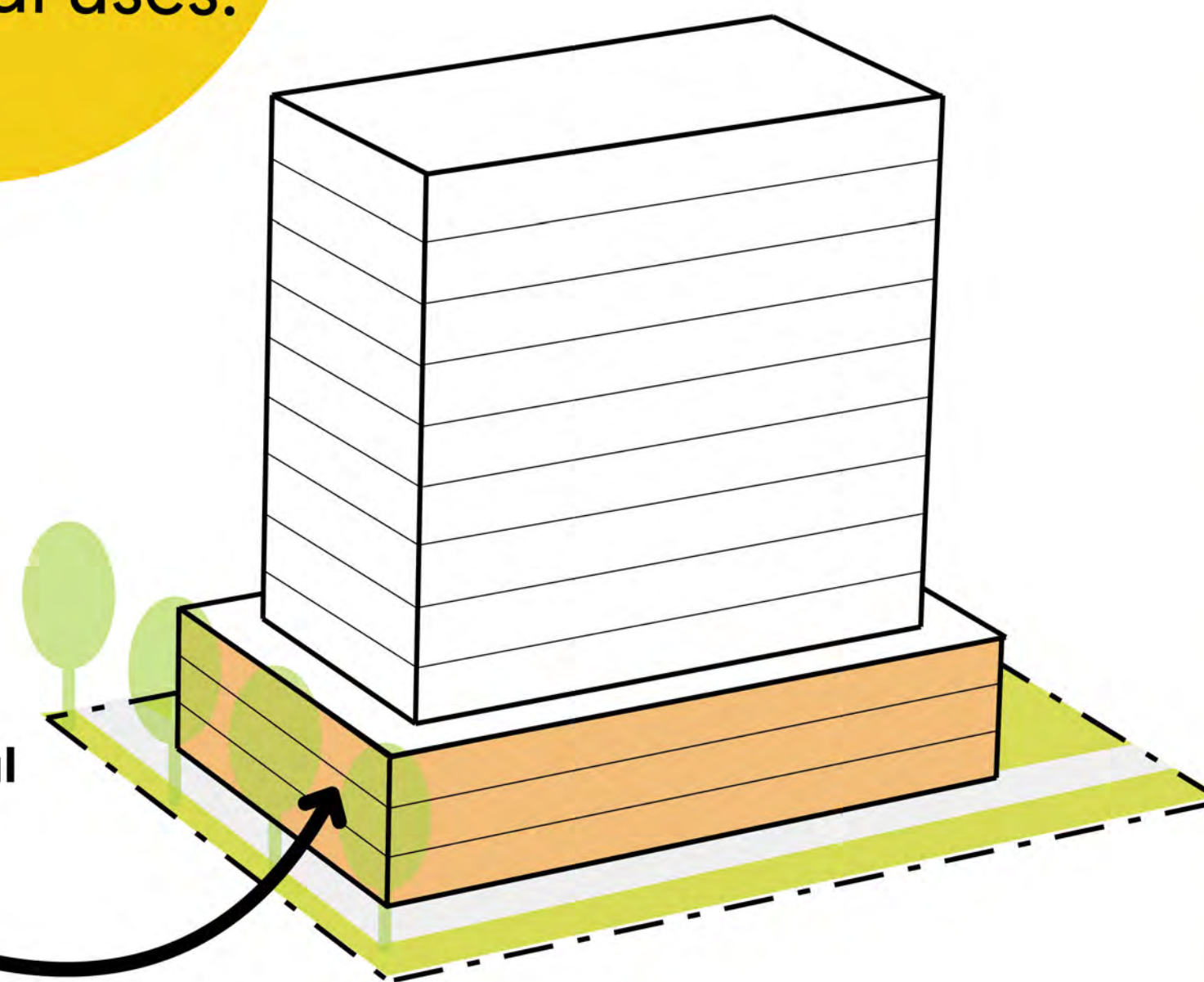
100% replacement



potential application of policy 2.2.2

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

at least 25% of total gross floor area



OR

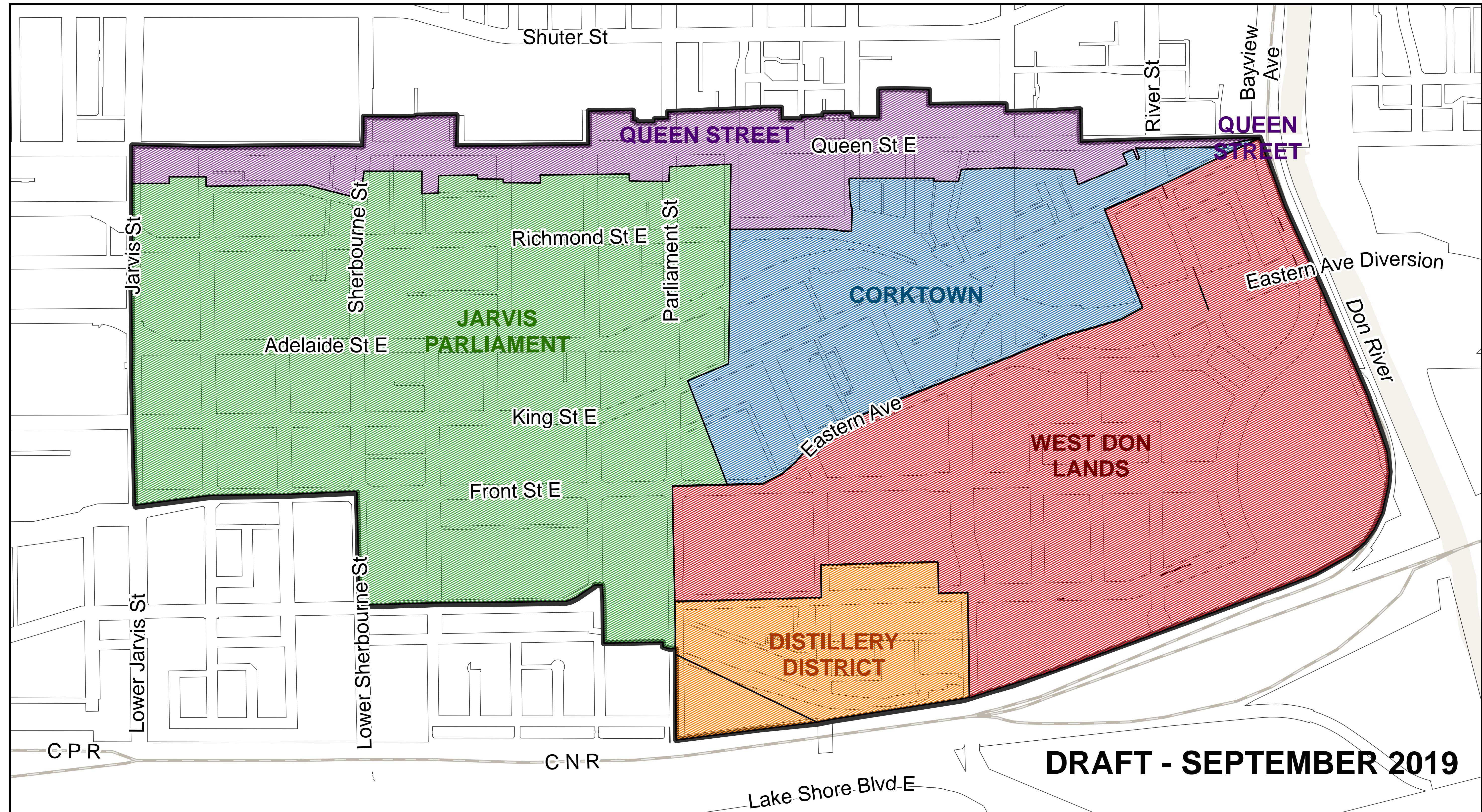
URBAN STRUCTURE



There are **five** distinct Policy Areas within the King-Parliament Secondary Plan area.

The scale and intensity of growth in each Policy Area will be determined by a number of factors that must be considered together. These include:

- Provision of infrastructure
- Land use designations
- Local character & site constraints
- Proximity of development to transit



 **TORONTO**

King-Parliament Secondary Plan
Map 15-2 Policy Areas

 King-Parliament Secondary Plan Boundary

 Corktown

 Jarvis Parliament

 West Don Lands

Not to Scale



 Distillery District

 Queen Street

PARKS & PUBLIC REALM

PUBLIC REALM NETWORK & CONNECTIONS

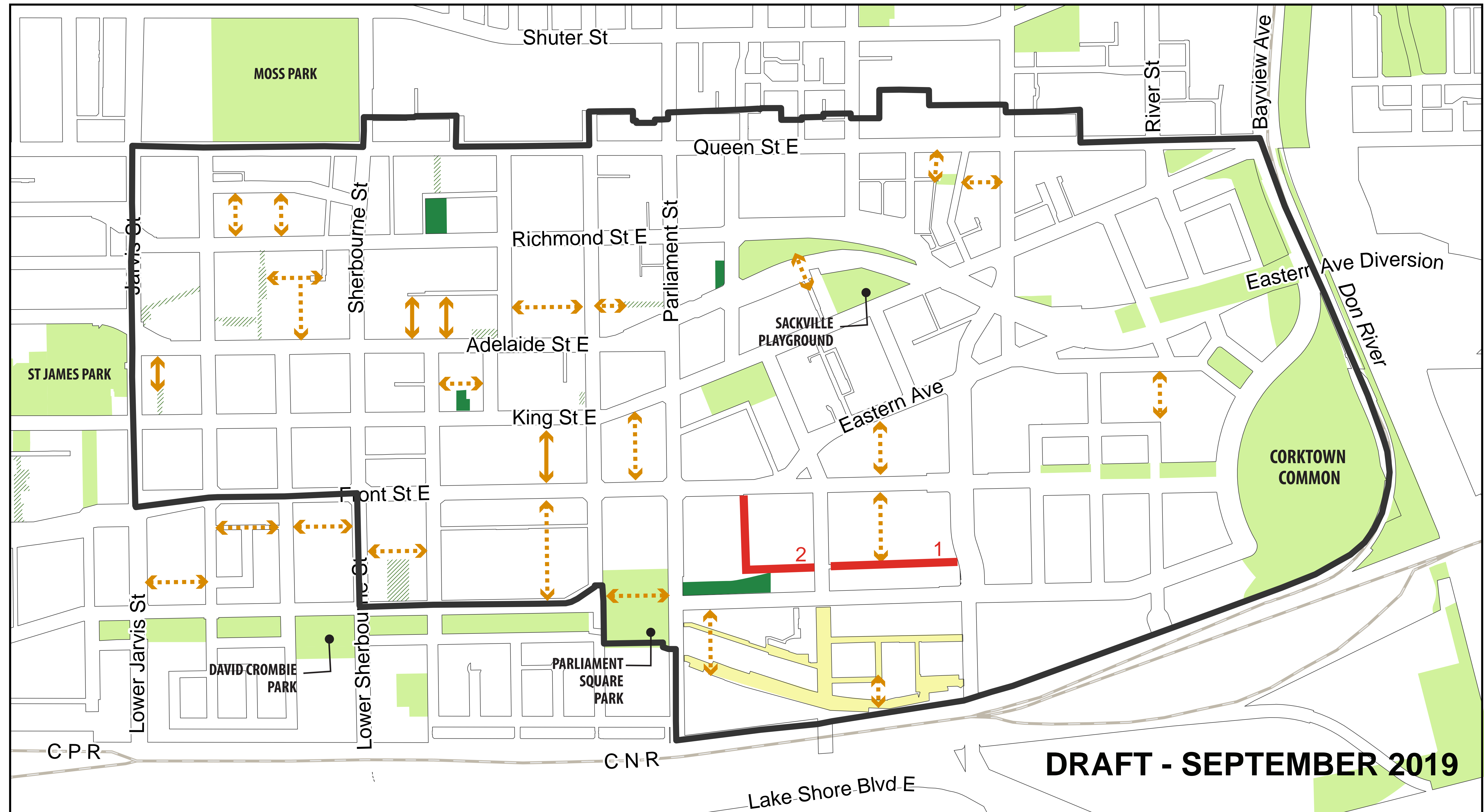


The proposed Secondary Plan:

Speaks to the area-wide public realm network, including internal and external connections.

Includes specific policy direction for:

- Mid-block connections and laneways
- New public streets (West Don Lands)
- External connections (to East Harbour and the Waterfront)
- Rail Safety (West Don Lands)



King-Parliament Secondary Plan

Map 15-5 Parks and Public Realm

- King-Parliament Secondary Plan Boundary
- Potential Mid-block Connections
- Existing Mid-block Connections
- New Public Streets

- Privately Owned Publicly-accessible Spaces
- Designated Parks and Open Spaces
- Future Parks and Open Spaces (approved through Development)
- Distillery District Open Space

Not to Scale

PARKS AND PUBLIC REALM STRUCTURE

PUBLIC REALM “BIG MOVES”



Trinity Triangle

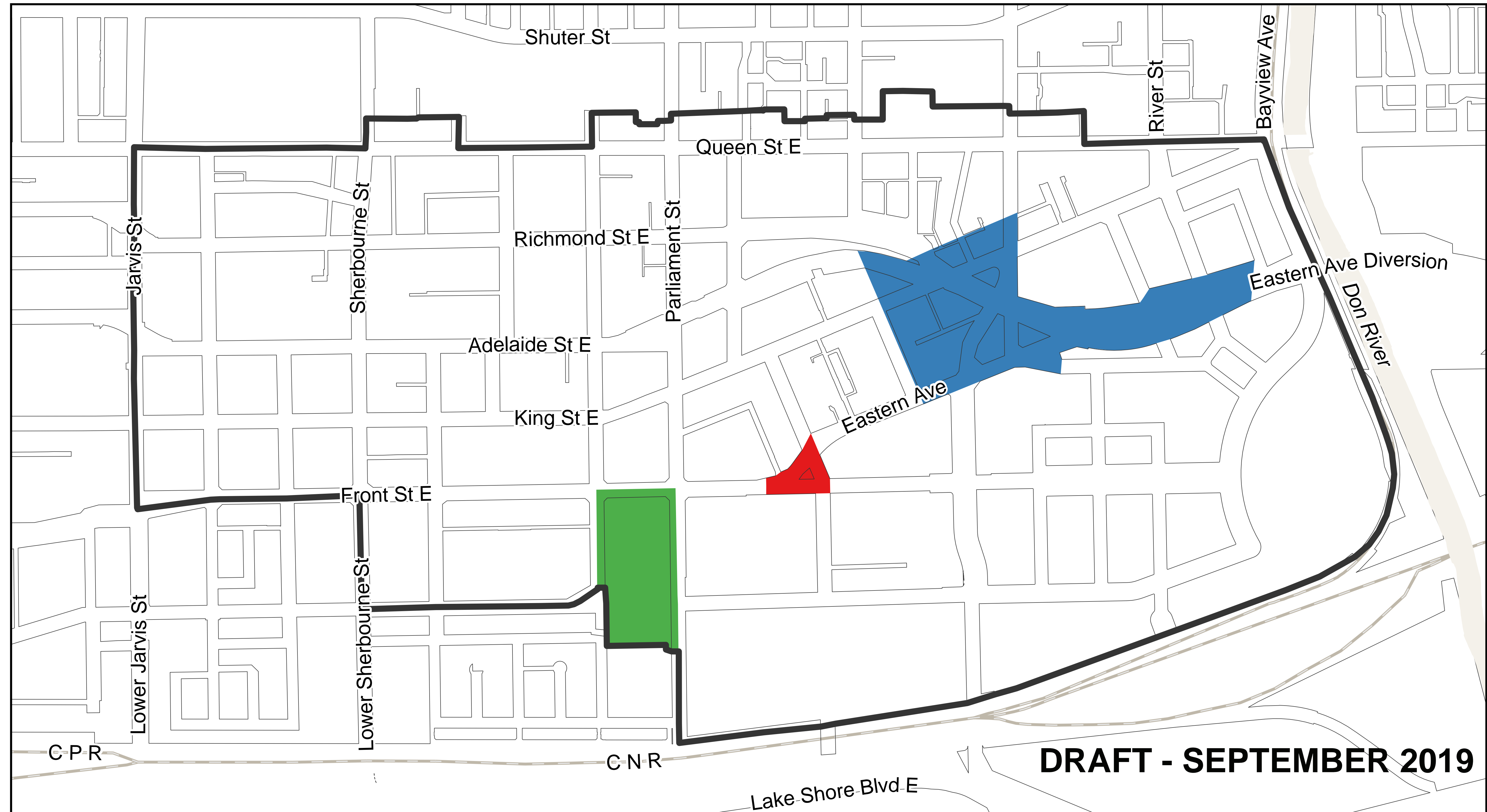
- Enhance safety and connectivity
- High quality paving material, trees, seating, lighting, etc.
- Closure of eastbound-only section of Front St. to expand the public realm

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 (depending on preferred Ontario Line station location)

First Parliament Site & Parliament Square Park

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



King-Parliament Secondary Plan

Map 15-7 Public Realm Big Moves

King-Parliament Secondary Plan Boundary

First Parliament Site

King-Sumach Pedestrian Plaza

Trinity Triangle

Not to Scale

BUILT FORM



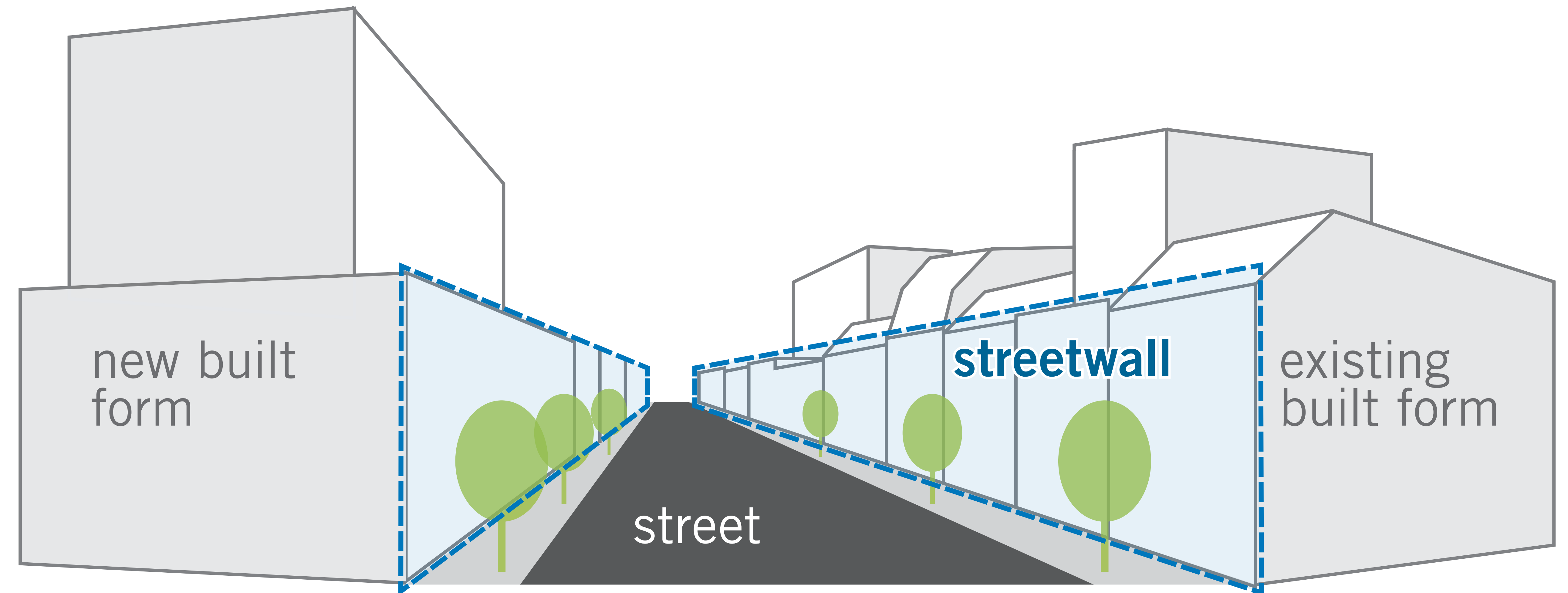
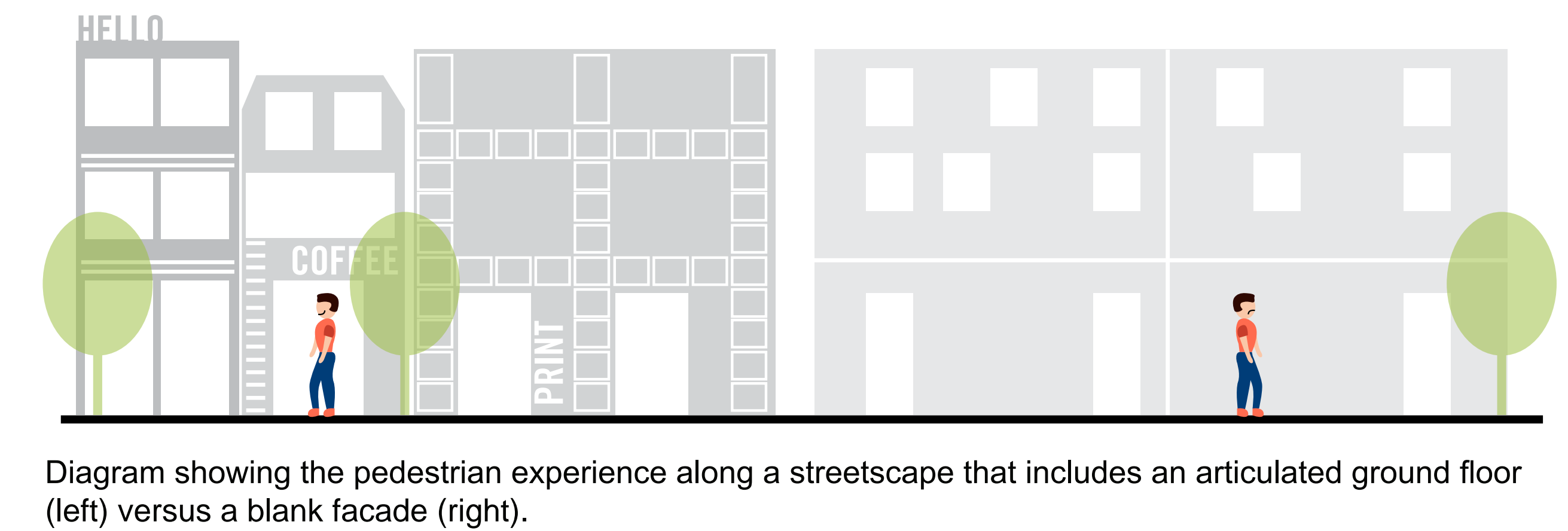
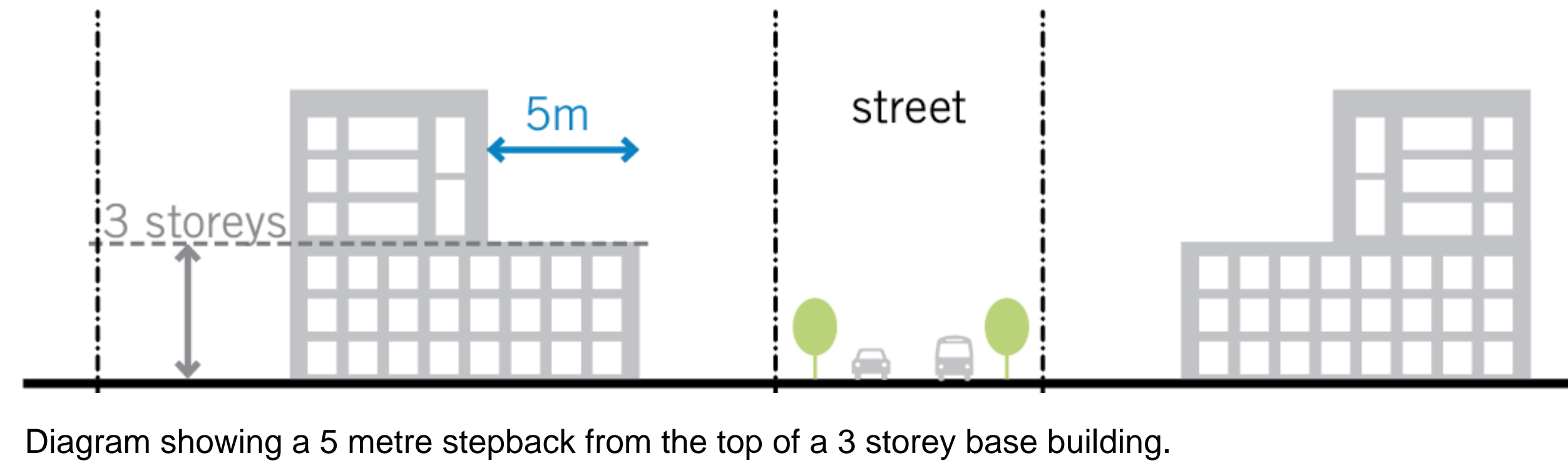
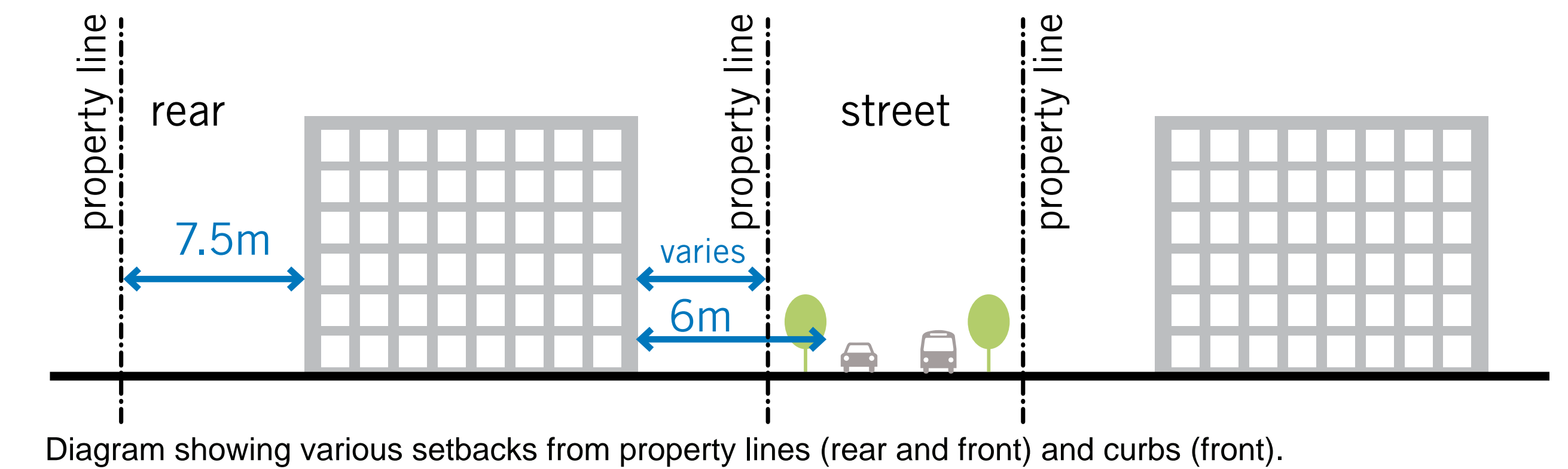
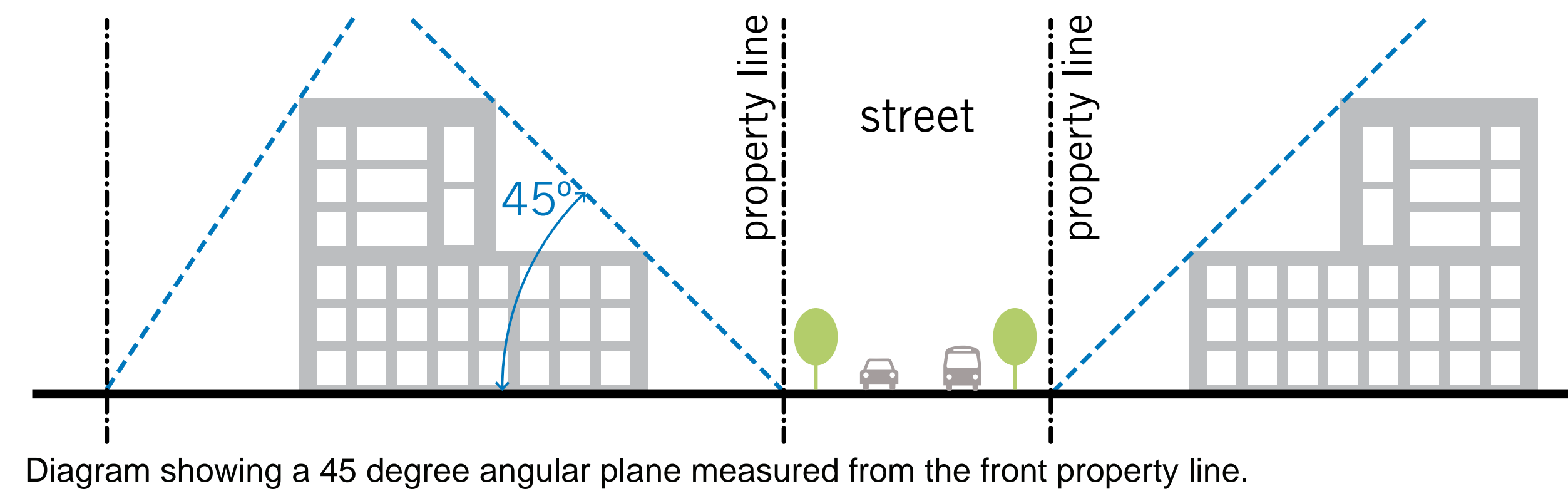
The proposed Secondary Plan:

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
- Building articulation



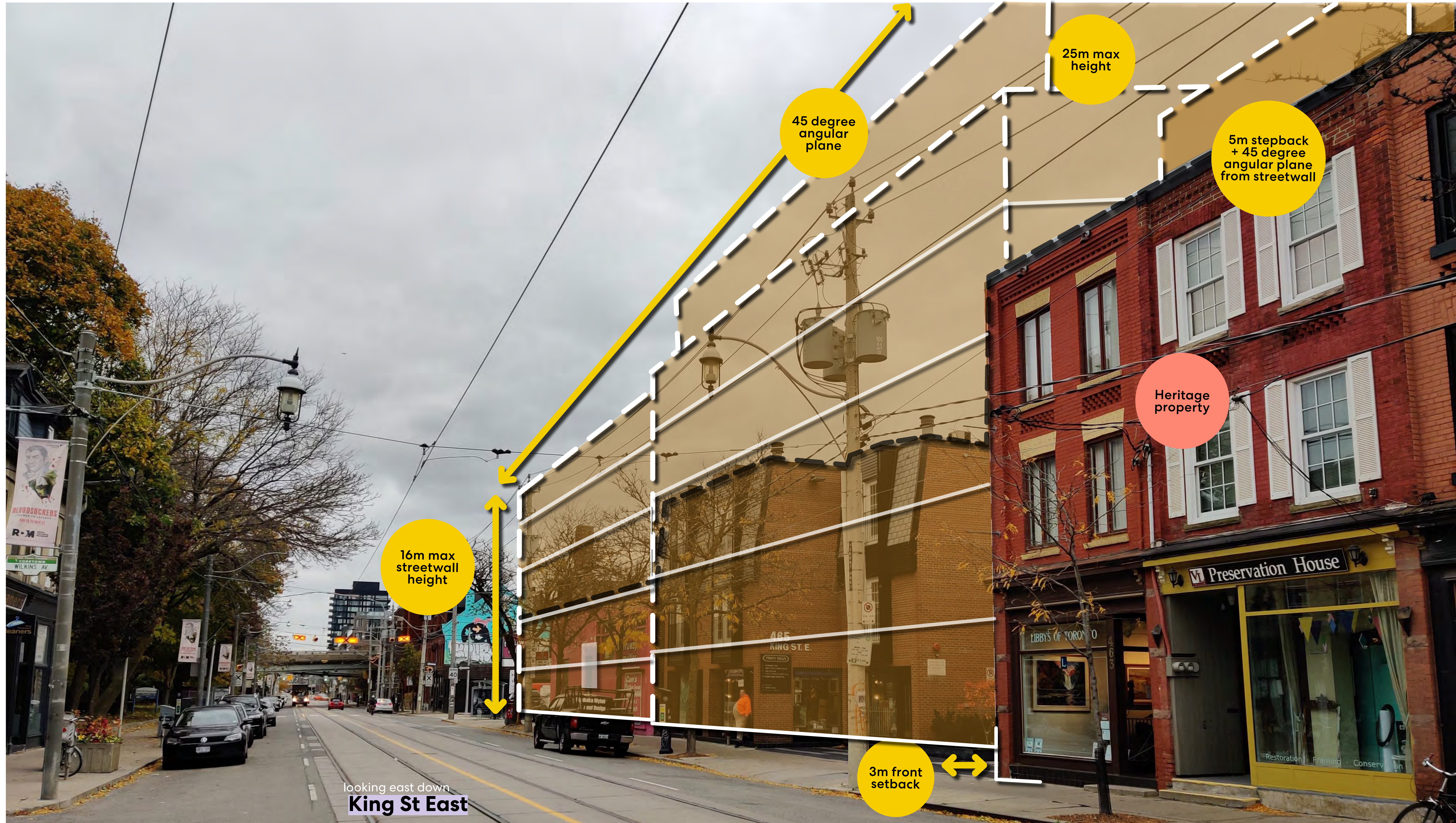
BUILT FORM

JARVIS PARLIAMENT - BRITAIN STREET



BUILT FORM

CORKTOWN - KING STREET EAST



BUILT FORM

CORKTOWN - EASTERN AVENUE



BUILT FORM

GOODERHAM & WORTS - TRIANGLE LANDS



BUILT FORM

QUEEN STREET



HERITAGE

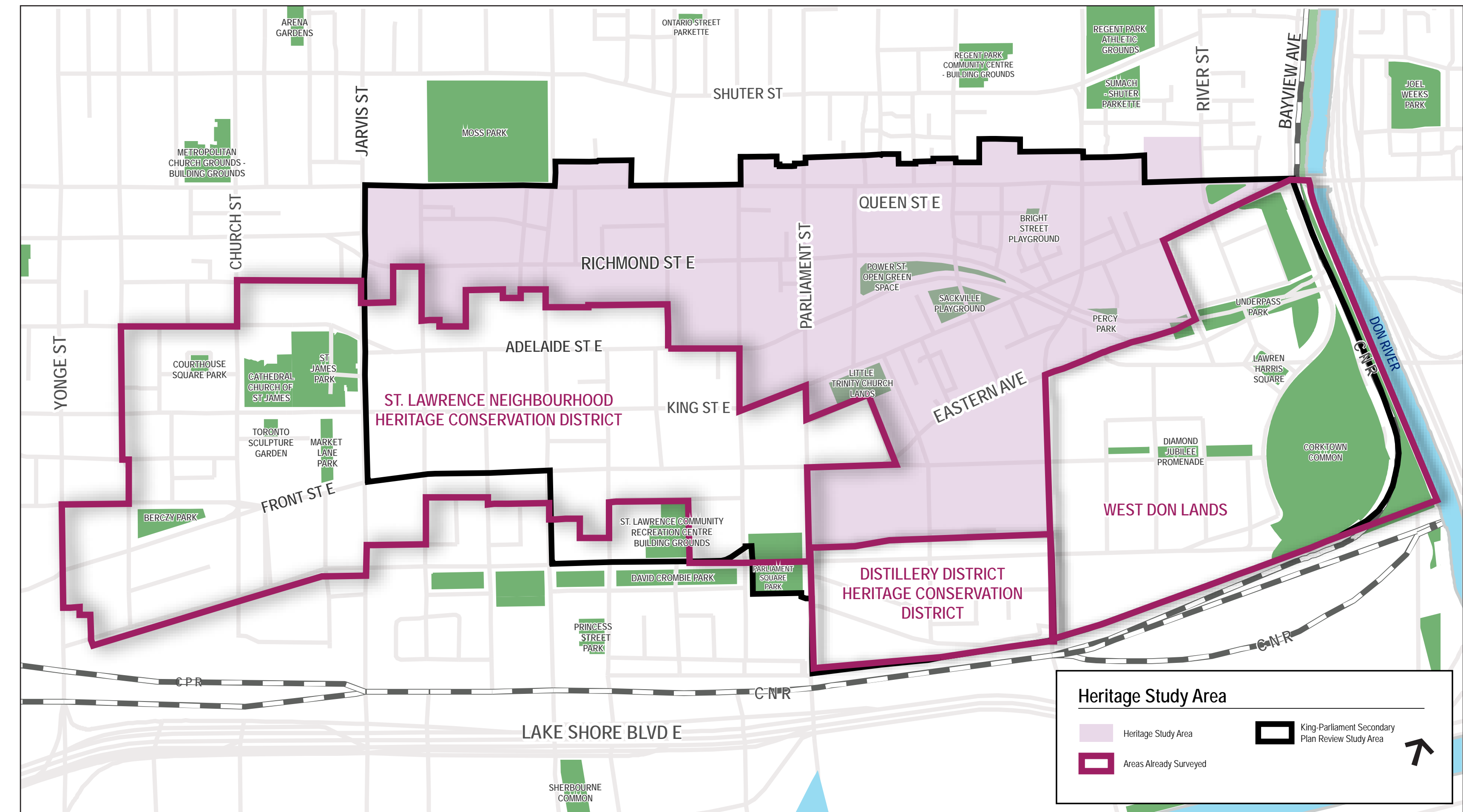


What is a Cultural Heritage Resource Assessment (CHRA)?

A Cultural Heritage Resource Assessment (CHRA) documents an area's development history to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved. This information helps City Planning respond to growth while accounting for the cultural heritage value that adds character to our neighbourhoods.

How are properties evaluated through a CHRA?

A CHRA applies provincial criteria as required in the City's Official Plan to evaluate properties within a defined area for their cultural heritage value or interest. CHRAs prioritize an understanding of the historic context of an area, and how properties relate to that context. Where information is readily available, consideration of design or the unique history of a particular property may also be identified. Public consultation is an important part of the CHRA process.



The King-Parliament CHRA surveyed only those areas which had never before been comprehensively evaluated through a heritage survey.

How will the results of the CHRA be used?

The CHRA will result in a list of properties that have potential cultural heritage value. That list will be used to inform planning policies and guidelines which can help conserve those properties and their contribution to the character of an area. The properties may also be further evaluated and recommended for inclusion on the City of Toronto's Heritage Register. The Heritage Register is a publicly accessible, Council adopted register of properties that have been evaluated and determined to have cultural heritage value. The Heritage Register includes properties that are listed (non-designated), and properties that have been designated under the Ontario Heritage Act.



Dominion Hotel circa 1945. City of Toronto Archives, Fonds 1257, Series 1057, Item 521.



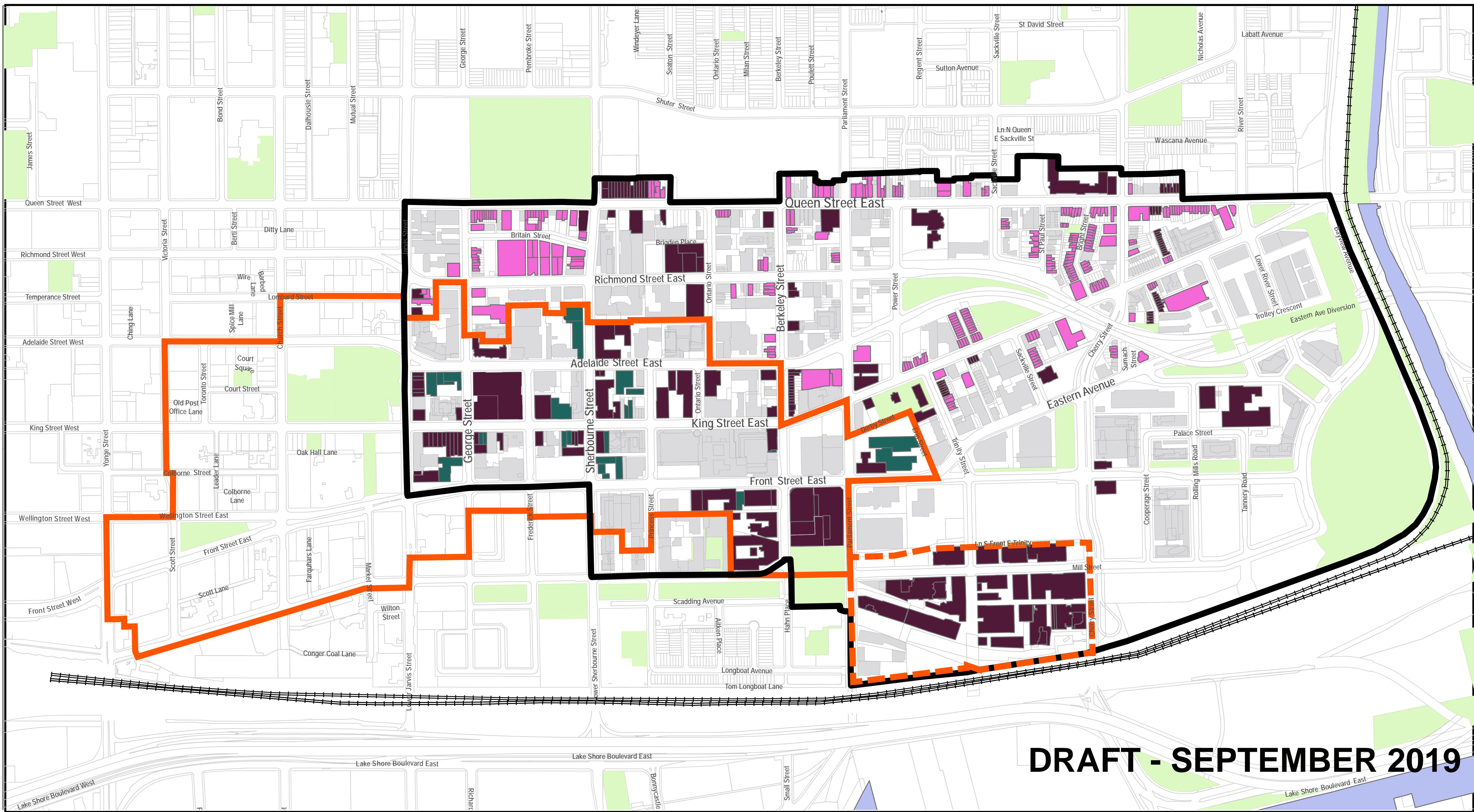
Looking East along the Esplanade, 1894. City of Toronto Archives, Fonds 200, Series 376, File 1, Item 66.

BUILT HERITAGE RESOURCES

The King-Parliament Cultural Heritage Resource Assessment (CHRA) identified **over 275 properties** with heritage potential within the CHRA boundary.

The proposed Secondary Plan:

- Includes a comprehensive map.
- Integrates heritage conservation in built form policies.
- Requires a Heritage Impact Assessment for development proposed on or adjacent to those properties shown on the comprehensive map.



King-Parliament Secondary Plan
Map 15-4 Built Heritage Resources and Cultural Heritage Landscapes

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

ZONING BY-LAW

EXISTING ZONING PERMISSIONS



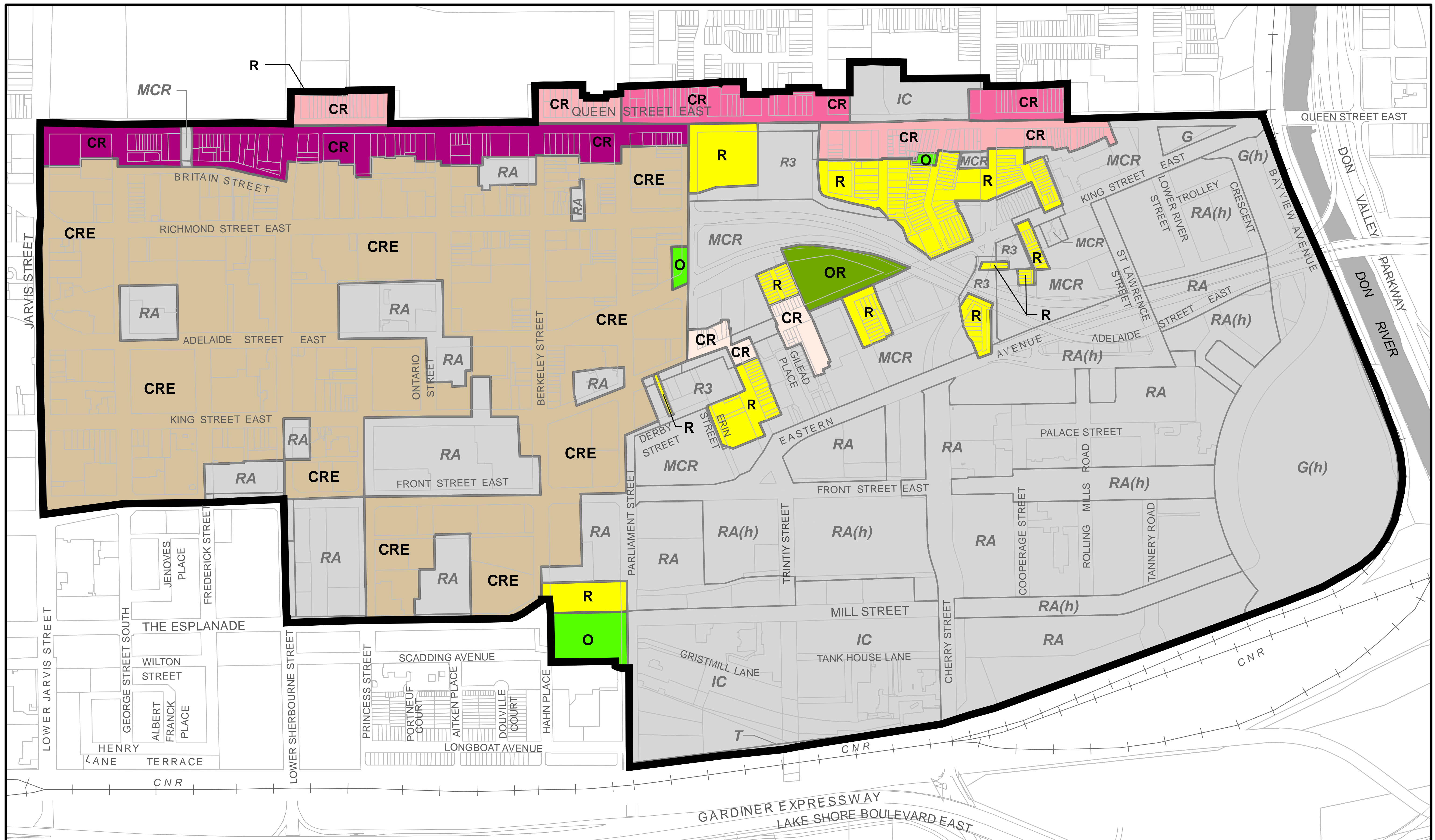
Under the Downtown Plan, most of the King-Parliament area is designated *Mixed Use Areas*. The study area is subject to city-wide Zoning By-law 569-2013 and the Former City of Toronto Zoning By-law 438-86. Updates to the existing zoning may be needed to better align zoning permissions and land use.

COMMERCIAL RESIDENTIAL EMPLOYMENT (CRE) & REINVESTMENT AREA (RA)

The CRE zone (By-law 569-2013) and RA district (By-law 438-86) permit uses associated with the *Regeneration Area* designation in the Official Plan. These zones permit a mix of commercial, residential, light industrial and institutional uses, as well as parks.

COMMERCIAL RESIDENTIAL (CR) & MIXED USE DISTRICT (MCR)

The CR zone (By-law 569-2013) and MCR district (By-law 438-86) permit uses associated with the *Mixed Use* designation in the Official Plan. These zones permit a range of commercial, residential and institutional uses, as well as parks.



Zoning By-law 569-2013

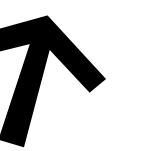
King-Parliament Secondary Plan Study Boundary

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

- Commercial Residential
- CR** CR 1.5 (c1.5; r1.5) SS2
 - CR** CR 2.0 (c1.0; r1.5) SS2 and CR 2.0 (c2.0; r2.0) SS2
 - CR** CR 2.5 (c2.0; r2.0) SS2
 - CR** CR 3.0 (c3.0; r3.0) SS2

See Former City of Toronto By-law No. 438-86

- R3** Residential District
- RA** Mixed-Use District
- CR** Mixed-Use District
- MCR** Mixed-Use District
- G** Parks District
- IC** Industrial District
- T** Industrial District



Not to Scale
Extracted: 11/01/2019

King-Parliament Secondary Plan Study

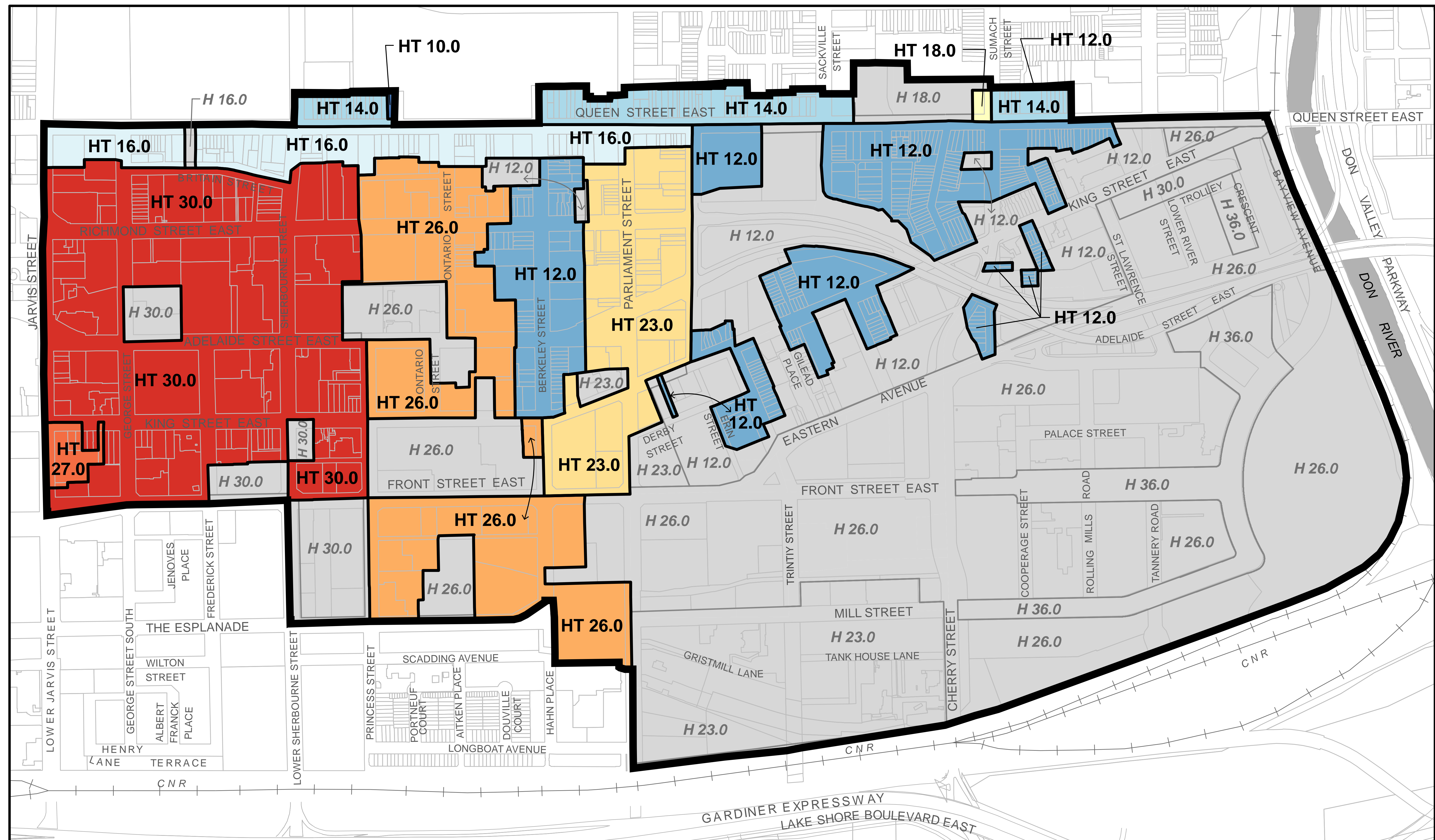
ZONING BY-LAW

EXISTING HEIGHT MAP



The existing height map for the King-Parliament area includes:

- Low and mid-rise buildings in the Queen Street Policy Area (10.0 to 26.0 metres in height). This reflects the historic “main street” character of Queen St. E.
- Taller buildings in the Jarvis Parliament Policy Area (12.0 to 30.0 metres in height). The Jarvis Parliament Policy Area generally acts as an area of transition between taller buildings in the Financial District and mostly mid-rise and low-rise buildings in Corktown.
- Low, mid-rise and some taller buildings in the Corktown Policy Area (12.0 to 36.0 metres in height). The majority of the Corktown Policy Area is currently low-rise residential uses.
- Site-specific zoning for the West Don Lands and Distillery District Policy Areas to reflect the unique characters of each area.



Zoning By-law 569-2013 - Height Overlay

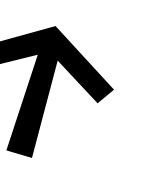
King-Parliament Secondary Plan Study

King-Parliament Secondary Plan Study Boundary

Height in Metres

HT 10.0	HT 16.0	HT 26.0
HT 12.0	HT 18.0	HT 27.0
HT 14.0	HT 23.0	HT 30.0

See Former City of Toronto By-law No. 438-86



Not to Scale
Extracted: 11/01/2019