

## **16 KING-SPADINA**

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## 1. Interpretation

- 1.1. The policies of the King-Spadina Secondary Plan (the "Plan") apply to the area outlined by heavy lines on Maps 16-1 to 16-5.
- 1.2. Site and Area Specific Policies and Heritage Conservation Districts that fall within, partially within, or adjacent to the boundaries of the Plan will be read together with this Plan. In the case of conflict, Site and Area Specific Policies and any Heritage Conservation District Plans will prevail.
- 1.3. The policies in the Plan will be read together with the policies of the Official Plan and the Downtown Plan. In the case of conflict, the policies in this Plan will prevail.
- 1.4. A Public Realm Strategy, as adopted by City Council, will be used to illustrate the intent of the Plan policies, will guide development review, parkland dedication and acquisition priorities and the allocation of capital funding within the King-Spadina Secondary Plan Area (the "Area"), and will identify:
  - 1.4.1. the existing elements of the parks and public realm system in the Area;
  - 1.4.2. potential locations for future parks, open spaces and public realm improvement;
  - 1.4.3. opportunities to improve the quality, quantity and connectivity of parks and the public realm;
  - 1.4.4. gateway locations;
  - 1.4.5. key views and vistas;
  - 1.4.6. potential mid-block connections; and
  - 1.4.7. streetscape improvements.
- 1.5. Urban Design Guidelines, as adopted by City Council, will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with this Plan and the Official Plan. To this purpose the Urban Design Guidelines will:
  - 1.5.1. illustrate the intent of the Plan policies;
  - 1.5.2. provide an understanding of the character of the Area as a whole and of each of the Precincts;
  - 1.5.3. explain how development can respect and reinforce the local character of the Area as a whole and of each of the precincts;
  - 1.5.4. address site and building location and organization, setbacks, ground floor uses, building entrances and site access; and
  - 1.5.5. articulate built form and public realm priorities for new development in the Area.

## 2. Vision

- 2.1. King-Spadina is a diverse, mixed-use neighbourhood in the City with a large concentration of jobs in the culture sector, growing residential communities, historic and well-used parks, animated commercial main streets, a lively arts scene including theatres, live music venues and galleries, and a vibrant nighttime economy. Situated within walking distance of the Financial District and the waterfront, King-Spadina will continue to draw businesses, residents and visitors as it continues its evolution from an industrial district to a true mixed-use neighbourhood.
- 2.2. King-Spadina's identity comes from its heritage character including from the adaptive re-use of heritage properties for office and culture sector employment uses, such as small-scale employment uses and the arts. The Area's heritage character is defined by a range of heritage resources, including a concentration of significant 19th and 20th century heritage properties associated with several periods of Toronto's historical and economic development. The historic views, parks and open spaces, network of laneways and mid-block connections also contribute to its heritage character. The retention of the heritage character and the adaptive re-use of heritage properties for office and cultural, and employment uses is an important part of the built form and land use vision for King-Spadina.
- 2.3. Development and investment in King-Spadina will:
  - 2.3.1. contribute to King-Spadina's identity, providing sensitive infill development and investment that is contextually and historically sensitive;
  - 2.3.2. support and enhance the cluster of employment in the King-Spadina Area, particularly for office and culture sector employment uses;
  - 2.3.3. conserve and complement the Area's heritage resources;
  - 2.3.4. contribute to community service facilities, green infrastructure, physical infrastructure and parkland in proportion to the population generated by development; and
  - 2.3.5. create an expanded, enhanced and high quality public realm.

### 3. Objectives

3.1. The objectives of this Plan are to:

- 3.1.1. Strengthen the Area's important economic role as a location for jobs and employment uses by:
  - 3.1.1.1. increasing the diversity of employment uses in the Area;
  - 3.1.1.2. retaining the concentration of culture sector employment in the Area to recognize King-Spadina's important role in cultural employment in the Downtown, the City, and nationally; and
  - 3.1.1.3. encouraging the retention and adaptive re-use of heritage properties for employment uses.
- 3.1.2. Ensure the continued support and enhancement of the cluster of employment in the King-Spadina Area by requiring development in the Area to provide the greater of:
  - 3.1.2.1. the replacement of all existing non-residential gross floor area; or
  - 3.1.2.2. a minimum of 25 per cent of the total gross floor area as non-residential uses.
- 3.1.3. Conserve built heritage resources to enhance the heritage character of the Area.
- 3.1.4. Increase amenities to serve the needs of people and increase liveability for existing and future residents, workers and visitors to the Area by:
  - 3.1.4.1. including a full range of locally-serving retail and service uses;
  - 3.1.4.2. providing a full range of *community service facilities*, green infrastructure and physical infrastructure that is equitably distributed;
  - 3.1.4.3. securing land for new parks, improving and expanding existing parks, and publically accessible open spaces;
  - 3.1.4.4. improving and expanding the existing network of sidewalks, laneways, and mid-block connections as integral components of the public realm and the mobility network; and
  - 3.1.4.5. improving opportunities for active transportation through enhanced pedestrian clearways and cycling infrastructure.

## **4. Parks and Public Realm**

### **King-Spadina Public Realm**

- 4.1. Development will contribute to improving and expanding the public realm in accordance with, but not limited to, improvements shown on Maps 16-3A, 16-3B and 16-3C attached to this Plan.
- 4.2. Development will be oriented and designed to protect and, where possible, enhance views and vistas as shown on Map 16-3A.
- 4.3. Locations for public realm enhancements are shown on Map 16-3C. The public realm enhancements will:
  - 4.3.1. provide different opportunities depending on their locations, size and their relationship with adjacent properties.
  - 4.3.2. offer opportunities for future parks, Privately Owned Publicly Accessible Spaces, generous landscaped areas, forecourts, wider sidewalks, and mid-block connections.

### **Parkland Provision**

- 4.4. To satisfy the need for parks, the City will secure land for new parks throughout the King-Spadina Area to create a comprehensive network of parks and open spaces including those shown on Map 16-3C.

### **Laneways**

- 4.5. The intricate network of public and private laneways is one of the defining characteristics of the public realm in the Area.
- 4.6. Laneways will continue to serve a variety of purposes including:
  - 4.6.1. contributing to the network of off-street pedestrian and cyclist connections in the Area;
  - 4.6.2. allowing for views of the sides and rear elevations of buildings, including those on the Heritage Register that may have heritage attributes on their sides and rear elevations;
  - 4.6.3. providing access for servicing; and
  - 4.6.4. providing space for outdoor gathering and street animation.
- 4.7. Laneways will be expanded and improved through development review.
- 4.8. The exchange of City-owned laneways and mid-block connections for other nearby land of equivalent or larger area and comparable or superior utility may be approved by Council if the exchange results in a more appropriate use of the site and the block.

4.9. Additional land may be required as part of new development to create new and/or to widen existing laneways.

### **Mid-Block Connections**

- 4.10. New mid-block connections will be secured through the review of development applications to create a functional and attractive pedestrian network and improve utility for pedestrians including access to existing and planned rapid transit stations and other major community destinations. Existing and potential mid-block connections include, but are not limited to, those shown on Map 16-3B.
- 4.11. Mid-block connections provide direct, legible, continuous and connected public access through blocks and will:
- 4.11.1. follow existing and future pedestrian desire lines;
  - 4.11.2. be located at grade with high-quality design and materials and clear sight lines for public safety;
  - 4.11.3. be publicly accessible in all seasons for pedestrians of all ages and abilities and secured with easements where necessary; and
  - 4.11.4. be universally accessible, signed and lit with pedestrian-scale lighting.
- 4.12. Existing public and private mid-block connections will:
- 4.12.1. be maintained to ensure a public realm that is walkable and fully accessible for public use; and
  - 4.12.2. be extended to improve the utility of the network of mid-block connections for pedestrians.
- 4.13. New exterior mid-block connections will be:
- 4.13.1. landscaped with pedestrian clearways that are generally a minimum of 4.0 metres wide to allow for comfortable two-way pedestrian passage; and
  - 4.13.2. encouraged to be unencumbered by building cantilevers to provide adequate sky view from the public realm.
- 4.14. Additional land may be required through development review to create new, widen and/or extend existing mid-block connections.

### **Great Streets**

- 4.15. King Street, Front Street and Spadina Avenue are Great Streets. These streets are defined by their location, scale and historic role in the city, existing civic significance and their potential contribution to the public realm network. These Great Streets will be prioritized for public realm improvements.

## 5. Community Infrastructure

- 5.1. Existing schools or other public buildings or lands located within the Area, including but not limited to Brant Street School, will be considered by Council to be priority sites for retention or re-use for the purposes of providing *community services facilities*.
- 5.2. Development will replace the total gross floor area of any existing on-site *community service facilities* and the following matters will be provided and secured to the City's satisfaction:
  - 5.2.1. the owner will locate, design, construct, finish and furnish the *community service facilities* at no cost to the City; and
  - 5.2.2. the owner will provide the space for a period of no less than 10 years at a rent similar to that in effect at the time of application, with annual increases in line with the rate of inflation.
- 5.3. Notwithstanding policy 5.2, the replacement of any existing *community service facilities* may be provided off-site at the City's discretion provided:
  - 5.3.1. a receiving site has been secured to the City's satisfaction;
  - 5.3.2. funding equivalent to the City's cost of replacing the existing *community service facilities* within the vicinity of the development has been determined and agreed upon; and
  - 5.3.3. financial securities equivalent to the City's cost of replacing the existing *community service facilities* are provided and will be held by the City until such time as the replacement facility is constructed.



## **6. Built Form**

- 6.1. Development will achieve a compatible relationship with the existing and planned built form context through consideration of matters including, but not limited to: building height, massing, scale, height transition, setbacks, tower separation, stepbacks, roof line and profile, and architectural character and expression.

### **Improving the Public Realm**

- 6.2. Development will contribute to an improved and expanded public realm by providing setbacks from property lines adjacent to streets that:
- 6.2.1. are publicly accessible;
  - 6.2.2. can appropriately accommodate the existing and anticipated high volume of pedestrians, including the population that will be generated by the development; and
  - 6.2.3. include space for patios and retail displays where retail is planned at grade.

### **Base Buildings**

- 6.3. Development will provide stepbacks on all elevations facing public streets, not including laneways. The stepbacks:
- 6.3.1. will be a minimum of three metres above the height of the streetwall or base building;
  - 6.3.2. will be free of any projections; and
  - 6.3.3. may be required to be greater than three metres to conserve the existing heritage resources or address the built form character on the street.

### **Creating a Comfortable Microclimate**

- 6.4. No *net-new shadow* shall be cast on the north sidewalk of Queen Street West, particularly in the spring, summer and fall, in accordance with the Queen Street West Heritage Conservation District Plan.
- 6.5. No *net-new shadow* shall be cast on Victoria Memorial Square, Clarence Square, St. Andrew's Playground, 456 Wellington Street West and 543 Richmond Street West, as measured from March 21<sup>st</sup> to September 21<sup>st</sup> from 10:18 a.m. – 4:18 p.m.

### **Transition**

- 6.6. Height Transition Zones are shown on Map 16-4. While the intensity, massing and height of development within a Height Transition Zone will vary, heights will be limited by the following:

- 6.6.1. There will be a noticeable and discernible step down in the height of development between Height Transition Zone A and Height Transition Zone B.
- 6.6.2. There will be a noticeable and discernible step down in the height of development between Height Transition Zone B and Height Transition Zone C.
- 6.6.3. In Height Transition Zone C, development will minimize shadow on the sidewalk on the west side of Spadina Avenue.
- 6.6.4. In Height Transition Zone D, development will transition downwards in height and scale towards Clarence Square Park.
- 6.6.5. In Height Transition Zone E, a 45-degree angular plane taken from the curb on the north side of Queen Street West will be applied to development. Development will fit beneath the angular plane. The angular plane will not extend beyond the southern boundary of Height Transition Zone E.
- 6.6.6. In Height Transition Zone F, development will transition downwards in height and scale towards Victoria Memorial Square.
- 6.6.7. In Height Transition Zone G, development will transition downwards in height and scale towards St Andrew's Playground.

### **East, West and Spadina Precincts**

- 6.7. The Area is divided into three Precincts, identified on Map 16-1, based on the distinct character within each of these Precincts. In the event of a conflict between the General Built Form policies 6.1 – 6.6 and the Precinct policies 6.8 – 6.17, the Precinct policies will prevail to the extent of the conflict.

### **East Precinct**

- 6.8. Development will include a diverse range of building types, including tall buildings, with the appropriate height, scale and massing determined by:
  - 6.8.1. the site characteristics, including but not limited to site size, orientation, configuration and location;
  - 6.8.2. the ability of the development to provide the appropriate setbacks, stepbacks and separation distance from other buildings and from all property lines; and
  - 6.8.3. ensuring that building heights in the East Precinct shall be subordinate to the building heights of the Financial District north of Front Street.
- 6.9. The properties located in the block bounded by Blue Jays Way, Wellington Street West, Clarence Square, Spadina Avenue and Front Street West, specifically those properties closest to Blue Jays Way, directly abut the *Financial District* and have a direct interface with the *Financial District* boundary. The properties on this block are also in close proximity to Spadina Avenue. This block is distinct from others in the Area. The building heights of the properties on this block shall transition in building heights from the building heights along Front Street West in the *Financial District*.

## **West Precinct**

- 6.10. The scale of development in the West Precinct will be significantly lower than the general scale of development in the East Precinct.
- 6.11. Development in *Mixed Use Areas 2* within the West Precinct will not exceed 50 metres in height including the mechanical penthouse and all projections, with the exception of an exit stair for roof access and the elevator overrun.
- 6.12. Notwithstanding policy 6.11 above, development with frontage on Bathurst Street will not exceed 55 metres in height, including the mechanical penthouse and all projections, with the exception of an exit stair for roof access and the elevator overrun.
- 6.13. Base buildings will be set back from adjacent properties to provide separation distances between buildings that protect access to natural light, sky view and privacy. Reduced setbacks may be considered if:
  - 6.13.1. a public laneway is located between the subject site and adjacent properties;
  - 6.13.2. the proposed building will not include windows on the elevations facing adjacent properties; and/or
  - 6.13.3. the adjacent buildings do not contain windows on the elevations facing the subject site.
- 6.14. Above the base building, development will include setbacks from adjacent properties to provide separation distances between buildings that protect access to light, view and privacy. A minimum setback of 5.5 metres will be provided from any property line that is not adjacent to a public street or public lane. Where a property line is adjacent to a public lane, a minimum setback of 5.5 metres will be provided from the centre line of the lane.

## **Spadina Precinct**

- 6.15. Development in the Spadina Precinct will be mid-rise in scale and will generally not exceed a height of 40 metres.
- 6.16. Development will provide a significant setback above the base building on the Spadina frontage to reinforce the warehouse character of the street.
- 6.17. Appropriate height will be determined by considering the depth of the site, the conservation of heritage resources, the provision of appropriate setbacks on all elevations of the building and the provision of a streetwall height that reflects the character of the street.

## **7. Areas of Special Identity**

7.1. The following Areas of Special Identity are sub-areas within each Precinct that provide additional requirements to ensure new development contributes to the unique character of each of these areas, as shown on Map 16-5. In the event of a conflict between the policies for an Areas of Special Identity and the other policies within this Plan, the policies for the Area of Special Identity will prevail.

### **St. Andrew's Playground**

7.2. Development will transition downwards in height towards St. Andrew's Playground.

7.3. Development will increase the size of St. Andrew's Playground where possible.

7.4. New buildings surrounding St. Andrew's Playground will be oriented to the open space, with entrances fronting onto the streets abutting the open space. Street-related uses will be located at the ground floor of all buildings.

7.5. Vehicular access for servicing and parking will not be located in the building facades facing the park, and servicing areas will not be visible from or adjacent to the park.

7.6. On streets abutting St. Andrew's Playground, a combination of pedestrian-scale lighting, street trees and decorative paving will be provided to City standards.

### **Wellington Place**

7.7. The area known as Wellington Place and defined by Victoria Memorial Square, Clarence Square, and the historic public realm of Wellington Street West connecting these two historic parks, as shown on Map 16-5, has cultural heritage value that will be conserved and enhanced.

7.8. Development and enhancements to the public realm will:

7.8.1. respect the scale and pattern of the built heritage resources of Wellington Place;

7.8.2. reflect the scale and pattern of the built heritage resources on Wellington Street West, and on the streets surrounding the two historic parks, frame and give three-dimensional integrity to the two parks and to the public realm on Wellington Street West; and

7.8.3. provide a minimum setback of 10 metres above the streetwall or base building for all elevations fronting Wellington Street West.

7.9. Opportunities for Wellington Street West to be a "green street" will be pursued by:

7.9.1. re-instating and protecting the formal, tree-lined boulevards on Wellington Street West; and

7.9.2. making efficient use of stormwater and wastewater in the maintenance of the trees and landscaping.

- 7.10. Development facing Clarence Square will maintain a primary orientation towards the park.
- 7.11. Development on the north side of Wellington Street West will provide a new mid-block, publicly accessible pedestrian walkway connecting Wellington Street West to King Street West.
- 7.12. Service access will be taken from Wellington Street West, with vehicles travelling through the spaces between buildings to the backs of the properties. Shared service access will be encouraged wherever possible.

### **Duncan Street**

- 7.13. Development will provide a minimum stepback of 10 metres above the streetwall or base building for all elevations facing Duncan Street.
- 7.14. The public realm on Duncan Street will be enhanced and focused on pedestrian amenities including wide sidewalks, tree planting, generous building setbacks and elements that animate the streetscape, with the exception of sites containing heritage resources which will be considered on an individual basis.
- 7.15. The public realm enhancements on Duncan Street will be coordinated with the planned pedestrian-focused space on Ed Mirvish Way, north of King Street West.

### **Draper Street**

- 7.16. Infill development on Draper Street will respect the massing, height, setback and character of the existing residential, house-form buildings.
- 7.17. New building setbacks along Draper Street will match the prevailing residential setbacks on the street.
- 7.18. Infill development on Draper Street will respect the pattern of private front yards and back yards characteristic of this residential street.
- 7.19. Development surrounding the Draper Street Area of Special Identity will provide a noticeable and discernable step down in height of development downwards toward the Draper Street Area of Special Identity.

### **Block surrounded by Spadina Avenue, Peter Street, Adelaide Street West and Richmond Street West**

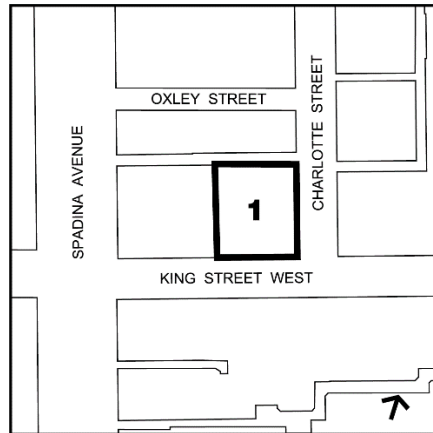
- 7.20. Development on this block will contribute to a public open space in the middle of the block.
- 7.21. Pedestrian connections within and through the block will be enhanced.
- 7.22. The primary function of the block as a cultural hub will be protected.

## 8. Monitoring, Implementation and Development Approvals

- 8.1. For the purposes of this Plan, *net-new shadow* is defined as: shadows cast by a proposed development in excess of the shadow already cast by existing buildings and structures, including those permitted by in-force Zoning By-laws as of [date of adoption of the Plan].
- 8.2. For the purposes of this Plan, *community service facilities* are defined as: buildings and public spaces that accommodate a range of non-profit programs and services provided or subsidized by the City or other public agencies to support people in meeting their social needs and enhance their well-being, health and quality of life. *Community service facilities* include recreation, community centres, libraries, child care, and spaces for the provision of public health services, human services, cultural services and employment services.
- 8.3. A Heritage Impact Assessment will be required for all development proposals in King-Spadina.
- 8.4. Urban Design Guidelines and a Public Realm Strategy, as adopted by City Council, will be used to determine appropriate performance standards to be included in implementing Zoning By-law(s) and to evaluate development applications.
- 8.5. The City will monitor changes on a 5 year cycle with respect to, among other things:
  - 8.5.1. the re-use of existing buildings, particularly heritage properties;
  - 8.5.2. the amount and scale of development in the area;
  - 8.5.3. the split between non-residential and residential land uses in the area;
  - 8.5.4. the residential unit mix and the provision of family-sized units;
  - 8.5.5. the amount of affordable housing;
  - 8.5.6. the amount and type of employment in the area;
  - 8.5.7. the sufficiency of community infrastructure, including parks, Privately Owned Publicly-accessible Spaces (POPS), child care centres, libraries, community centres and the provision of human services;
  - 8.5.8. the provision of transit service improvements; and
  - 8.5.9. the adequacy of municipal infrastructure, including sewer, water, and storm water.

## 9. Site and Area Specific Policies

### 1. On the lands shown as 1 on the map below:



1.1. Four (4) affordable units provided as affordable rental housing may be registered as condominium units, provided such units are:

1.1.1. owned by a non-profit housing provider;

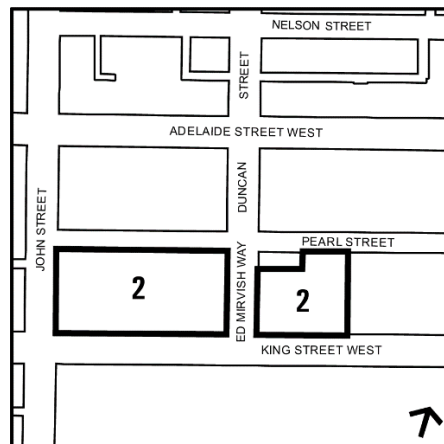
1.1.2. secured in one or more agreements with the non-profit housing provider as affordable rental housing for a term of at least 25 years; and

1.1.3. secured in one or more agreements with the non-profit housing provider as rental housing for an additional term beyond the initial term for which they are secured as affordable rental housing, for a combined total term of at least 50 years.

1.2. For the purposes of the Official Plan, the units described in 1.1 above are considered to be rental housing.

### 2. 260-270 King Street West and 274-322 King Street West

2.1. For the lands known in 2013 as 260 - 270 King Street West and 274 - 322 King Street West, as shown on the map below:

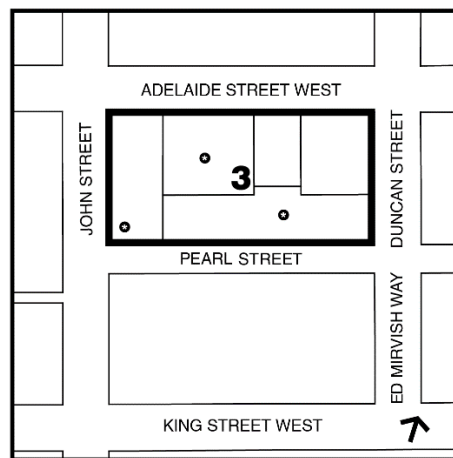


- 2.2. This site specific policy is intended to guide and shape development and redevelopment and private investment within the 260 - 270 King Street West lands and the 274 - 322 King Street West lands to ensure they recognize and continue the historic commitment and dedication to the performing arts and the cultural evolution of this King Street West segment and the broader area. Uses that strengthen and enhance the cultural activity and significance of the area will be encouraged. The public realm abutting these lands will be improved and expanded to enhance the special and unique "Theatre Row" along King Street West Corridor and to provide a linear linkage to complement the Cultural Corridor emerging along John Street. This will be achieved by:
  - 2.2.1. protecting the heritage value of the Royal Alexandra Theatre by securing and registering a heritage easement agreement;
  - 2.2.2. maintaining and recognizing the cultural value and significance of the Princess of Wales Theatre by supporting its potential designation under the Ontario Heritage Act;
  - 2.2.3. protecting the heritage value of the Eclipse Whitewear Company Building (322 King Street West) and the Anderson Building (284 King Street West) by securing and registering heritage easement agreements over the building and façade respectively;
  - 2.2.4. providing an art gallery of not less than 860 square metres, to be open to the public and complement the John Street Cultural Corridor;
  - 2.2.5. providing space for the Ontario College of Art and Design University of not less than 1,990 square metres to further complement the evolving arts and culture activities of the area;
  - 2.2.6. incorporating streetscape improvements along King Street West and John Street to provide a linear linkage between the Royal Alexandra and Princess of Wales Theatres and other contributing arts and cultural uses on the lands, to the John Street Cultural Corridor;
  - 2.2.7. creating a public realm focus on Ed Mirvish Way and King Street West; and
  - 2.2.8. providing a substantive amount of non-residential floor area to complement and enhance the creative and cultural uses in the area.
- 2.3. Two tall buildings shall be permitted on these lands: one having a maximum building height of 305 metres, inclusive of mechanical (92 storeys) located on the west side of Ed Mirvish Way; and, one having a maximum building height of 275 metres, inclusive of mechanical (82 storeys) located on the east side of Ed Mirvish Way.
- 2.4. The maximum total density of these lands shall be 18.1 FSI, with a maximum total residential gross floor area of 138,100 square metres and a minimum total non-residential gross floor area of 35,300 square metres.

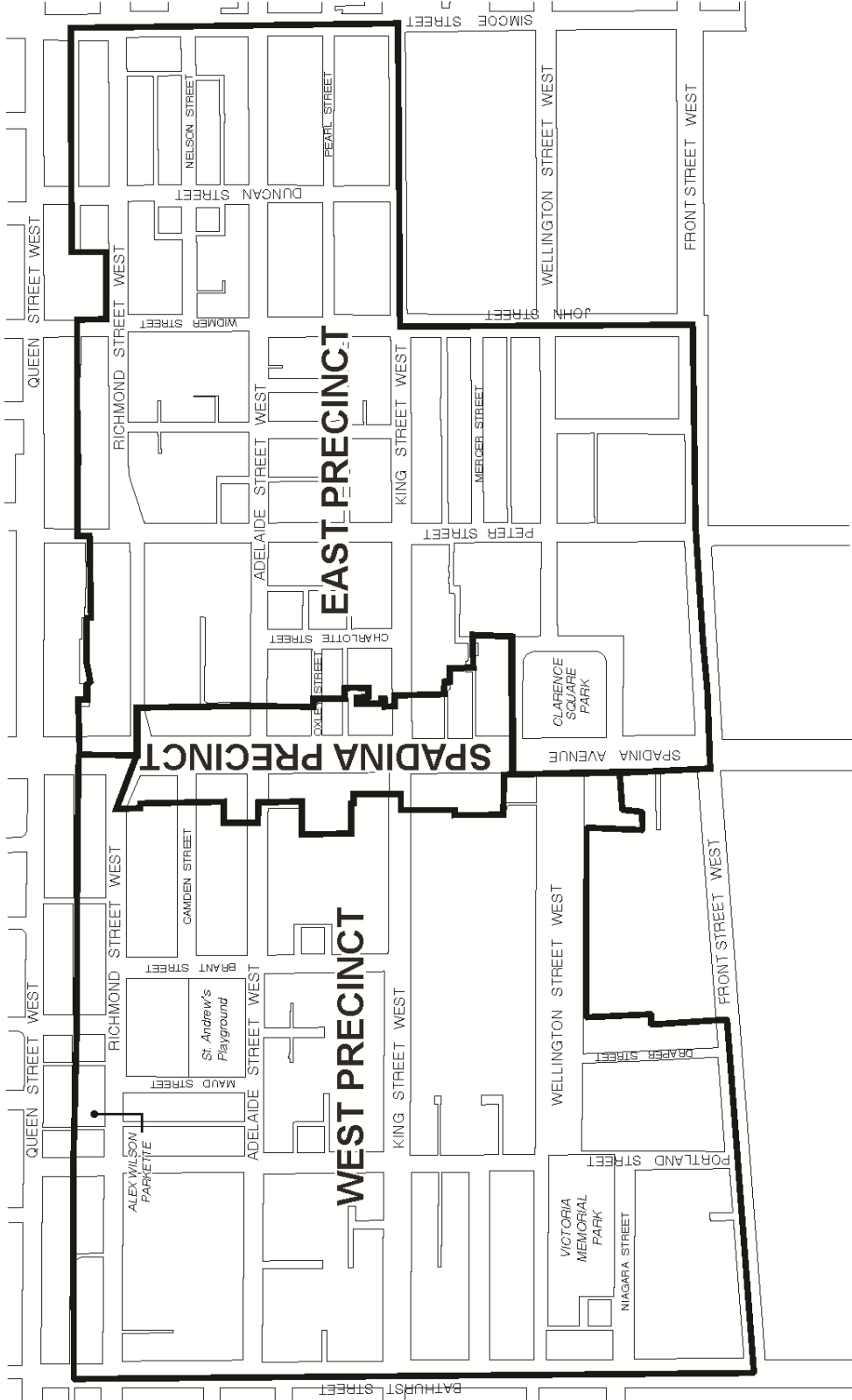


- 2.5. The architectural design of each such building should be unique and of high quality; and, it should distinguish and contribute to the cultural character and heritage of the Area. The treatment of the building bases and the exterior materials of each building should be distinct. The high quality of architecture, design and building materials will be secured by the City in an agreement under Section 37 of the *Planning Act* and in the associated site plan agreements.
- 2.6. The retention, maintenance and use of the heritage building and facades to be conserved shall be secured by the City in appropriate legal agreements.
- 2.7. Site plan approval may be required concurrently with any approvals of zoning amendments or variances to secure the architectural features and building materials.
- 2.8. HOLDING (H) SYMBOL - The policies of Chapter 5.1.2 of the Official Plan regarding Section 36 of the *Planning Act* shall apply to these lands with the addition of the following: In order to ensure that development will include the heritage conservation measures and architectural features and building materials and the associated agreements noted in this Site and Area Specific Policy 2, any implementing zoning by-law(s) may define and incorporate a holding (h) symbol pursuant to Section 36 of the *Planning Act*. When an implementing zoning by-law incorporates a holding (h) symbol, it will specify uses, including the built form and density, that are permitted while the lands remain subject to the holding (h) symbol and incorporate the conditions that must be satisfied prior to removal of the holding symbol. The conditions to be met or secured to the City's satisfaction prior to the removal of the holding (h) symbol may include, in addition to the matters set out in the policies of Chapter 5.1.2 of the Official Plan, the execution and registration of an agreement under Section 37 of the *Planning Act*, heritage easement agreements and site plan agreements securing the above matters.

**3. Lands bounded by John Street to the West, Adelaide Street West to the North, Duncan Street to the East and Pearl Street to the South.**



- 3.1. A maximum of three new tall buildings shall be permitted on the lands as indicated by stars on the map above.
- 3.2. A separation distance between towers of 20 metres or greater must be provided, measured from the exterior wall of the buildings, excluding balconies. The tower floorplates of these buildings also must not exceed 700 square metres.
- 3.3. All towers on the block must be less than 157 metres in height, including all mechanical elements.
- 3.4. Development should respect and reinforce the heritage character of the block and contribute to public realm improvements on the block.











**King-Spadina Secondary Plan**  
 MAP 16-1 Secondary Plan Area and Precincts

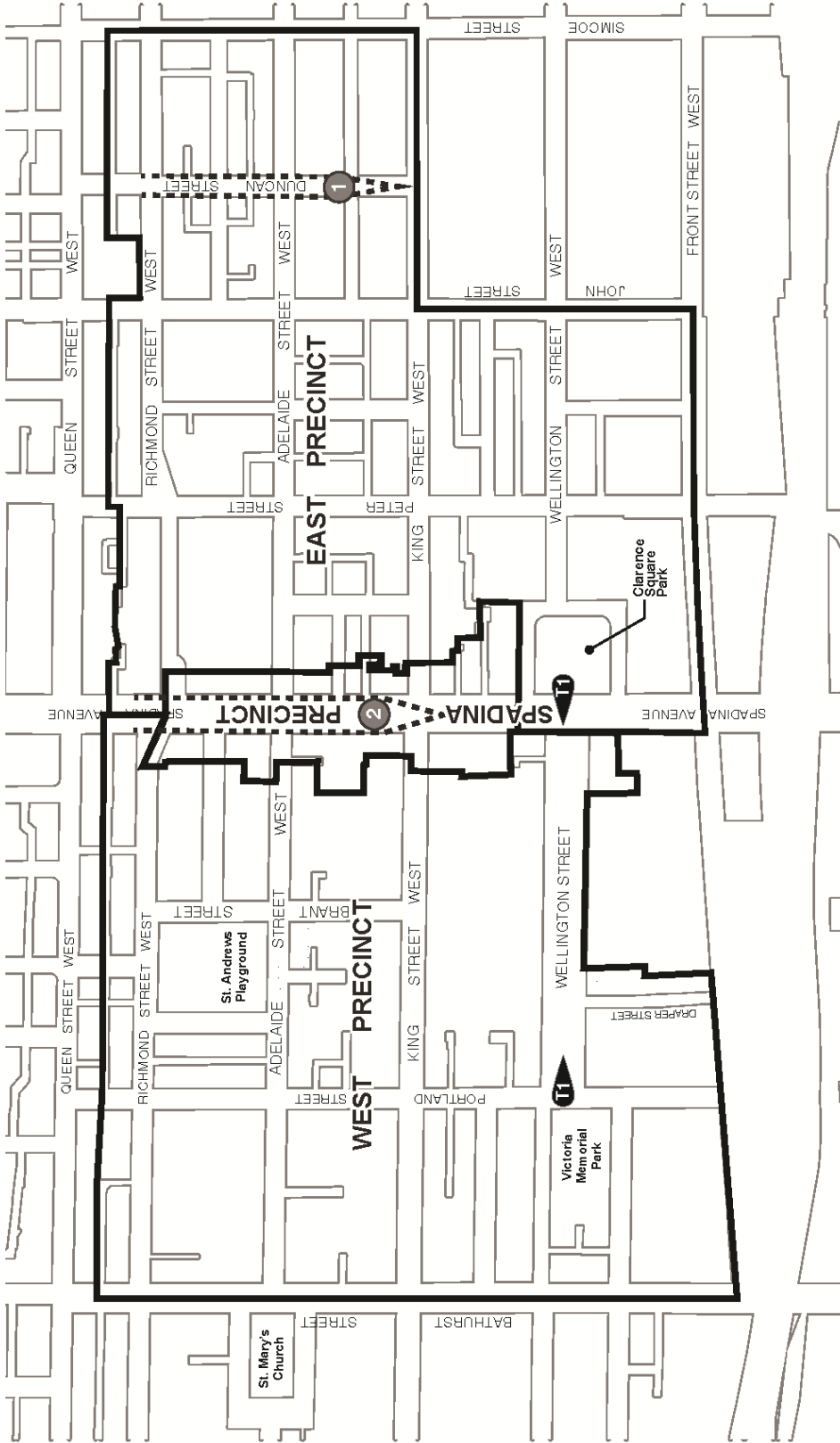
 Secondary Plan Boundary



## King-Spadina Secondary Plan

MAP 16-2 Land Use Map

-  Secondary Plan Boundary
-  Mixed Use Area 1
-  Mixed Use Area 2
-  Mixed Use Area 3
-  Neighbourhoods
-  Parks
-  Mixed Use Areas (Official Plan)
-  Utility Corridors



# King-Spadina Secondary Plan

MAP 16-3A Views and Vistas

## VIEWS

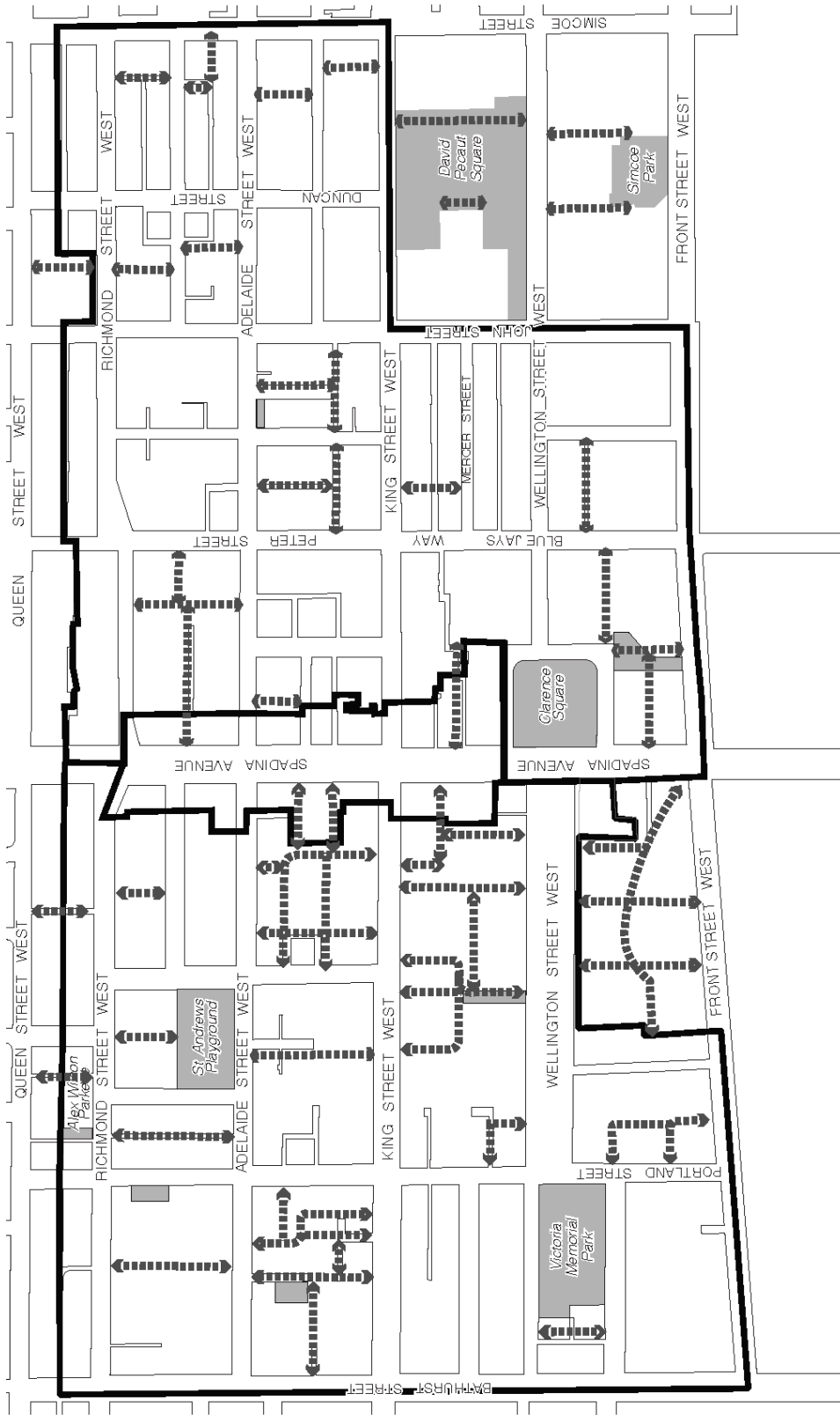
 Secondary Plan Boundary

 T1 View between Clarence Square and Victoria Memorial Park along Wellington.

## VISTAS

 V1 View from Duncan St. W to King St W

 V2 Spadina Ave from Richmond St W to King St W

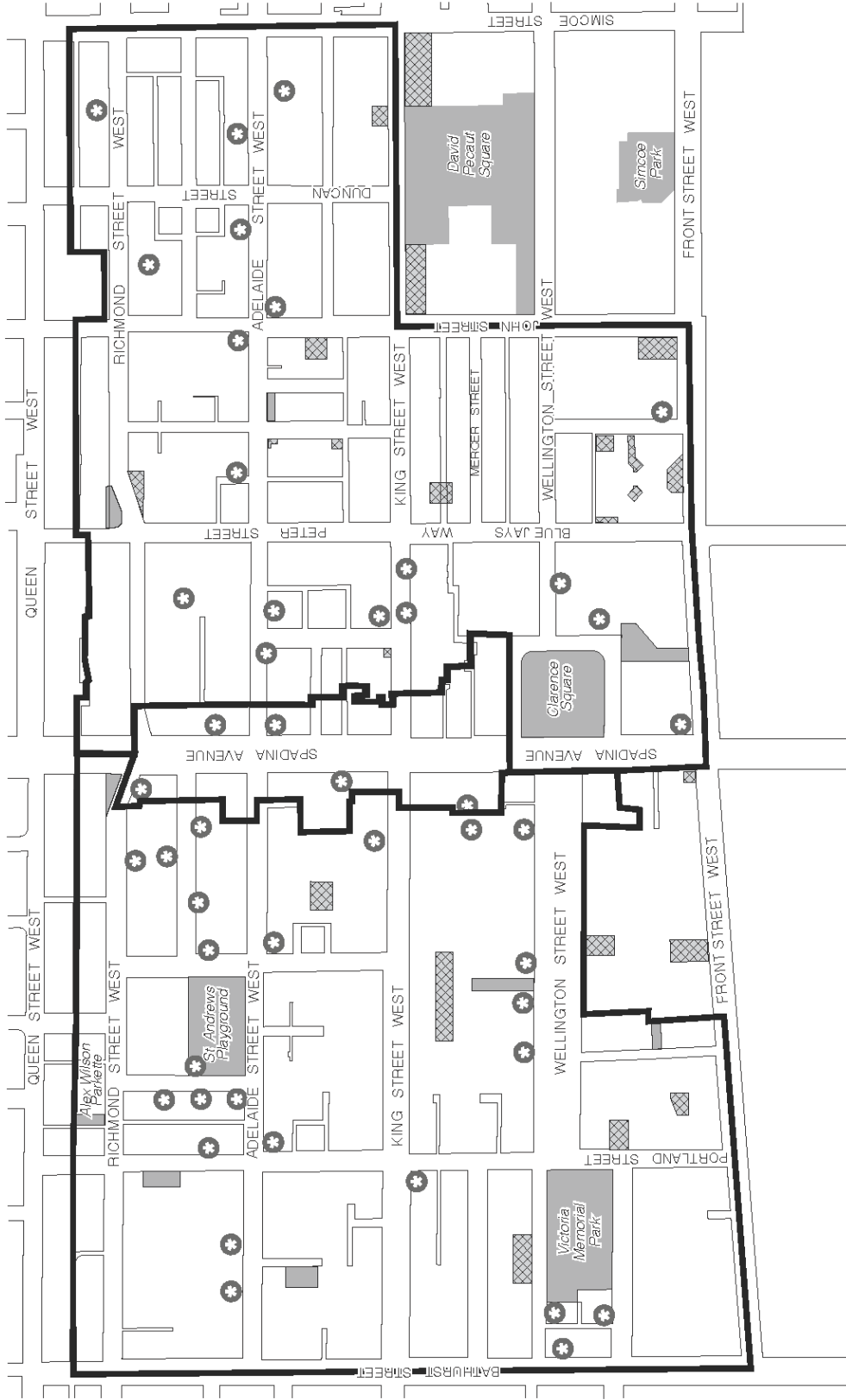


# King-Spadina Secondary Plan

MAP 16-3B Midblock Connections







-  Secondary Plan Area
-  Existing and Planned Parks
-  Existing, Planned and Potential Mid-block Connections

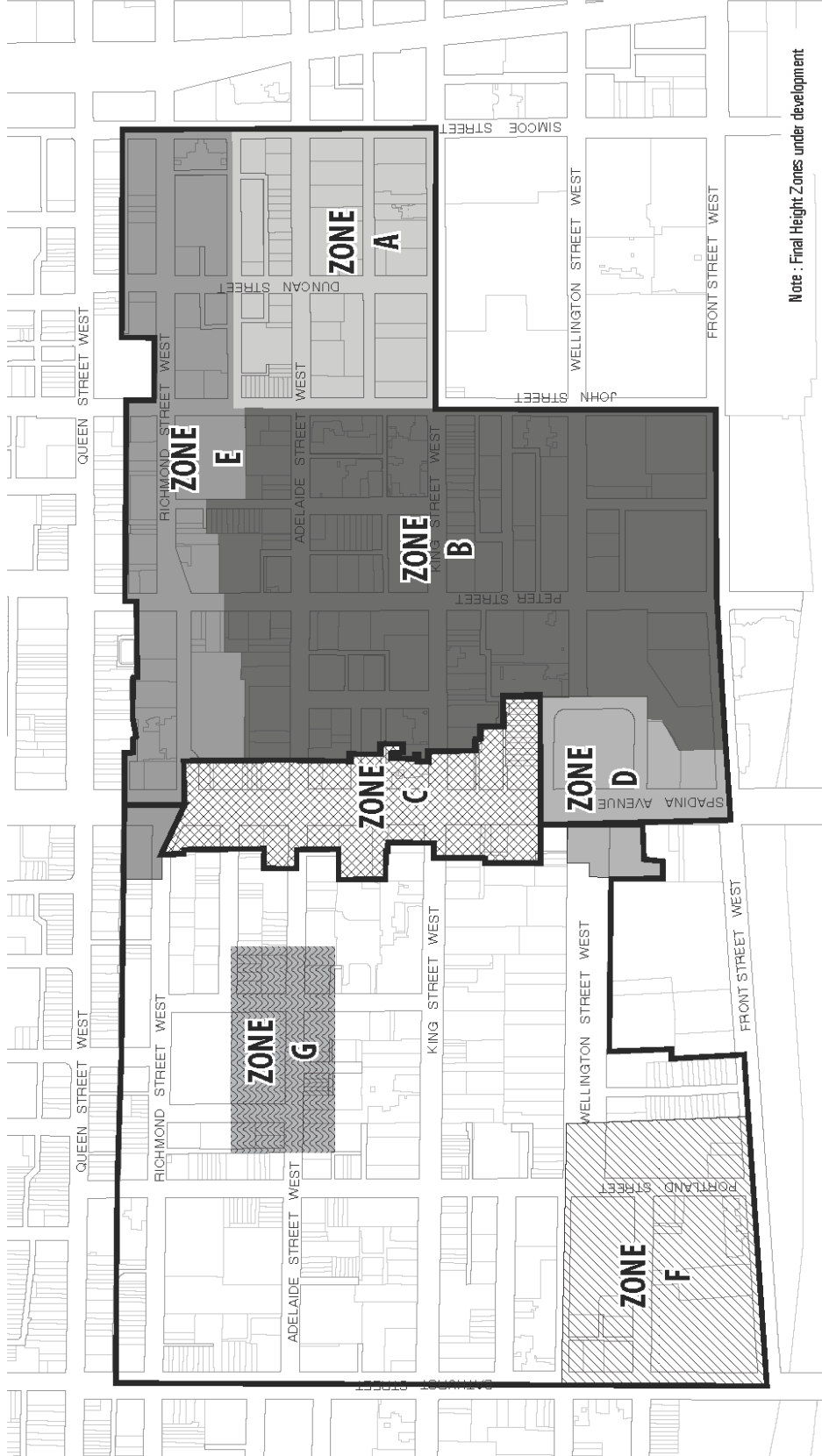


# King-Spadina Secondary Plan

MAP 16-3C Public Realm Structure Plan



-  Secondary Plan Area
-  Existing and Planned Public Parks & Open Spaces
-  Existing and Planned Privately Owned Publicly Accessible Spaces (POPS)
-  Potential Public Realm Enhancement



# King-Spadina Secondary Plan

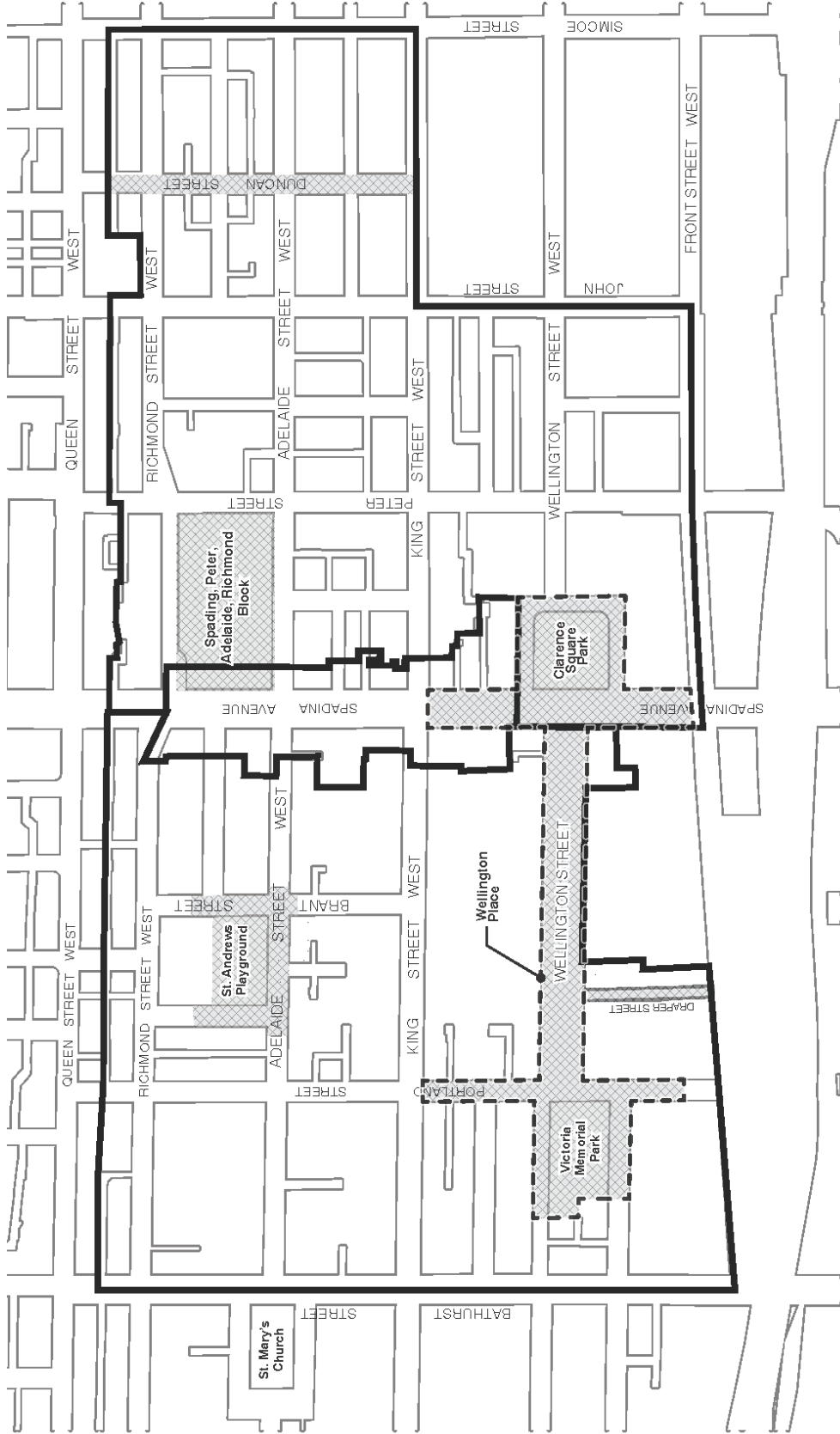
MAP 16-4 Height Transition Zones



Secondary Plan Boundary









# King-Spadina Secondary Plan

MAP 16-5 Area of Special Identity

-  Secondary Plan Boundary
-  Areas of Special Identity