

King-Parliament Secondary Plan and Zoning Review

Virtual Open House

October 22, 2020

7:00-8:30 pm





Having issues with the audio?

Dial: 416-915-6530

When prompted for a meeting number enter:

133 299 0379



This meeting is being recorded

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record.

Under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

Welcome



Land Acknowledgment

Tkaronto, now known as Toronto, is under Treaty 13 and is home to many Indigenous Nations from across Turtle Island, including the Inuit and the Metis. It is the traditional territories of the Huron-Wendat, Anishinabek, the Chippewa, the Haudenosaunee Confederacy and most recently, The Mississaugas of the Credit River First Nations.

We are all Treaty people. Many of us have come here as settlers, immigrants, or newcomers in this generation or generations past. I'd like to also acknowledge those who came here involuntarily, particularly as a result of the Trans-Atlantic Slave trade. And so, I honour and pay tribute to the ancestors of African Origin and Descent.



Agenda



7:00 p.m.

Welcome

Councillor Kristyn Wong-Tam, Ward 13, City of Toronto



7:10 p.m.

Presentation

Melanie Melnyk, Senior Planner, City of Toronto City Planning Division



7:55 p.m.

Questions and Comments



8:25 p.m.

Next Steps

Facilitated Discussion



At the end of the presentation we will go through each of the questions and one of our panelists will respond.



Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio.

Q&A:

Q & A is found as an option when you click on the circle with dots. Use this to ask a question of the Presenter or panelists.

<https://www.toronto.ca/community-people/get-involved/public-consultations/participate-in-virtual-engagement-events/>

Conduct



- Please be brief and limit yourself to one question or comment at the time, so that we may hear from others. There will be other opportunities to engage.
- Keep an open mind while listening to others.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!



Councillor Kristyn Wong-Tam

Ward 13 - Toronto Centre



Tonight's Meeting Scope

- Overview of the work in progress to update the King-Parliament Secondary Plan and zoning by-law:
 - **Background:** Downtown Plan and Study Purpose
 - **Secondary Plan:** Proposed Policy Refinements
 - **Zoning By-law:** Methodology and Proposed Directions
- Purpose: inform and collect feedback. No decisions will be made tonight.
- Individual sites or development applications will not be addressed in this forum.



Upcoming Information Sessions

**Queen Street East &
Corktown Areas**

Monday October 26
7:00 – 8:00 pm

**Heritage, Parks and
Public Realm**

Thursday October 29
7:00 – 8:00 pm

**Jarvis-Parliament
Area**

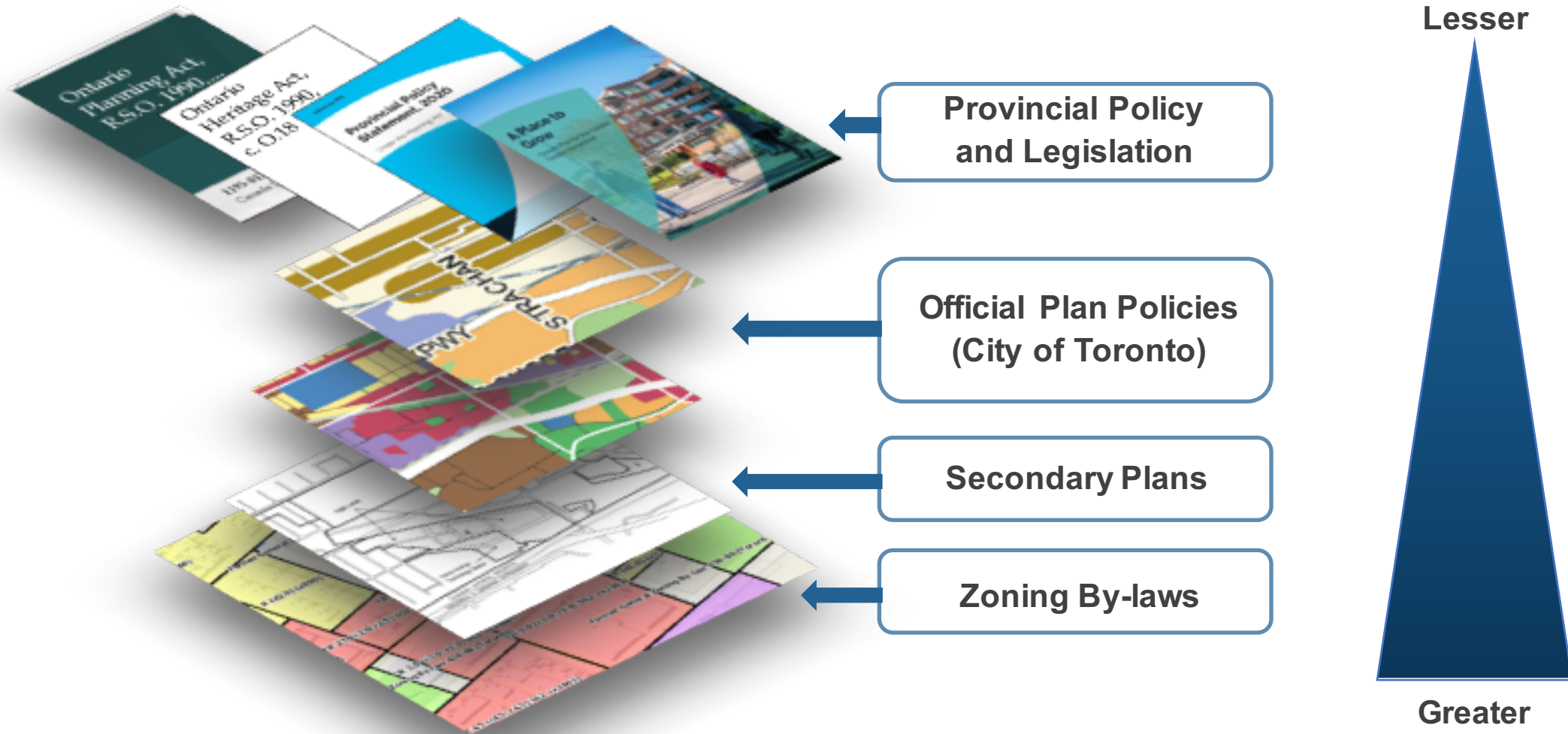
Tuesday November 3
7:00 - 8:00 pm

Meeting information posted at www.toronto.ca/king-parliament

Background

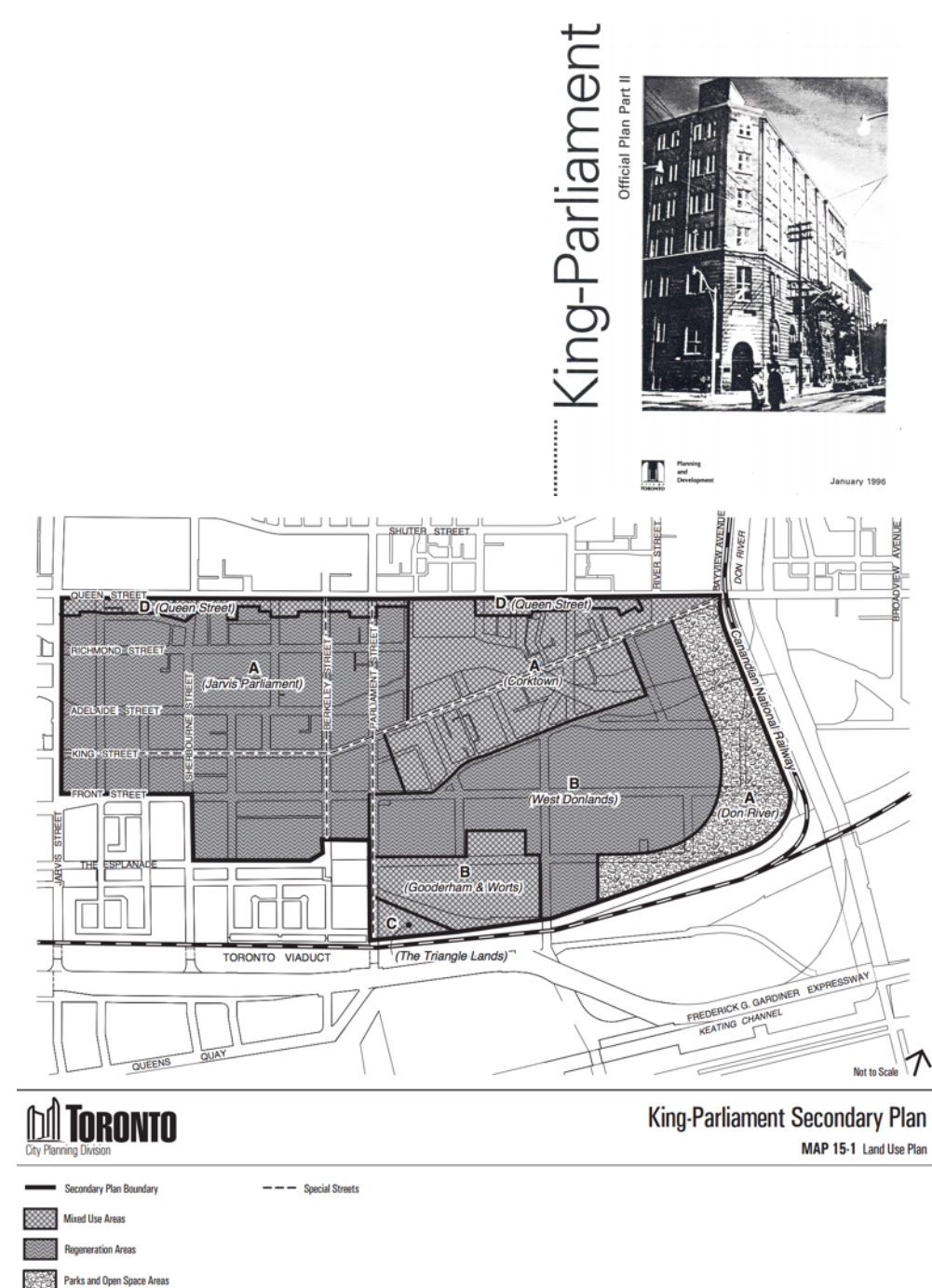


Planning in Ontario 101



Why this Study?

- There is an existing Secondary Plan in force for King-Parliament
- First adopted in 1996 to revitalize the area with more flexible uses and adaptive re-use of buildings
- Need for an update to respond to recent growth as part of the City's Downtown



TOcore: Downtown Plan (OPA 406)

- Ministerial approval June 5, 2019
- Provides a planning policy framework to shape growth in Toronto's Downtown over the next 25 years, regarding:

Land Use

Parks

Public Realm

Transportation

Culture

Housing

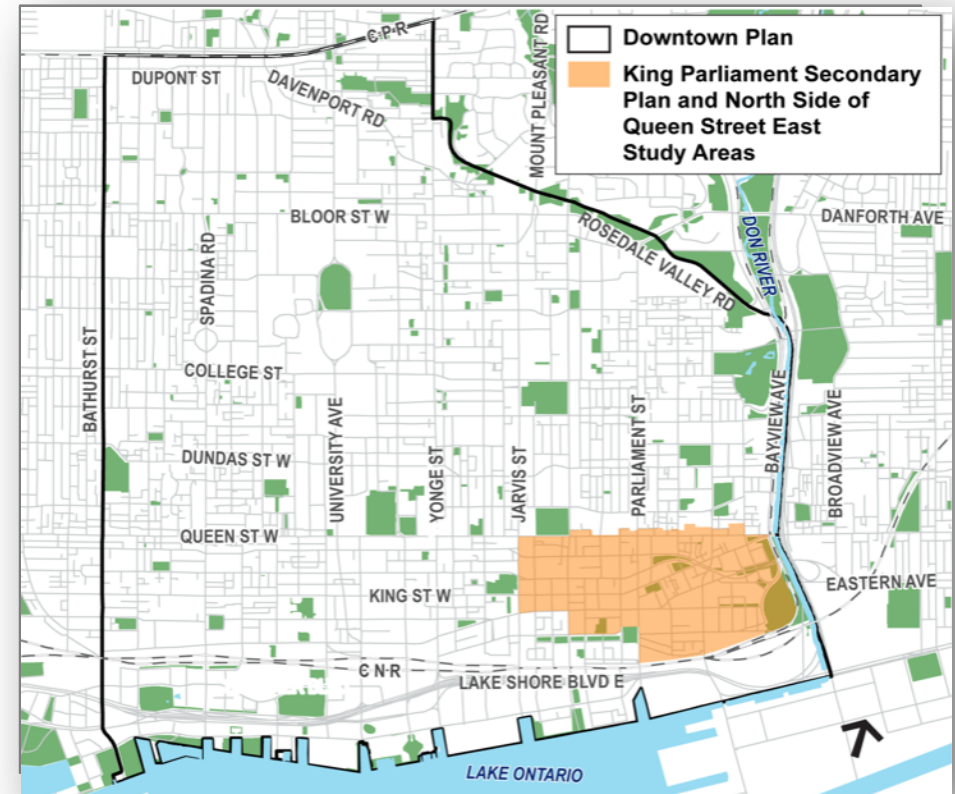
**Community Services
and Facilities**

Built Form

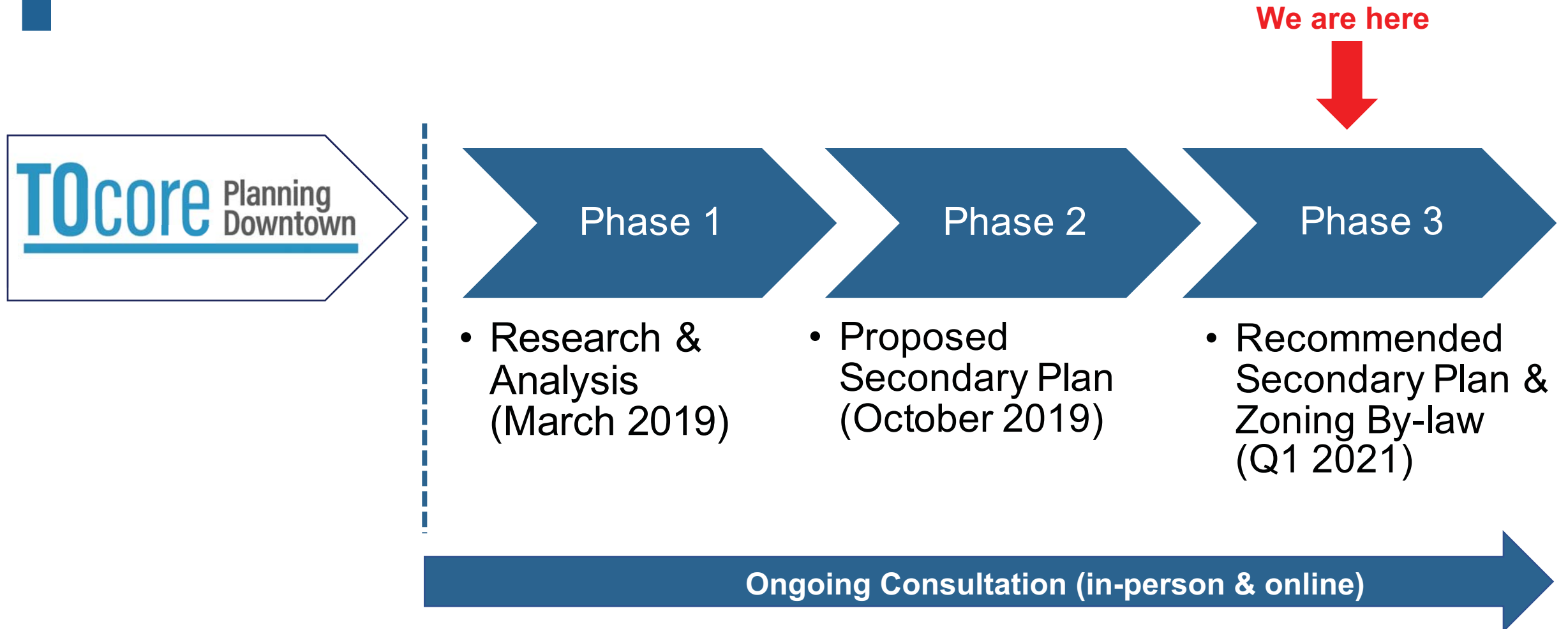
Energy

- Implemented through Infrastructure Strategies and Plans

TOcore Planning
Downtown



King-Parliament Review Timeline



What We Heard

- 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**

Proposed Secondary Plan

Toronto & East York Community Council received a proposed Secondary Plan for King-Parliament at its meeting of October 10, 2019.

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**

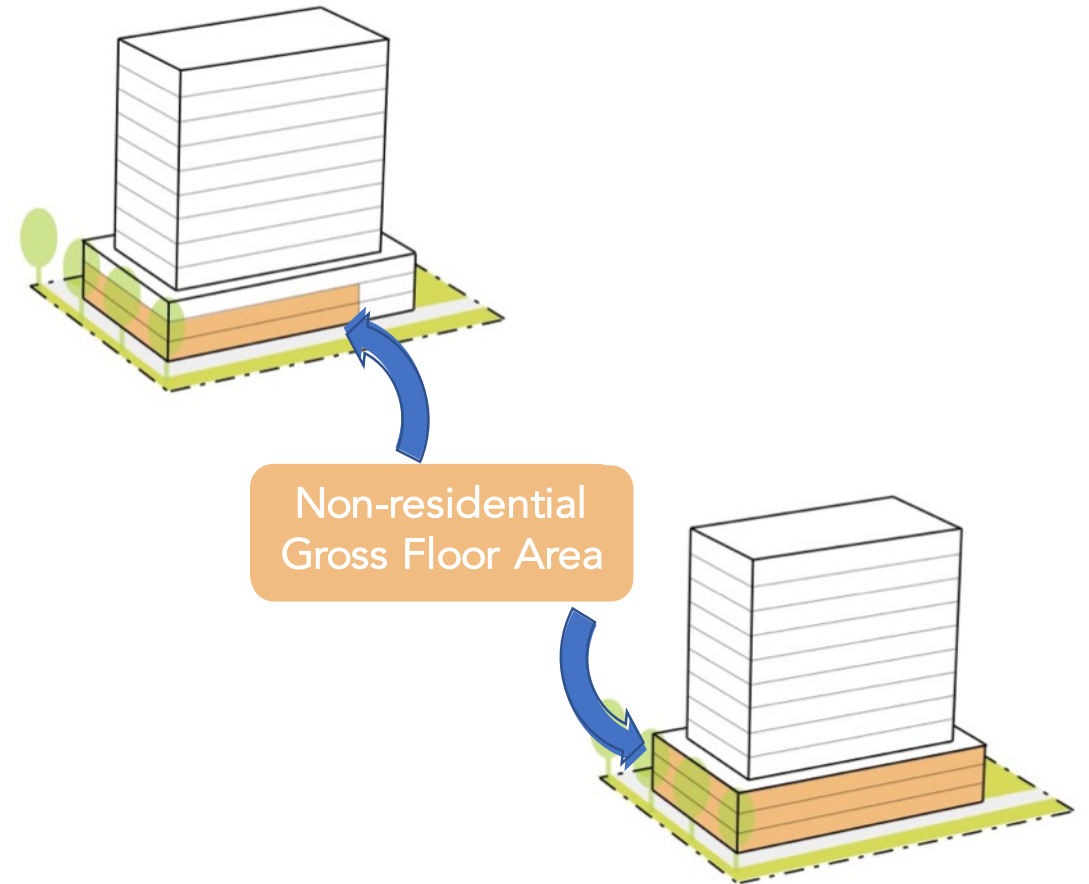


Support and Enhance Employment

Policy Directions

Development required to provide the greater of:

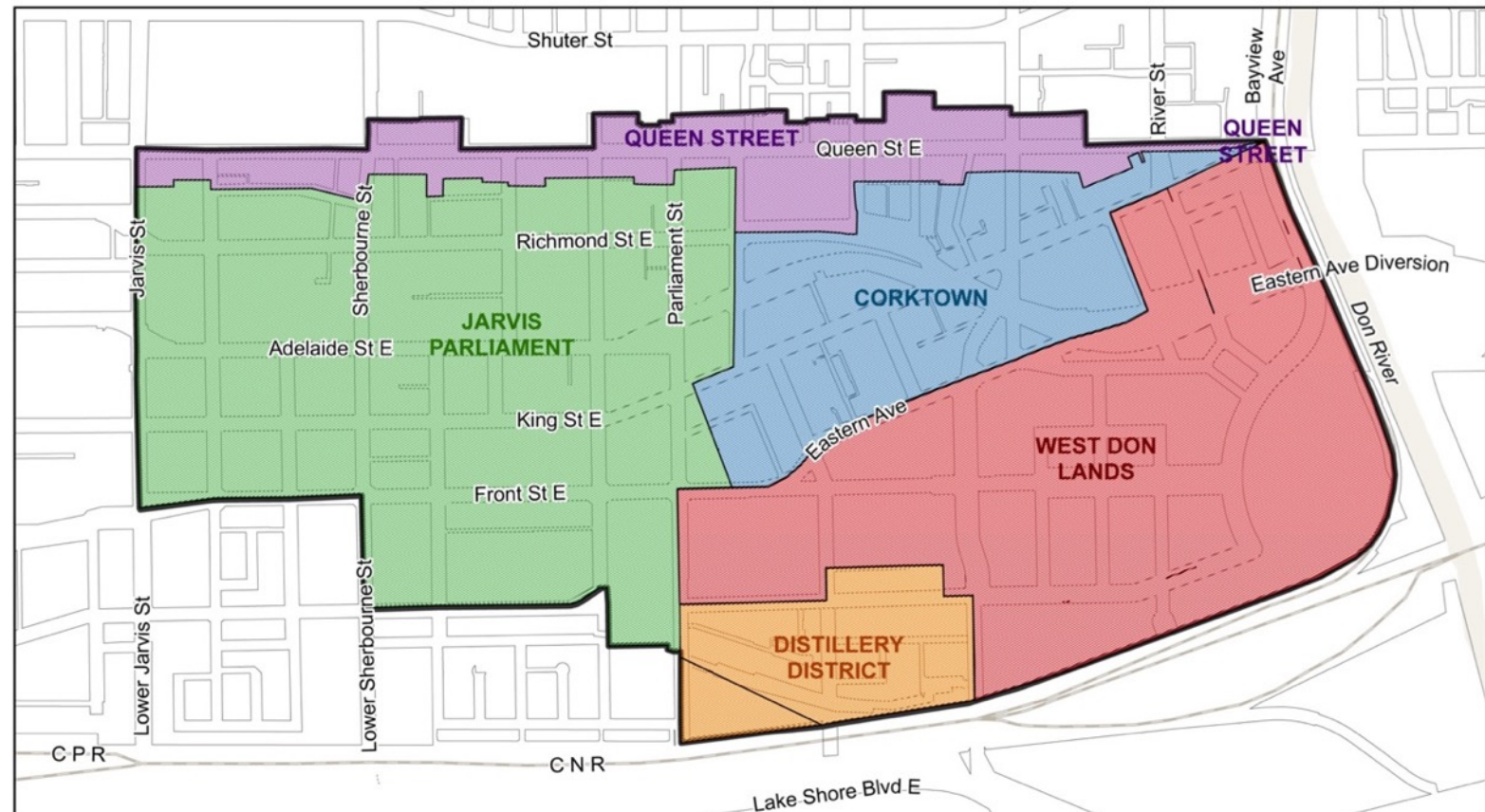
- The replacement of all existing non-residential space; or
- A minimum 25% of total space for non-residential uses



Urban Structure

Policy Directions

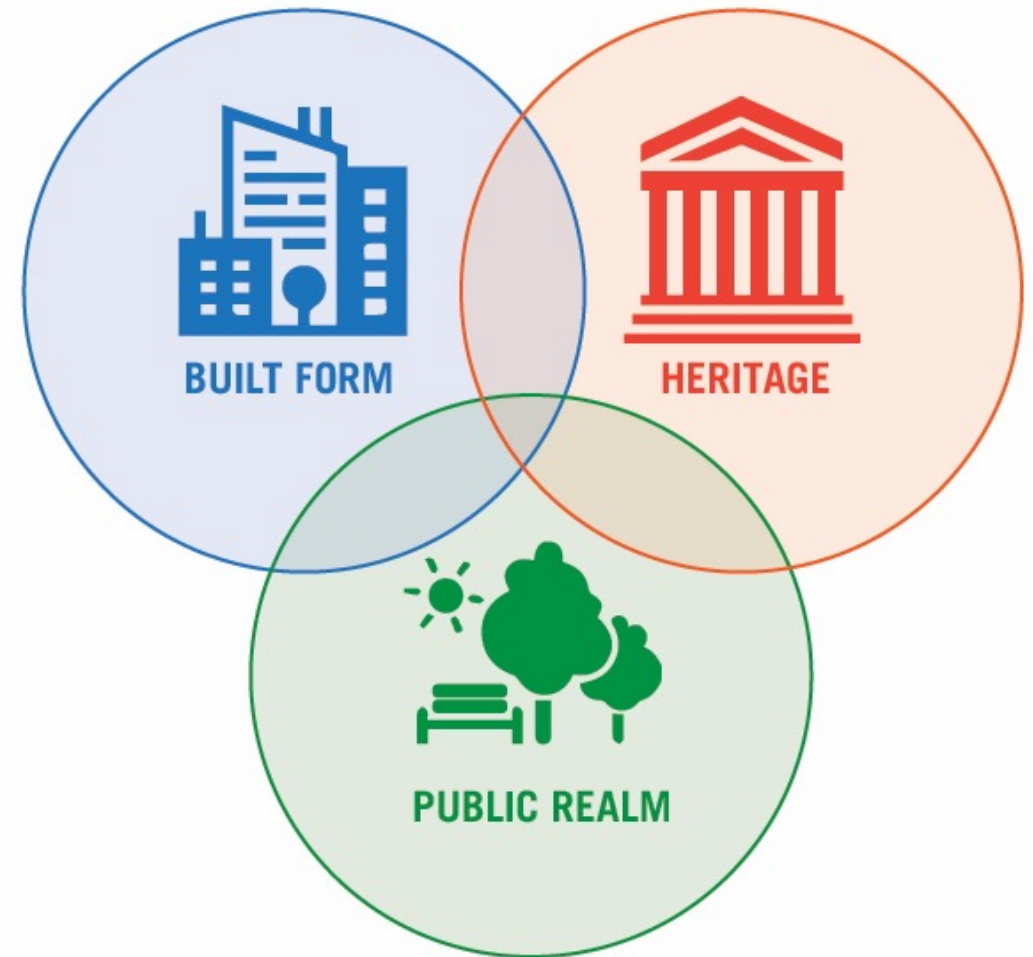
- Five Policy Areas
- Secondary Plan policies for each Policy Area will reflect and reinforce its distinct heritage, site characteristics and development patterns



Existing and Planned Context

Policy Directions

- Built Form and Land Use policies in the **Downtown Plan** 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.



Draft Refinements to the Proposed Secondary Plan



Proposed Secondary Plan Refinements

Themes

- **General** – clarifying language and relationship to Downtown Plan
- **Heritage** – remove map and refine character statements
- **Public Realm** – mapping updates and policy refinements
- **Built Form** – transfer numerical standards to Zoning By-law and refine policies to clarify intent

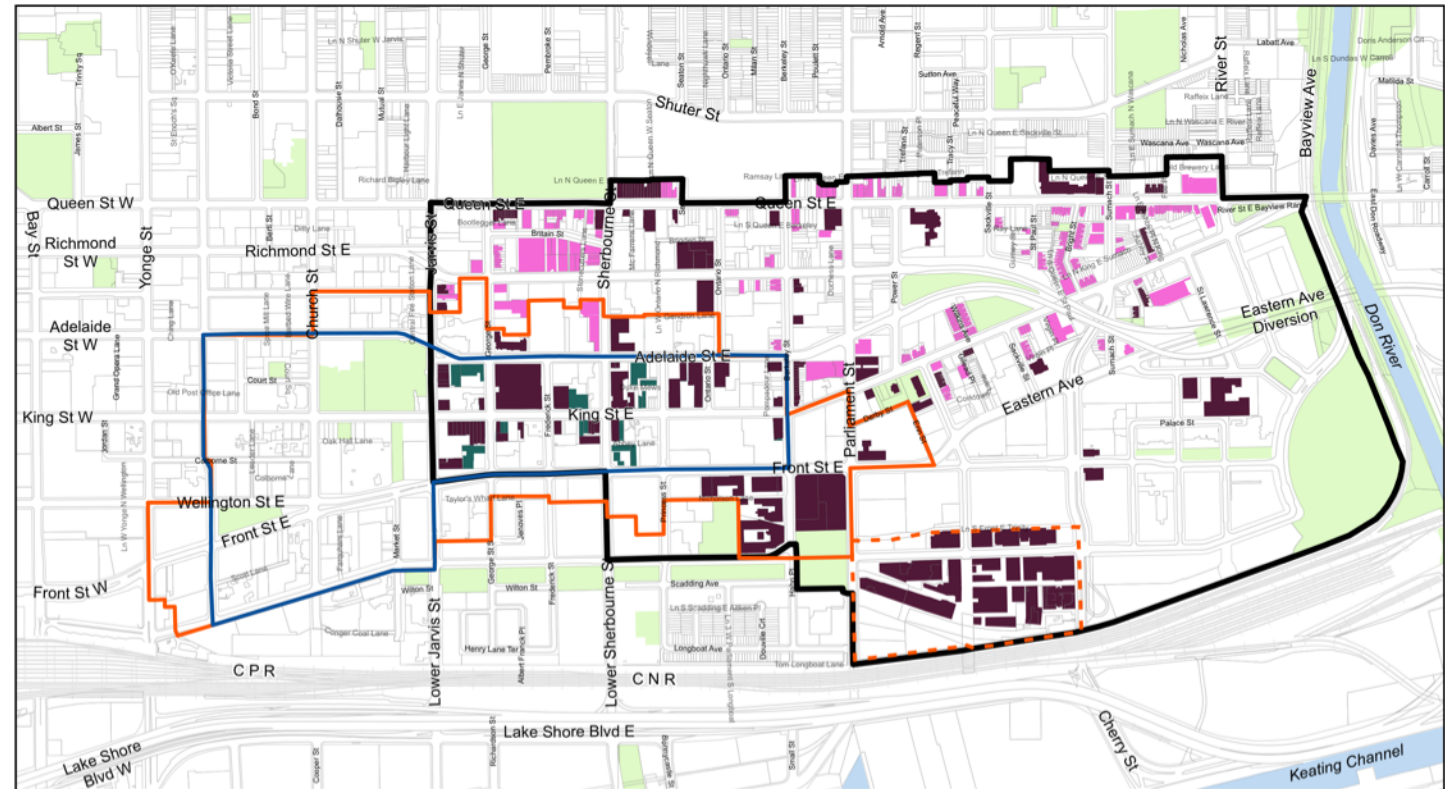
A redlined copy of the in-progress Secondary Plan will be posted to the project website, showing revisions from the October 2019 version.

Heritage

Proposed Secondary Plan Refinements

Remove comprehensive map of heritage properties from Secondary Plan:

- Recommendation for inclusion of identified properties on the Heritage Register in advance of the Secondary Plan
- Official Plan policies for properties on the Heritage Register then apply



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 (LPAT approved 2020)

St. Lawrence Neighbourhood Heritage Conservation District (adopted 2015)

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



Heritage

Proposed Secondary Plan Refinements

Retain Secondary Plan policy allowing for additional built form requirements to ensure compatibility with heritage scale and character:

“Additional setbacks, stepbacks, and stepping down of building heights over and above the built form and urban design standards identified in this Plan, or in the zoning by-law, may be required to conserve the scale and character of a property included on the City’s Heritage Register.”






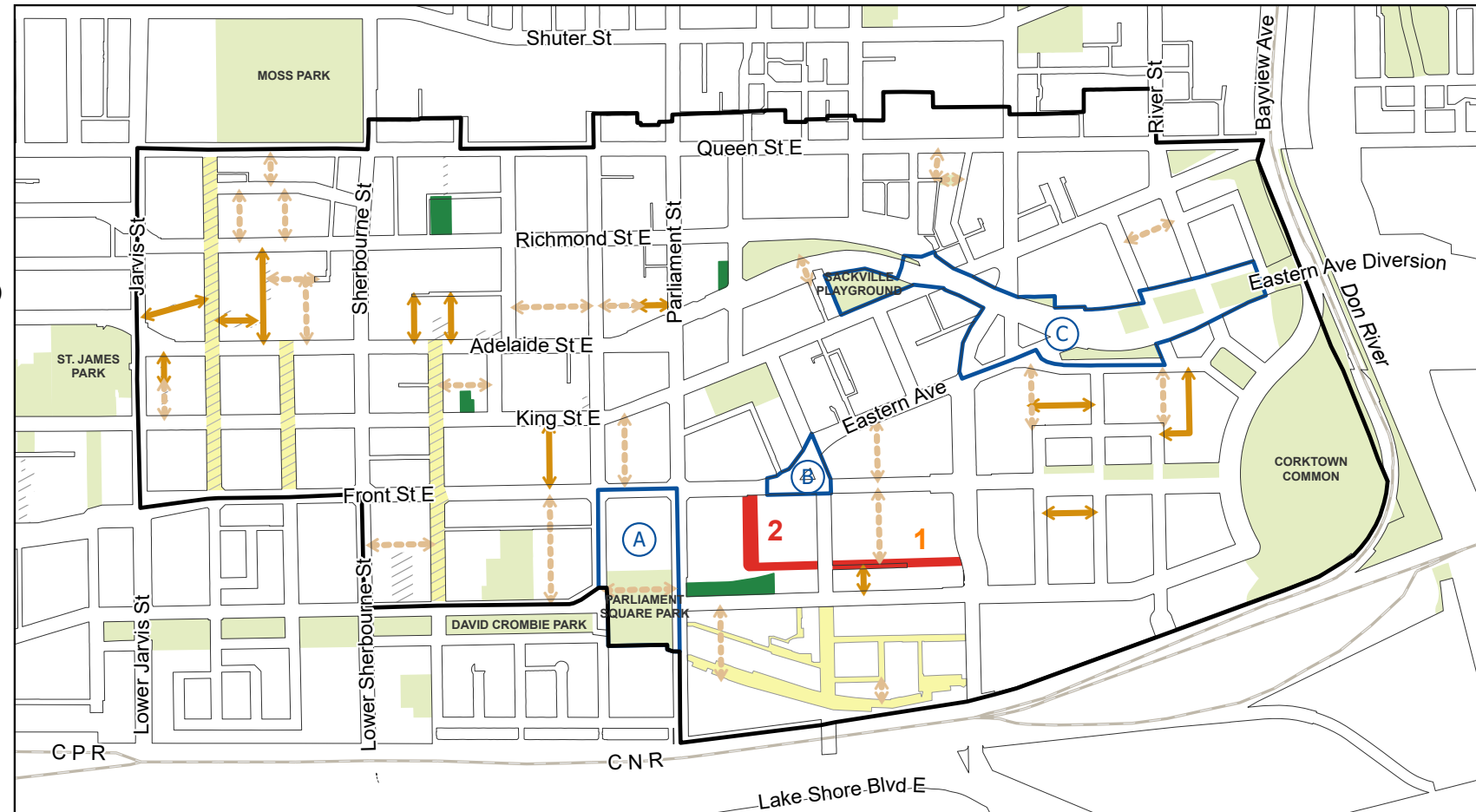
Parks & Public Realm

Proposed Secondary Plan refinements

-  King-Parliament Secondary Plan Boundary
-  Potential Mid-block Connection
-  Existing Mid-block Connection
-  New Public Street
-  Privately Owned Publicly-accessible Spaces
-  Future Parks and Open Spaces (approved through Development)
-  Parks and Open Spaces
-  Distillery District Open Space
-  Park Link Streets

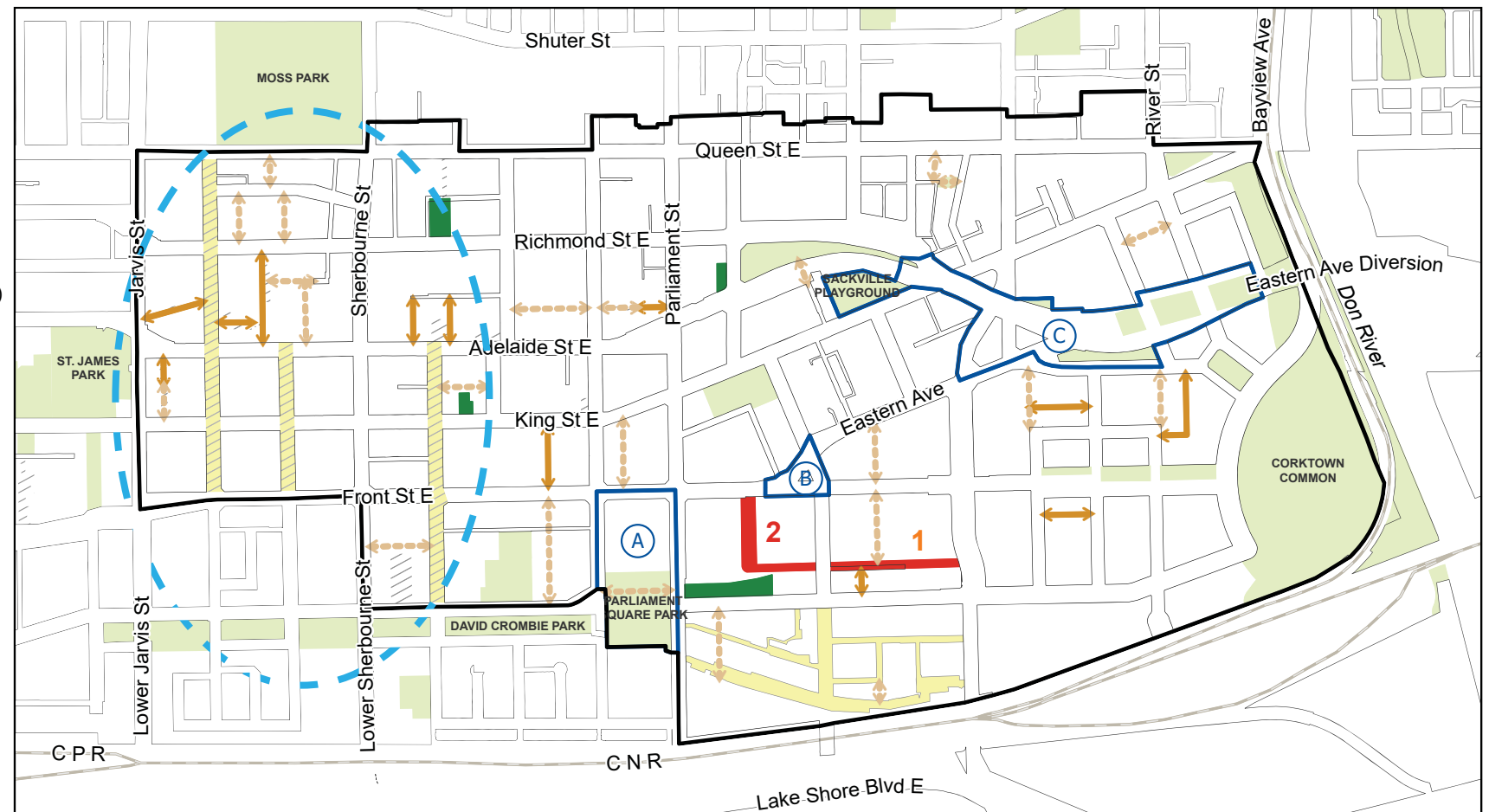
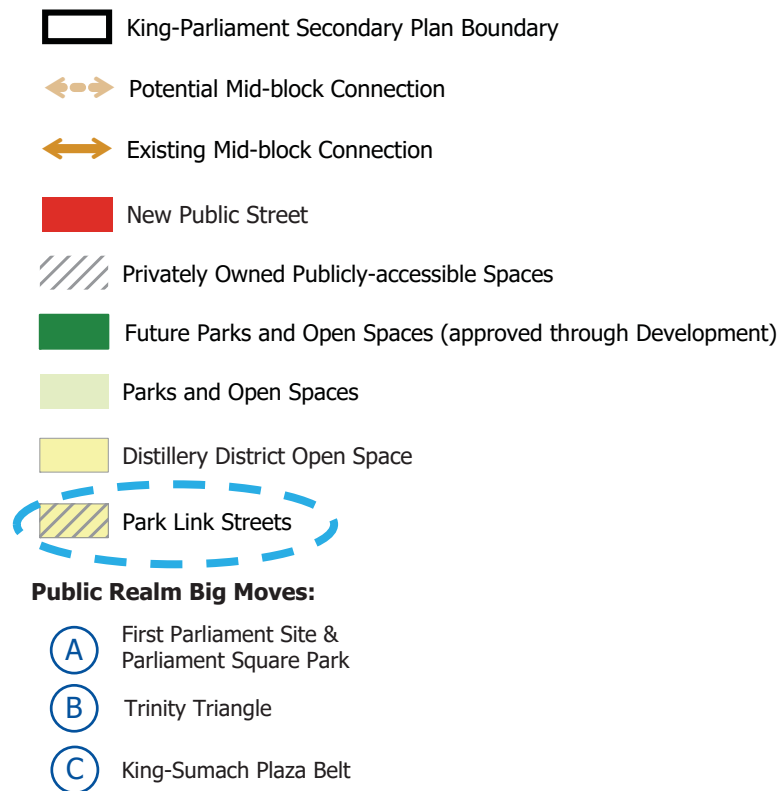
Public Realm Big Moves:

-  First Parliament Site & Parliament Square Park
-  Trinity Triangle
-  King-Sumach Plaza Belt



Parks & Public Realm

Proposed Secondary Plan refinements



Parks & Public Realm

Proposed Secondary Plan refinements

Review and refine mapping and policy directions for “Big Moves”:

King-Sumach Plaza Belt

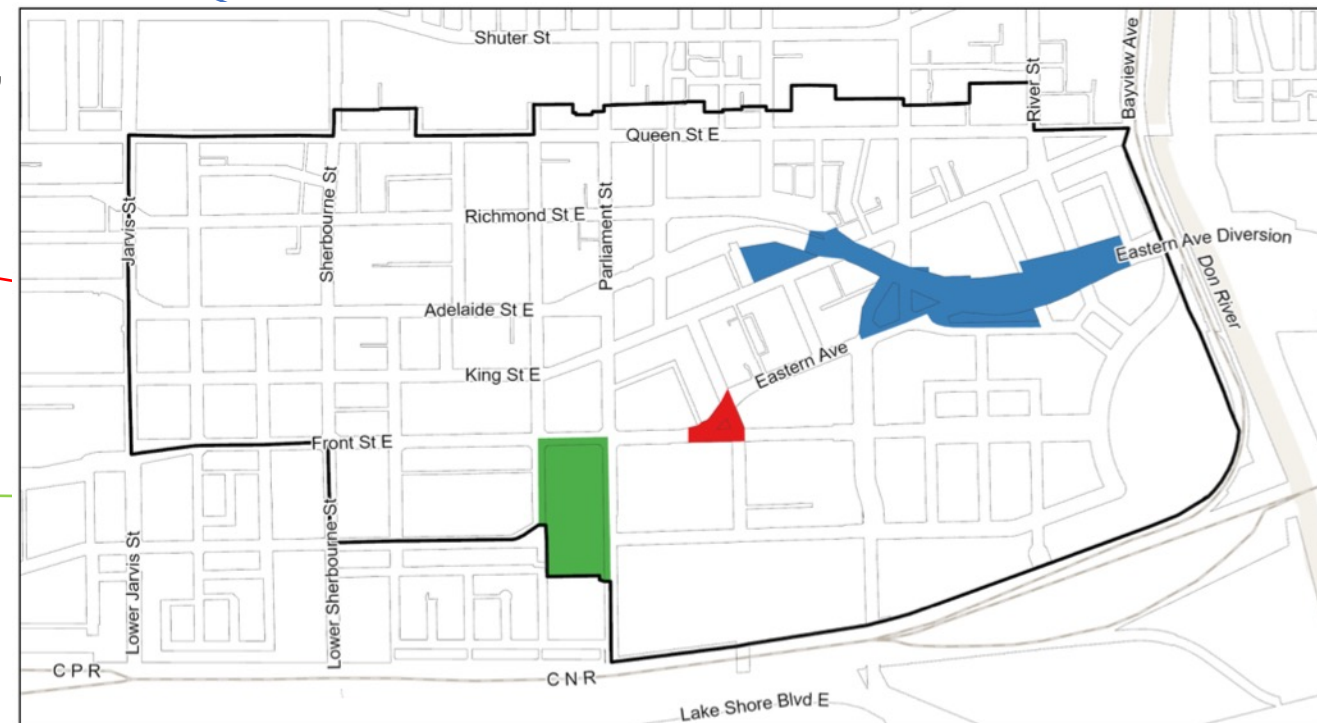
- Revise boundaries and function assuming relocation of transit hub
- Promote connectivity of new and existing open spaces in the “plaza belt”

Trinity Triangle

- Promote placemaking opportunities, pedestrian and cycling movement through potential road reconfiguration

First Parliament Site

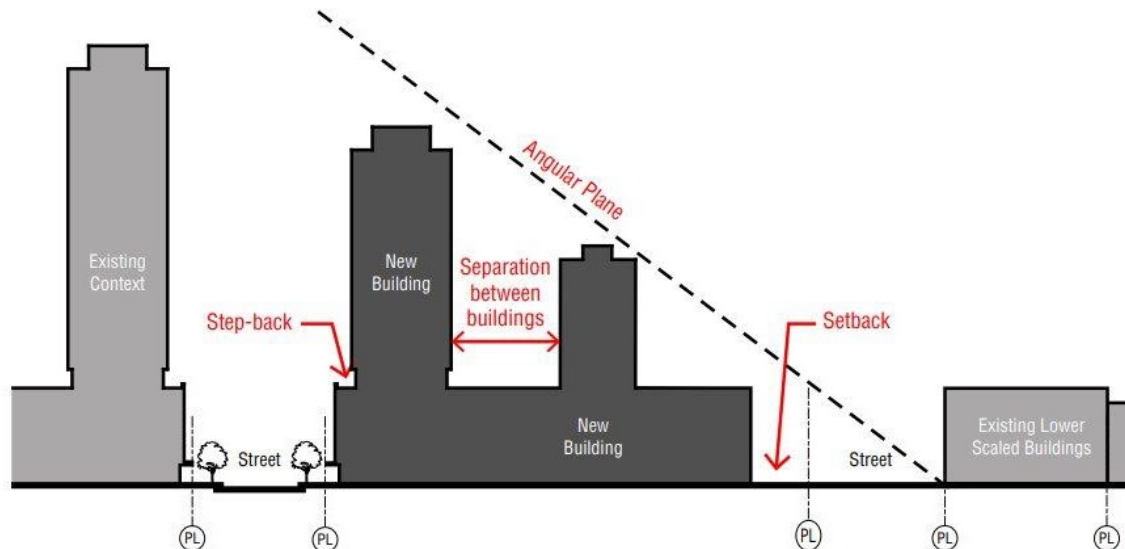
- Integrate principles to support ongoing First Parliament Master Plan process



Built Form

Proposed Secondary Plan refinements

- Remove specific built form standards for each Policy Area and integrate them in the Zoning By-law
- Refine policy language to reflect the existing and planned context and character for each Policy Area



Draft Zoning Changes



What is a Zoning By-law?

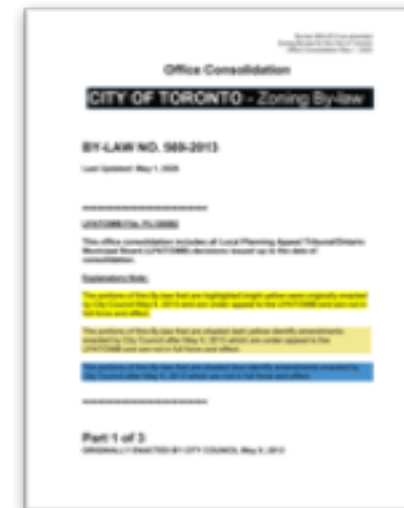
A **zoning by-law** regulates the use of land by:

- Dividing a geographic area into different land use zones
- Controlling the use of land, buildings and structures:
 - ✓ permitted uses and building types
 - ✓ height
 - ✓ density
 - ✓ setbacks from a lot line
 - ✓ lot size and dimensions (e.g. lot frontage)
 - ✓ parking and loading requirements

It implements the policies of the Official Plan with specific requirements and standards.



= the Vision



= the Precision

Zoning By-law Development

Three Focus Areas for King-Parliament

Housekeeping



Land Use



Built Form



The zoning by-law will be updated with area-specific exceptions for King-Parliament.

Zoning By-law Development

Housekeeping



Objective:

Bring most of the King-Parliament area into the City-wide Zoning By-law (569-2013)

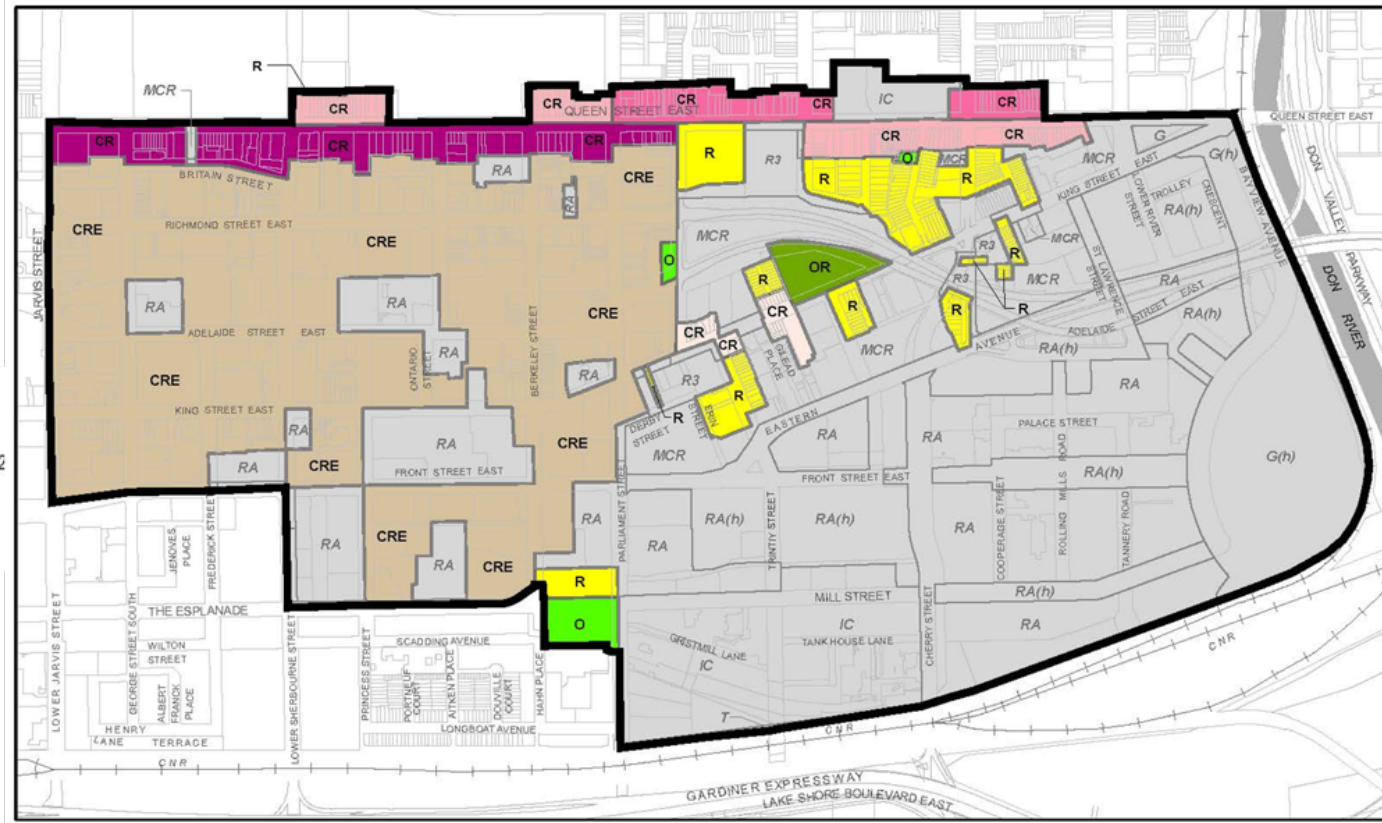
- Integrate existing exceptions and eliminate outdated ones
- Cite prevailing by-laws for approved and built development

Current Zoning By-law 569-2013

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

“Holes”

Former City of Toronto
By-law 438-86



Zoning By-law Development

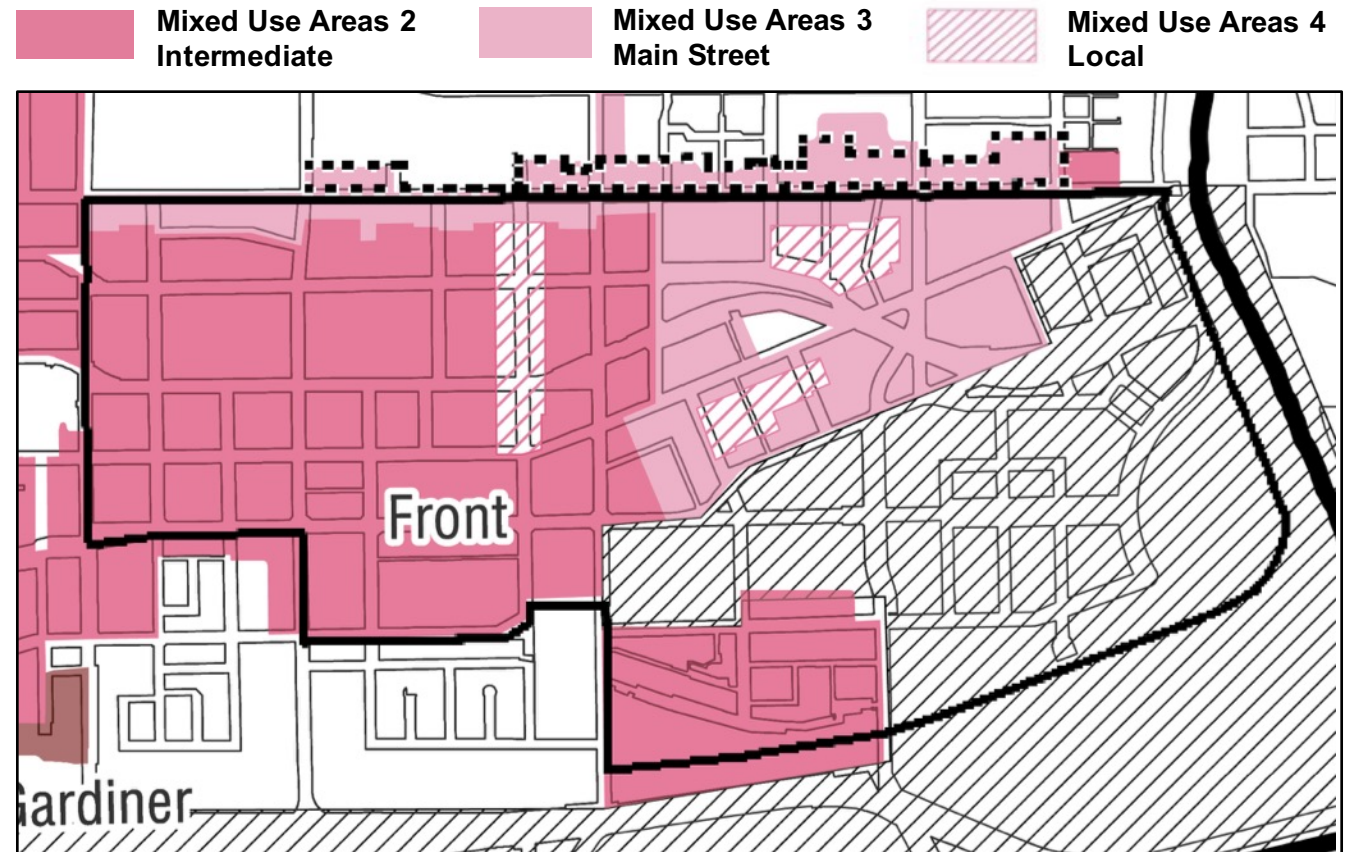
Land Use



Proposal:

- Update to mixed Commercial-Residential (CR) zoning where appropriate
 - Reflects shift from industrial uses to commercial-residential development
 - Aligns with Downtown Plan *Mixed Use Areas* designation

*Downtown Plan:
Land Use Designations*



Zoning By-law Development

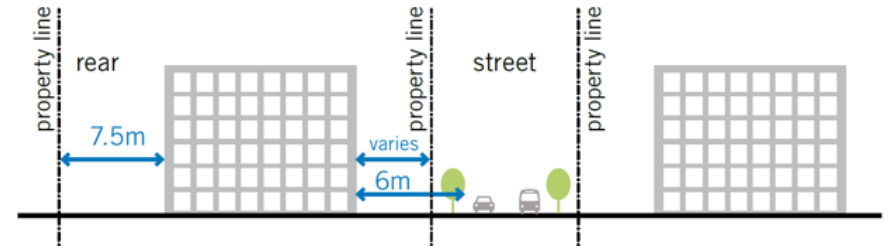
Built Form – Setbacks



- Ensure comfortable and serviceable spacing between buildings
- Setbacks from the front property line allow for increased area for landscaping, tree planting, pedestrian circulation and amenity areas.

Proposal:

- In King-Parliament, the zoning by-law will require new development in most Policy Areas to provide a **3 metre front setback**



Zoning By-law Development

Built Form – Streetwall and Step-backs

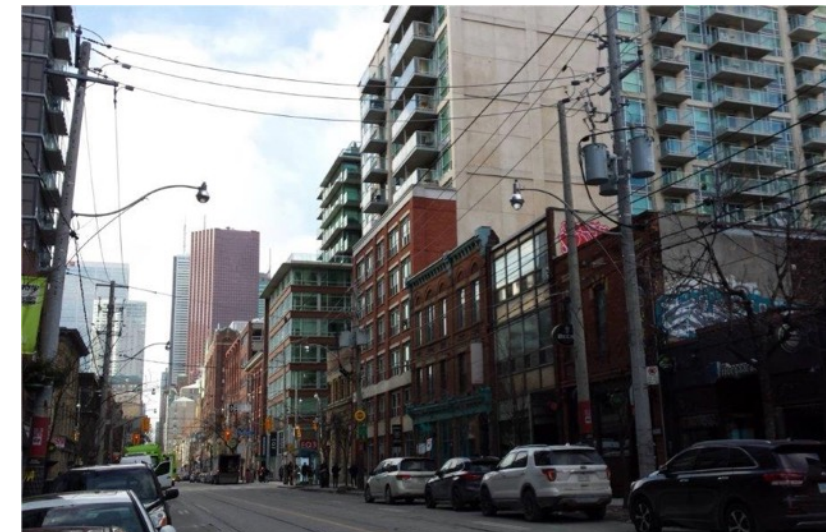
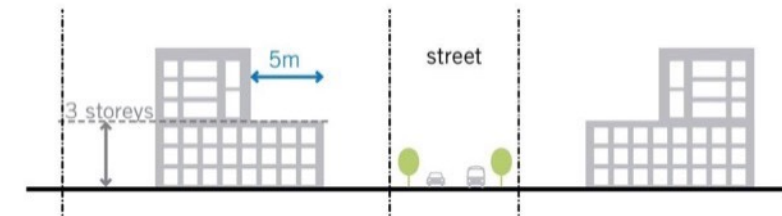
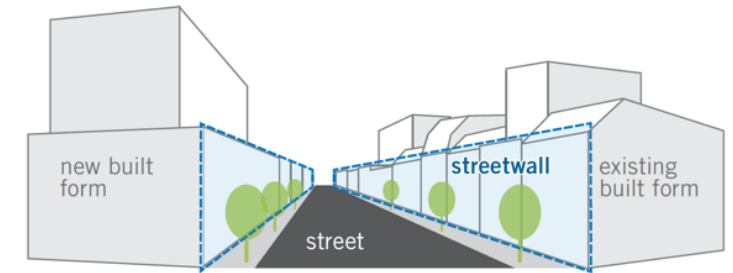


A consistent streetwall height establishes and reinforces the character and proportion of the street edge.

Taller building elements step back to give prominence to the streetwall, allowing access to sunlight and sky views.

Proposal:

- In King-Parliament, new development will be required to meet the specified streetwall height.
- Where there is an heritage resource, the height of the existing building will define the streetwall
- Buildings must be stepped back:
 - **Min. 3 metres; Min. 5 metres from a heritage streetwall**
 - **Min. 5 metres throughout Jarvis-Parliament**



Built Form

Proposed Secondary Plan refinements

An angular plane helps to shape built form to ensure good street proportion, sunlight and sky views, as well as transition to lower-scale neighbourhoods.

Proposal:

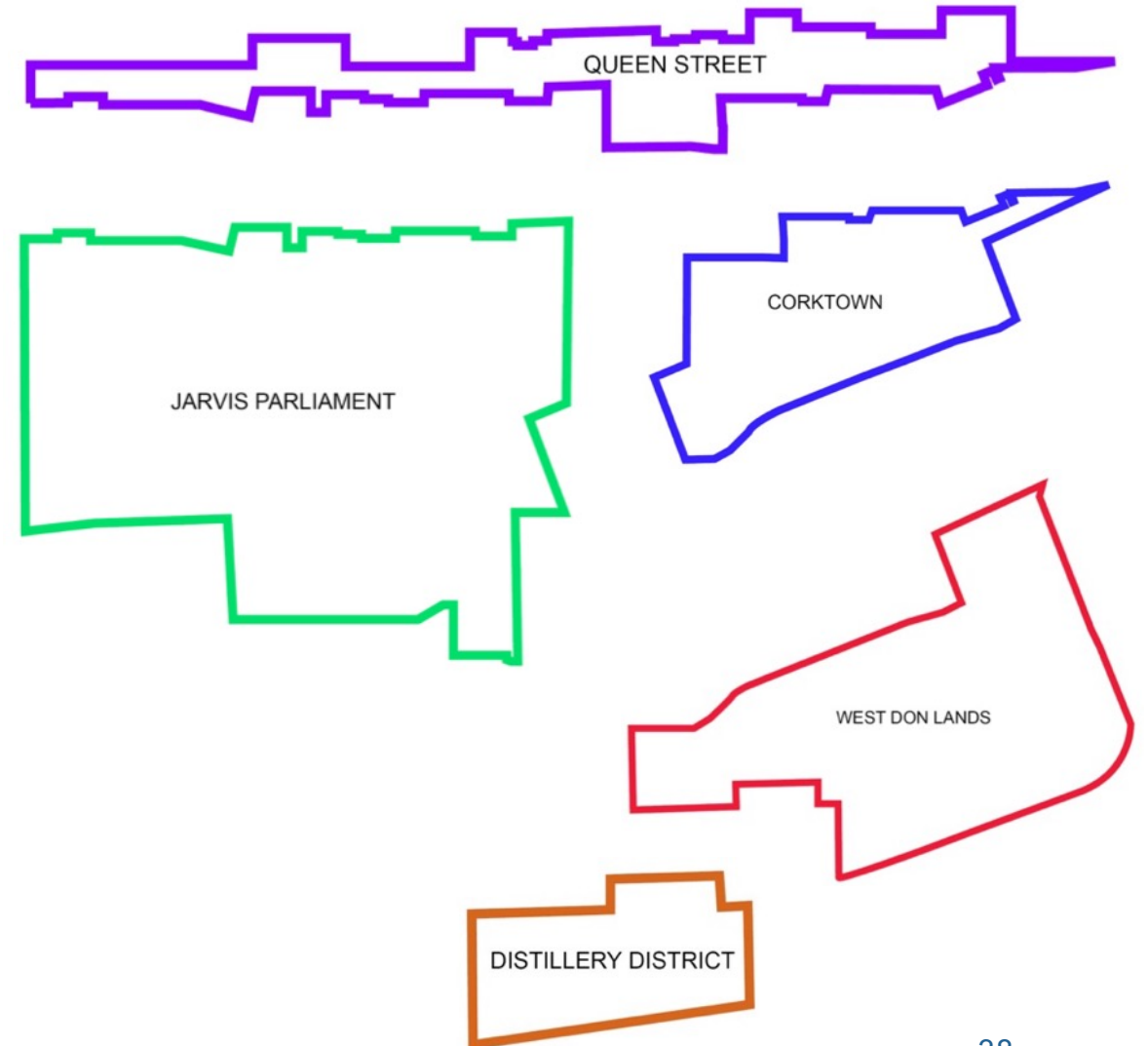
- In King-Parliament, several east-west streets are already subject to angular planes under the former and current zoning by-laws.
- The zoning by-law will extend and continue angular planes for the historic “main streets”: King Street East and Queen Street East.



Zoning By-law Development

Methodology

- Broken down by Policy Area
 - Recognizes distinct development patterns, zoning history, and built form directions for each different context
- Review existing zoning exceptions and site-specific by-laws:
 - What should remain in place?
 - Standards we still think are important
 - Prevailing by-laws for approved development
 - What needs to be updated to reflect the new policy direction for this area?

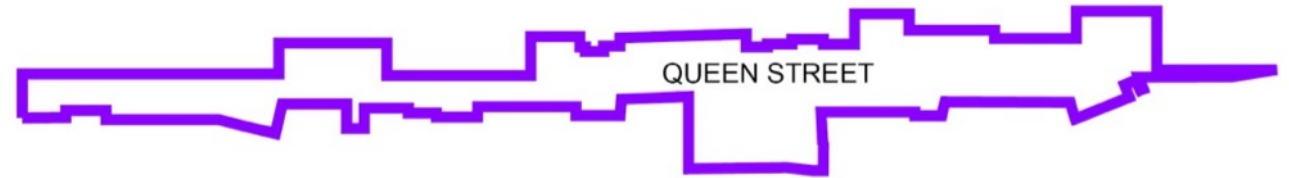


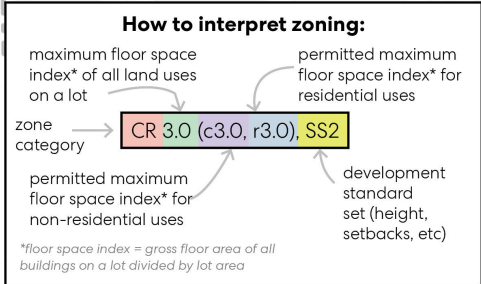
Queen Street Policy Area

Proposed Secondary Plan Policy Directions

Incremental development in mainly **mid-rise** building form to reinforce **main street** character

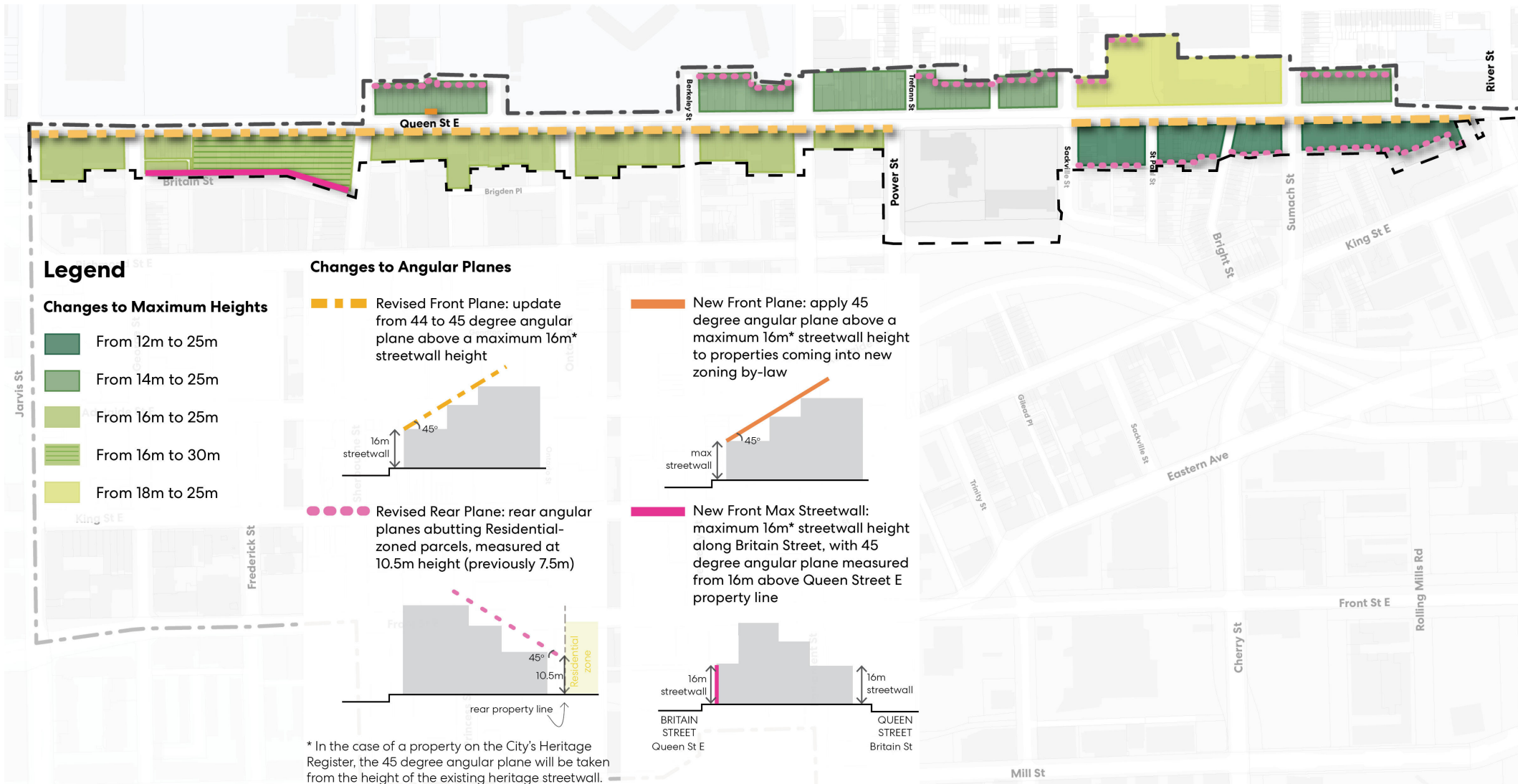
- Maximum height of 25 metres (7-8 storeys)
- 5 metre stepback above heritage base buildings
- Requires built form transition to Neighbourhoods
- Direction for the materials, ground floor heights and articulation of base buildings



[illegible]

Proposed Zoning Changes

Heights and Angular Planes



Proposed Zoning Demonstration



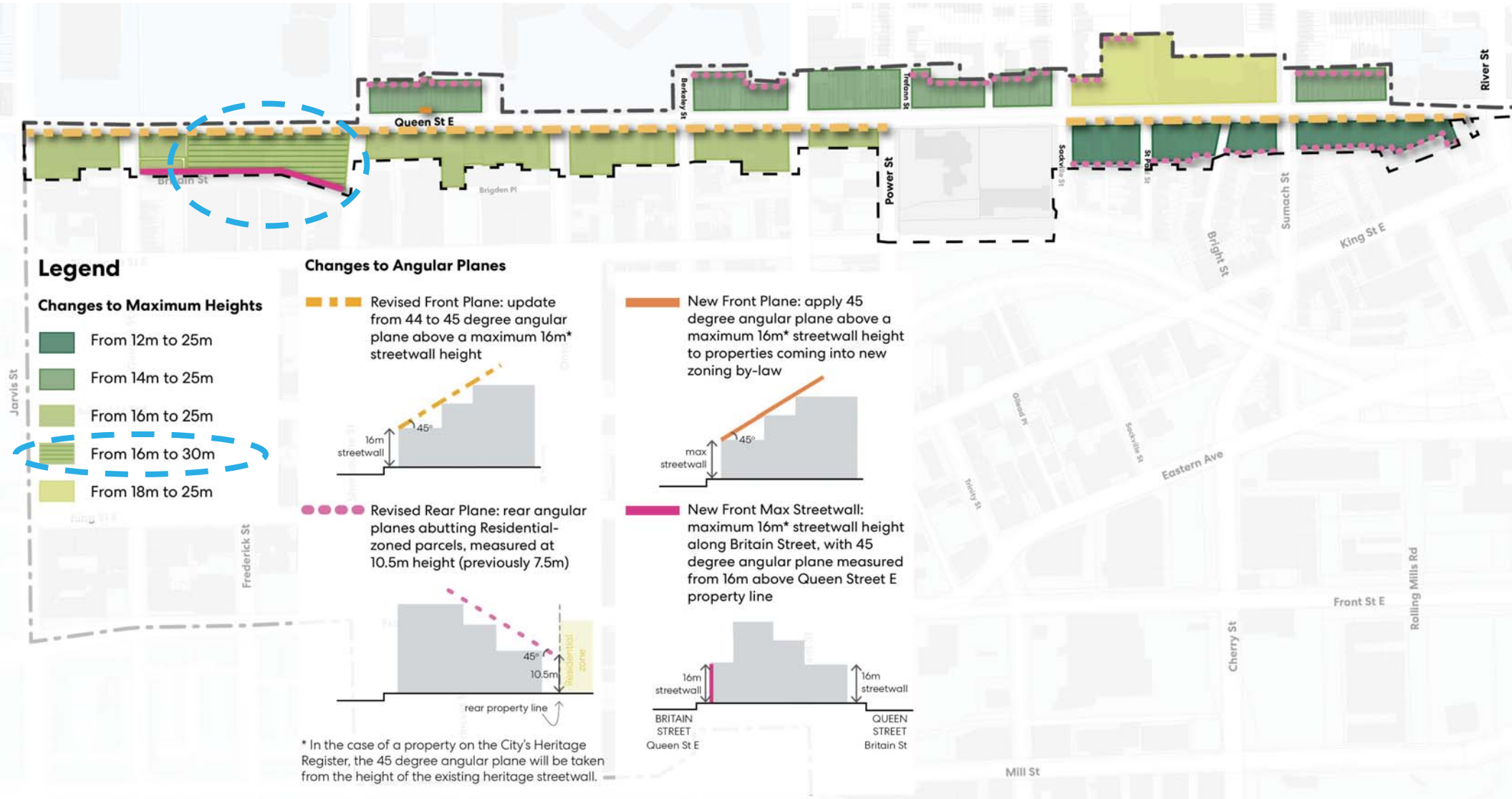
Proposed Zoning Demonstration

Queen Street Policy Area

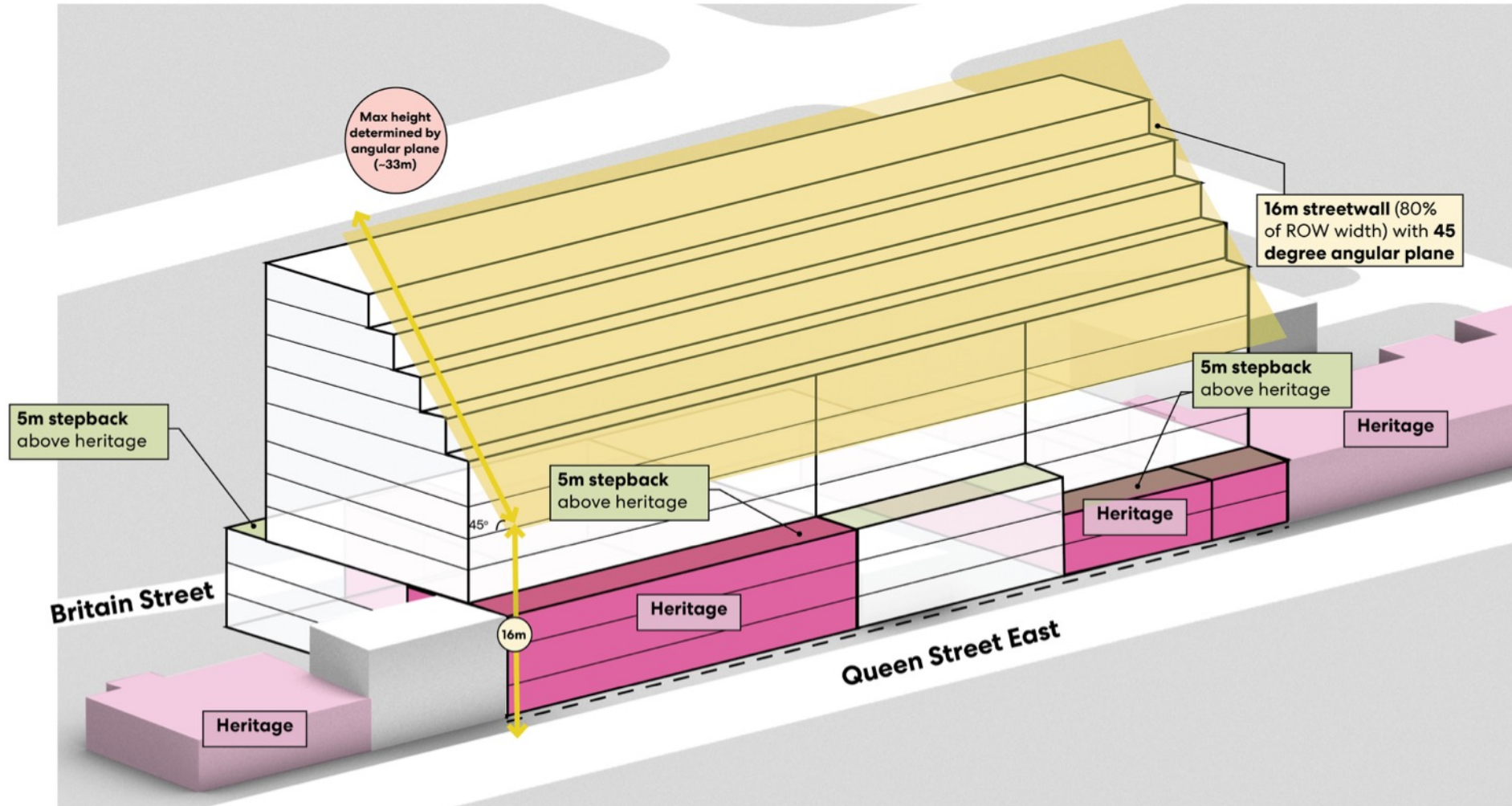


Proposed Zoning Changes

Heights and Angular Planes

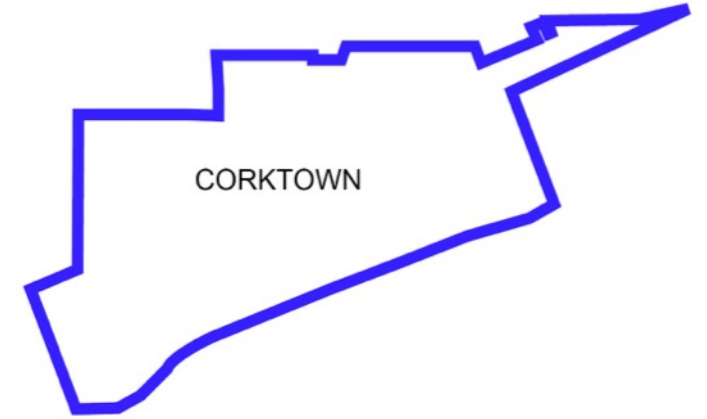


Proposed Zoning Demonstration



Corktown Policy Area

Secondary Plan Policy Directions



Gradual, incremental growth through **infill and adaptive reuse** of buildings supporting **fine-grained character**

King Street East:

- Max. height of 25 metres (7-8 storeys)
- 5 metre stepback above heritage base buildings
- 45 degree angular plane above base buildings
- Min. 3 metre setback from the front property line
- Direction for the materials, ground floor heights and articulation of base buildings on King St.

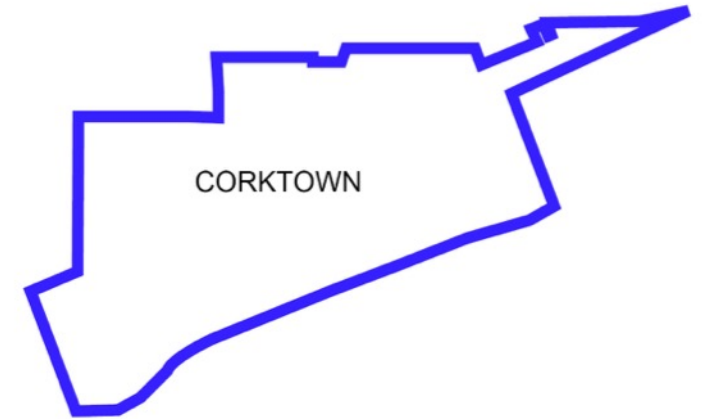


Corktown Policy Area

Secondary Plan Policy Directions

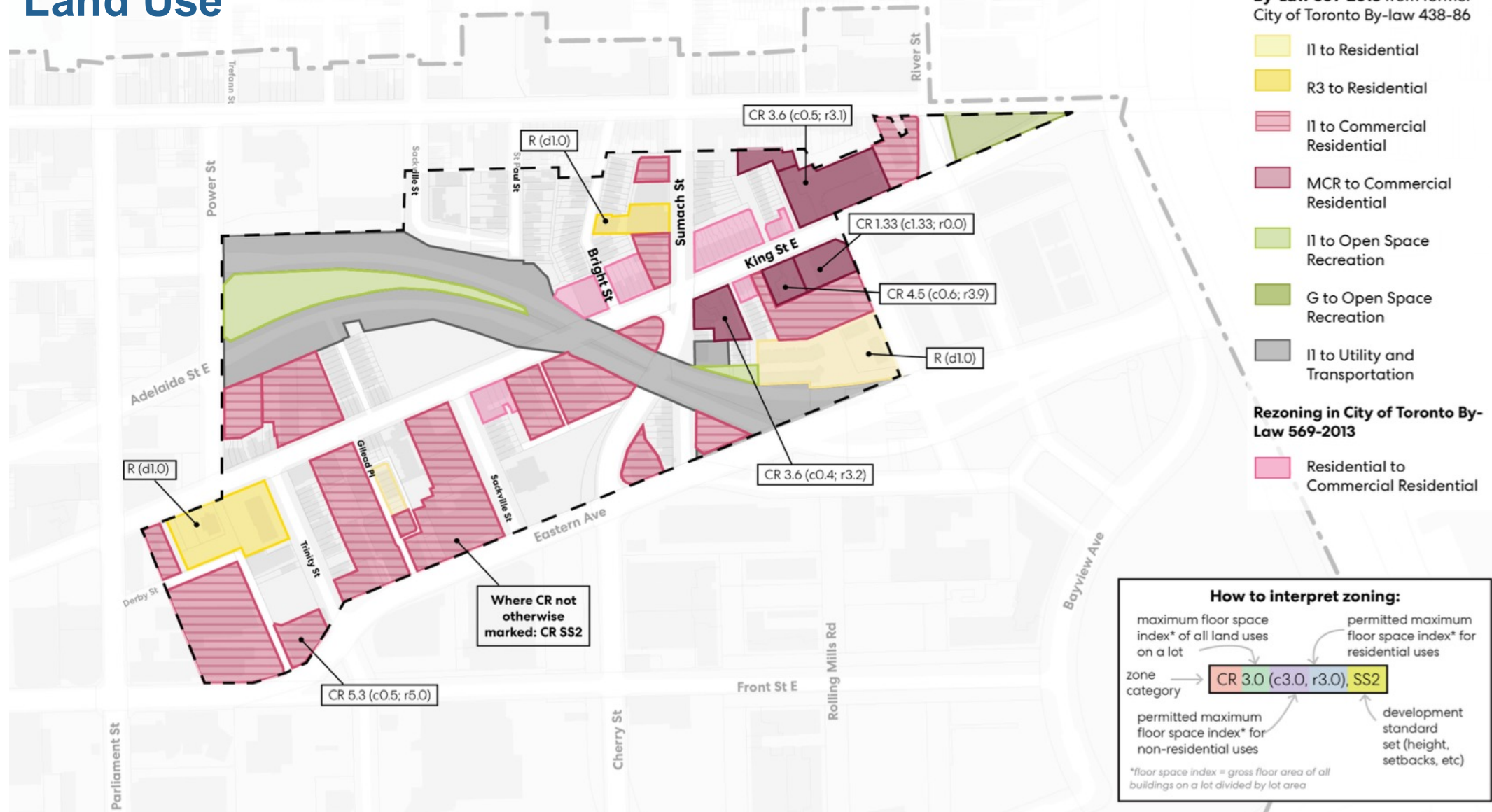
New **infill development** responding to low-rise residential neighbourhood context

- **Eastern Avenue** (north side):
 - Max. 16 metre streetwall height
 - Min. 3 metre setback from the front property line
 - Min. 3 metre stepback above base building
 - Angular plane transition to neighbourhood scale



Proposed Zoning Changes

Land Use



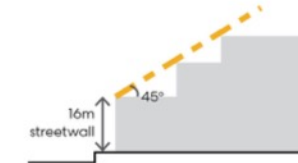
Proposed Zoning Changes

Heights and Angular Planes



Changes to Angular Planes

- Revised Front Plane: update from 44 to 45 degree angular plane above a maximum 16m* streetwall height



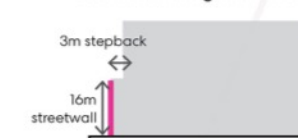
- Revised Rear Plane: rear angular planes abutting Residential-zoned parcels, measured at 10.5m height (previously 7.5m)



- New Front Plane: apply 45 degree angular plane above a maximum 16m* streetwall height to properties coming into new zoning by-law

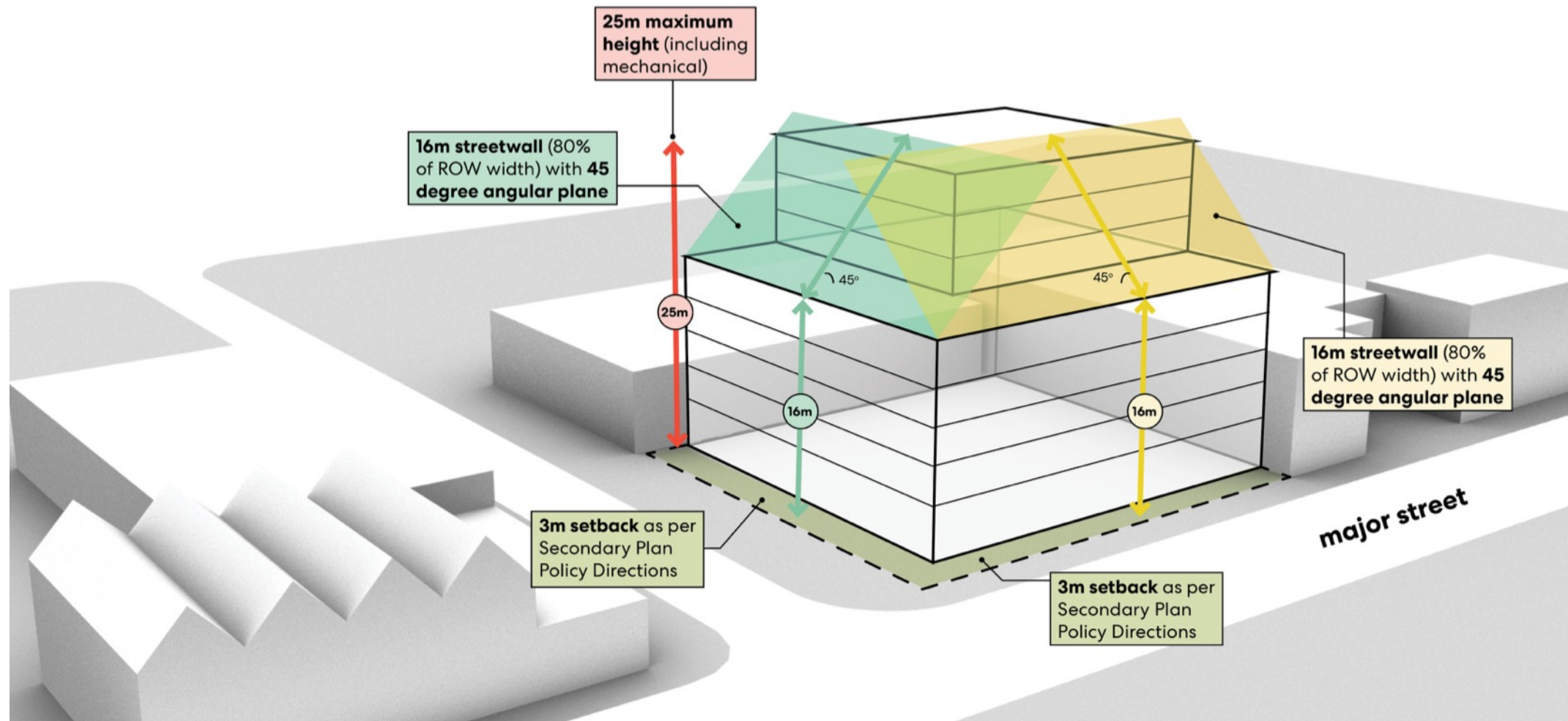


- New Front Max Streetwall: maximum 16m* streetwall height with 3m stepback above



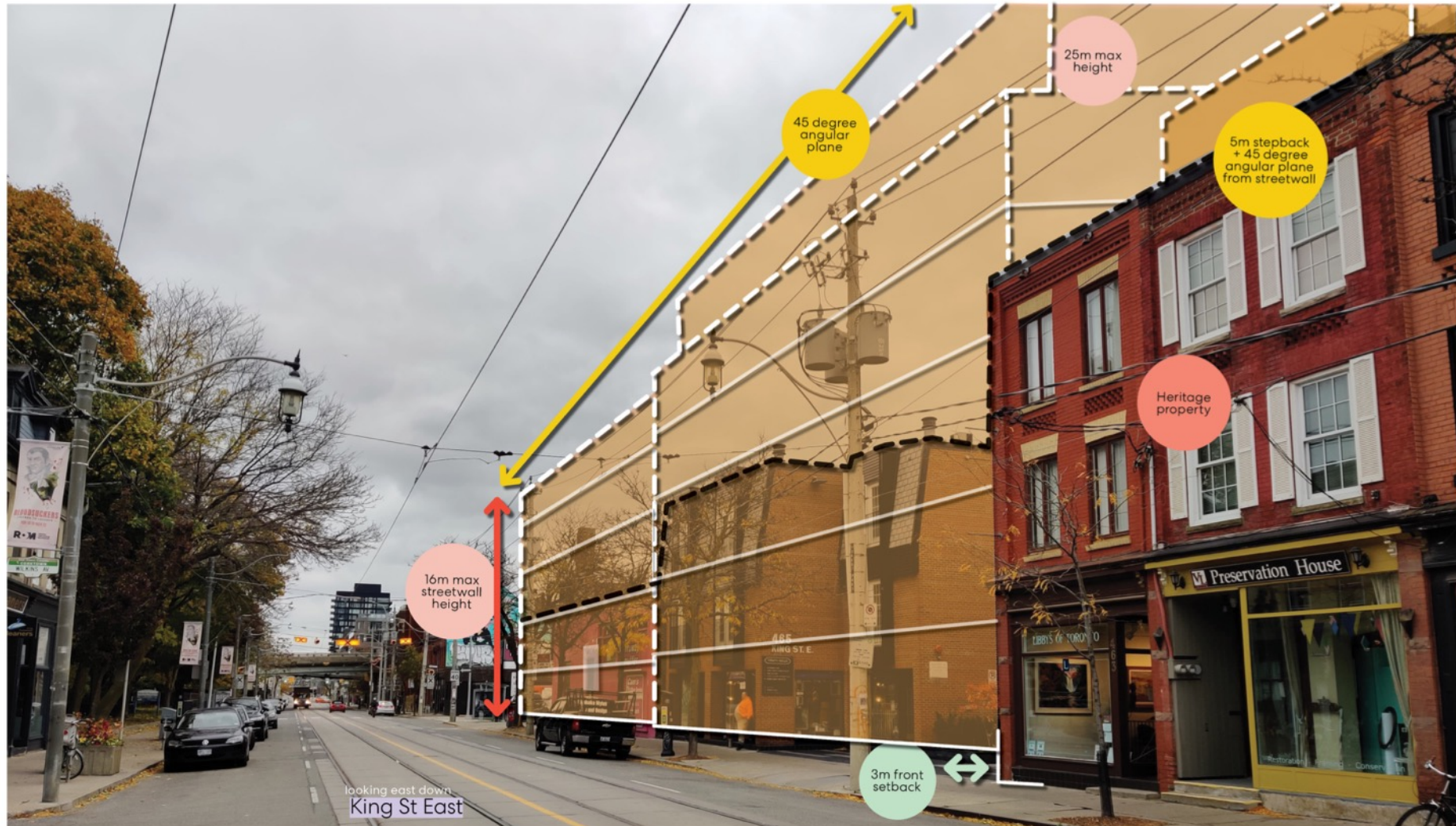
- * In the case of a property on the City's Heritage Register:
- the 45 degree angular plane will be taken from the height of the existing heritage streetwall; and
 - new development must step back a min. 5 metres above the heritage streetwall fronting King Street East

Proposed Zoning Demonstration



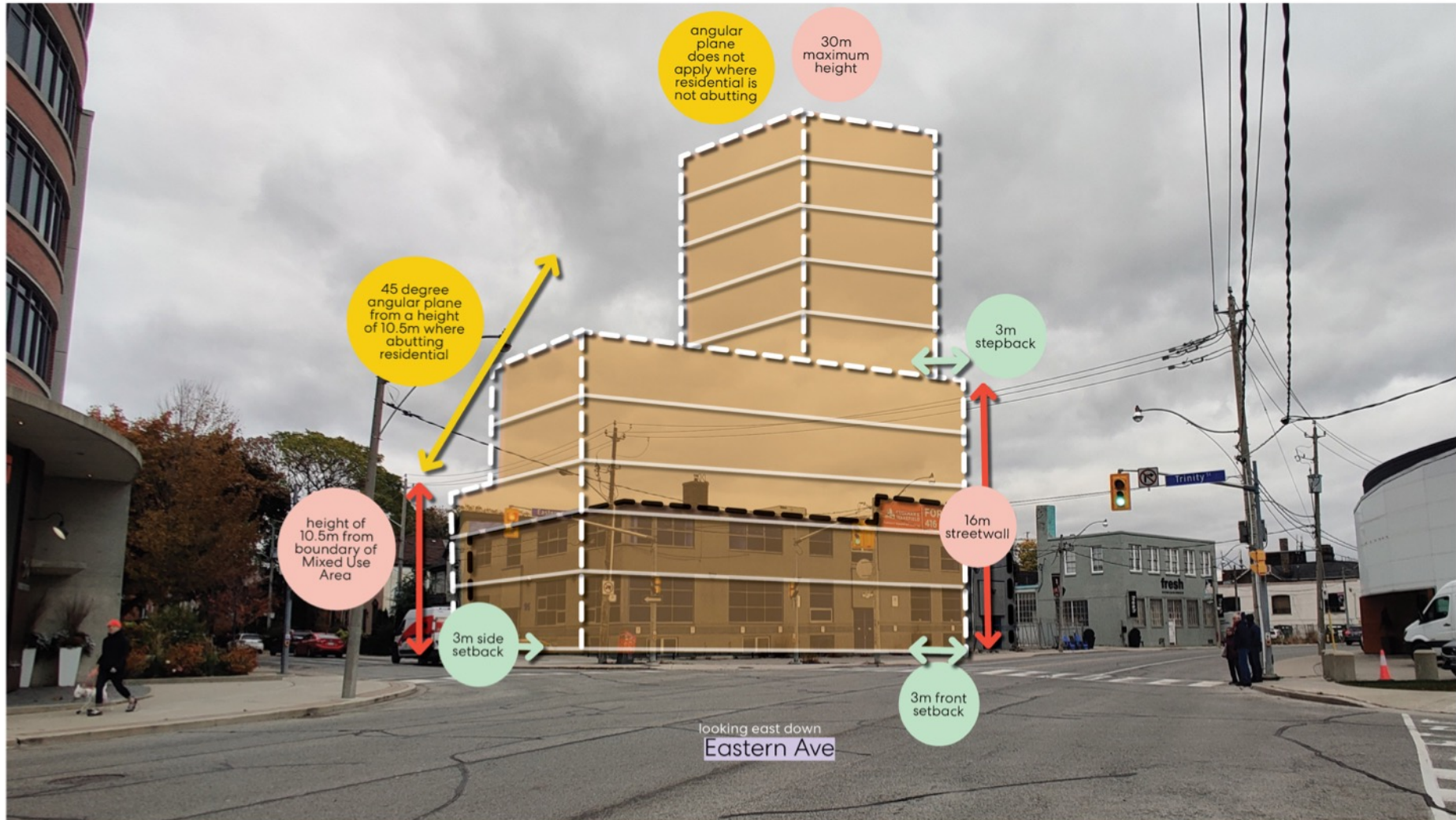
Proposed Zoning Demonstration

King Street East



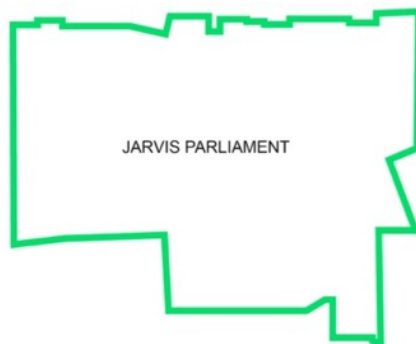
Proposed Zoning Demonstration

Corktown: Eastern Avenue



Jarvis Parliament Policy Area

Evolving Built Form

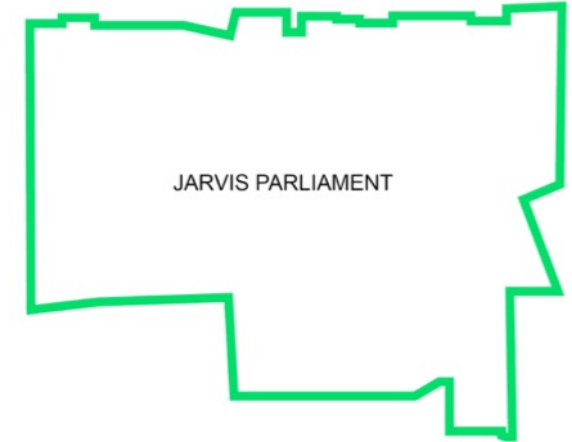


Jarvis Parliament Policy Area

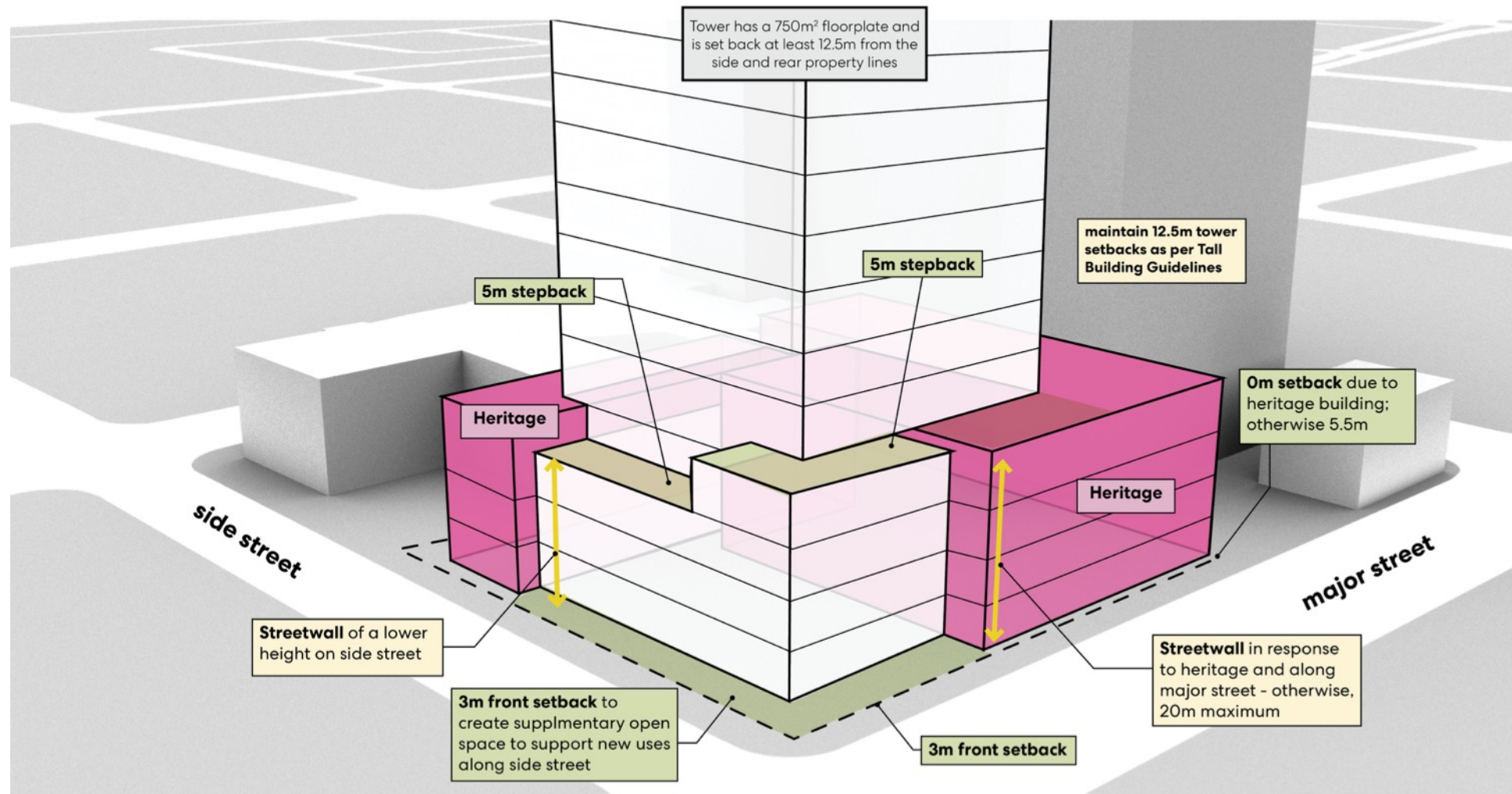
Secondary Plan Policy Directions

Context-specific development that responds to form and scale of surrounding buildings

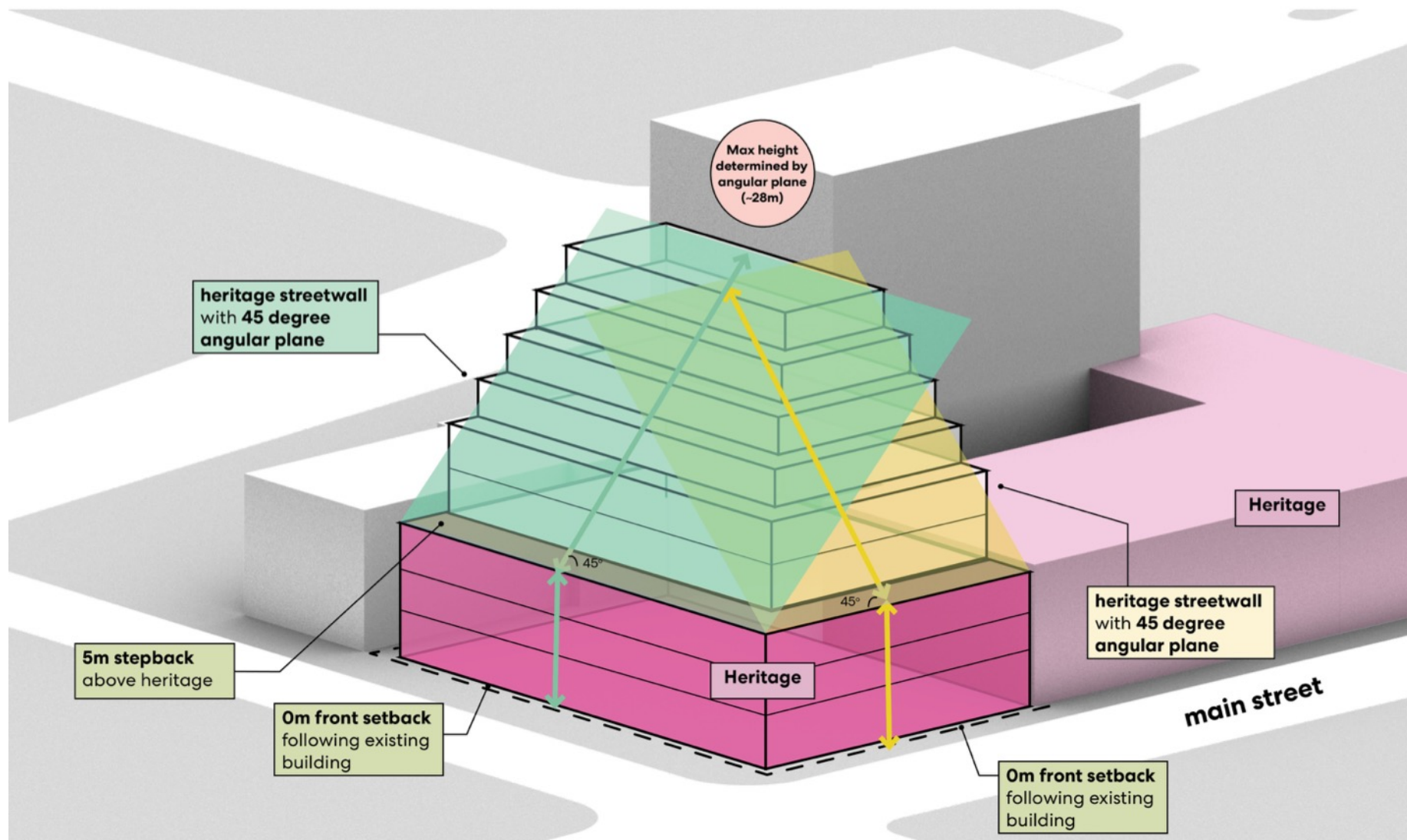
- Min. 5 metre stepback above base buildings
- Min. 3 metre setback from the front property line
- Direction for the materials, ground floor heights and articulation of base buildings on King St. E.



Proposed Zoning Demonstration



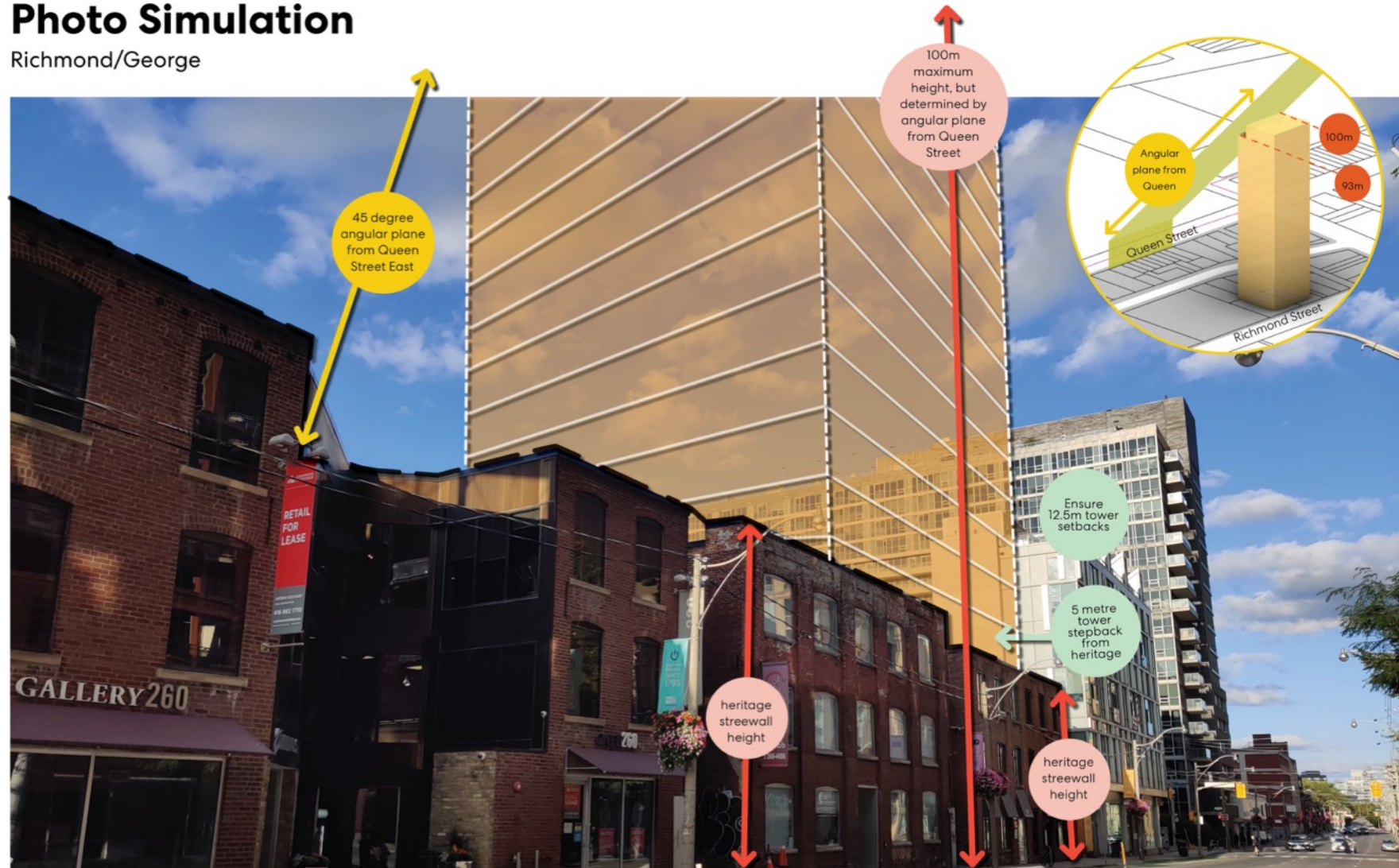
Proposed Zoning Demonstration



Proposed Zoning Demonstration

Photo Simulation

Richmond/George

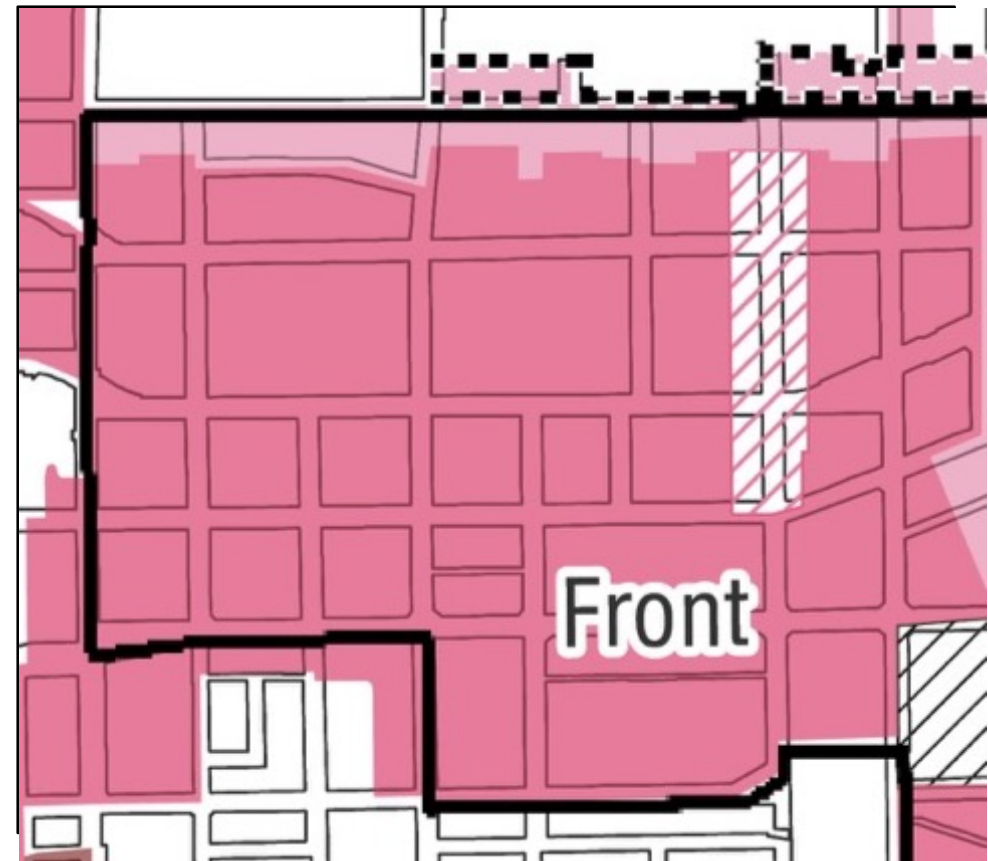


Proposed Zoning Demonstration

Britain Street



Proposed Rezoning: CRE → CR

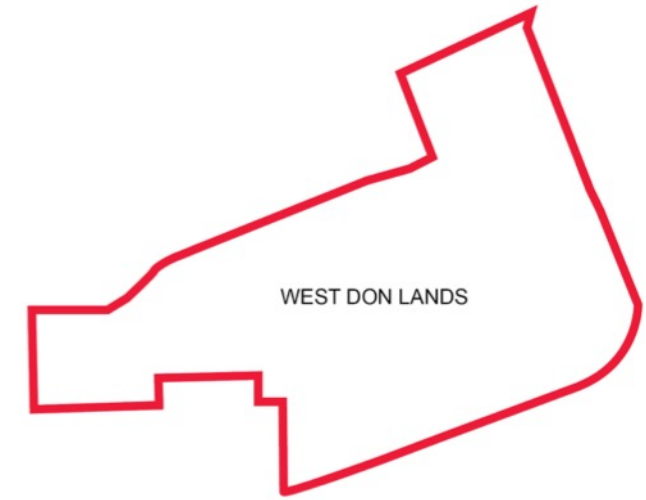


West Don Lands

Secondary Plan Policy Directions

Support the growth of a **vibrant new community** with a mix of residential, commercial and institutional uses

- Built form standards for unbuilt parcels:
 - Maximum height ranges
 - Building setbacks and stepbacks
- Extend Downtown Plan policies regarding retail, community services and facilities

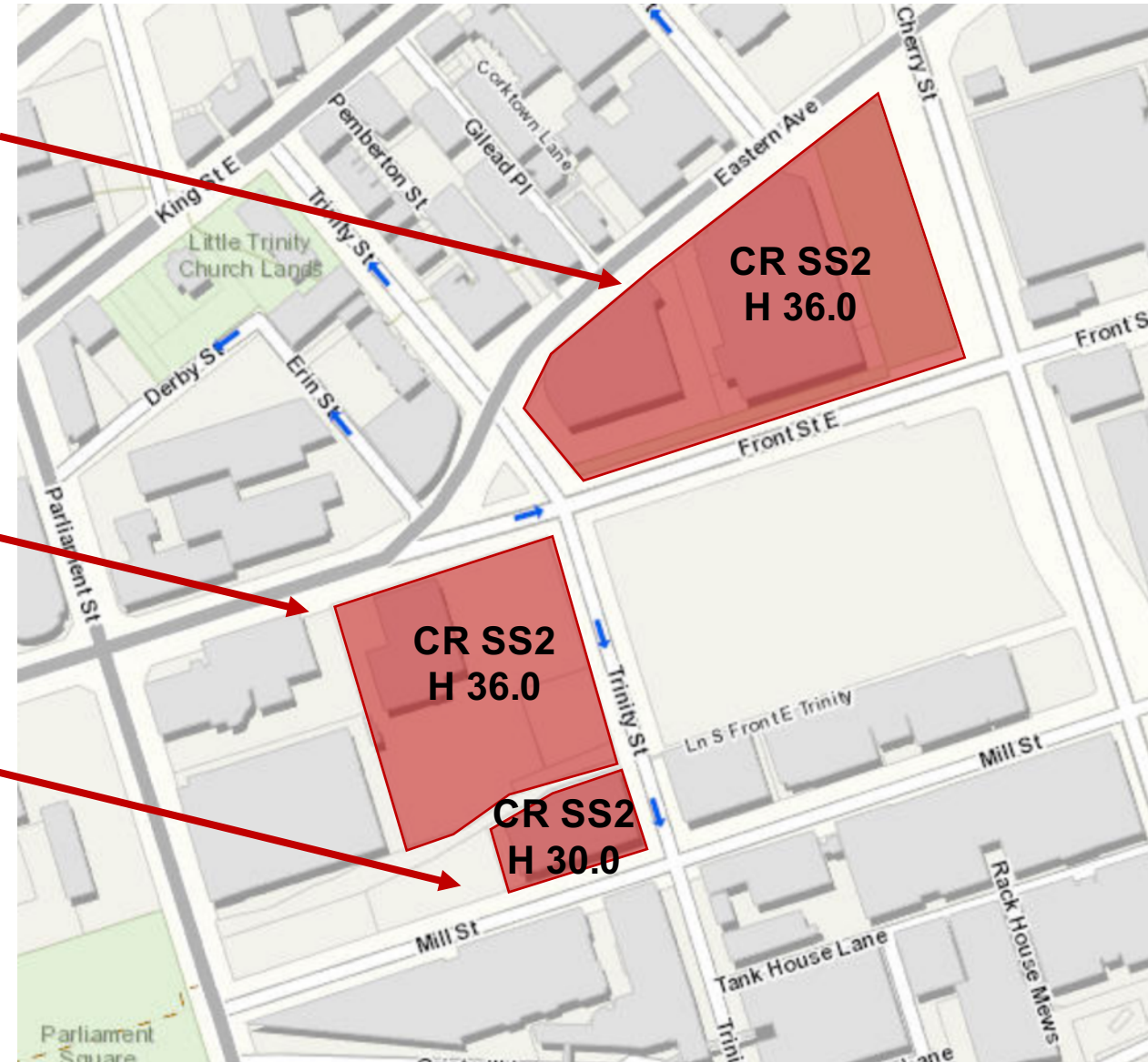
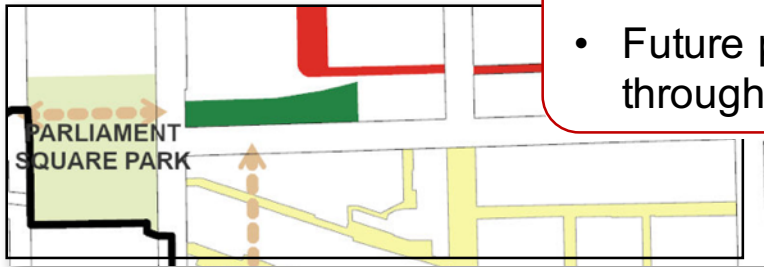


Zoning By-law Development

- Max. 36 m height
- 16 m base building height
- Min. 3 m stepback above base building
- Min. 3 m setback

- Max. 36 m height
- 16 m base building height
- Min. 3.0m setback

- Max. 30 m height
- Future park approved through development



Distillery District

Secondary Plan Policy Directions

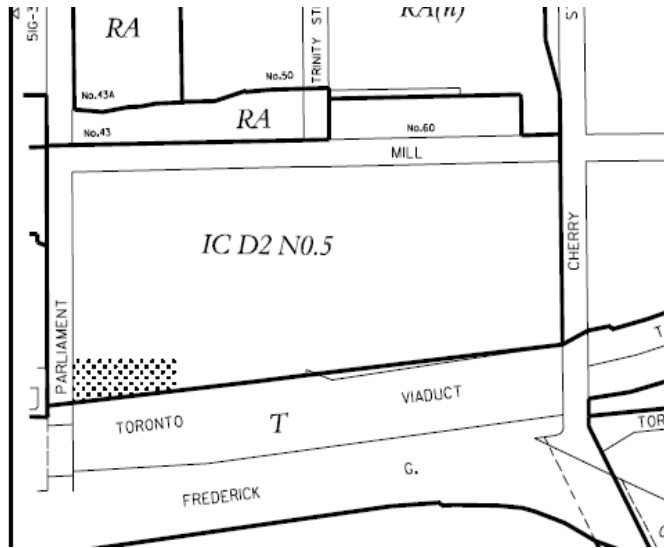
Development **responsive to heritage context**, integrating conservation, rehabilitation, adaptive re-use and new construction

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



Zoning By-law Development

- Bring into new Zoning By-law
- Update from Industrial (IC) to Mixed Use (CR) zoning
- Cite existing site-specific by-laws as prevailing exceptions



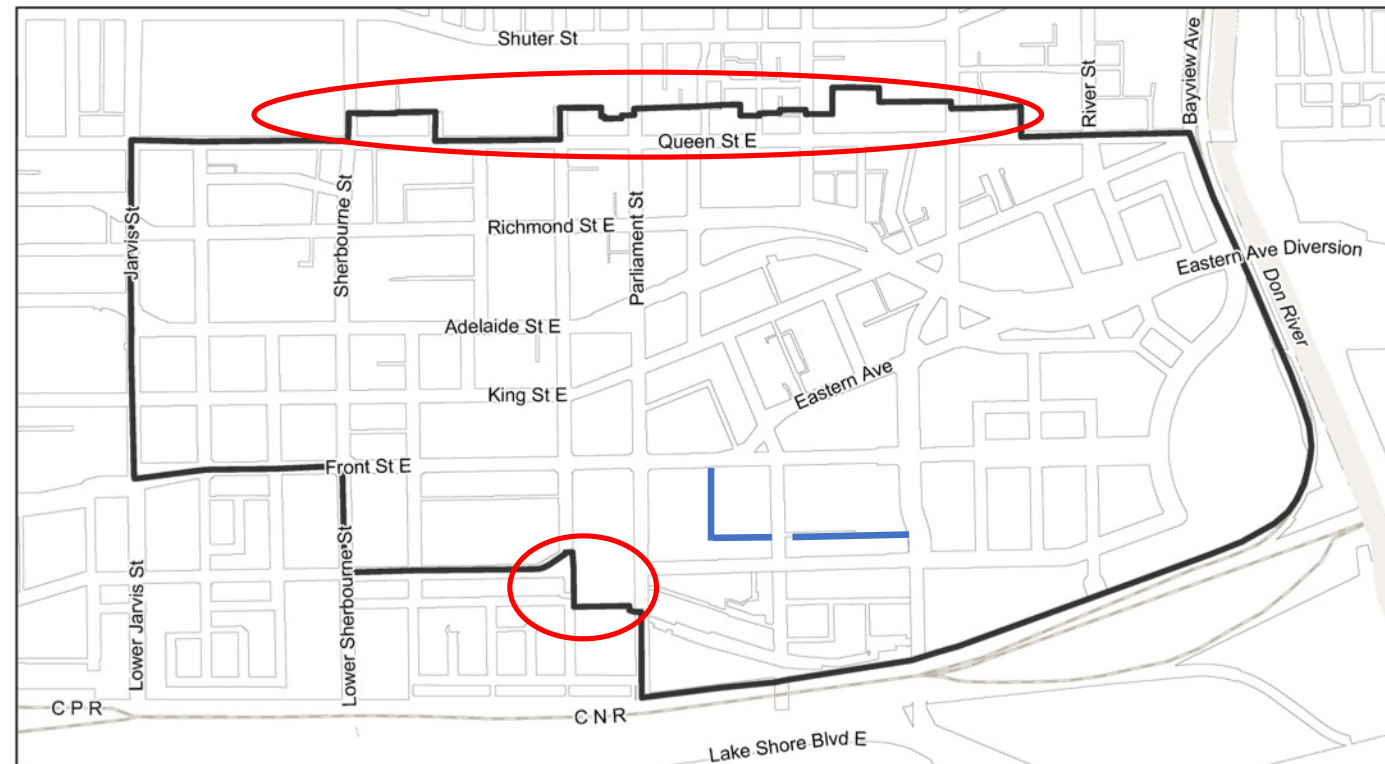
*Distillery District
Policy Area: Current
zoning (old by-law)*



*Distillery District
Policy Area:
Proposed zoning
(City-wide by-law)*

Study Outcomes

1. Official Plan Amendment
 - **Final Recommended King-Parliament Secondary Plan**
 - Boundary Revisions
 - New Public Roads
2. Area-Specific Zoning By-law Amendment



Next Steps





Upcoming Information Sessions

**Queen Street East &
Corktown Areas**

Monday October 26
7:00 – 8:00 pm

**Heritage, Parks and
Public Realm**

Thursday October 29
7:00 – 8:00 pm

**Jarvis-Parliament
Area**

Tuesday November 3
7:00 - 8:00 pm

Meeting information posted at www.toronto.ca/king-parliament

Next Steps

- Staff will receive and consider feedback
- Revise Secondary Plan and draft Zoning By-law Amendment
- Prepare final recommended Plan and By-law for Council consideration – Statutory Public Meeting at TEYCC

Questions?





Contact Us



Email: kingparliament@toronto.ca



416-392-4524



@ CityPlanTO

Thank you for attending!

Meeting materials will be posted to our project website: www.toronto.ca/king-parliament

Please provide any comments by November 30, 2020