

Information Session: Queen Street East and Corktown

King-Parliament Secondary Plan and Zoning Review

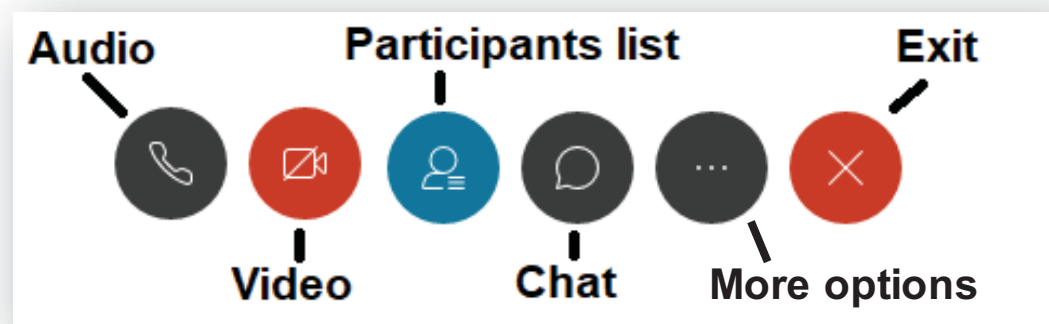
October 26, 2020

7:00-8:00 pm





WebEx Meeting Center functionality:



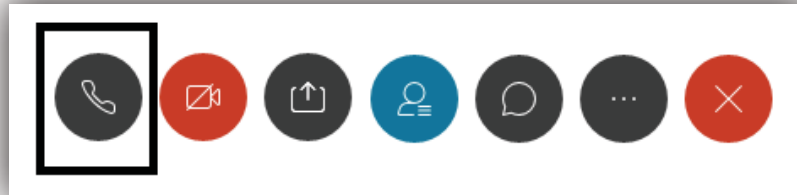
Trouble shooting Tips

Can't hear the Host/Presenter?

Option 1 - *Disconnect the headset & use the PC/laptop speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

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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



7:05 p.m.

Presentation

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



7:30 p.m.

Questions and Comments

Facilitated Discussion

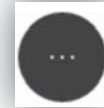


At the end of the presentation we will go through each of the questions and one of our panelists will respond.



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!



Tonight's Meeting Scope

- Focus on Queen Street East and Corktown Policy Areas
- Brief overview of 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

Heritage, Parks and Public Realm

Thursday October 29
7:00 – 8:00 pm

Jarvis-Parliament Area

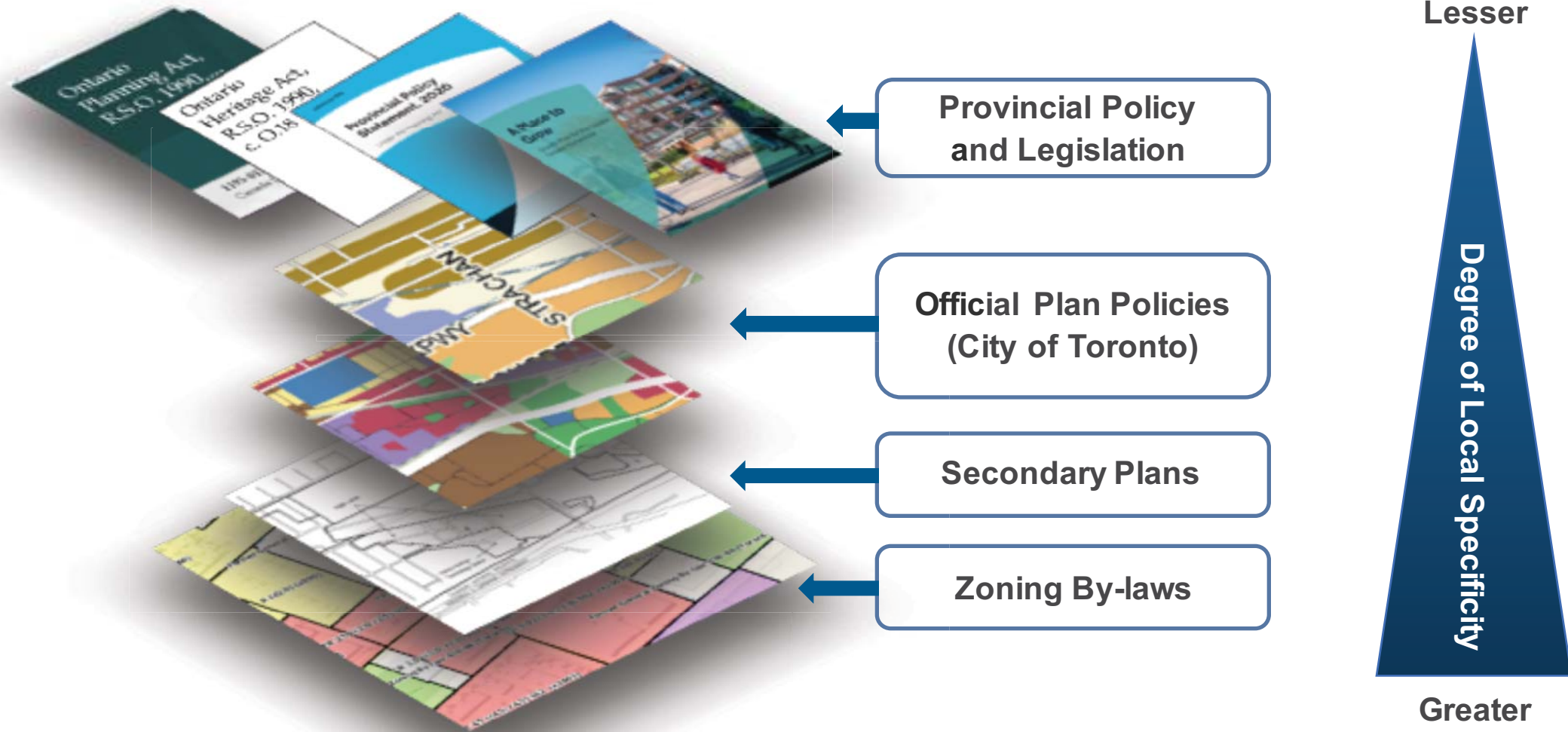
Tuesday November 3
7:00 - 8:00 pm

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

Background

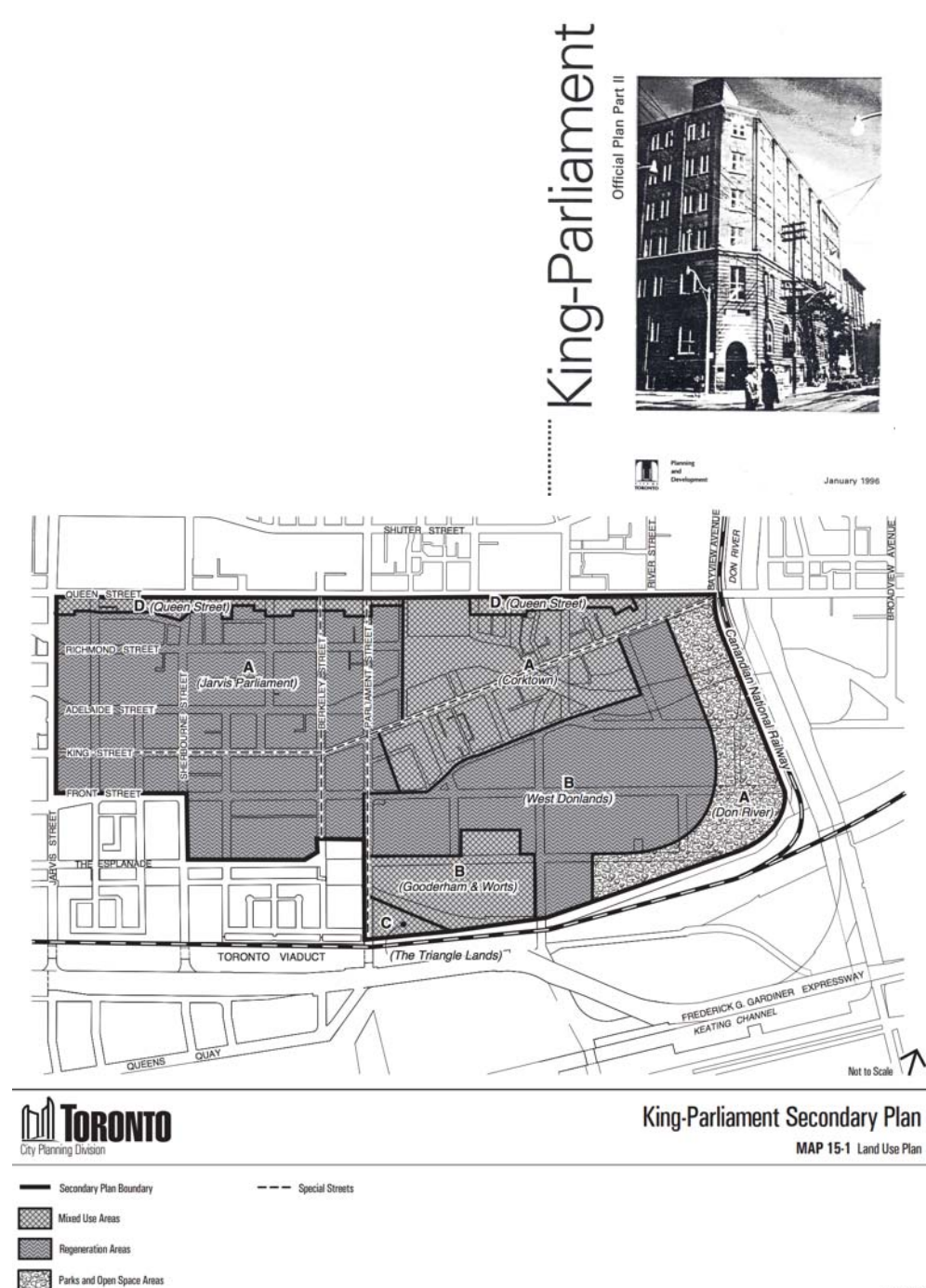


Planning in Ontario 101



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

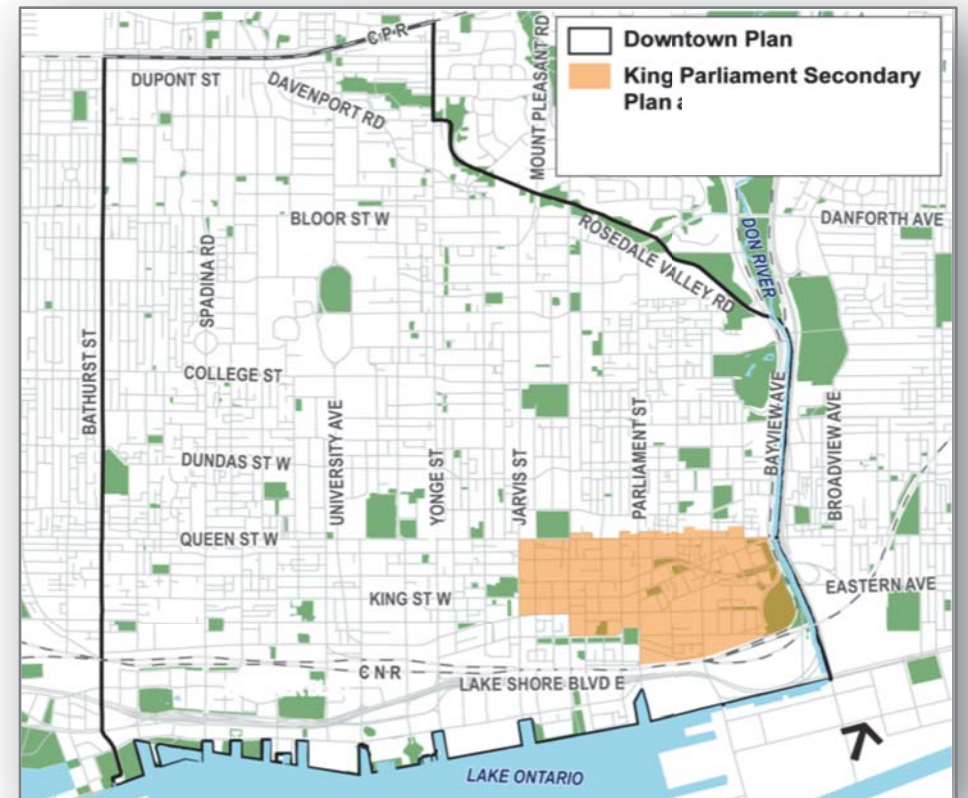
**Community Services
and Facilities**

Built Form

Energy

- Implemented through Infrastructure Strategies and Plans

TOcore Planning
Downtown



King-Parliament Review Timeline

TOcore Planning
Downtown

Phase 1

- Research & Analysis (March 2019)

Phase 2

- Proposed Secondary Plan (October 2019)

Phase 3

- Recommended Secondary Plan & Zoning By-law (Q1 2021)

We are here



Ongoing Consultation (in-person & online)

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:

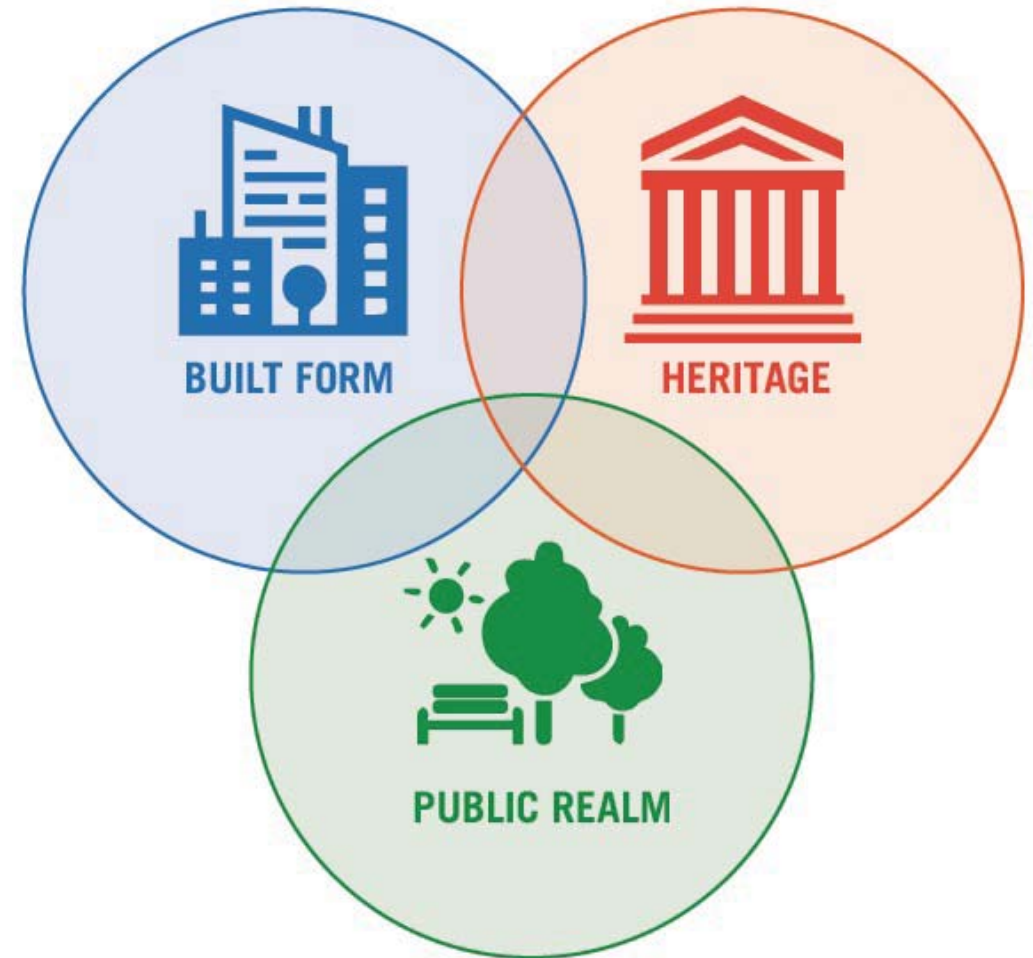
- Enhance King-Parliament's role as an **employment** area
- Maintain the area's diverse physical character through retention of **heritage** properties
- Improve and expand **parks and the public realm**



Existing and Planned Context

Policy Directions

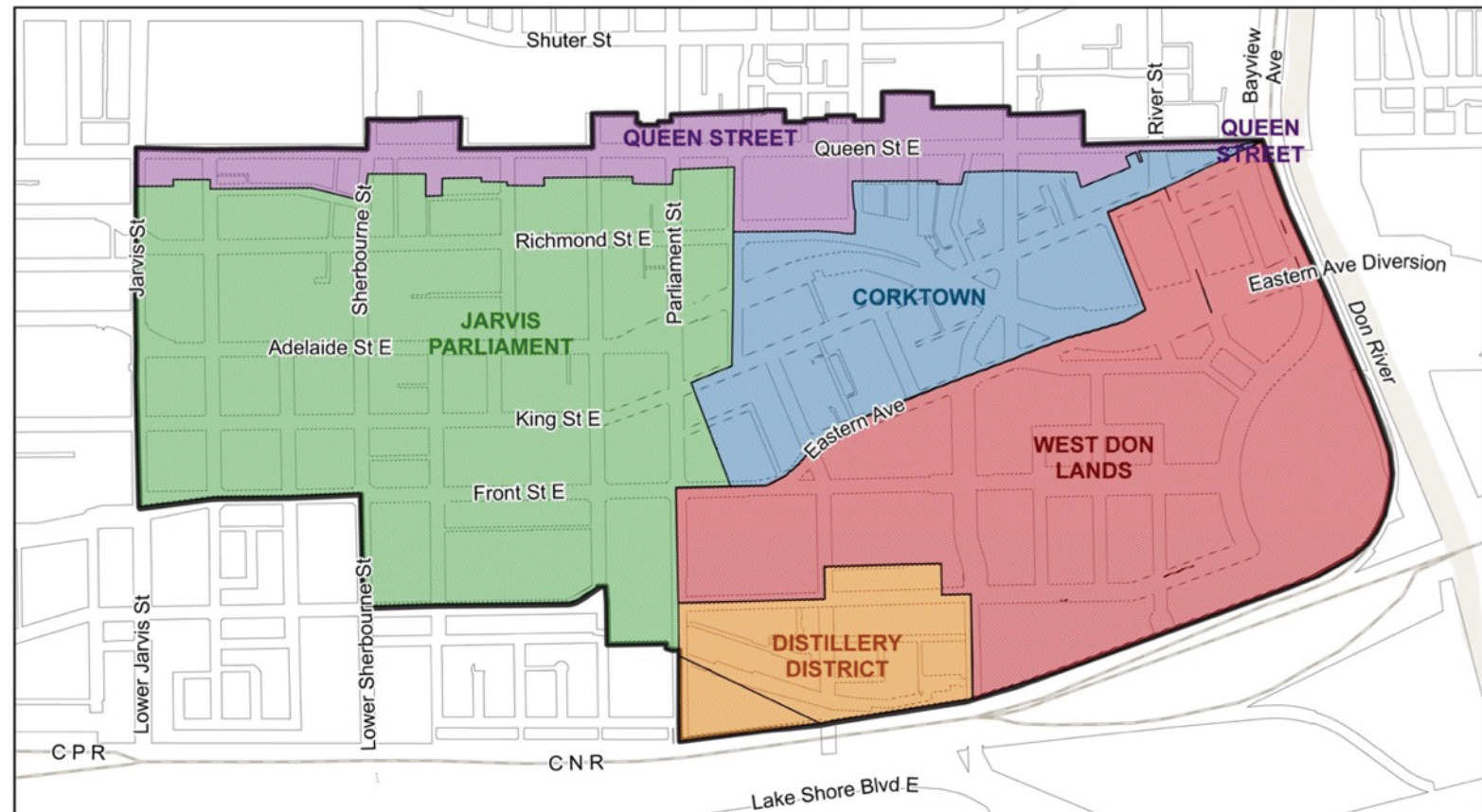
- Built Form and Land Use policies in the **Downtown Plan** provide direction on the scale and intensity of growth.
- Specific built form, heritage and public realm tools help shape the character of the **King-Parliament** area.



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

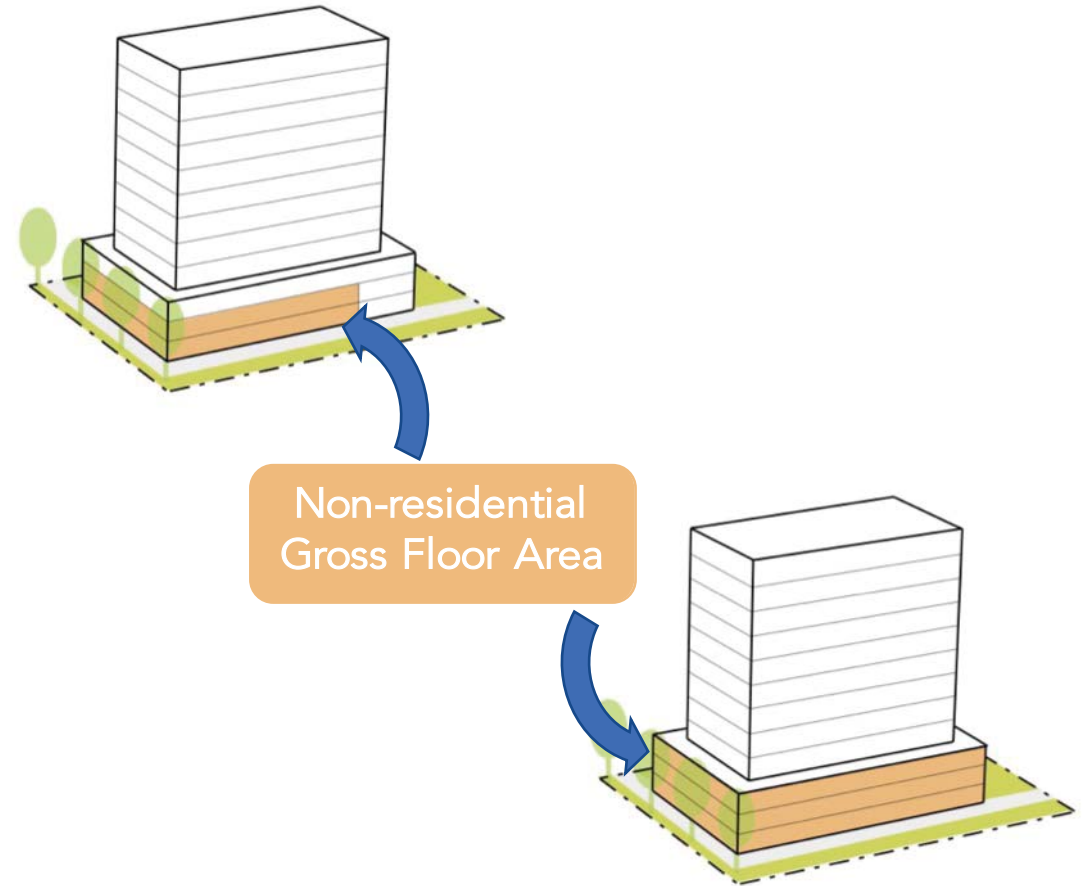


Support and Enhance Employment

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



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

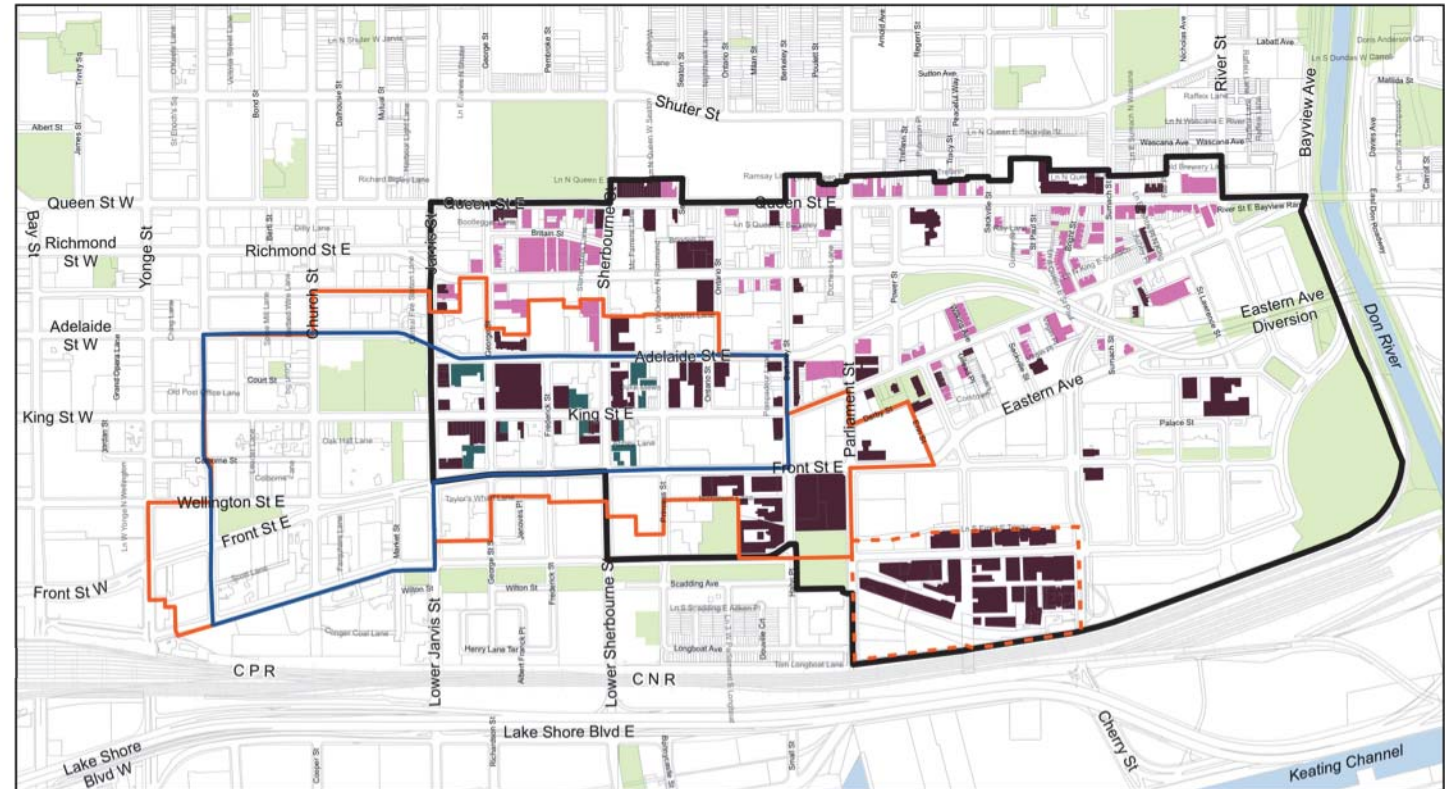
A redlined copy of the in-progress Secondary Plan will be posted to the project website, showing revisions from the October 2019 version.

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

Build 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



Revised October 22, 2020

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.”






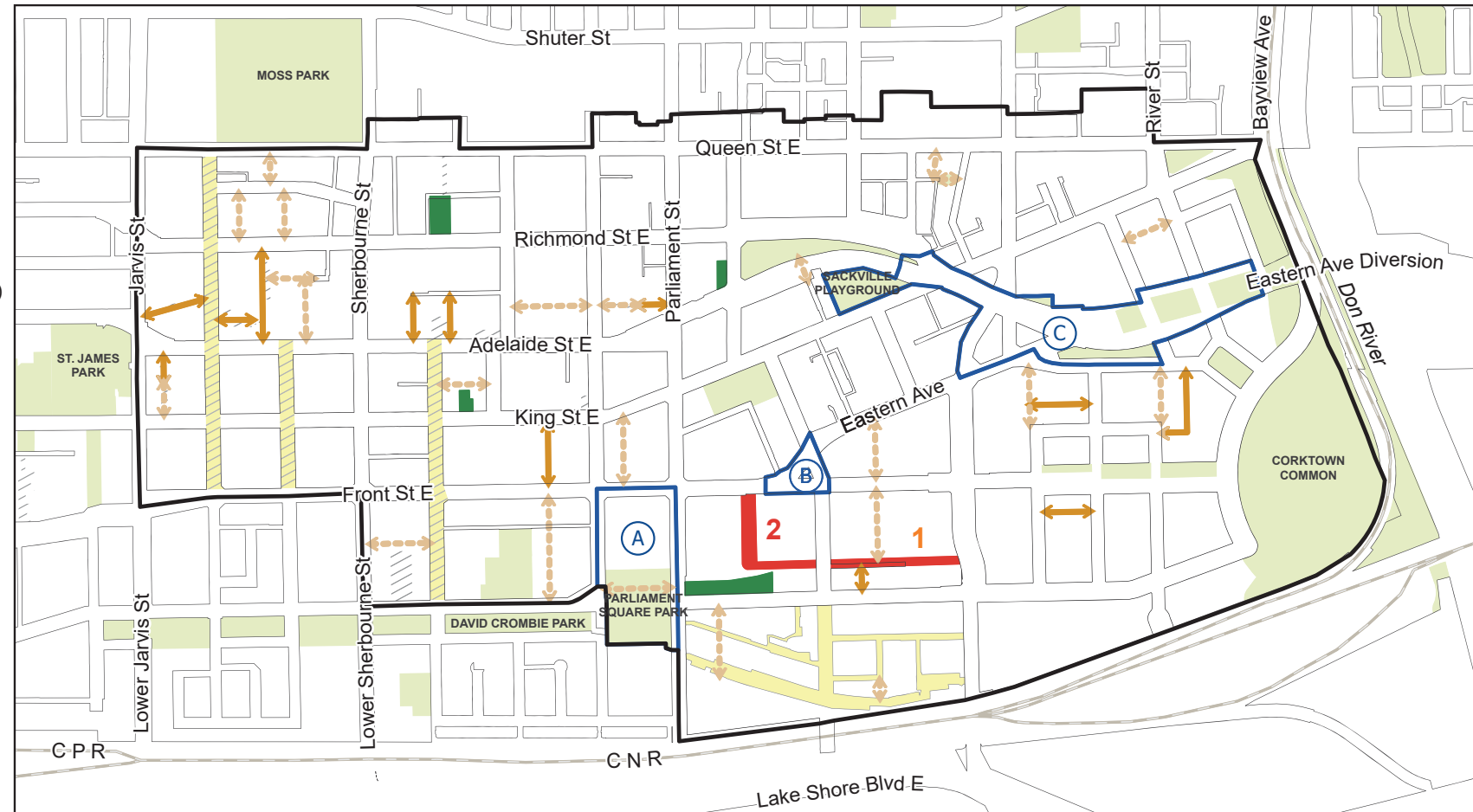
Parks & Public Realm

Proposed Secondary Plan refinements



Public Realm Big Moves:

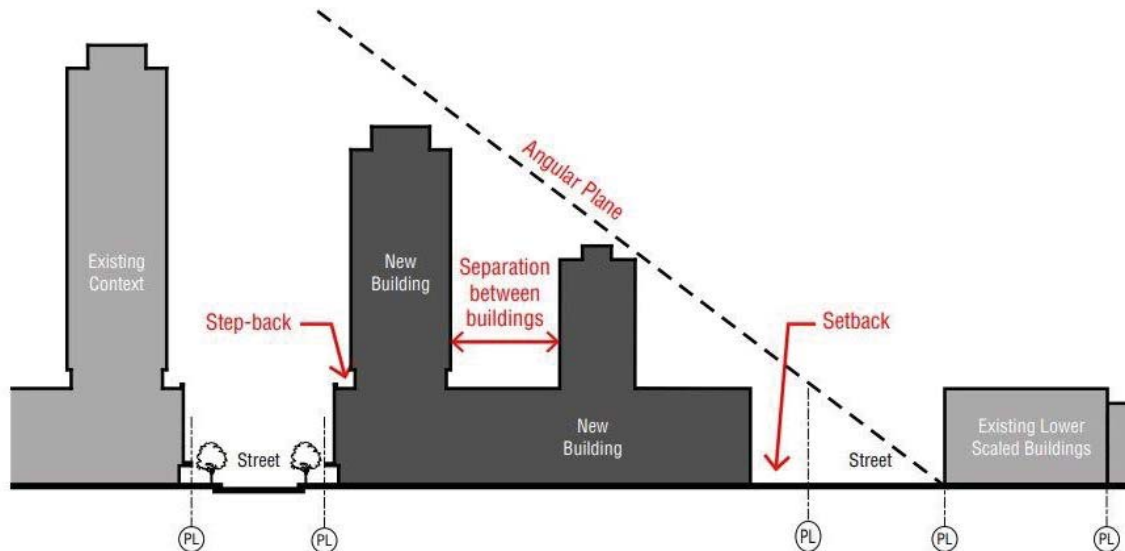
-  First Parliament Site & Parliament Square Park
-  Trinity Triangle
-  King-Sumach Plaza Belt



Built Form

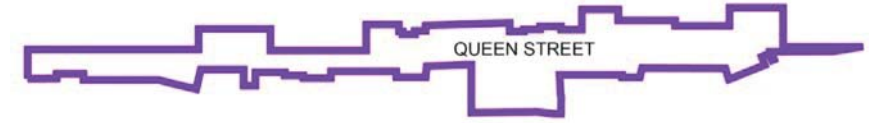
Proposed Secondary Plan refinements

- 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



Queen Street Policy Area

Proposed Secondary Plan Policy Refinements



Key Policy:

Development in the Queen Street Policy Area will occur **incrementally** and will generally take the form of **additions to existing buildings**, or **mid-rise buildings** compatible with the area's distinct **main street character** and significant number of heritage buildings.

Implementing Policies:

- Allow for increased setbacks in new development where feasible
- Compatibility with historic main street character through building articulation, materials and ground floor heights
- Built form guidance for development fronting Britain Street
- No net new shadows on Moss Park

Corktown Policy Area

Proposed Secondary Plan Policy Refinements



Key Policy:

The Corktown Policy Area will experience **gradual growth and change over time**. The area is characterized by a unique collection of historic main street and row house properties, with a fine-grained street pattern reflective of its historic context.

Development will be primarily through **infill and adaptive reuse** of buildings that complement the existing character of the area, which is composed of **small lot sizes, clusters of historically significant buildings** and **fine-grain retail streets**.

Development will support a **balance** of residential and non-residential uses.

Corktown Policy Area

Proposed Secondary Plan Policy Refinements



Implementing Policies:

- Support for front setbacks, with criteria for considering reduced setbacks
- King Street East - compatibility with historic main street character through building articulation, materials and ground floor heights
- Eastern Avenue - new development to provide built form transition to adjacent neighbourhoods (*Mixed Use Areas 4*)

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)

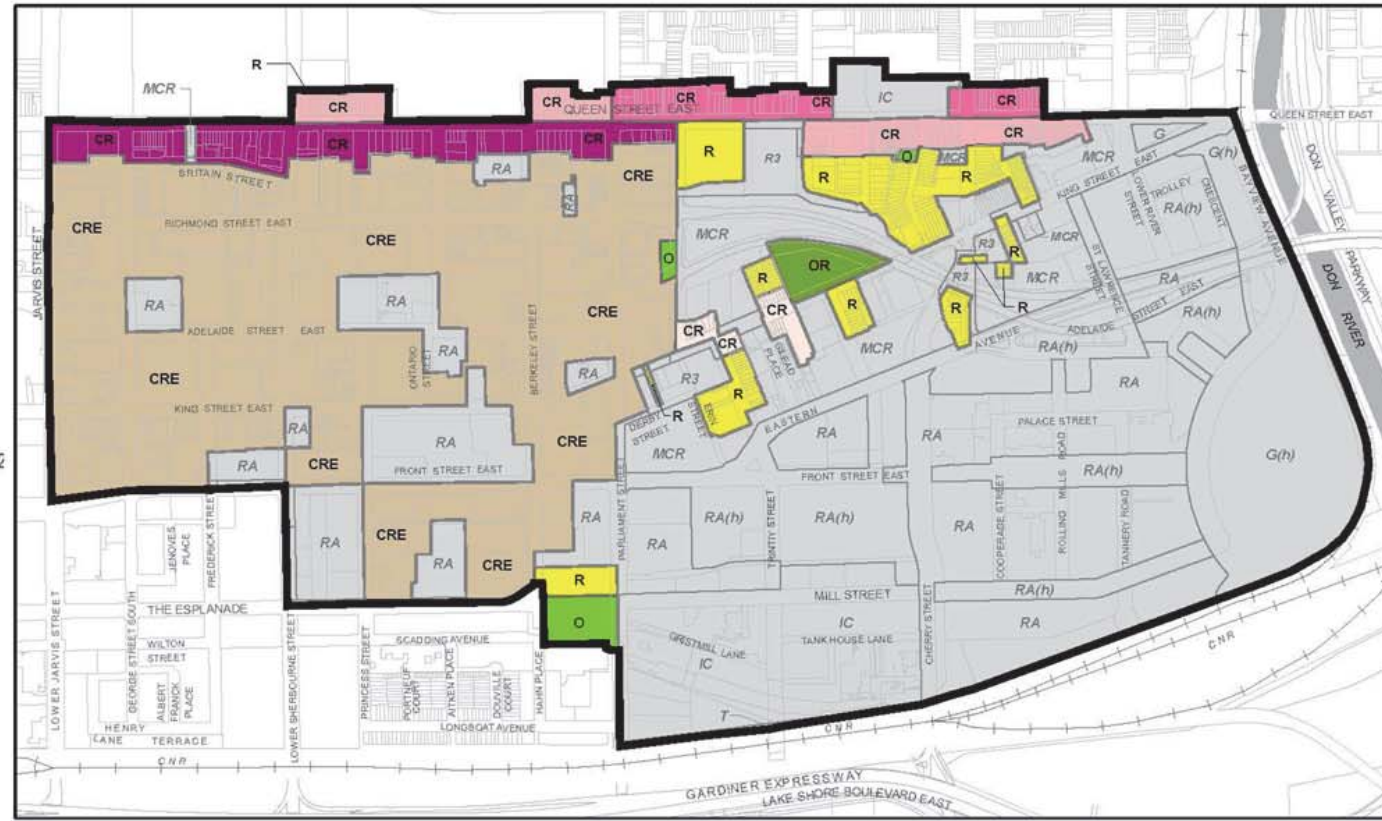
- Integrate existing exceptions and eliminate outdated ones
- Cite prevailing by-laws for approved and built development

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

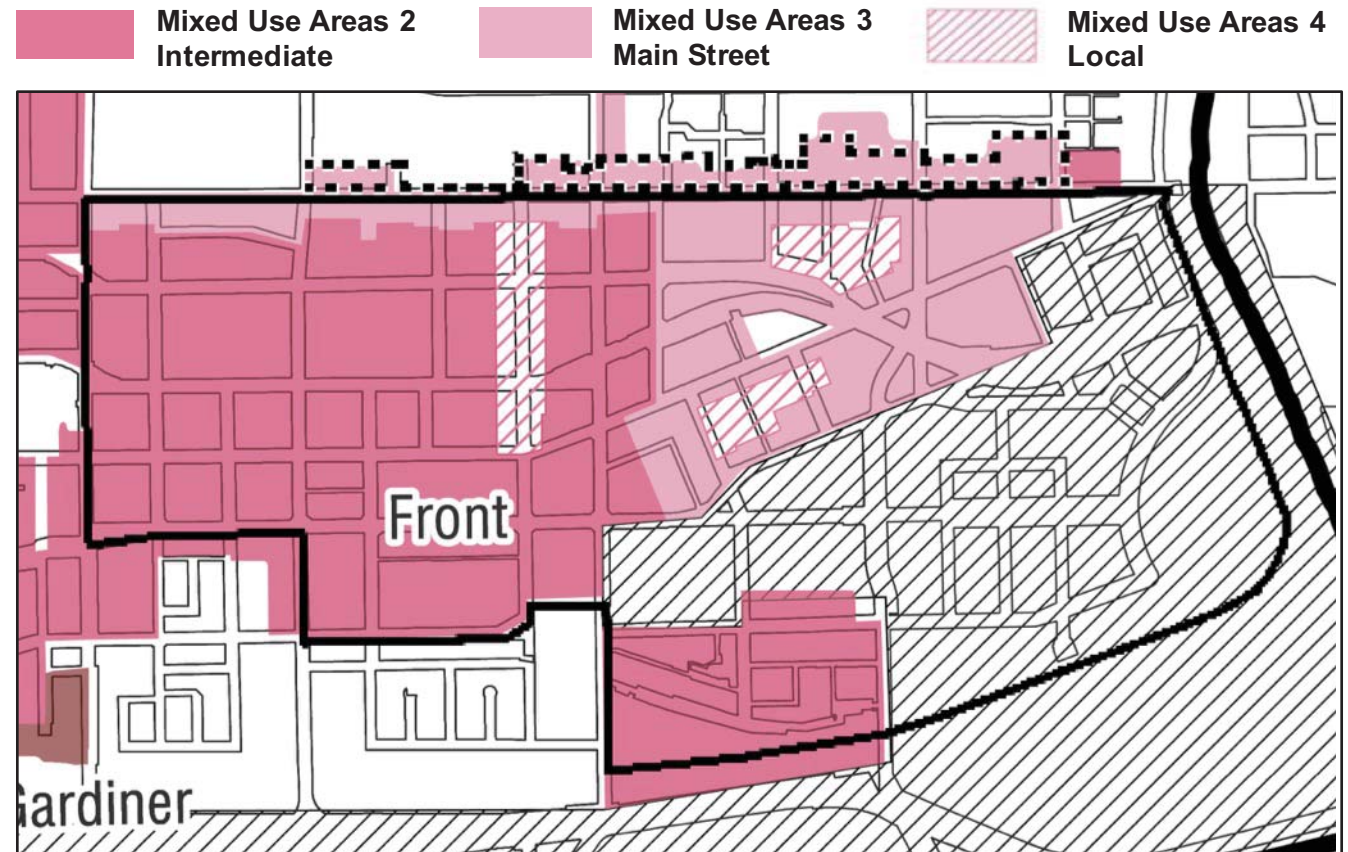
Land Use



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*

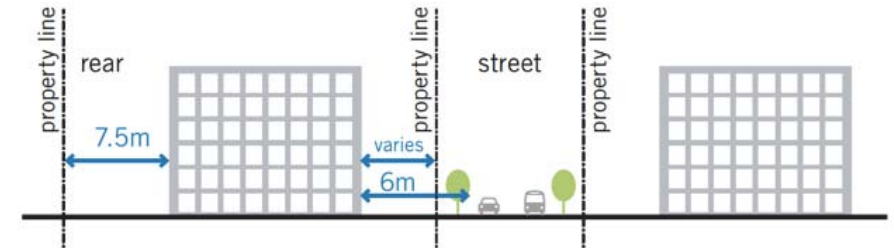


Zoning By-law Development

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.



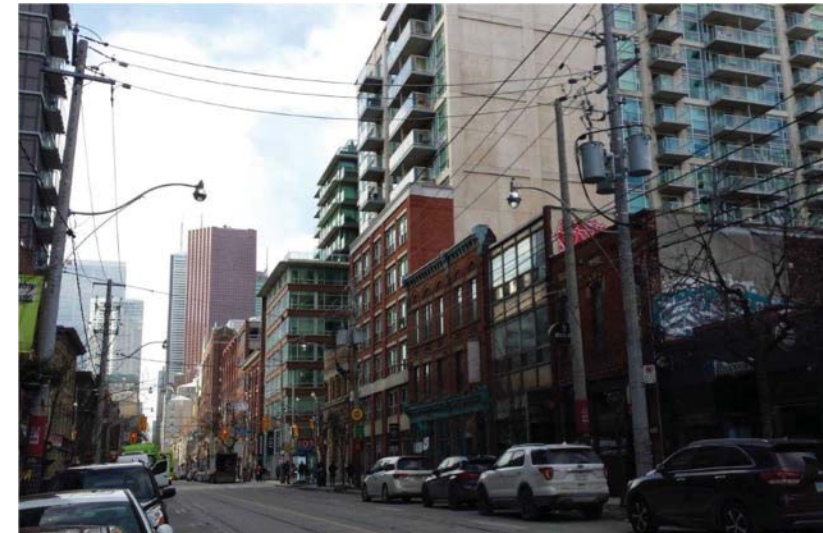
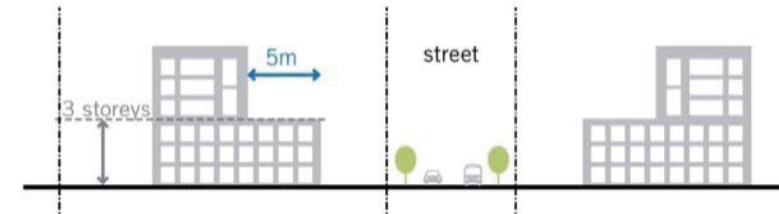
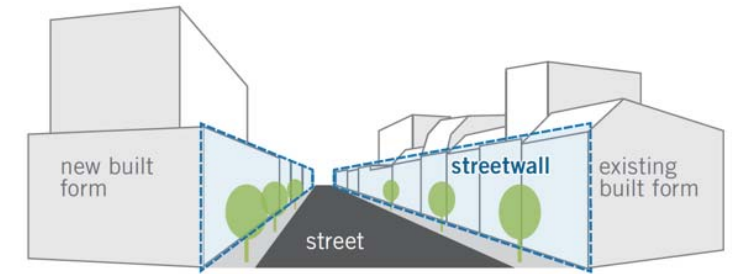
Zoning By-law Development

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.



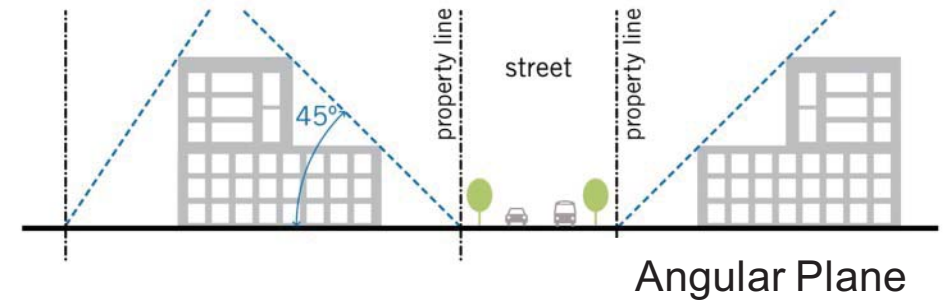
Zoning By-law Development

Built Form – Angular Planes



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.

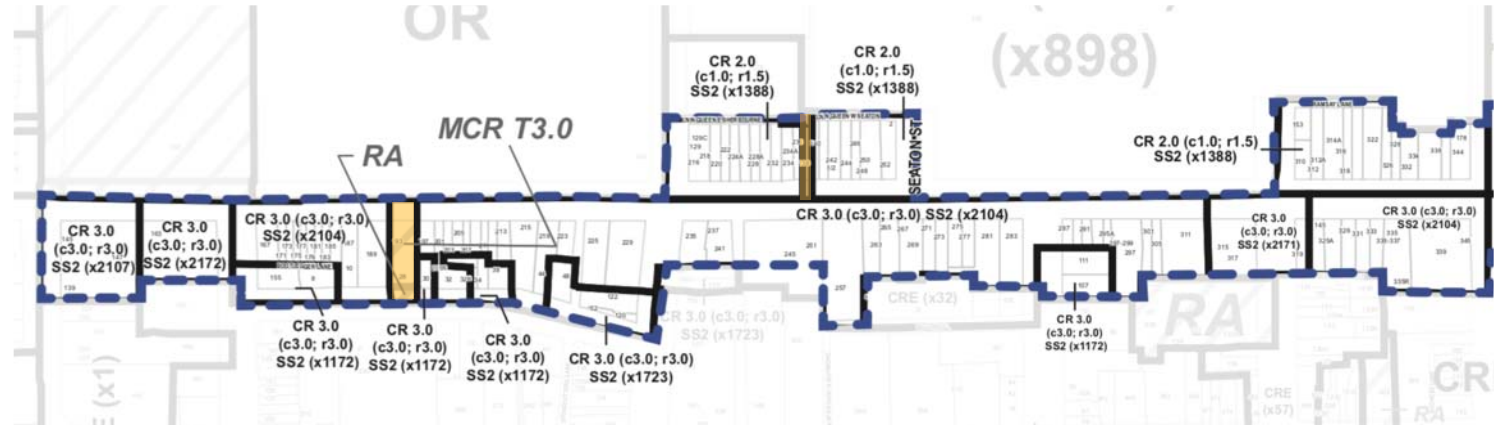
- Queen Street East and King Street East are already subject to angular planes under the former and current zoning by-laws.
- The zoning by-law will **extend and continue angular planes** for these historic main streets.



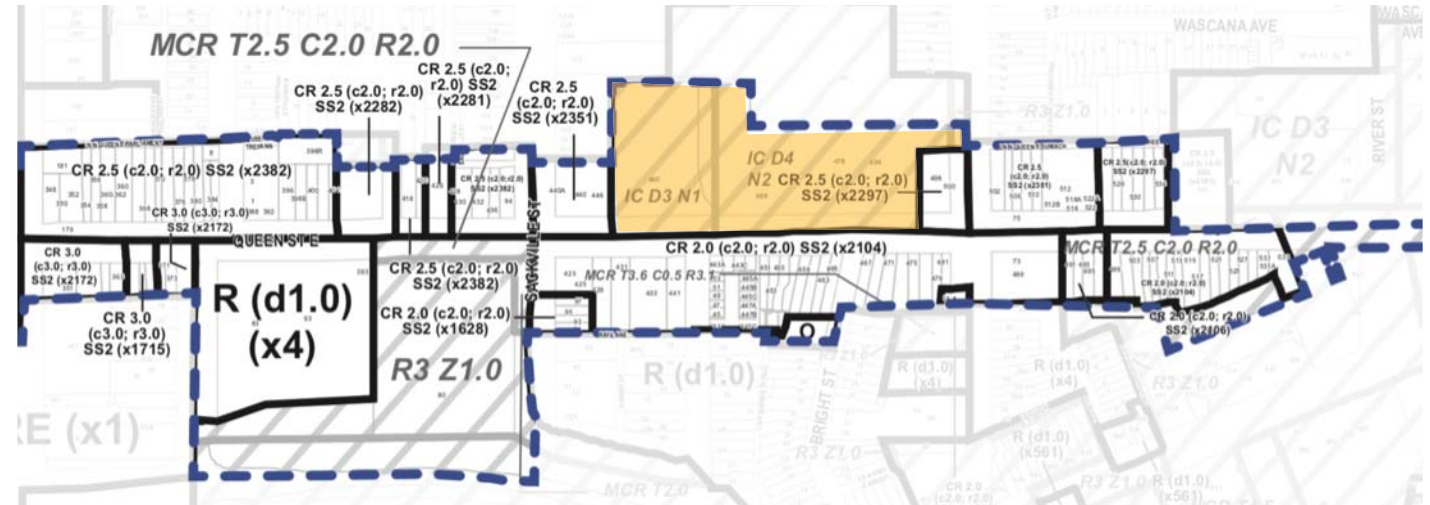
Current Zoning

Jarvis to Parliament

- Most of the lands are already mixed Commercial-Residential (CR) in City-wide zoning by-law
- Subject to Development Standard Set 2 (SS2):
 - Streetwall at 80% of road right-of-way width (16m)
 - 75% of frontage within 0-3 metres of property line
- South side subject to 44 degree angular plane (former City of Toronto by-law)



Parliament to River

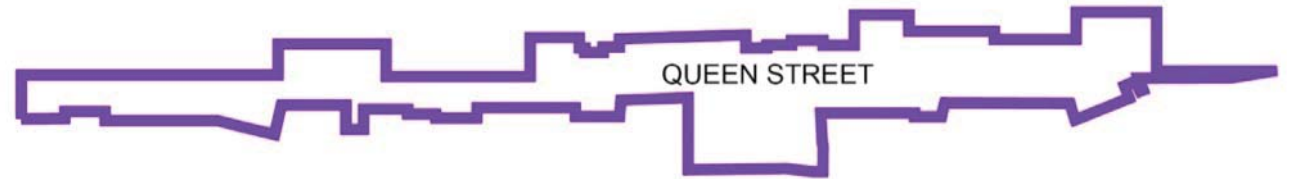


Queen Street Policy Area

Proposed Secondary Plan Policy Directions

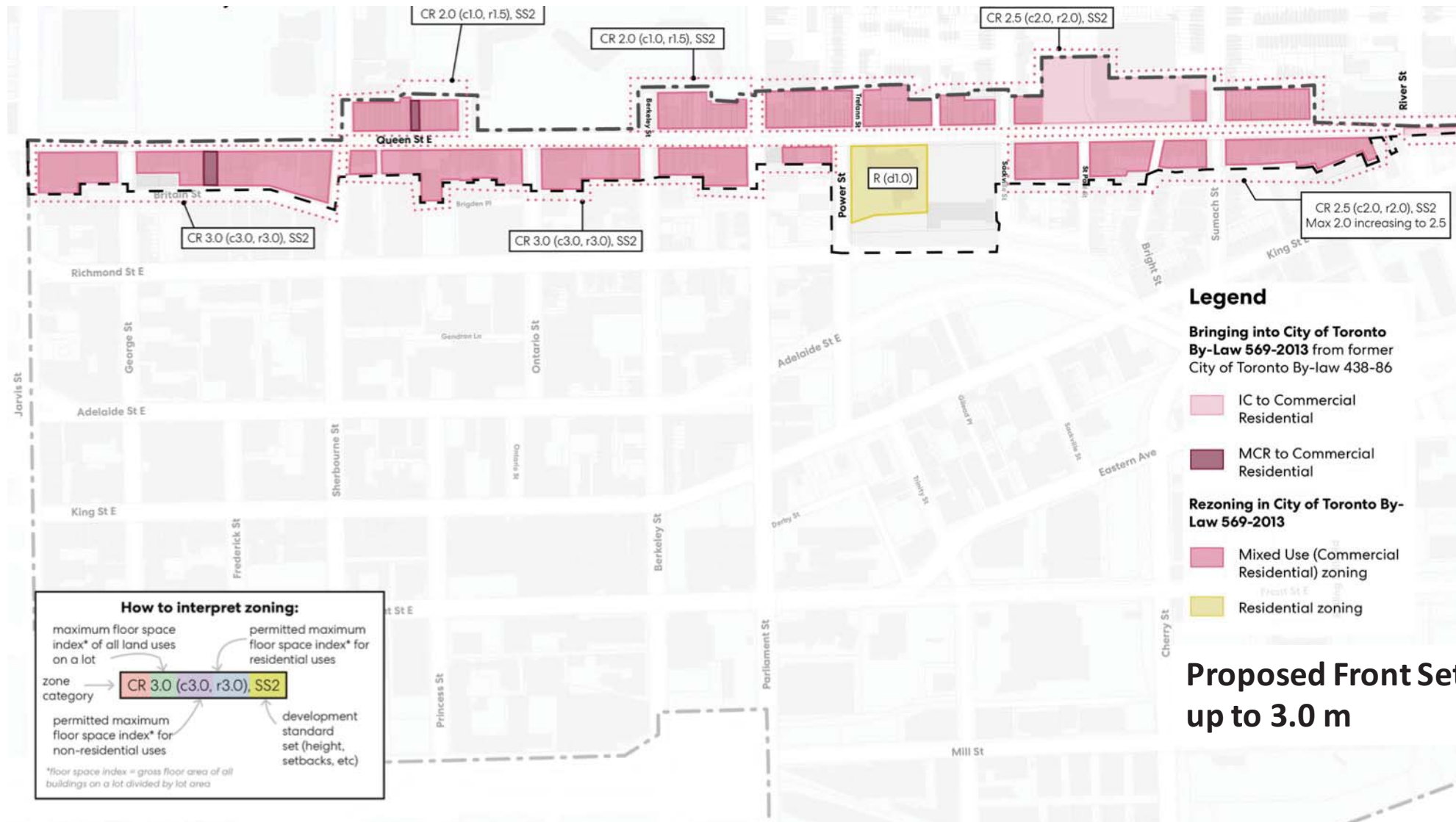
Incremental development in mainly **mid-rise** building form to reinforce **main street** character

- 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



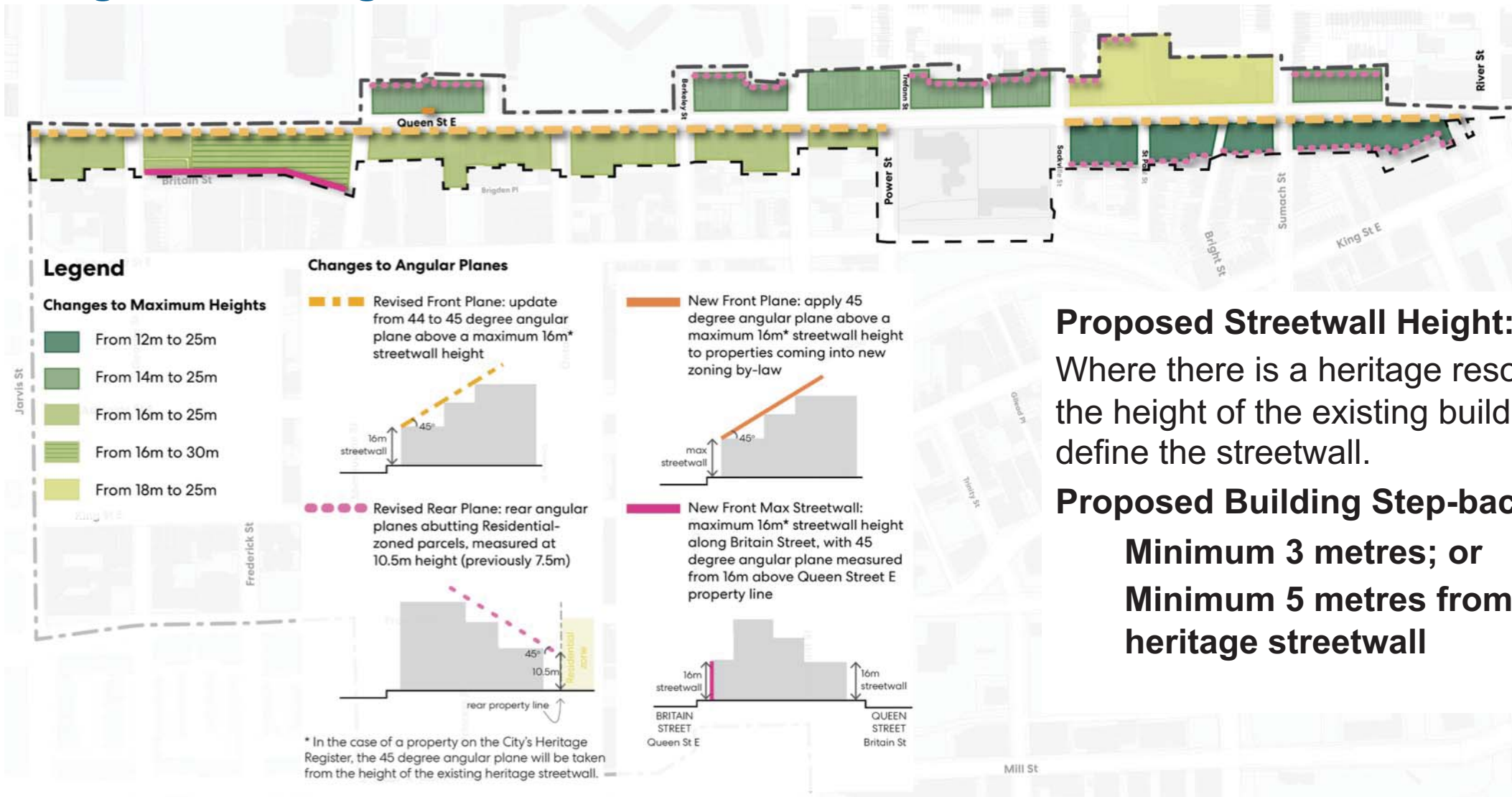
Proposed Zoning Changes

Land Use



Proposed Zoning Changes

Heights and Angular Planes



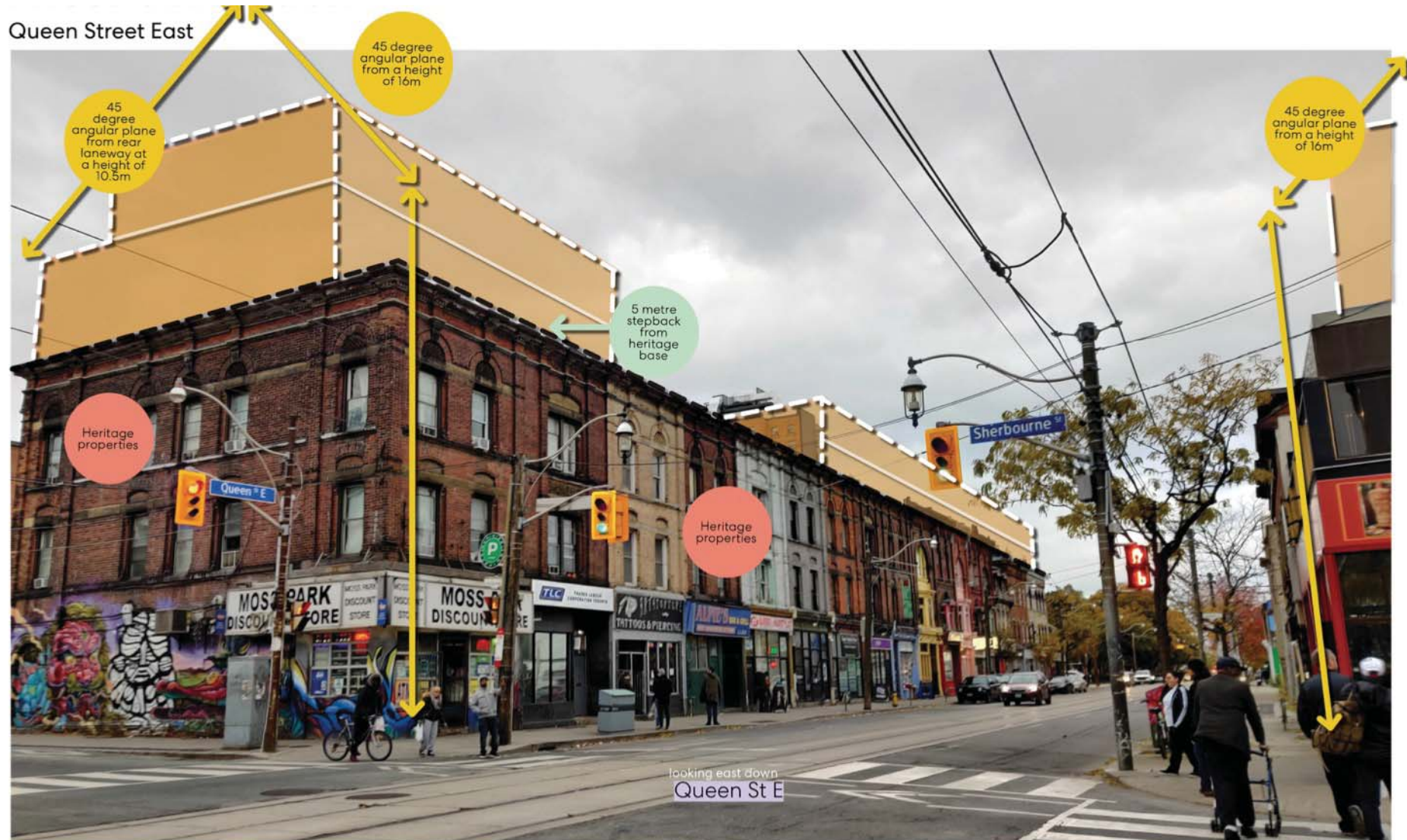
Proposed Streetwall Height: 16.0 m

Where there is a heritage resource, the height of the existing building will define the streetwall.

Proposed Building Step-back:

**Minimum 3 metres; or
Minimum 5 metres from a
heritage streetwall**

Proposed Zoning Demonstration



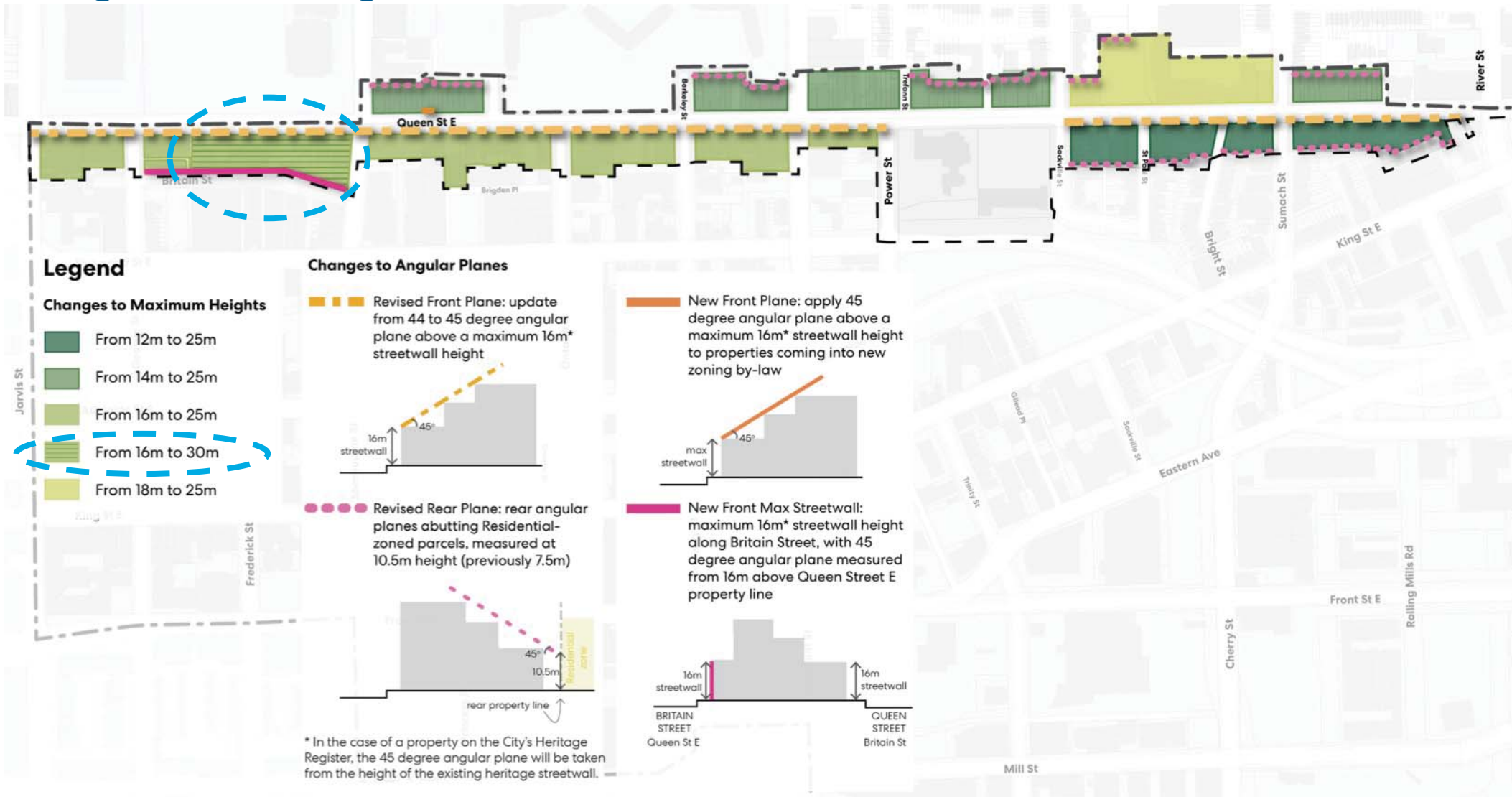
Proposed Zoning Demonstration

Queen Street Policy Area



Proposed Zoning Changes

Heights and Angular Planes

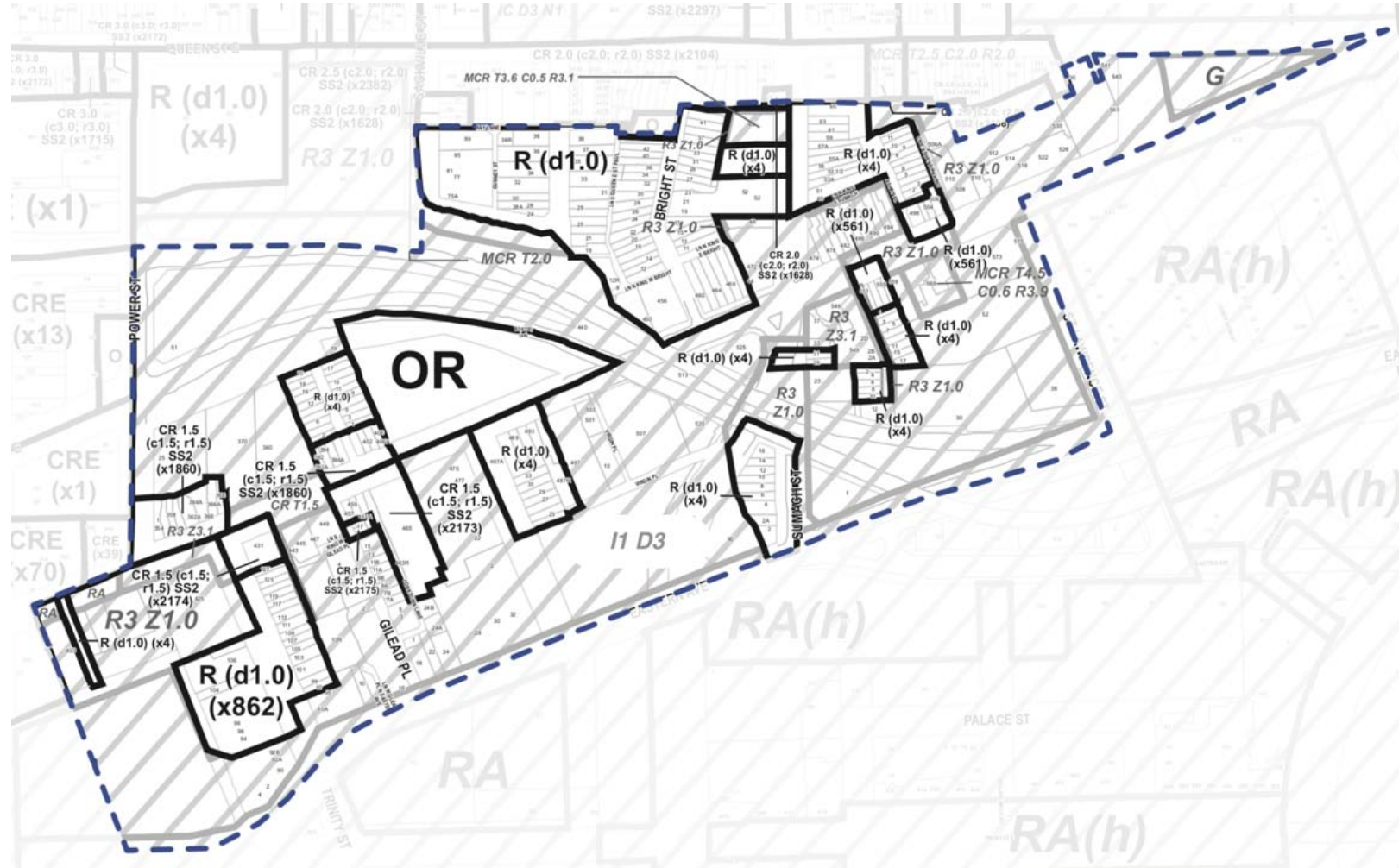


100%



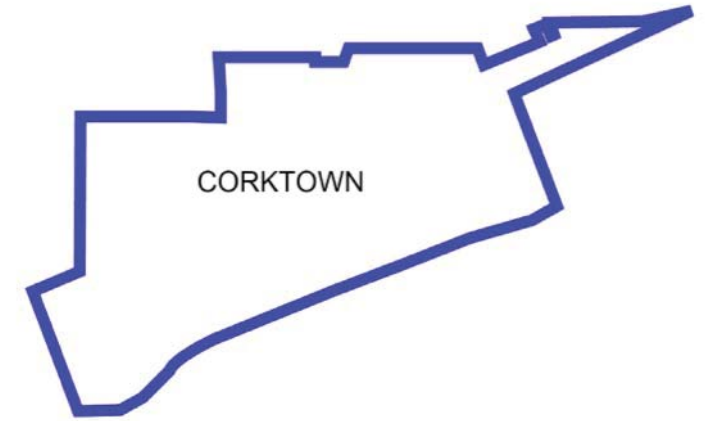
100%

- Residential streets and some mixed-use parcels fronting King Street East are part of City-wide by-law
- Remainder of lands (hatched) maintain former industrial zoning, with site-specific by-laws for recent development
- Some lands allow commercial uses in residential-zoned buildings fronting King
- 44 degree angular plane



Corktown Policy Area

Secondary Plan Policy Directions



Gradual, incremental growth through **infill and adaptive reuse** of buildings supporting **fine-grain 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.

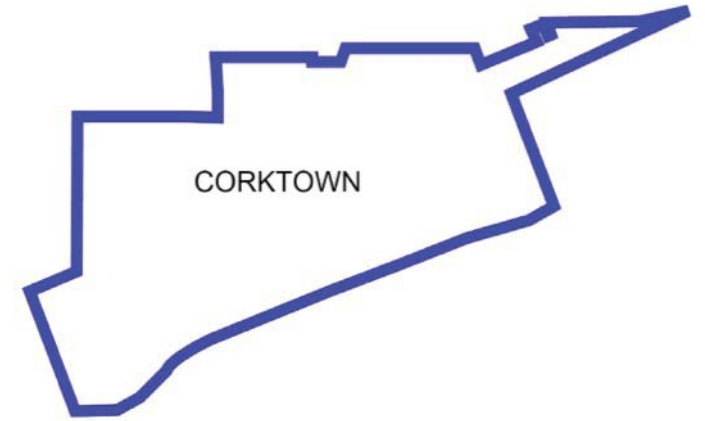


Corktown Policy Area

Secondary Plan Policy Directions

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

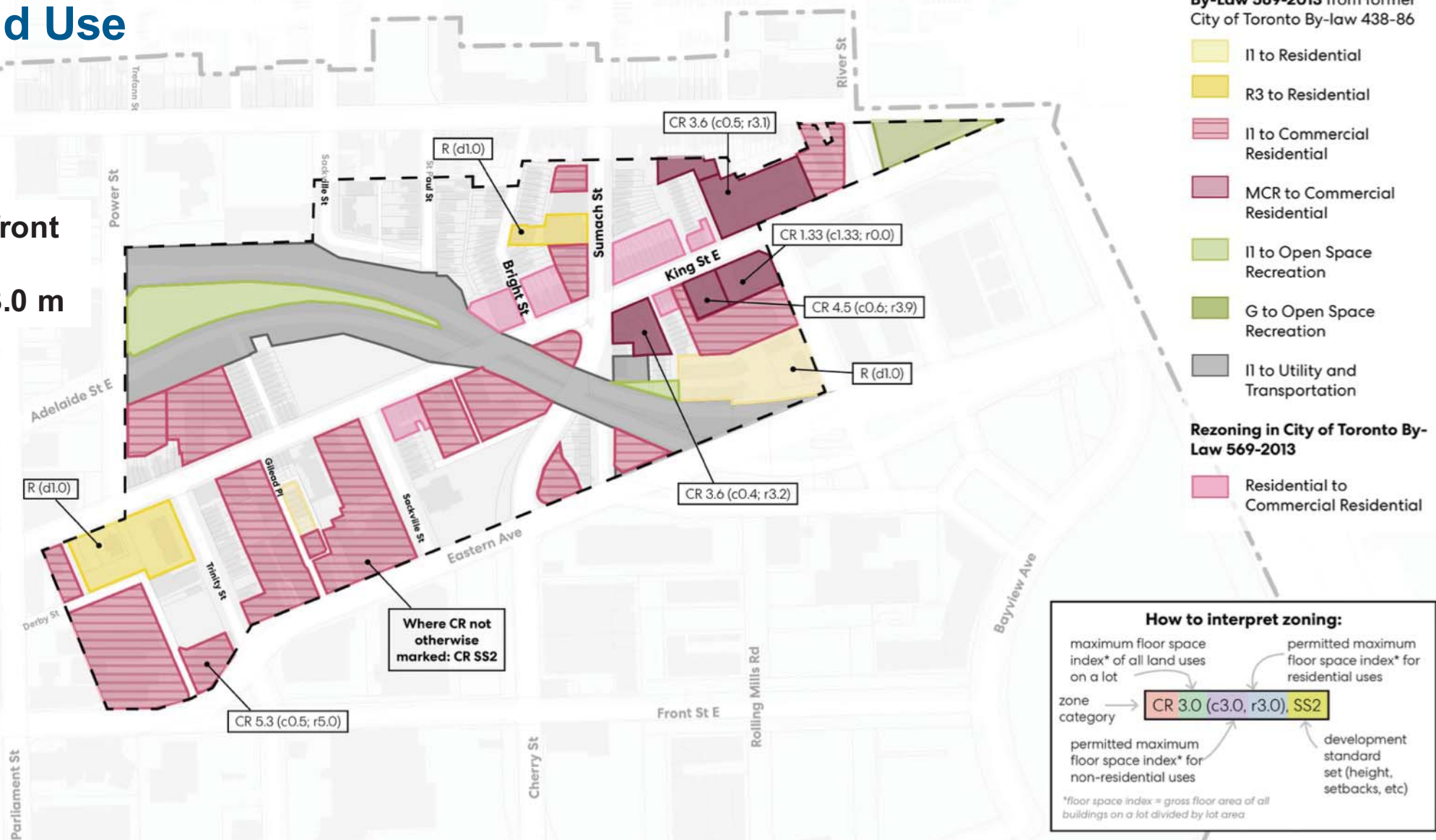
- **Eastern Avenue** (north side):
 - Max. 16 metre streetwall height
 - Min. 3 metre setback from the front property line
 - Min. 3 metre stepback above base building
 - Angular plane transition to neighbourhood scale



Proposed Zoning Changes

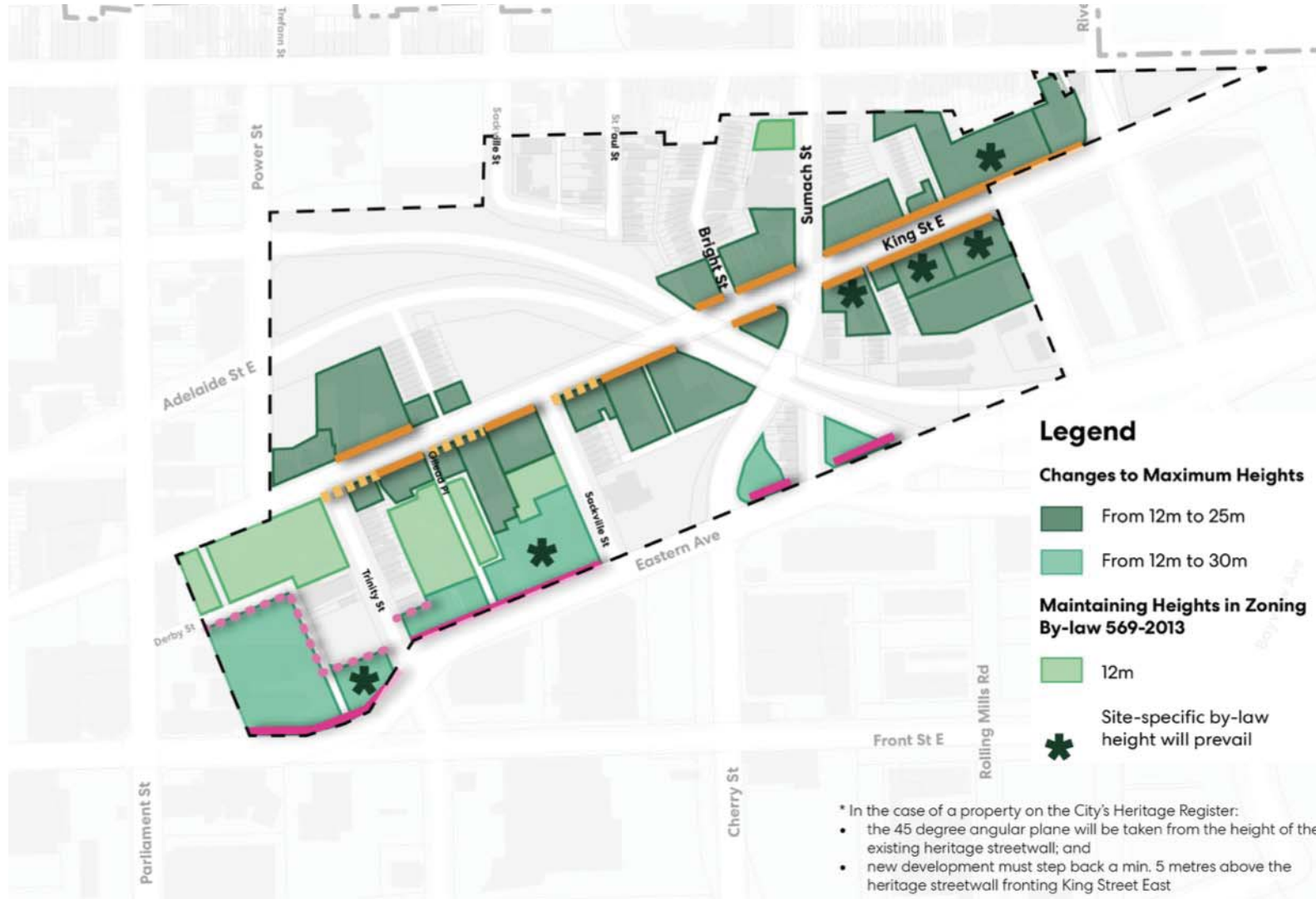
Land Use

Proposed front setback:
minimum 3.0 m



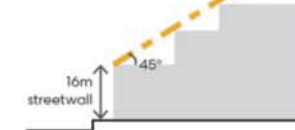
Proposed Zoning Changes

Heights and Angular Planes

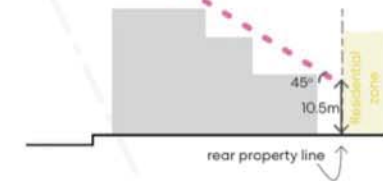


Changes to Angular Planes

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



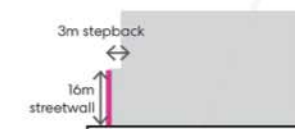
- Revised Rear Plane: rear angular planes abutting Residential-zoned parcels, measured at 10.5m height (previously 7.5m)



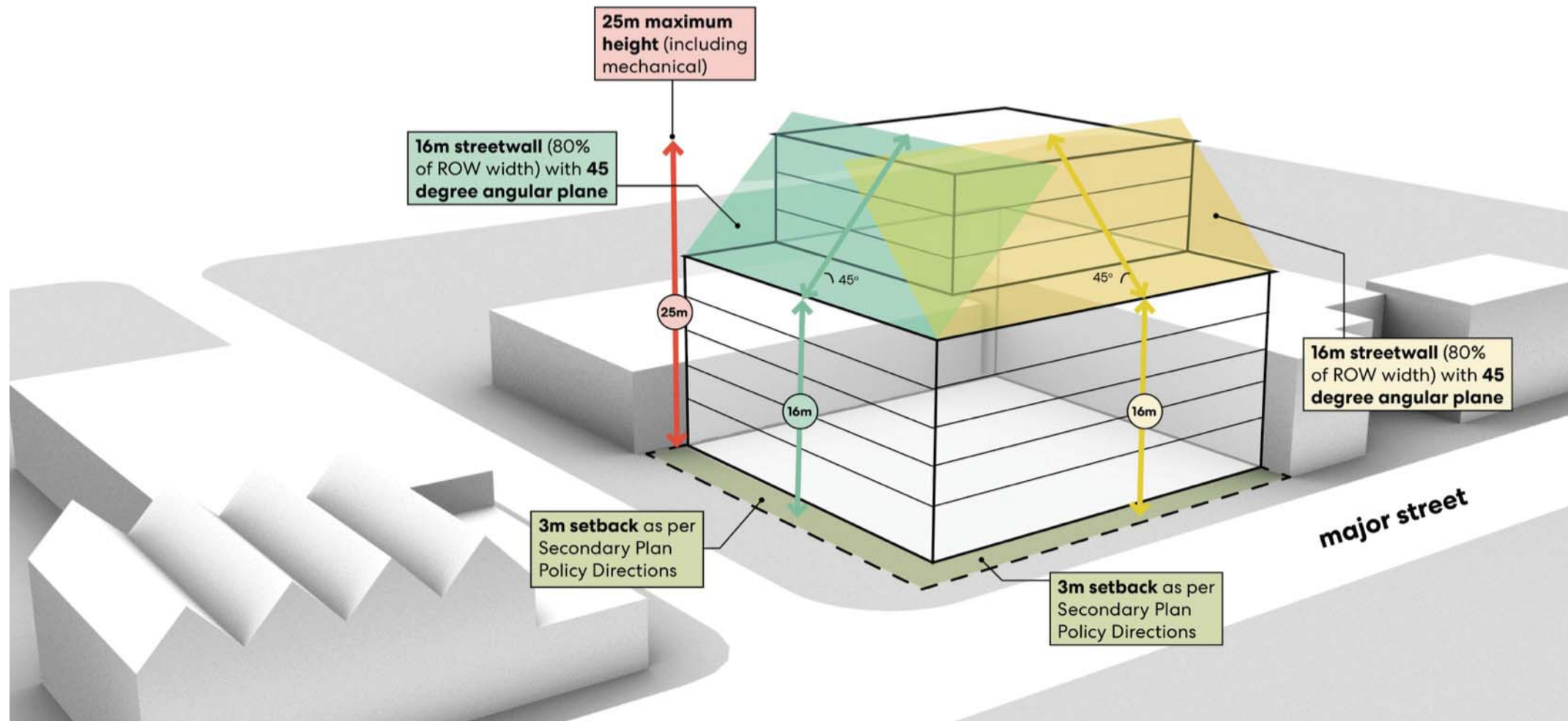
- New Front Plane: apply 45 degree angular plane above a maximum 16m* streetwall height to properties coming into new zoning by-law



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

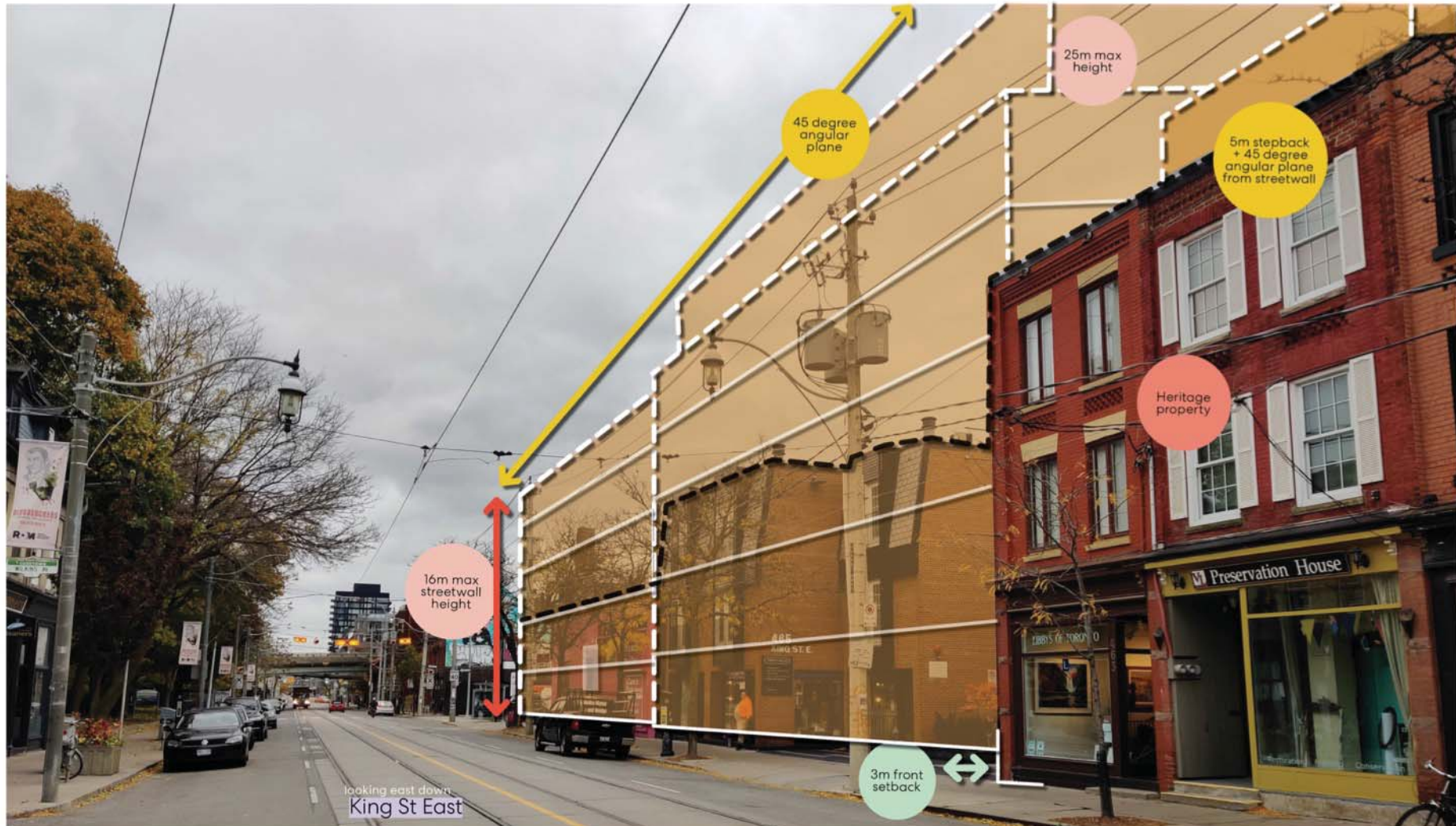


Proposed Zoning Demonstration



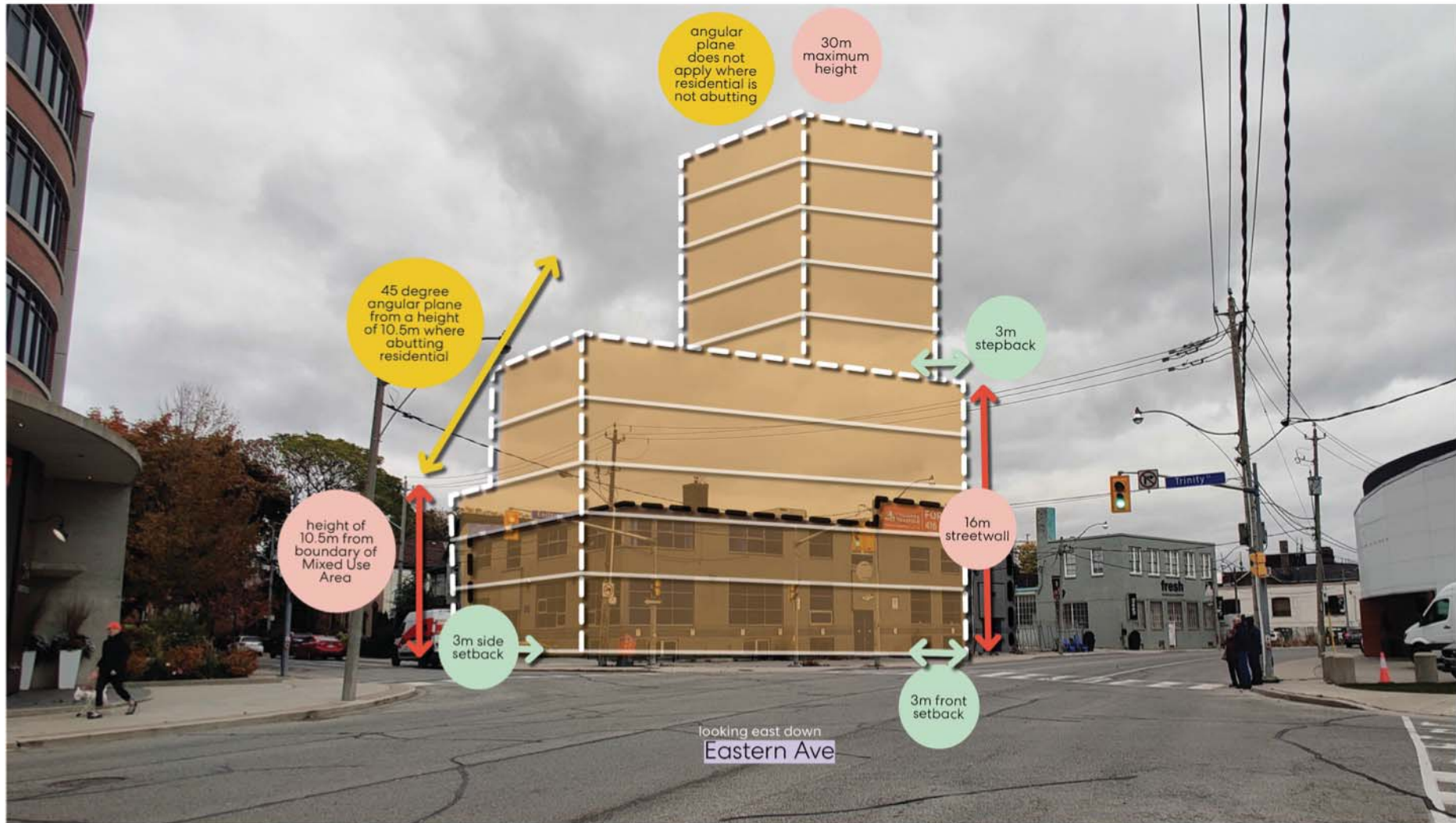
Proposed Zoning Demonstration

King Street East



Proposed Zoning Demonstration

Corktown: Eastern Avenue



Questions?

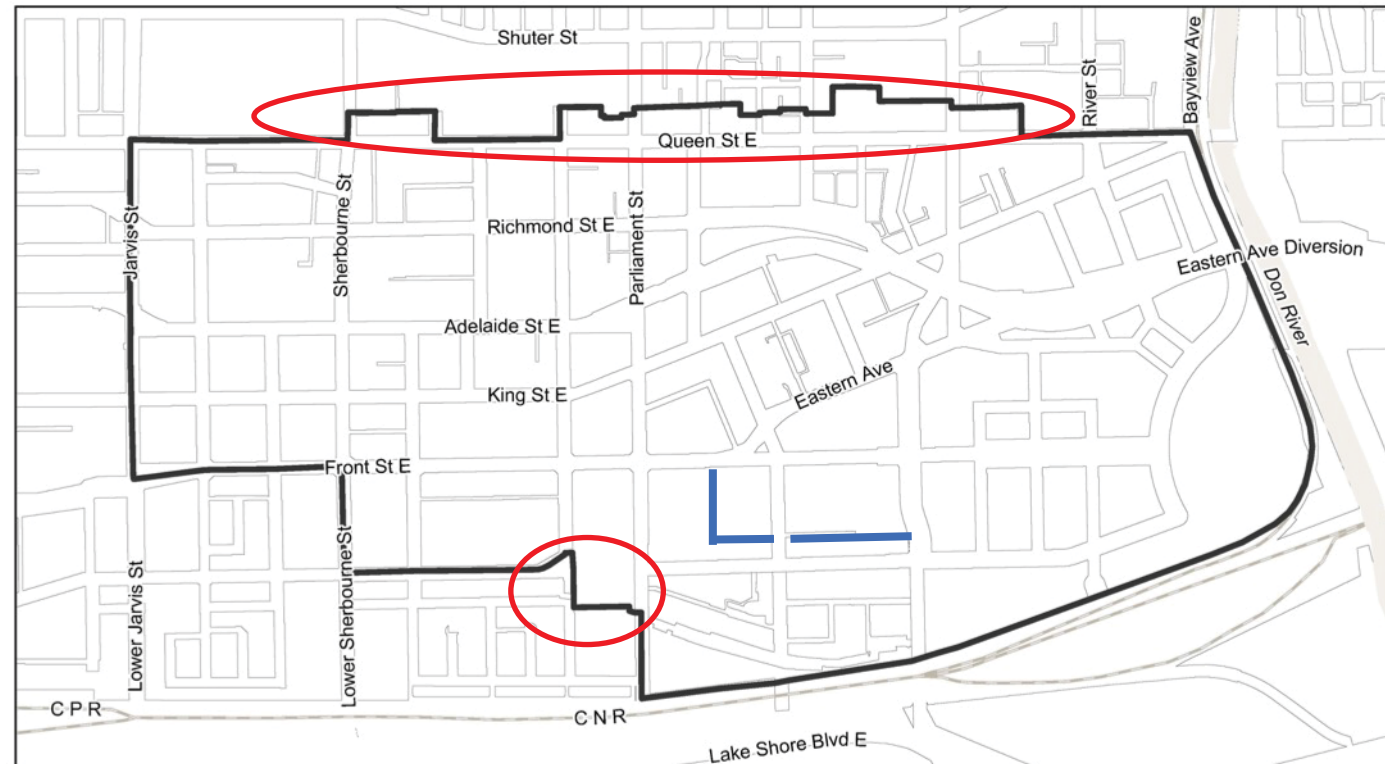


Next Steps



Study Outcomes

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





Upcoming Information Sessions

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



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