

King-Spadina Secondary Plan Community Consultation Meeting

Michelle Knieriem, City Planner
October 11, 2017



Agenda



6:30

Welcome



6:35

Presentation



7:15

Question and Answer Session



8:15

Closing Remarks



HOW WE GOT HERE

DRAFT VISION

DRAFT OBJECTIVES

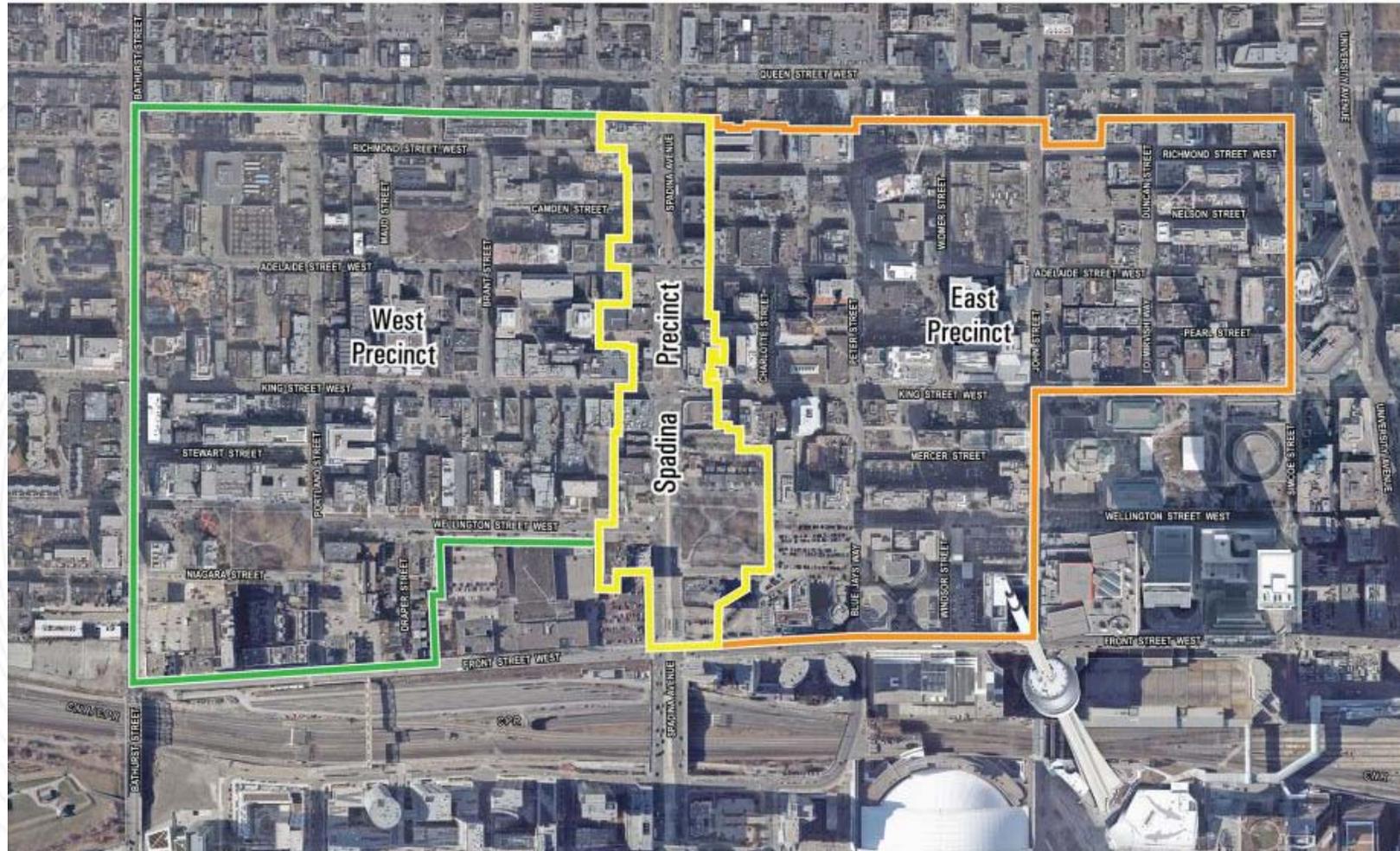
DRAFT POLICIES

WHAT'S NEXT

YOUR TURN

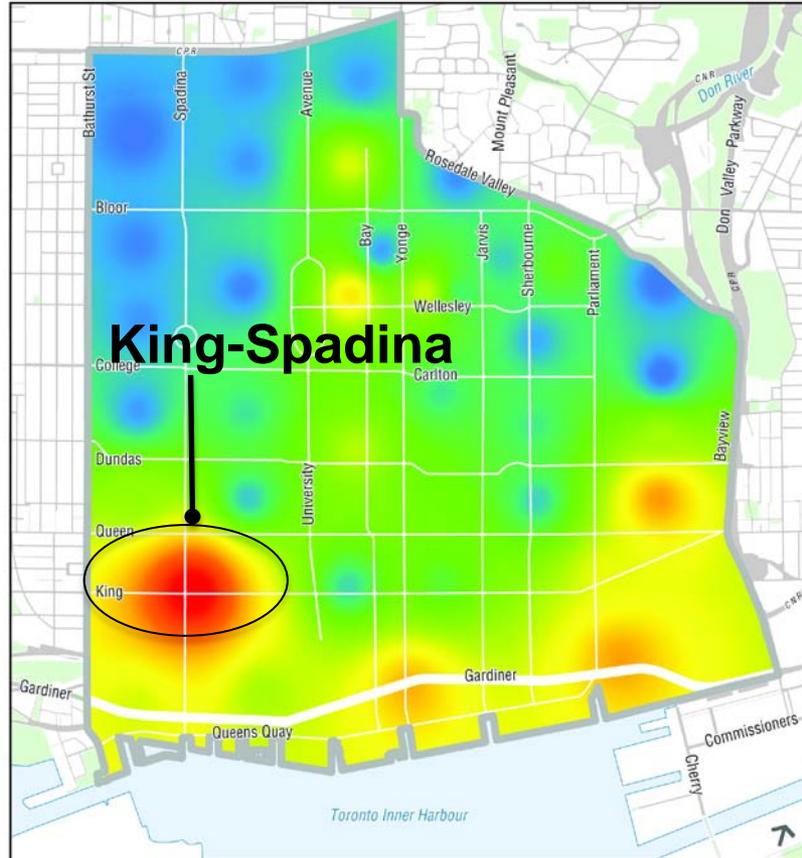


Secondary Plan Area





Downtown Population Growth

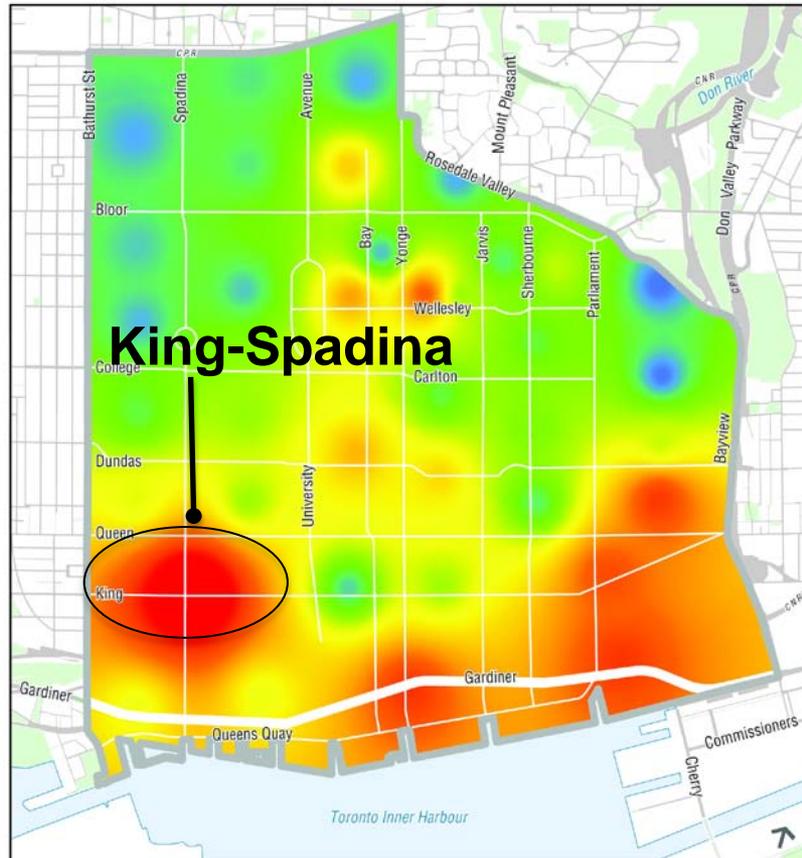


Projected Population Change 2011 - 2026





Downtown Population Growth



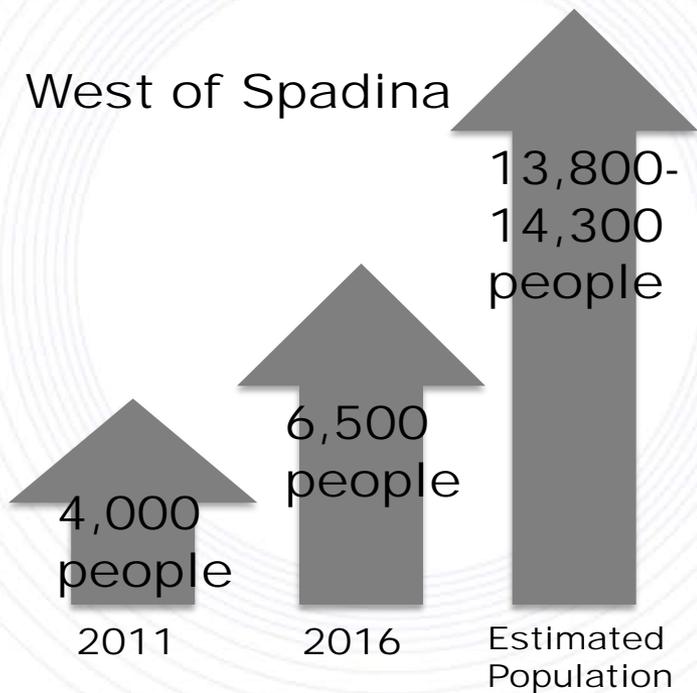
Projected Population Change 2011 - 2041



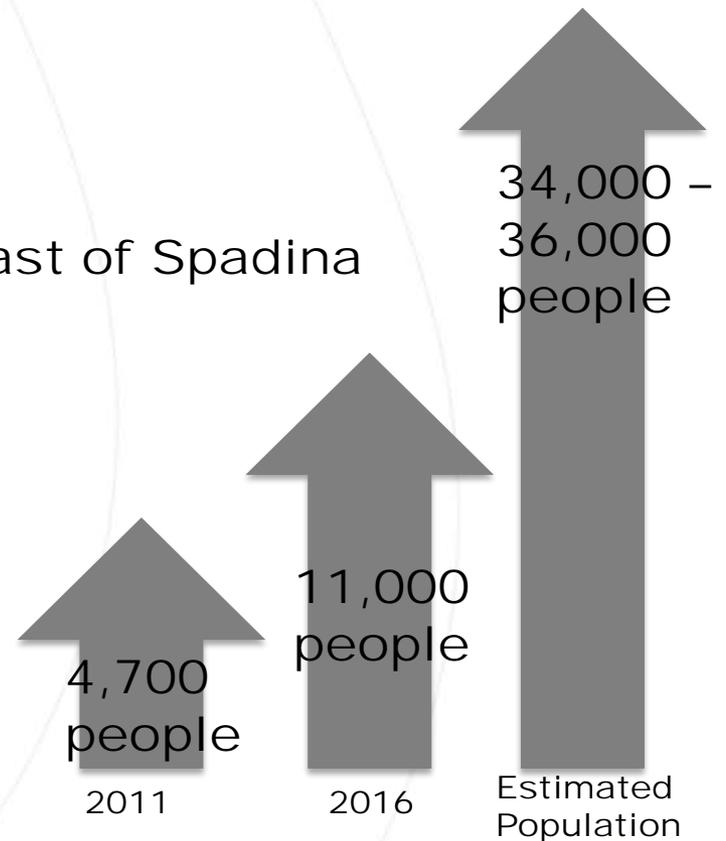


Potential Population Growth

West of Spadina



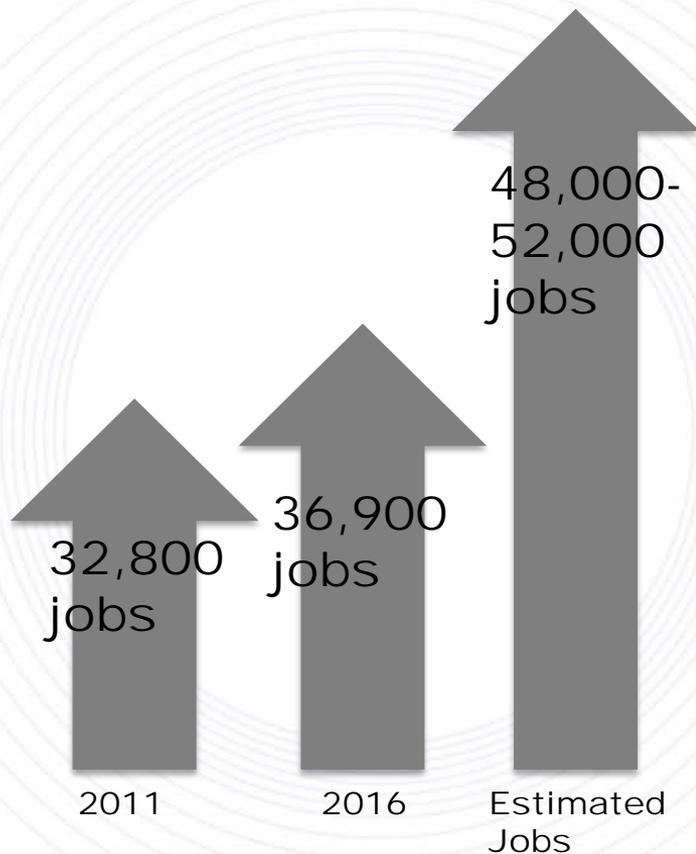
East of Spadina



Source: Statistics Canada, 2001 and 2016 Census, Land Use Information System II
Note: Estimated population based on a low and high person per unit range of 1.60 and 1.71



Potential Employment Growth



Jobs are distributed approximately as follows:

- 60% in the East Precinct
- 30% in the West Precinct
- 10% in the Spadina Precinct

Source: Toronto Employment Survey, 2001, 2011 and 2016

Note: Note: Estimated number of employees based on a high and low range 20 - 23 m² per worker for office and 30 - 50 m² per worker for retail, institutional and other



Existing Buildings

*As of February, 2017



Buildings Under Construction/Recently Completed

Newly Built/Under Construction

*As of February, 2017



Approved Rezoning Applications

Newly Built/Under Construction
Rezoning Approved

*As of February, 2017



Applications under Review by Staff

Newly Built/Under Construction
Rezoning Approved
Under Review

*As of February, 2017



Listening

- 2013-2017
 - 6 Community Consultation Meetings
 - 2 Update Reports
 - Stakeholder, BIA, Landowner meetings
 - Review of numerous development applications



Hearing

The neighbourhood is at capacity

Improve subway capacity downtown

Decrease congestion

Protect employment uses

Density is too high and buildings are too tall

Protect cultural employment and uses

More community services

Improve livability

Protect heritage

Protect heritage

King streetcar is too slow

Buildings are too close together

More parks and open spaces needed



What are the Challenges

- Not enough parks and community services and facilities
- Too many tall buildings too close together
- “Height creep” into the West Precinct
- Loss of heritage
- Lack of local retail
- Limited public realm (crowded sidewalks)
- Overcrowded transit
- Displacement of employment



What we've done so far

- King-Spadina Principles Report
- Official Plan Amendment 199 – Improving Heritage Conservation
- King-Spadina Heritage Conservation District Study
- Official Plan Amendment 231 – Protecting Employment Uses
- TOCore
- King Street Pilot Study
- Official Plan Amendment 352 - Tall Buildings Tower Separation Distance



HOW WE GOT HERE

DRAFT VISION

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WHAT'S NEXT

YOUR TURN



Vision

- Unique Mixed Use Area with residential growth balanced with an increase in growth in employment uses, including cultural employment
- Identity comes from its heritage character, which includes heritage properties but also historic views, parks and open spaces, the network of laneways and mid-block connections
- Retention of heritage character and adaptive reuse of heritage properties for office and cultural employment



Vision

- New development/redevelopment will:
 - Contribute to King-Spadina's identity, providing sensitive infill development/redevelopment and investment which is contextually and historically sensitive;
 - Retain, contribute to and promote King-Spadina's role and function as an important area for employment uses within the city, particularly for office and cultural employment uses;
 - Conserve and complement the Area's heritage resources and its context;
 - Maintain and improve the liveability of the Area;
 - Provide community infrastructure, parks, and other municipal services in proportion to growth; and
 - Create an expanded, enhanced and high quality public realm.



HOW WE GOT HERE

DRAFT VISION

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WHAT'S NEXT

YOUR TURN



Objective #1- Economics & Employment

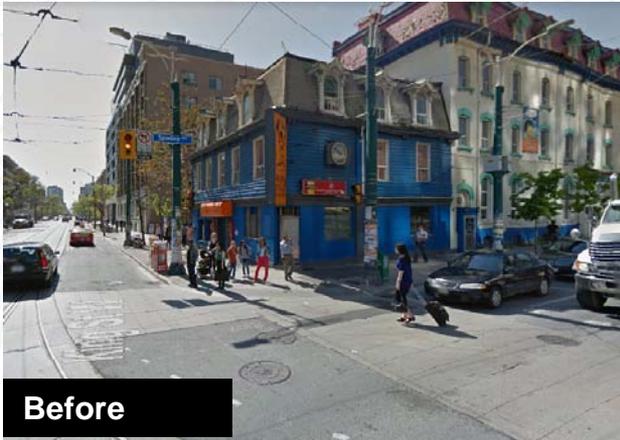
- Strengthen and maintain the Area's important **economic role** as a location for **jobs** and **employment uses**.





Objective #2 – Heritage Conservation

- Conserve heritage properties and the heritage character of the Secondary Plan Area.





Objective #3 – Improving Amenity & Livability

- **Increase amenity** to serve the needs of people who work in, live in or visit the area, and **increase the livability** for residents in the Area.





HOW WE GOT HERE

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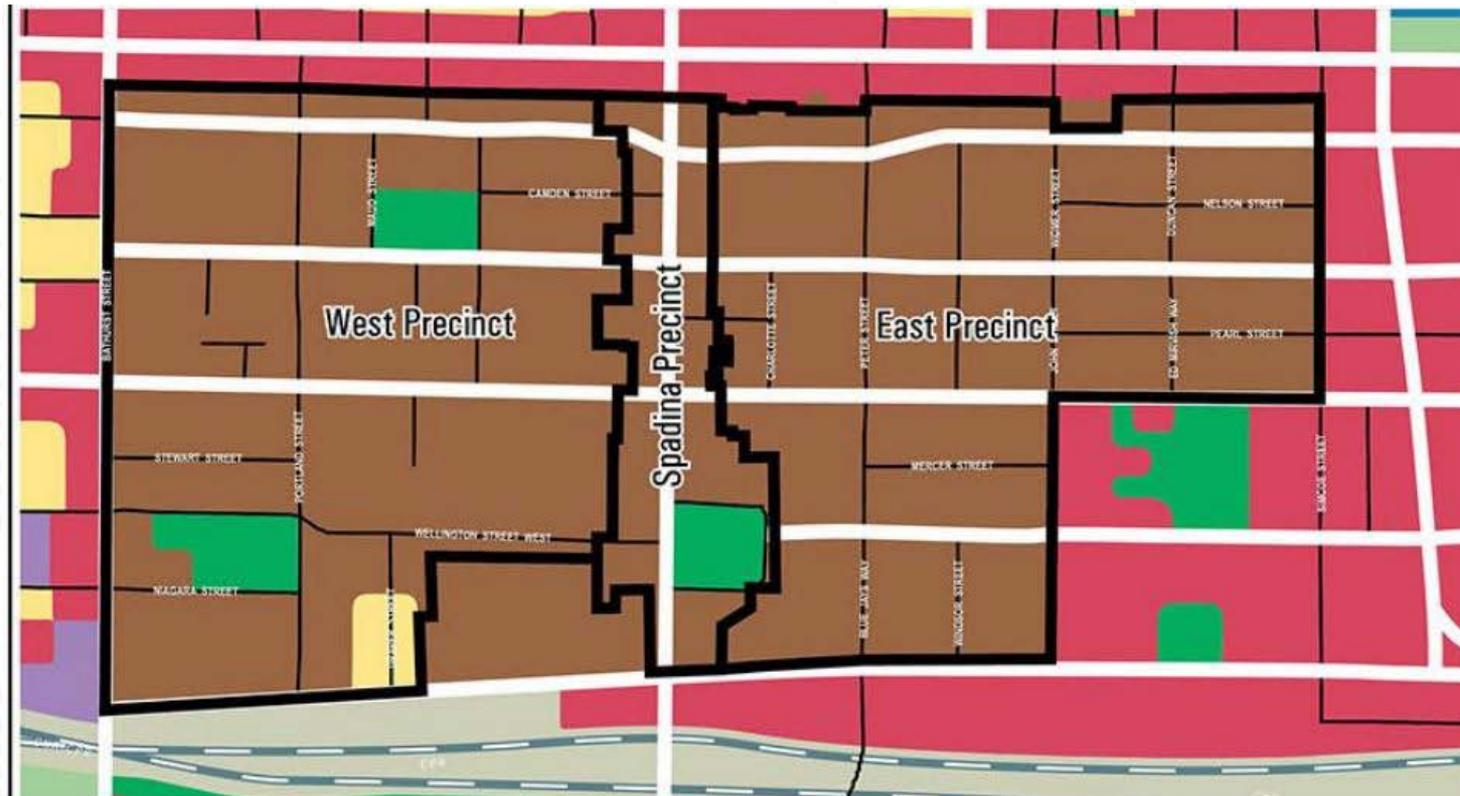
DRAFT POLICIES

WHAT'S NEXT

YOUR TURN



Existing Land Use



Land Use Designations

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks and Open Space Areas

Natural Areas

Parks

Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)

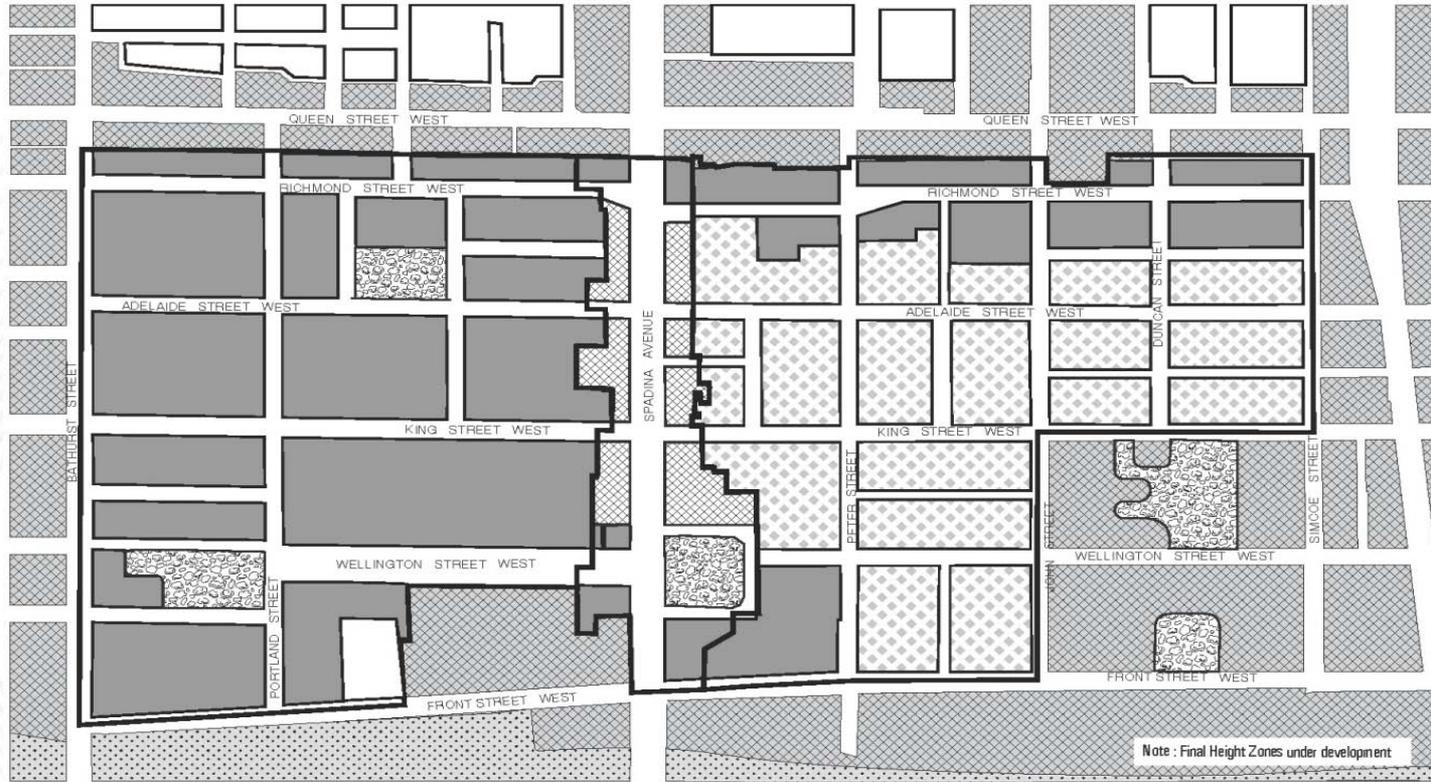
Institutional Areas

Regeneration Areas

Employment Areas



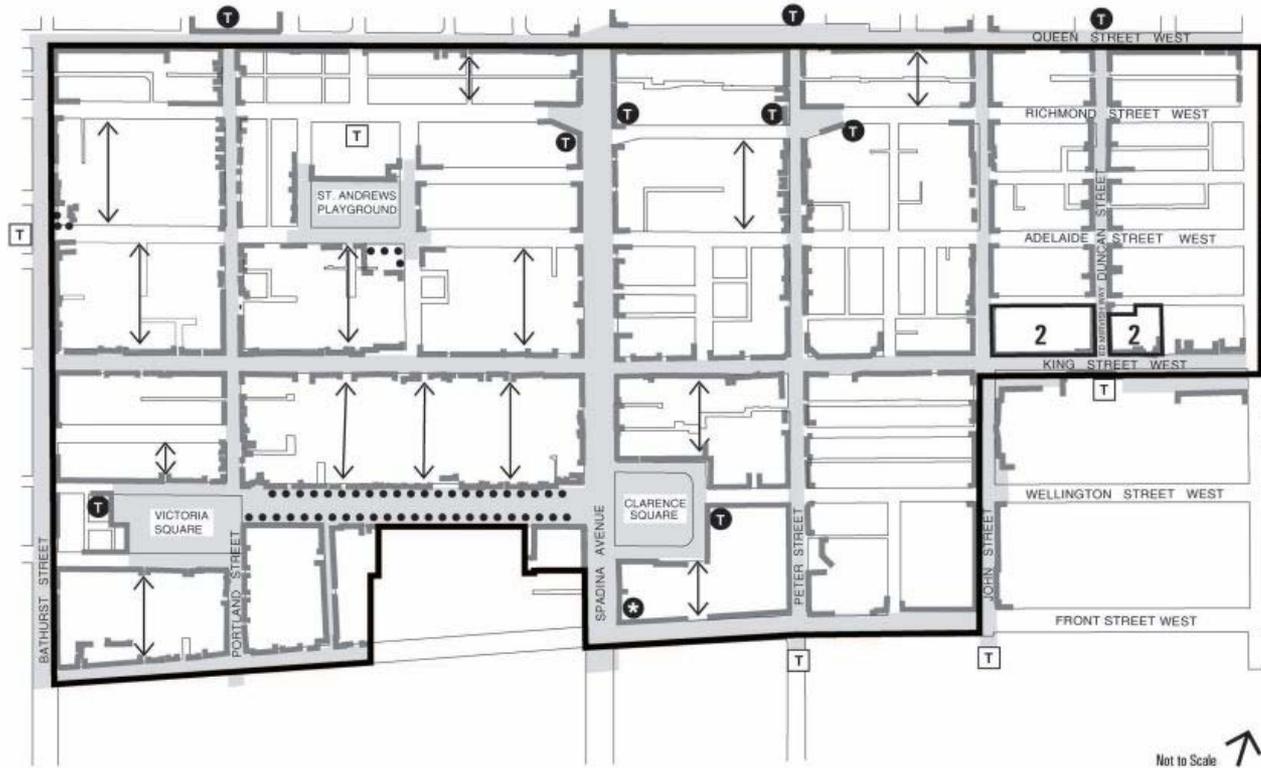
Draft Land Use Map



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



Existing Public Realm Plan



King-Spadina Secondary Plan MAP 16-1 Urban Structure Plan

- Secondary Plan Boundary
- Potential Gateway
- Potential View Terminus
- Existing View Terminus
- Existing and Potential Building Edge
- Potential Mid-block Connections
- Significant Street & Open Space
- Landscape Edge
- Site and Area Specific Policy Areas
- Site and Area Specific Policy Area





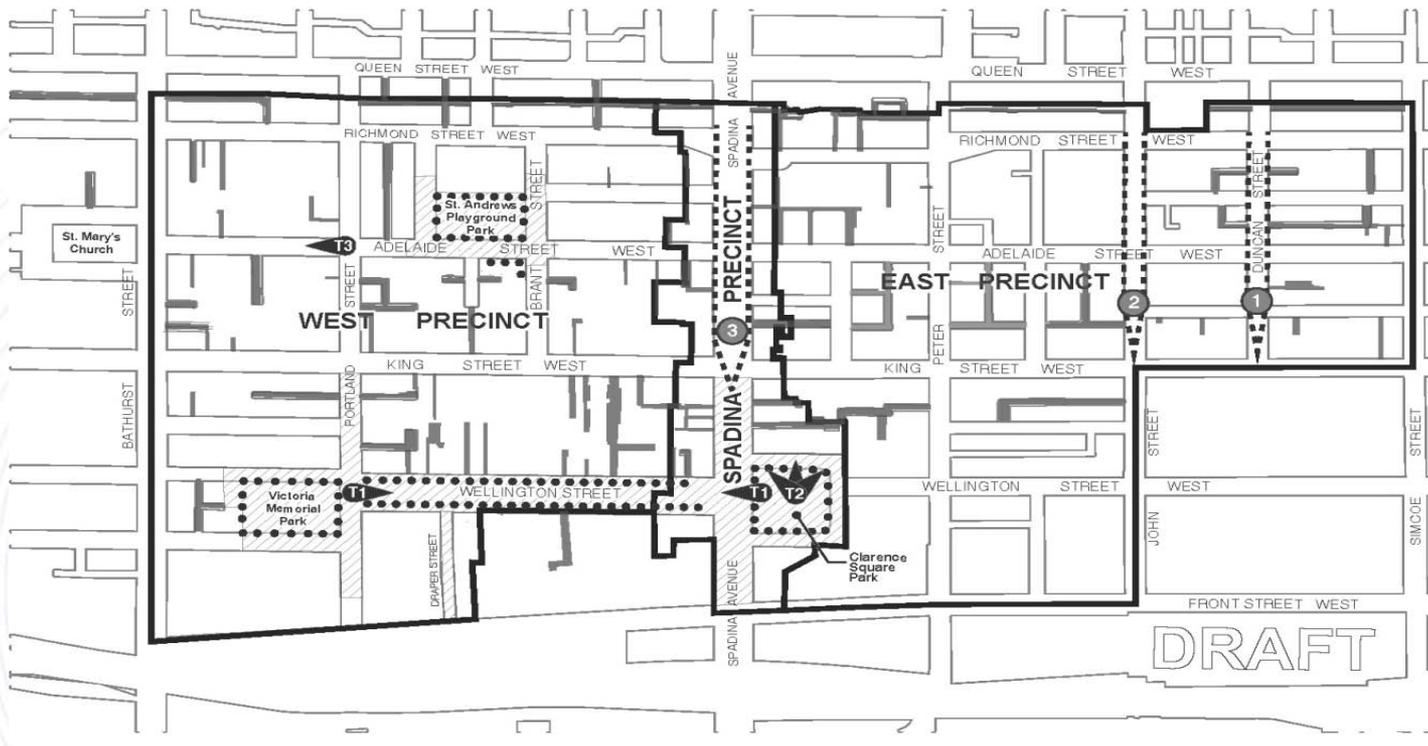
Public Realm

- Development will contribute to **enhancing, improving and expanding the public realm**
- Development in the King-Spadina Area will be oriented and designed to **protect and where possible enhance historic views and vistas**
- Streets will be improved in accordance with the coordinated approach to **streetscape improvements** identified in the King-Spadina Public Realm Strategy and Urban Design Guidelines.





Draft Public Realm Plan



King-Spadina Secondary Plan

MAP 16-3A Public Realm

- Secondary Plan Boundary
- Historic Public Realm
- Historic Landscape Edge
- Historic Laneways

HISTORIC VIEWS

- T1** View between Clarence Square and Victoria Memorial Park along Wellington.
- T2** View to row of houses at 5-16 Clarence Square from centre of Clarence Square
- T3** View to St. Mary's Church from the northwest & southwest corners of Adelaide Street West & Portland Street

HISTORIC VISTAS

- 1** Duncan St and King St W to Richmond St. W
- 2** Spadina Ave and King St W to Richmond St. W
- 3** John St and Pearl St to Richmond St. W



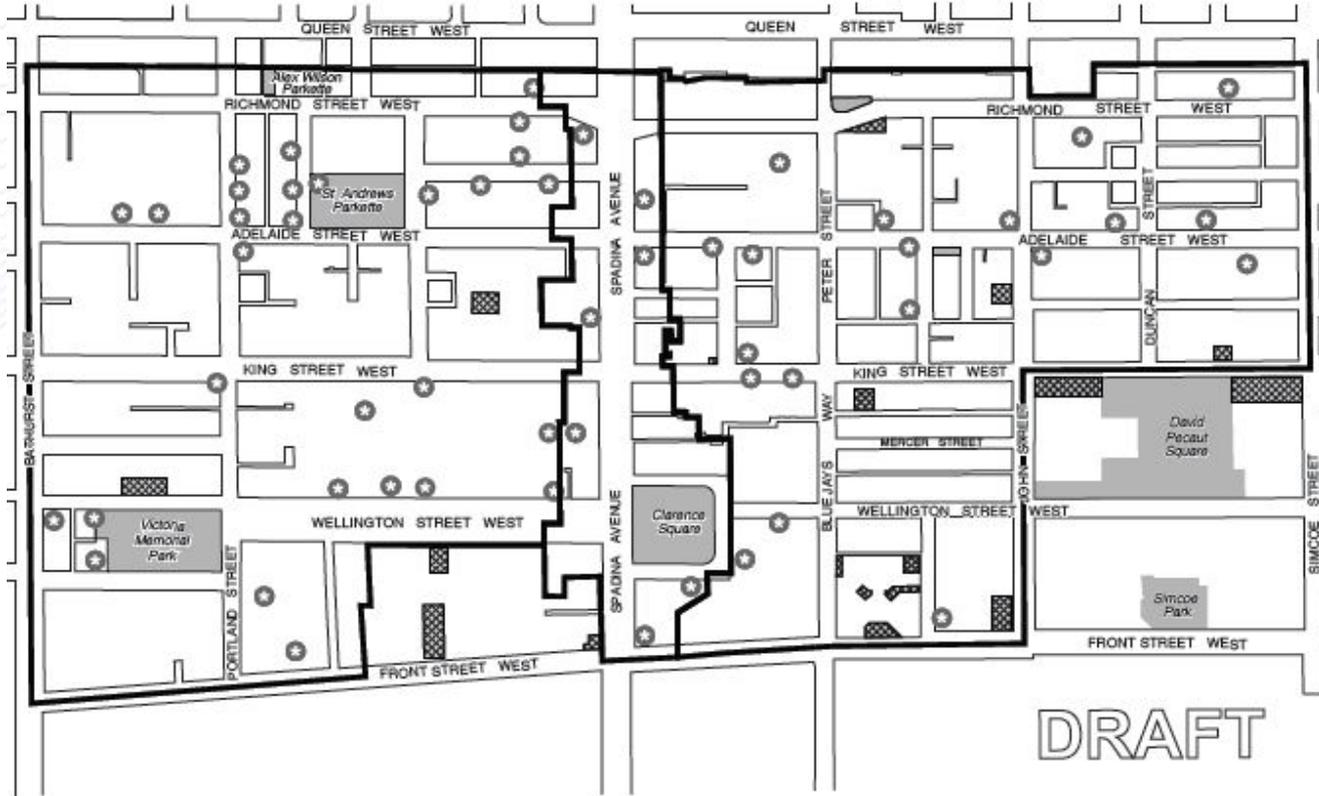


Public Realm

- The existing network of **laneways and mid-block connections**, whether public or private, will be **conserved, extended and improved**.
- Council may consider the **exchange** of City-owned **laneways and mid-block connections** for other nearby land of equivalent or larger area and comparable or superior utility.
- **Additional land may be required** as part of new development to create new and/or to **widen existing mid-block connections and laneways**.
- Where there are laneways, new development will ensure that **street frontages remain free of parking and loading requirements**.



Draft Public Realm Plan



- Secondary Plan Area
- Existing Parks
- Publicly Accessible Private Open Space (POPS)
- Potential Park or Public Realm Improvements



Public Realm

- **Parkland priorities** include but are not limited to dedications, acquisitions, and parkland improvements that:
 - **Locate new parkland to serve the East Precinct**, with a priority location in the northeast portion of the East Precinct;
 - Create **additional parkland** in the **West Precinct**; and
 - **Expand existing parks**.
- Development will **not cast new net shadows on St. Andrew's Playground, Clarence Square and Victoria Memorial Square**.
- For **all other parks** in the King-Spadina Area, development will be located and designed to ensure that **no new net shadow** is cast on existing parks between the **Spring and Fall equinoxes** between the hours of **10:00 a.m. and 4:00 p.m.**



Community Infrastructure

- The **retention or re-use of existing schools** or other public buildings or lands located within the Secondary Plan area will be considered by Council to be **priority sites for Community Services and Facilities** including but not limited to **Brant Street School**.
- **Partnerships** between developers, community-based organizations, school boards and the City **will be encouraged** to achieve the provision of necessary community services and facilities .
- TOCore provides policies for community infrastructure that will be applied to King-Spadina

ALPHA Alternative Junior School



Aps Daycare & Nursery







Built Form

- Policy Structure
 - General Built Form Policies
 - Precinct Built Form Policies
 - Areas of Special Identity



Built Form – General Policies

- New buildings will be sited and massed to provide adequate privacy and access to natural light
- New buildings will be sited and massed to minimize negative impacts on the public realm and neighbouring properties
- New development will achieve a compatible relationship with its existing and planned built form context



Built Form – General Policies

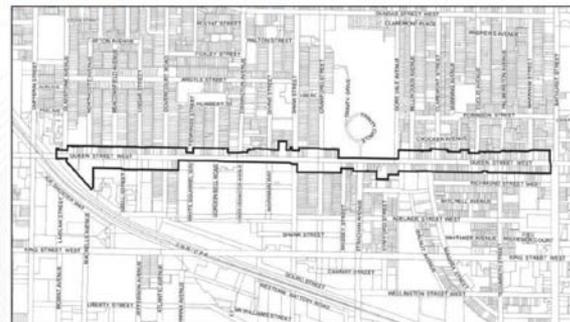
- New development will step back a minimum of 5 metres above the height of the streetwall or base building from all elevations facing a public street.
- Development on sites that include or are adjacent to heritage properties will include base buildings that respect and reinforce the streetwall height, articulation, proportion, materiality and alignment established by the historic context.
- Base building and streetwall heights will have a height that does not exceed the streetwall height of adjacent heritage buildings or a maximum streetwall and base building height equivalent to 80% of the width of the adjacent Right-of-Way generally whichever is the lesser.



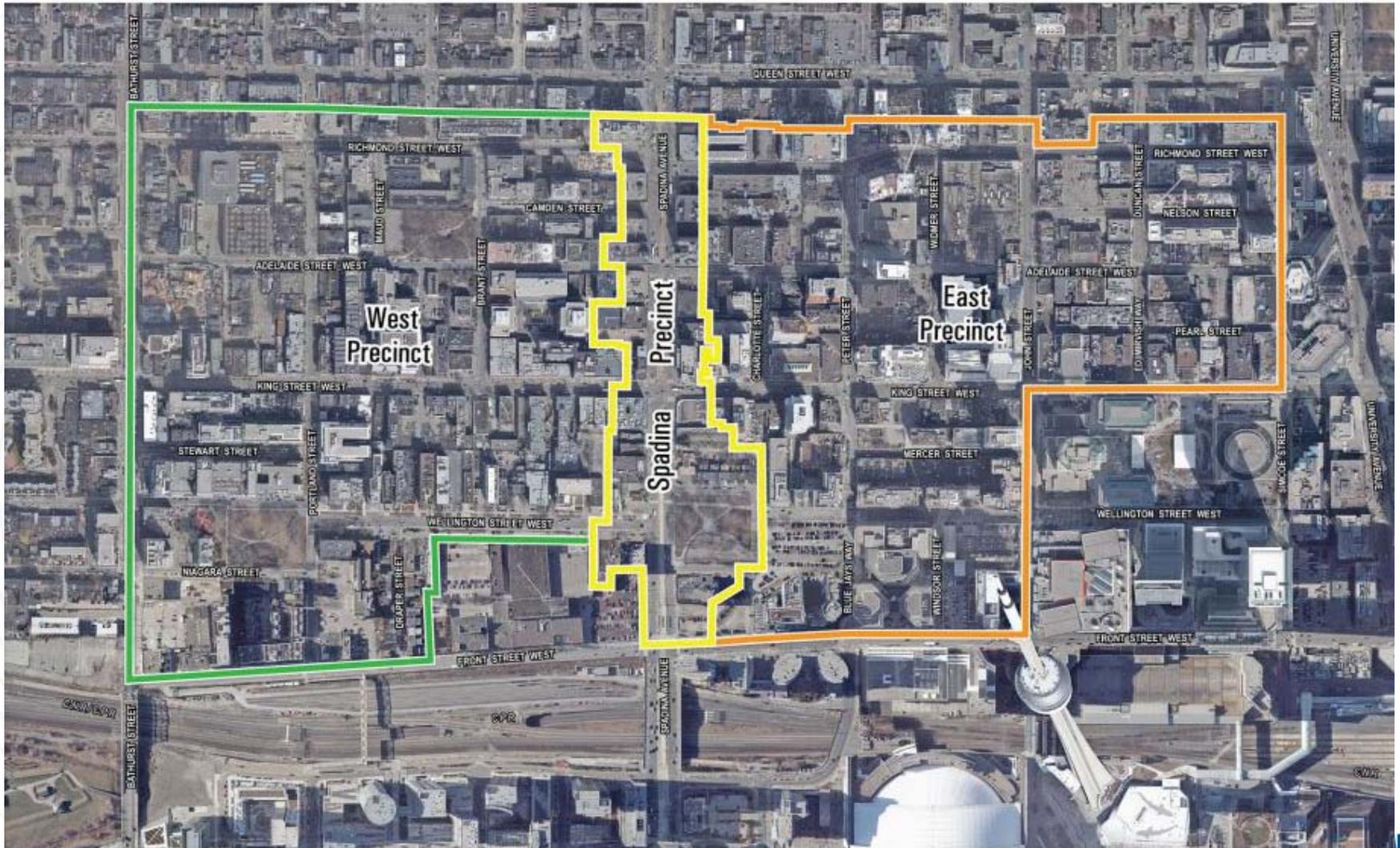
Built Form – General Policies

- New development will achieve an appropriate transition in scale by:
 - Respecting and fitting in to its surroundings
 - Transitioning downwards in scale towards Queen Street West in accordance with the Queen Street West Heritage Conservation District.
 - New development will not add any new net shadow on the north sidewalk of Queen Street West in accordance with Queen Street West Heritage Conservation District.

West Queen West HCD



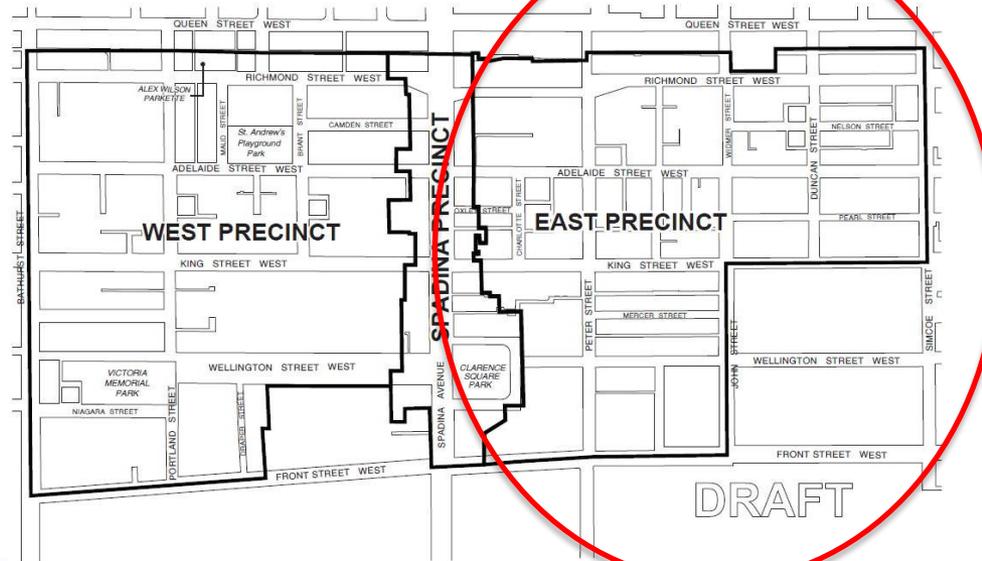
Built Form – Precinct Policies





Built Form – East Precinct

- New development/redevelopment will include a **diverse range of buildings typologies, including tall buildings**, with height, scale and massing dependent on the site characteristics.



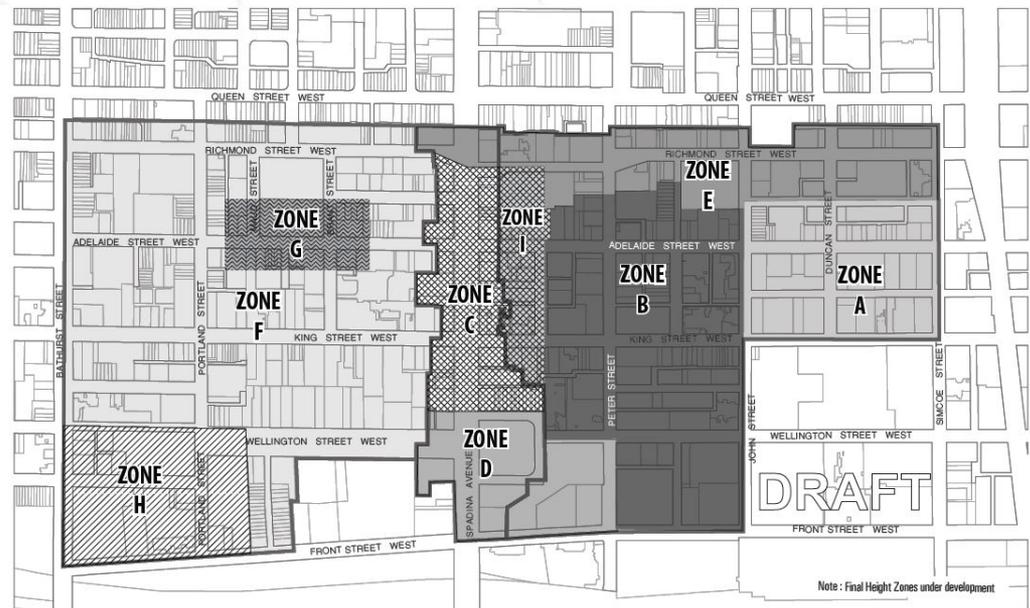


- Where sites are able to provide the necessary setbacks, stepbacks, and separation distance to accommodate a tall building, where a tall building would otherwise be appropriate, development will:

-**Transition downwards** in scale and height from the eastern boundary to the western boundary of the East Precinct;

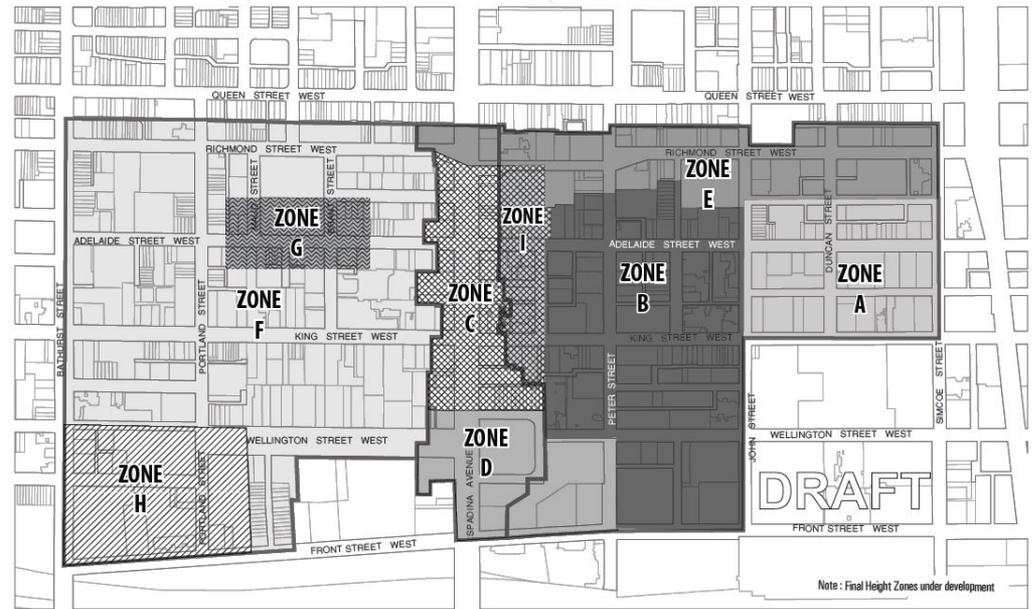
-There will be a **discernible step down** in the height between Zone A and Zone B;

- There will be a **discernible step down** in the height between Zone B and Zone I and development in Zone I will minimize shadow on the west sidewalk on Spadina Avenue;





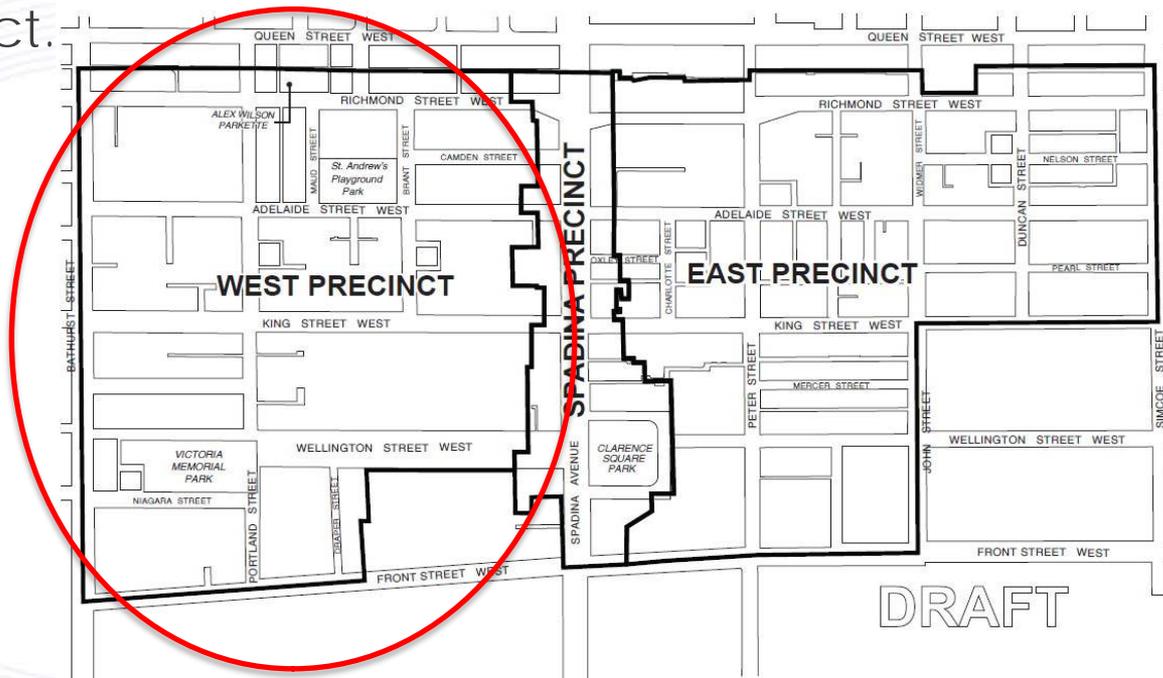
- In Zone D, development will **transition downwards** in scale to **Clarence Square**
- In Zone E, development will fit within a **45 degree angular plane** taken from the northern limit of **Queen Street West**. Development will ensure there is **no new net shadow** on the north sidewalk of Queen Street West. The angular plane will not extend beyond the boundary of Zone E.





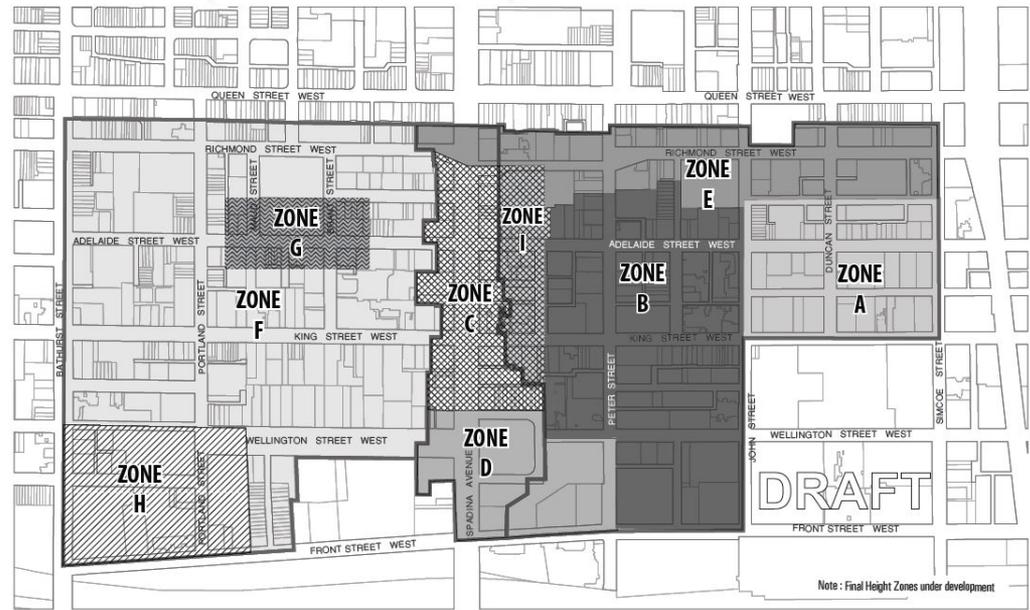
Built Form – West Precinct

- The scale of development in the West Precinct will be **generally mid-rise in character** and will be of a significantly **lower scale** than the general scale of development in the East Precinct.





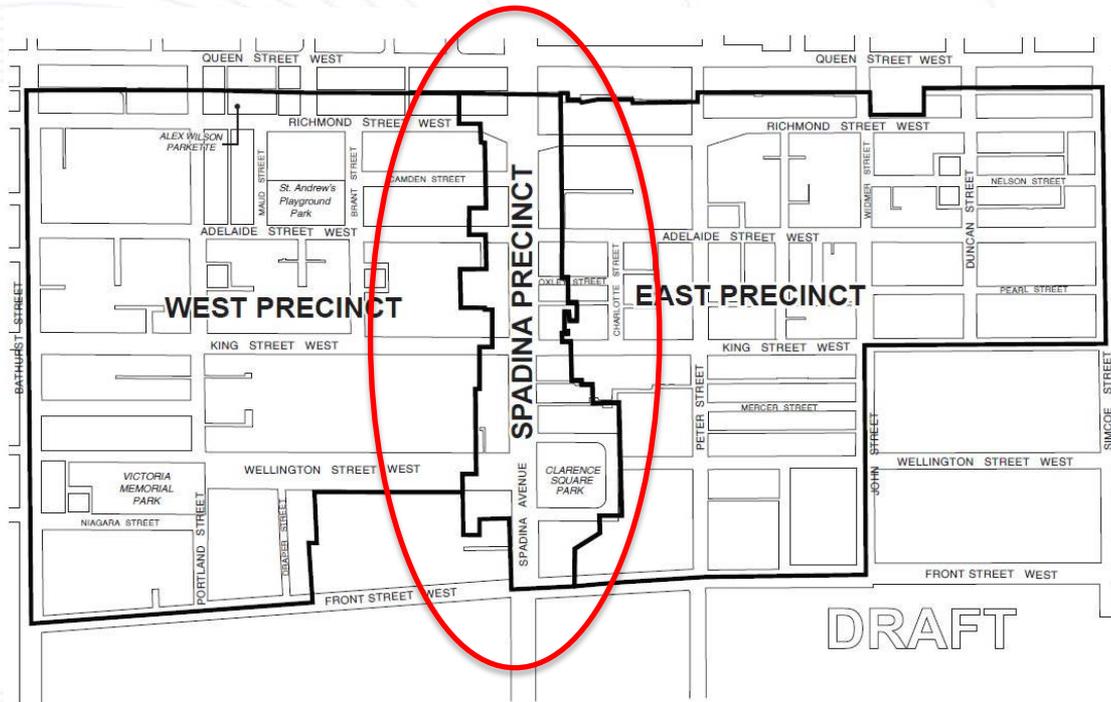
- Maximum heights in Height Transition Zones F, G and H as identified in Map 16-5 **will not exceed 45 metres** including all mechanical elements. In addition:
 - In Zone G and Zone H heights will **transition down** towards the **St Andrew's Playground** and **Victoria Memorial**. No new net shadows beyond the existing shadows will be permitted on these parks.
 - Development is permitted to have **minimum setbacks** to the property line for portions of the building above the podium of **5.5 metres** for all elevations that do not face a public street. Where the development is adjacent to a public lane, the 5.5 metre setback will be measured from the centerline of the public lane.





Built Form – Spadina Precinct

- New development in the Spadina Precinct will be **mid-rise** and **low-rise** in scale and **will not exceed a height of 40 metres**.

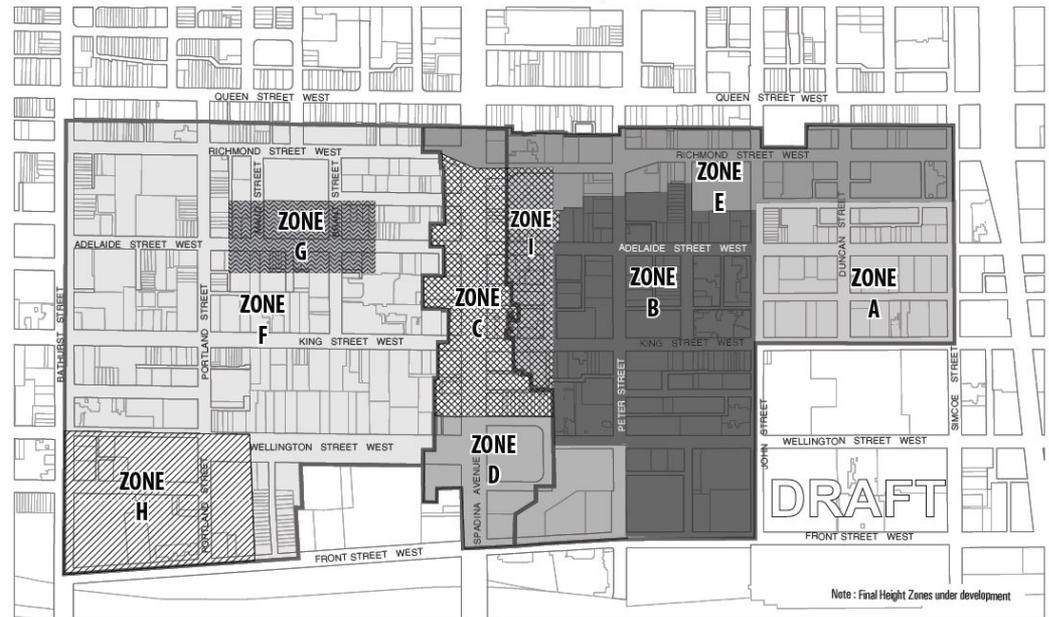




- Development in Zone C, D and E, as indentified on Map 16-5, in the Spadina Precinct will fit within a **45-degree angular plane** measured from the grade of the front property line on the opposite side of Spadina Avenue up to the maximum height of 40 metres. The 45-degree angular plane will not extend beyond the Spadina Avenue Precinct. In addition:

-In Zone E, development will fit within a **45 degree angular plane** taken from the northern limit of Queen Street West. Development will ensure there is no new net shadow on the north sidewalk of Queen Street West. The angular plane will not extend beyond the boundary of Zone E.

- In Zone D, new development will **transition downwards in scale** towards **Clarence Square**.





Areas of Special Identity

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



Wellington Place

- The area known as Wellington Place and defined by Victoria Memorial Square, Clarence Square, and the public realm of Wellington Street West connecting these two historic parks as shown on, is a significant heritage resource that will be maintained, conserved and enhanced.





Wellington Place

- Development and enhancements to the public realm of Wellington Place will be informed by and reinforce the original intentions of the plan for Wellington Place, including but not limited to:
 - Respect the scale and pattern of the heritage built form of Wellington Place. The scale and pattern of the heritage built form 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.
 - Reinststate the formal, tree-lined boulevards on Wellington Street West.
 - Opportunities for Wellington Street West to be a “green street” by making efficient use of stormwater and wastewater in the maintenance of the trees and landscaping will be pursued.
 - Development facing Clarence Square will maintain a primary orientation towards the park.



Duncan Street

- Development will stepback a minimum of 10 metres above the streetwall or base building for all elevations fronting Duncan Street.





Draper Street

- Development on Draper Street will continue to be guided by the Neighbourhoods policies in Section 4.1 of the Official Plan.
- Development surrounding the Draper Street Area of Special Identity will transition downwards toward the Draper Street Area of Special Identity.





Spadina, Peter, Adelaide Richmond (SPAR Block)

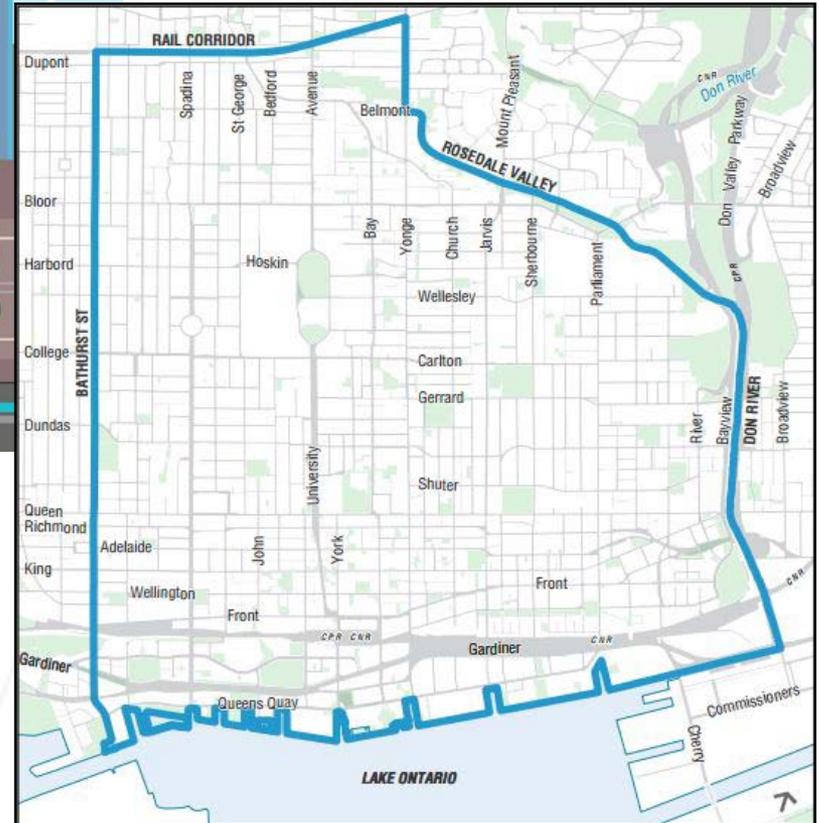
- New development on this block will contribute to a public open space in the middle of the block
- Pedestrian connections within the block will be enhanced
- The function of the block as a cultural hub will be protected



Source: Vik Pahwa



TOCore





HOW WE GOT HERE

DRAFT VISION

DRAFT OBJECTIVES

DRAFT POLICIES

WHAT'S NEXT

YOUR TURN



Next Steps

November 14, 2017: Draft Secondary Plan to Toronto and East York
Community Council

January 16, 2017: Final Secondary Plan to Toronto and East York
Community Council

February 1, 2018: Final Secondary Plan to City Council



Contact Us



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@ CityPlanTO

Thank You for Attending!



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Please remember to fill out a
Community Meeting Comment Sheet



HOW WE GOT HERE

WHERE ARE WE NOW

WHAT WE HEARD

PRELIMINARY OBJECTIVES & POLICIES

WHAT'S NEXT

YOUR TURN



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