

**RESOLUTION No.
OF THE TORUŃ CITY COUNCIL**

dated

**implementing a Zoning Plan for the “Jordanki”
area situated in the vicinity of the following streets:
Wały gen. Sikorskiego, Czerwona Droga and al. św. Jana Pawła II in Toruń.**

Pursuant to the provisions of article 20 sec. 1 of the Act of 27 March 2003 on spatial planning and land development (Journal of Laws of 2020, item 293, as amended ¹) and pursuant to article 18 sec. 2 pt. 5 of the Act of 8 March 1990 on municipal self-government (Journal of Laws of 2020, item 713²), having confirmed that the provisions of the “Study of land development conditions and directions for the city of Toruń” have not been breached (Resolution No. 805/18 of the Toruń City Council of 25 January 2018), it is hereby resolved as follows:

**Section 1
General provisions**

§1.1. A zoning plan is hereby adopted for the “Jordanki” area situated in the vicinity of the following streets: Wały gen. Sikorskiego, Czerwona Droga and al. św. Jana Pawła II in Toruń - hereinafter referred to as the plan.

2. The plan referred to in sec. 1 is part of amendment to:

- 1) a zoning plan for the “Jordanki” area situated between ul. Wały Gen. Sikorskiego, Czerwona Droga, Al. Jana Pawła II and the Ethnographic Museum area in Toruń (Resolution No. 811/05 of the Toruń City Council of 30 June 2005 - Official Journal of the Kujawsko-Pomorskie Voivodeship, No. 89, item 1663 dated 28 July 2005);
- 2) amendment to the zoning plan for the “Jordanki” area marked with symbol S4-U/ZP 1, situated in Toruń (Resolution No. 532/09 of the Toruń City Council of 30 April 2009 - Official Journal of the Kujawsko-Pomorskie Voivodeship No. 63, item 1254 of 24 June 2009).

§2.1. A site map, hereinafter referred to as the map, as included in appendix 1 to this resolution, presenting the graphic determinations of the plan, including the perimeter of the site, shall be an integral part of the plan.

2. Settlement of the method of considering comments to the draft plan - is included in appendix 2 hereto.

3. Any settlements determining the method of implementing the investment in the scope of technical infrastructure, as stipulated in the plan, which lie within the powers of the municipality, as well as the principles of their financing - are included in appendix 3 to this resolution.

§3. 1. Whenever used in this resolution:

- 1) **primary purpose** - shall mean the purpose which should dominate in the area delimited by the effective boundaries. Primary purpose shall include elements of land development which are directly connected to it, determining the correct use of the site;
- 2) **secondary purpose** - shall mean a purpose which supplements and complements the primary purpose;
- 3) **site** - shall mean a part of the area covered with the plan, assigned a specific primary purpose, designated on the drawing by boundaries and marked with a symbol;
- 4) **symbol of the site** - shall mean a designation of a site separated by boundaries and consisting of:
 - a) pos. 1 - number - shall mean the number of the zoning plan,
 - b) pos. 2 - number - shall mean the number of the entity approving the study,

¹ Amendments to the consolidated act referred to above were announced in the Journal of Laws of 2020, item 471, item 782, item 1086

¹ item 1378

² Amendments to the consolidated act referred to above were announced in the Journal of Laws of 2020, item 1378

- c) pos. 3 - letter - a symbol marking the primary purpose of the site,
d) pos. 4 - number - number in order for site of the same primary purpose;
- 5) **impassable development line** - shall mean a line marked on the site map or in the plan, which shall not be crossed by any walls of the above-ground parts of the building (towards the neighboring areas as separated by boundaries), excluding such architectural elements of the building as: external stairs, delivery ramps, canopies above entrances, cornices, pilasters, eaves, balconies, ramps for the disabled, entrances and exits from underground garages, etc. as well as such structures as: earth structures, monuments, etc., unless stated otherwise in the provisions pertaining to individual areas;
- 6) **effective development line** - shall mean a line marked on the site map or in designated in the plan, on which the walls of the building's above-ground part or at least 70% of the area and length shall be located, and which shall not be crossed. This ban shall not apply to such architectural elements as: cornices, roof eaves, canopies above entrances, balconies, external stairs, ramps for the disabled, entrances and exits from garages, etc.;
- 7) **biologically active surface** - shall mean a biologically active area, as defined in separate regulations;
- 8) **cultivated greenery** - shall mean diverse low and tall greenery characteristic of park landscapes, functionally and visually shaped and composed, or insulating greenery forming a visual and acoustic barrier;
- 9) **forest stand protection** - shall mean the preservation and composition of the current forest stand in the land form - according to separate regulations;
- 10) **auxiliary and complementary services of primary-purpose facilities** - shall mean all services in: tourism, gastronomy, recreation, leisure, commerce, film production and TV production, etc.;
- 11) **solutions in a high architectural standard** - shall mean architectural and construction solutions characterized by: diversity of material or form, use of such finishing materials as: natural stone, ceramics, noble plasters, glass, architectural concrete, etc.;
- 12) **harmonious development** - shall mean the requirement to apply parameters (proportions and facade divisions):
a) which directly reflect the adjoining development existing in the street frontage - for newly constructed buildings,
b) taking into account and adapted to the height and scale of the building - for extensions of buildings covered with monument conservator's protection;
- 13) **minimum number of parking spots** - shall mean the obligation to provide a minimum number of parking spots for passenger cars, as required by the primary and secondary purpose (if relevant), including parking spots intended for vehicles with a parking card, calculated according to an index specified in the provisions of this resolution, considering the principle of rounding up when a fractional value is obtained;
- 14) **ban on executing temporary structures** - shall mean a ban which shall not apply to any structures serving as facilities for the construction site, which are necessary for conducting construction works, as well as any structures erected for special or seasonal events;
- 15) **ban on socially undesirable services** - shall mean the ban on situating services related to collection, recycling or neutralization of waste on the site, as well as waste collection, storage and handling points (with the following stipulation: the ban shall not apply to the manage of waste generated in the course of activity conducted as part of the primary purpose of the site), as well as a ban on situating any functions related to storage or incineration of corpses on the site;
- 16) **sustainable rainwater and snowmelt management** - shall mean:
a) management of rainwater and snowmelt in places of their origin through:
– their use for watering green areas, including green roofs, green walls and rain gardens, for supplying small ponds, and for utilitarian purposes - to limit the consumption of water from the municipal network,
– the use of devices for infiltration of rainwater and snowmelt to the ground, e.g. infiltration boxes, soakaways,
– the use of devices for storing rainwater and snowmelt, e.g. in reservoirs,
b) reduction of the overall tightness of drained surfaces by applying permeable or semi-permeable paving in the landscaping design,
c) the use of devices for slowing down the downflow of rainwater and snowmelt to a reservoir, if drained to the rainwater drainage system.

2. Any terms used in this resolution, which have not been explained in item 1, shall be interpreted according to their definitions stated in the Act of 27 March 2003 on spatial planning and land development, and as stated in relevant Polish Standards and separate regulations.

§4.1 The following graphic symbols used on site maps shall be construed as effective settlements of the plan:

- 1) limit of the subject area;
- 2) boundaries separating areas assigned different purpose or different development principles;
- 3) impassable development lines;
- 4) effective development lines;
- 5) dimensional lines (dimension in meters);
- 6) cultivated green areas;
- 7) limit of zone VI - Old Town exposition protection area
- 8) dominant architectural characteristic;
- 9) symbol of the site;
- 10) primary purpose of the site.

2. Graphic designation on the site map, not listed in item 1, are purely informative.

§5. Within the area assumed with the plan, there are areas of different purpose or different development principles:

- 1) U - services;
- 2) U/ZP - public services in: culture, science, administration, banking, hotel management, cultivated green areas;
- 3) KD(G) - communication - public road - main street
- 4) KD(Z) - communication - public road - service street.

Section 2

General provisions

§6. Within the area of the plan, there is no need to designate and boundaries and development methods: mining areas, areas particularly prone to flooding, landslide areas, priority landscapes specified in the landscape audit and in regional zoning plans.

§7. No socially undesirable services shall be situated within the boundaries of the area covered with the plan.

Section 3

Detailed provisions

§8. The following are hereby established for the area marked as **125.06-U1** on the site map:

- 1) purpose of the area:
 - a) primary: services,
 - b) secondary: cultivated greenery, technical infrastructure facilities and equipment;
- 2) principles of conservation and shaping of spatial order:
 - a) solutions with a high architectural standard mandatory,
 - b) for building facades and development height exceeding 9 meters:
 - mandatory perpendicular or parallel orientation relative to the North - South axis, assuming a tolerance up to 2 °
 - on a strip of land of 30 m in width from the boundary of ul. Kraszewskiego - maximum facade width (for individual parts of the building/buildings) situated perpendicularly to the North-South axis - 15m,
 - c) no temporary structures shall be located on the site,
 - d) extensions or superstructures shall not be constructed on buildings situated between the boundaries separating areas with a different purpose and the impassable development line;
- 3) principles of environment, nature and landscape conservation - ban on introducing any enterprises which could have significant impact on the environment, excluding technical infrastructure;
- 4) landscaping principles - not required;
- 5) principles of conservation of cultural heritage and monuments, including cultural landscapes and cultural property:

- a) according to the site map, the area is situated within the limits of the historical urban complex of Bydgoskie Przedmieście and Rybaki, entered to the register of monuments (record no. A/1596)
 - protected by law under separate regulations,
- b) zone III covered with the protection of monument conservator is hereby established on an area with a significant share of historical elements bearing cultural value
 - within a perimeter overlapping with the site boundaries - covering a part of the historical urban complex referred to in pt. a,
- c) all investments which could potentially affect the appearance and shape of the urban complex referred to in pt. a must be managed in accordance with separate regulations;
- 6) requirements stemming from the need to shape public spaces - pedestrian passageways routed between adjacent public spaces must be preserved;
- 7) principles of development and land use indicators:
 - a) impassable development lines - according to the site map, subject to the provisions of pt. b,
 - b) outside the impassable development line, the only possible structure may be a one-story parking service pavilion of maximum footprint of 10 m² and maximum height of 3.5 m,
 - c) minimum and maximum floor area ratio - 0.01 - 3.0,
 - d) maximum development height:
 - for the 78 m a.s.l. ordinate - for the dominant architectural characteristic marked on the site map - according to the height of the existing building,
 - 18 m - to the West of the dominant architectural characteristic,
 - 9 m - to the East of the dominant architectural characteristic,
 - e) roof geometry - flat roof, admitting custom-form roofing,
 - f) minimum percentage share of biologically active surface - 10% of the construction lot surface,
 - g) minimum number of parking spots - as per the indicator:
 - 1 spot for 100m² of usable service area,
 - 2 spots for 10 hotel beds,
 - h) minimum number of spots intended for vehicles with a parking card - 2% of the total number of parking spots - if the number of these spots exceeds 5,
 - i) parking spaces constructed as ground-level, in-built or underground,
 - j) the execution of bicycle parking racks is permitted;
- 8) the boundaries and methods of development of protected land or buildings, in accordance with separate regulations - not required;
- 9) detailed principles and conditions for consolidating and dividing real properties - not required;
- 10) extraordinary land development conditions and limitations to use - communication with adjacent public roads, either directly or via internal roads - according to separate regulations;
- 11) principles of upgrading, extending and constructing communication and technical infrastructure systems:
 - a) water supply and sewage drainage from and to municipal networks, according to separate regulations,
 - b) the obligation to consider the principles of sustainable management of rainwater and snowmelt in applying technical and technological solutions guaranteeing the protection of soil, the aquifer and surface waters from pollution, subject to the provisions of pt. c,
 - c) if it is not possible to manage rainwater and snowmelt in their place of origin, it should be drained to the rainwater drainage system - according to separate regulations,
 - d) supply of heating from the heating distribution network or from individual devices, according to separate regulations,
 - e) supply of electricity from the grid or/and power devices, including renewable energy sources, according to separate regulations,
 - f) supply of gas from the municipal network or from individual devices, according to separate regulations,
 - g) construction of new and reconstruction of existing technical infrastructure is permitted in accordance with separate regulations, subject to the provisions of pt. h,
 - h) technical networks must be executed in excavations, with the exclusion of network elements responsible to management of the site, e.g. lighting, fire hydrants, etc.;
- 12) method and term of temporary development, arrangement and use of the land - not required;
- 13) percentage rates used to determine the charge referred to in article 36 sec. 4 of the Act on spatial planning and land development - of 30%.
- 14)

§9. The following conditions are hereby established for the area marked as **125.06-U/ZP1** on the site map:

- 1) purpose of the area:
 - a) primary: public services in: culture, science, administration, banking, hotel management, cultivated green areas,
 - b) secondary: supplementary and complementary services to the functioning of primary-purpose buildings, recreation and sports equipment and fit-out, internal roads, parking lots, underground passages with commercial services, technical infrastructure buildings and equipment;
- 2) principles of conservation and shaping of spatial order:
 - a) all new development and land form must be shaped in consideration of: mutual functional and spatial relationship with existing development (including: communication, parking spaces, public spaces, cultivated greenery),
 - b) solutions with a high architectural standard mandatory,
 - c) the harmonious character of the frontage in ul. Wały gen. Sikorskiego and al. Solidarności must be maintained,
 - d) no temporary structures shall be located on the site,
 - e) the building may be situated directly at the border of the construction lot;
- 3) principles of environment, nature and landscape conservation:
 - a) the cultivated green areas marked on the site map must be developed and managed in a comprehensive manner,
 - b) no enterprises which could have significant impact on the environment are to be introduced into the site, excluding technical infrastructure;
 - c) the tree stand must be protected,
 - d) two nature monuments are hereby specified (two chestnuts), marked on the site map, which are protected by law under separate regulations;
- 4) landscaping principles - the forms of the building must be shaped in consideration of the spatial composition with the direct environment and the landscape of the city;
- 5) principles of conservation of cultural heritage and monuments, including cultural landscapes and cultural property:
 - a) zone II of intermediate monument conservator's protection is hereby established around the medieval, historical city center - within boundaries overlapping with the limits of the area,
 - b) within the zone referred to in pt. a, conservation shall be provided to:
 - buildings entered to the register of monuments: the
Regional Railway Directorate building in Plac Teatralny 2 (record no. A/1383),
the State Agricultural Bank building in ul. Wały gen Sikorskiego 15
(record no. A/1607),
 - the greenery of the inner ring of the fortifications of the Toruń Stronghold in Al. św. Jana Pawła II and ul. Czerwona Droga, marked on the site map as a cultivated green area,
 - c) the following conditions are hereby established for the zone referred to in pt. a:
 - All construction works, including works conducted near buildings entered to the register of monuments referred to in pt. b first indent - according to separate regulations,
 - all tall greenery surrounding buildings entered to the register of monuments referred to in pt. b first indent - according to separate regulations,
 - the greenery of the inner ring of the fortifications of the Toruń Stronghold in Al. św. Jana Pawła II and Czerwona Droga, as referred to in pt. b second indent shall be maintained - according to separate regulations,
 - d) zone VI - Old Town exposition protection area is hereby established within the boundaries marked on the site map,
 - e) within the zone referred to in pt. d, the exposition of the Old Town silhouette and its dominant architectural characteristics (such as: the Old Town Hall, the Ascension of May Church, the Holy Ghost Church),
 - f) within the zone referred to in pt. d, all development must be shaped in a manner which opens the view from the interior of the new building or from open public spaces on the Old Town silhouette and its dominant architectural characteristics (such as: the Old Town Hall, the Ascension of May Church, the Holy Ghost Church),
 - g) zone II of archeological observation is hereby established - within boundaries overlapping with the limits of the area,
 - h) within the zone referred to in pt. g, all immobile archeological monuments must be protected and taken into account at the stage of design, land development and landscaping, in

- accordance with separate regulations;
- 6) requirements stemming from the need to shape public spaces:
 - a) all spaces within the quarter must be shaped in consideration of the mutual functional and spatial connections with existing cultural and art institutions,
 - b) all pedestrian passageways and their connections within cultivated greenery areas must be preserved - as marked on the site map;
 - 7) principles of development and land use indicators:
 - a) impassable and effective development lines - according to the site map,
 - b) minimum and maximum floor area ratio - 0.01 - 5.0,
 - c) maximum development height - 20 m, with the following stipulation: a local elevation gain up to 30 m, to ordinate 83 m a.s.l. shall be allowed on 20% of the construction lot,
 - d) roof geometry - geometry of choice,
 - e) minimum percentage share of biologically active surface - 5% of the construction lot surface,
 - f) minimum number of parking spots - as per the indicator:
 - 1 spot for 100m² of usable service area,
 - 1 spot for 10 seats in entertainment facilities,
 - 1.2 spot for 10 hotel beds,
 - g) minimum number of spots intended for vehicles with a parking card - 2% of the total number of parking spots - if the number of these spots exceeds 5,
 - h) parking spaces constructed as ground-level, in-built or underground,
 - i) bicycle parking racks must be executed - according to the following index:
 - 3 spots for 100 seats in entertainment facilities,
 - 5 spots for 1000m² of usable exhibition area,
 - 2 spots for 1000m² of cultivated greenery areas,
 - j) balancing of the parking spots referred on pt. f, pt. g and pt. i is admitted within the boundaries of the site;
 - 8) the boundaries and methods of development of protected land or buildings, in accordance with separate regulations - not required;
 - 9) detailed principles and conditions for consolidating and dividing real properties - not required;
 - 10) extraordinary land development conditions and limitations to use - communication with adjacent public roads, either directly or via internal roads or subways - according to separate regulations;
 - 11) principles of upgrading, extending and constructing communication and technical infrastructure systems:
 - a) water supply and sewage drainage from and to municipal networks, according to separate regulations,
 - b) the obligation to consider the principles of sustainable management of rainwater and snowmelt in applying technical and technological solutions guaranteeing the protection of soil, the aquifer and surface waters from pollution, subject to the provisions of pt. c,
 - c) if it is not possible to manage rainwater and snowmelt in their place of origin, it should be drained to the rainwater drainage system - according to separate regulations,
 - d) supply of heating from the heating distribution network or from individual devices, according to separate regulations,
 - e) supply of electricity from the grid or/and power devices, including renewable energy sources, according to separate regulations,
 - f) supply of gas from the municipal network or from individual devices, according to separate regulations,
 - g) construction of new and reconstruction of existing technical infrastructure is permitted in accordance with separate regulations, subject to the provisions of pt. h,
 - h) technical networks must be executed in excavations, with the exclusion of network elements responsible to management of the site, e.g. lighting, fire hydrants, etc.;
 - 12) method and term of temporary development, arrangement and use of the land - not required;
 - 13) percentage rates used to determine the charge referred to in article 36 sec. 4 of the Act on spatial planning and land development - of 30%.

§10. The following conditions are hereby established for areas marked on the site map with:

125.06-KD(G)1 (aleja św. Jana Pawła II) and **125.06-KD(G)2** (ul. Czerwona Droga):

- 1) purpose of the area:
 - a) primary: communication - public road - main street

- b) secondary: cultivated greenery, subways with commercial services, technical infrastructure facilities and equipment;
- 2) principles of conservation and shaping of spatial order: - no temporary structures shall be located on the site which are not related to the management of the roadway;
- 3) principles of environment, nature and landscape conservation: the tree stand must be protected;
- 4) landscaping principles - not required;
- 5) principles of conservation of cultural heritage and monuments, including cultural landscapes and cultural property: according to the site map, the area is situated within the limits of the historical urban complex of Bydgoskie Przedmieście and Rybaki, entered to the register of monuments (record no. A/1596) - protected by law under separate regulations,
- 6) requirements stemming from the need to shape public spaces: not required;
- 7) principles of development and land use indicators:
 - a) widths at boundaries - as per the site map,
 - b) minimum street section - one roadway with two rights-of-way,
 - c) minimum roadway width - according to separate regulations,
 - d) tram tracks with auxiliary infrastructure,
 - e) a sidewalk as a minimum,
 - f) a bicycle lane and bicycle lanes are permitted,
 - g) mass transit stops are permitted,
 - h) roadside greenery;
- 8) the boundaries and methods of development of protected land or buildings, in accordance with separate regulations - not required;
- 9) detailed principles and conditions for consolidating and dividing real properties - not required;
- 10) extraordinary land development conditions and limitations to use - communication with adjacent areas - according to separate regulations;
- 11) principles of upgrading, extending and constructing communication and technical infrastructure systems - according to separate regulations;
- 12) method and term of temporary development, arrangement and use of the land - not required;
- 13) percentage rates used to determine the charge referred to in article 36 sec. 4 of the Act on spatial planning and land development - of 30%.

§11. The following conditions are hereby established for the area marked as **125.06-KD(Z)1** (Wął gen. Sikorskiego) on the site map:

- 1) purpose of the area:
 - a) primary: communication - public road - service street
 - b) secondary: subways with commercial services, technical infrastructure facilities and equipment;
- 2) principles of conservation and shaping of spatial order: - no temporary structures shall be located on the site which are not related to the management of the roadway;
- 3) principles of environment, nature and landscape conservation: not required;
- 4) landscaping principles - not required;
- 5) principles of conservation of cultural heritage and monuments, including cultural landscapes and cultural property: not required;
- 6) requirements stemming from the need to shape public spaces: not required;
- 7) principles of development and land use indicators:
 - a) widths at boundaries - as per the site map,
 - b) minimum street section - one roadway with two rights-of-way,
 - c) minimum roadway width - according to separate regulations,
 - d) tram tracks with auxiliary infrastructure,
 - e) a sidewalk as a minimum,
 - f) a bicycle lane and bicycle lanes are permitted,
 - g) mass transit stops are permitted,
 - h) roadside greenery;
- 8) the boundaries and methods of development of protected land or buildings, in accordance with separate regulations - not required;
- 9) detailed principles and conditions for consolidating and dividing real properties - not required;
- 10) extraordinary land development conditions and limitations to use - communication with adjacent areas - according to separate regulations;
- 11) principles of upgrading, extending and constructing communication and technical infrastructure systems - according to separate regulations;

- 12) method and term of temporary development, arrangement and use of the land - not required;
- 13) percentage rates used to determine the charge referred to in article 36 sec. 4 of the Act on spatial planning and land development - of 30%.

Section 3

Final provisions

§12. The President of the City of Toruń is hereby entrusted with the execution of this resolution.

§13.1. The resolution shall enter into force after 14 days from the date of its announcement in the Official Journal of the Kujawsko-Pomorskie Voivodeship.

2. The Resolution referred to in section 1 shall be published on the website of the Toruń Municipality.

Chairman

Of the Toruń City Council
Marcin Czyżniewski