

## Harbord Village HCD Phase 2 – Section 9 (Guidelines) Changes – language intent

Section	Subject	Change from (earlier draft of Plan)	Change to (final draft)
9.1	District Guidelines	“The principal structures on contributing properties <b>should</b> be retained and proposals for their demolition refused.”	“The principal structures on contributing properties <b>must</b> be retained and proposals for their demolition refused.”
9.3	Building Maintenance – General Principles	<p><b>Avoid</b> removal or replacement of heritage character defining features</p> <p>“<b>avoid</b> skylights, mechanical equipment, meters, air conditioning equipment, roof vents, or other visible service elements in regulated areas”</p>	<p>“Removal or replacement of heritage character defining features <b>will not be permitted.</b>”</p> <p>“Skylights, mechanical equipment, meters, air conditioning equipment, roof vents, or other visible service elements in regulated areas <b>are not permitted</b>”</p>
9.4	Building Maintenance Guidelines	<p>9.4.1 “Brickwork should not be painted”</p> <p>9.4.5 “If determined that the original windows cannot be restored, or if already lost, replacement windows <b>should</b> match size, proportion, division, and location of originals, and wherever possible, materials.”</p> <p>9.4.5 “Avoid removal and replacement of original windows.”</p> <p>9.4.8 “<b>Avoid</b> basement entrances in the front of houses”</p>	<p>9.4.1 “Do not paint brickwork not already painted.”</p> <p>9.4.5. “If determined that the original windows cannot be restored, or if already lost, replacement windows <b>must</b> match size, proportion, division, and location of originals, and materials.”</p> <p>9.4.5. “Do not remove repairable or operating original wood or stained glass windows.”</p> <p>9.4.8 “Locate entrances to basements at the sides of buildings to avoid destruction of front porches.”</p>
9.7	Additions and Alterations	<p>“Additions and alterations which erode the heritage features or character of contributing buildings <b>should</b> (must) be avoided.”</p> <p>“Additions <b>should</b> not overwhelm the original building.”</p>	<p>“Additions and alterations which erode the heritage features or character of contributing buildings <b>will not</b> be permitted.”</p> <p>“Additions <b>must not</b> overwhelm the original building.”</p>

9.11	Zoning in the District	“Rezoning of property in the District to higher densities or heights <b>should</b> not be permitted.”	“Rezoning of property in the District to higher densities or heights <b>will not</b> be permitted.”
9.12	Property adjacent to the District	<p>“In the event of redevelopment of any of these sites the existing zoning and height regime <b>should</b> be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.”</p> <p>“The existing zoning is not creating incentives for redevelopment, but in the event of an application to redevelop the City <b>should</b> refuse increases in density or height to avoid creating an incentive to demolish.”</p> <p>“In the event of redevelopment the guidelines for Infill <b>should</b> be applied to ensure compatible development adjacent to the District.”</p>	<p>“In the event of redevelopment of any of these sites the existing zoning and height regime <b>must</b> be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.”</p> <p>“The existing zoning is not creating incentives for redevelopment, but in the event of an application to redevelop the City <b>will</b> refuse increases in density or height to avoid creating an incentive to demolish.”</p> <p>“In the event of redevelopment of any of these sites the existing zoning and height regime <b>must</b> be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.”</p>
9.13	Committee of Adjustment	“The City of Toronto <b>should</b> automatically appeal any variances in height or zoning that might be granted through the Committee of Adjustment in the District or on property adjacent to it that would create incompatible development in the District, i.e. development that does not comply with the District Guidelines.”	“The City of Toronto <b>will</b> automatically appeal any variances in height or zoning that might be granted through the Committee of Adjustment in the District or on property adjacent to it that would create incompatible development in the District, i.e. development that does not comply with the District Guidelines.”

**Note:** The language used in the guidelines was strengthened with wording such as ‘avoid’ and ‘should not’ being replaced in some instances by more forceful wording such as ‘do not’ and ‘must not’. These changes will allow Heritage Preservation Services greater latitude to more effectively govern change in the district. The examples provided in the table (above) illustrate the typical changes incorporated in the Guidelines.