

Proceeding from Study to Plan Phase for the Proposed Garden District Heritage Conservation District

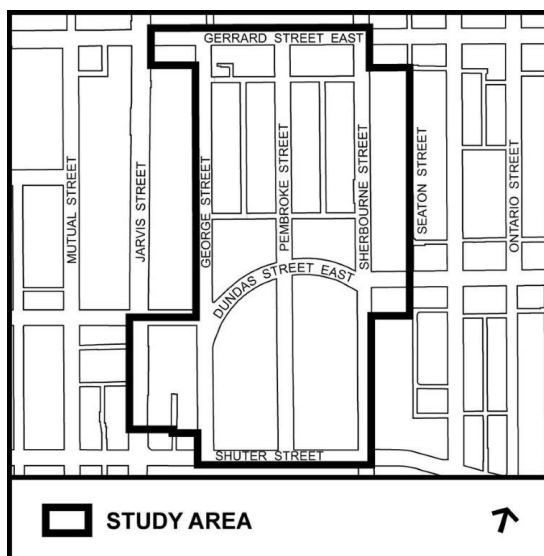
Date:	June 23, 2014
To:	Toronto Preservation Board
From:	Director, Urban Design, City Planning Division
Wards:	27 and 28 – Toronto Centre-Rosedale
Reference Number:	P:\2014\Cluster B\PLN\HPS\TPB\July 17 2014 \TPB4

SUMMARY

This report recommends that the Toronto Preservation Board support City Planning's decision to proceed from the Study Phase to the Plan Phase of the proposed Garden District Heritage Conservation District (HCD) as identified in the map below.

Over the last year, a consultant team led by MHBC has undertaken a study of the potential for this area to be designated as an HCD. Following the procedures adopted by City Council for the preparation of HCD studies, the study has determined that this area contains cultural heritage values that are best protected through designation as an HCD under Part V of the Ontario Heritage Act.

An HCD would provide a new planning framework for the area that would protect the area's heritage character, conserve existing attributes and heritage resources, and guide future development.



The purpose of this report is to identify the finalized study area boundary, outline the process taken to date, describe the existing planning framework for the area, summarize the findings of the HCD Study and make recommendations about the creation of an HCD Plan for the Garden District.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Toronto Preservation Board receive for information the report (June 23, 2014) from the Director, Urban Design, City Planning, entitled Proceeding from Study to Plan Phase for the Proposed Garden District Heritage Conservation District.
2. The Toronto Preservation Board confirm that the Garden District Heritage Conservation District Study has been completed to the Toronto Preservation Board's satisfaction.
3. The Toronto Preservation Board affirms that the area within the revised Garden District boundary qualifies for designation under Part V of the Ontario Heritage Act as a Heritage Conservation District.
4. The Toronto Preservation Board support the preparation of a Garden District Heritage Conservation District Plan as proposed.

Financial Impact

The recommendations in this report contain no financial impact.

DECISION HISTORY

On March 5, 6 and 7, 2012, City Council adopted the following:

1. City Council adopt the document titled, "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012) Attachment 1 of the report (January 25, 2012) from the Chief Planner and Executive Director, City Planning for the nomination, studying and planning of Heritage Conservation Districts in Toronto.
2. City Council direct staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG11.5>

On October 2, 3 and 4, 2012, City Council adopted the following:

1. City Council adopt the prioritization system and criteria included in the report (August 16, 2012) from the Acting Chief Planner and Executive Director, City Planning.
2. City Council direct the Chief Planner and Executive Director, City Planning to initiate the Garden District Heritage Conservation District study as a result applying the prioritization criteria.

BACKGROUND

Study area

The Garden District neighbourhood stretches between Yonge Street, Sherbourne Street, Queen Street and Carlton Street. The neighbourhood was recognized as the Garden District in 2001 by Mayor Mel Lastman, and named in honour of Allan Gardens, a defining feature and key part of its historical association. The study area for the proposed Heritage Conservation District consists of a portion of this neighbourhood, and is bounded generally by Shuter Street to the south, Gerrard Street East to the north, Jarvis Street to the west, and Sherbourne Street to the east.

The majority of both sides of Sherbourne Street were included in the study, as they both share a historic quality and character and appear to have a high level of heritage integrity. However, the majority of Jarvis Street was excluded from the study area, along with Seaton House (339 George Street), and several residential and commercial structures which do not appear to be consistent with the overall character of the area. The Ontario Youth Court building at 311 Jarvis Street was also excluded from the study as it is Provincially owned and therefore cannot be designated under the Ontario Heritage Act.

HCD Study Process

The Garden District is identified as a potential HCD study area in Official Plan Amendment No. 38 which authorizes the use of Section 37 resources for the funding of heritage conservation district studies. Funds for this study were secured through Section 37 of the *Planning Act* from the development at 155 Dundas Street East.

In October 2012, City Council approved an HCD prioritization exercise with the selection of five HCD studies to be initiated in 2013: St. Lawrence, King-Spadina, Garden District, Historic Yonge Street and Queen Street East. Following a Request for Quotations process, the Garden District HCD study work began in May 2013 with a consultant team led by MHBC, a Planning, Urban Design and Landscape Architecture firm located in Kitchener, Ontario. The intent of the study was to determine whether an HCD Plan and Designation were warranted and if so, what the Plan boundary and objectives should be. The Garden District HCD Study was divided into four key sections:

1. History and Evolution
 - Built Form and Land Use Survey
 - Character Analysis
2. Evaluation of Cultural Heritage Value
 - Cultural Heritage Values
 - Archaeology
 - Boundaries
3. Recommended Objectives of the Proposed Designation and Plan
4. Recommended Changes to City Planning Mechanisms and By-Laws

Consultation

Four public meetings were held to inform the Study process. The first was held in conjunction with a neighbourhood planning meeting on June 24th, 2013. The second was held on September 24th, 2013 to introduce the study team, purpose and information gathered to date. A community workshop was held on February 6th, 2014 at the John Innes Community Centre in Moss Park. Invitations were provided to those who expressed an interest in attending, and to specific individuals/groups that were identified by the Councillor's office as having an interest in the area. The majority of attendees at the focus group meeting generally agreed that the area had merit for designation as a heritage conservation district, and that the proposed boundary was appropriate. A public open house was held on April 29 at the Ryerson Student Living and Learning Centre to present the final draft report and obtain feedback from the community.

Existing Planning Framework

City of Toronto Official Plan

The Official Plan sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while still protecting the areas where growth is not intended. The Garden District HCD area is located within the Downtown and Central Waterfront, as shown on Map 2 – Urban Structure – of the Official Plan. The Plan anticipates and encourages job and population growth in the Downtown, but also indicates that some areas – in particular, residential communities – will not experience much physical change. Furthermore, the Official Plan indicates that tall buildings are appropriate in the Downtown, but not all areas of the Downtown. The majority of the subject lands within the study area are designated Neighbourhoods, with some areas along Dundas and Jarvis Streets designated as Mixed Use Areas.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Inventory of Heritage Properties. The Official Plan also directs the City to designate areas that have a concentration of heritage resources as Heritage Conservation Districts, and to adopt conservation and design guidelines to maintain and improve their character. Currently, five properties within the Study area are designated individually under Part IV of the Ontario Heritage Act, and 45 properties are listed on the Inventory of Heritage Properties.

The Official Plan is available at: www.toronto.ca/planning/official_plan/introduction.htm

Site and Area Specific Policies

Site specific policy 175 affects the property at 169 Gerrard Street East by permitting broader commercial uses than would normally be allowed in an area designated as *Neighbourhoods*.

Downtown East Planning Study

The City Planning Division is currently undertaking a development study entitled "Downtown East Planning Study". The purpose of the study is to examine the future of

the built form and planning policies within the geography bounded by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East. The Garden District HCD Study area is within this broader Planning study area and the extent to which the City will bring forward additional planning for adjoining and overlapping areas is yet to be determined.

Secondary Plan

The Garden District Study area is not subject to a Secondary Plan.

Zoning

The majority of the study area is zoned Residential (R). The maximum building height permitted within the R zone portion of the study area is 12.0 m. The property at 67 Pembroke Street has site specific zoning for higher residential uses (R4) and a permitted coverage of 2.0 times the lot area. The areas directly adjacent to Jarvis Street and Dundas Street East have mixed-use Commercial Residential (CR) designations. The maximum building height permitted within the majority of the CR portion of the study area is 12.0m, although some areas on the periphery of the study area have permitted heights of between 18.0 m and 30.0 m.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines would need to be applied if a tall building development was proposed within the study area. The guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

The Garden District Study area is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies Jarvis Street – including the portion within the Study area - as a "high street" that could potentially accommodate building heights in the vicinity of 47-metres - 77-metres (15 storeys to 25 storeys). The document does not contemplate tall buildings on any other streets within the Study area, however it does identify Moss Park and Allan Gardens as "signature parks" which need to be protected from shadowing. The Downtown Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>.

COMMENTS

Study Findings

The following is a summary of the consultant team's key findings for each component of the study.

History and Evolution

Historically, the Garden District neighbourhood was part of a section of Park Lot surveys - specifically, Park Lot 5 and 6 - in the early Town of York that were set aside for

wealthy citizens. Park lot 5 was owned by the Allan Family and Park Lot 6 by the Jarvis family. Both families played a significant role in the subdivision, layout and development of these lots, the form of which is still evident today.

Park Lot 5 was subdivided by the Allan family in 1855. This subdivision provided for 69 lots between the Allan's residence to the south of the Lot, known as "Moss Park", and the area to the north, which the family set aside for horticultural gardens. In 1860, the horticultural gardens were opened to the public. The City acquired the outer 5 acres of this land from the Allan estate in 1864, and has owned the entire "Allan Gardens" – as the horticultural gardens came to be known - since 1888. The Allan subdivision included Pembroke Street, an eastward extension of Gerrard Street, Sherbourne Street and Wilton Crescent. Wilton Crescent, along with other streets in the former Town, was later assumed by, and renamed as, Dundas Street. Evidence of Wilton Crescent is still clearly evident in the Study Area today in the unique curve of Dundas Street East between Jarvis and Sherbourne Street.

Park Lot 6 was subdivided by the Jarvis family between 1846 and 1851. This subdivision created Jarvis Street, Mutual Street and George Street as north-south corridors. Jarvis Street was created as a wide, tree-lined boulevard, and by the 1870s had become one of the most fashionable addresses in the City. South of the Study area, the Jarvis subdivision contained smaller lots to suit the needs of working class families.

By 1880 most of the lots subdivided by Jarvis and Allan had been built on, including a boys home on the east side of George Street, where Seaton House now stands. Buildings were either of frame construction or brick. In the aftermath of the First World War and the Depression, many large single family homes were divided into apartments and turned over to working or middle class individuals and families. Beginning in the mid 20th century, urban renewal schemes were introduced to provide public housing through clearance and redevelopment. Evidence of these schemes can be seen today in a number of developments in the Garden District. High-rise and midrise apartment buildings and complexes are scattered throughout the Study area. Many of these replaced 19th century structures, while others, like the Sherbourne Lanes project, incorporated the 19th century street wall into a larger apartment mid rise located to the rear. The Sherbourne Lanes project, led by prominent architects A.J. Diamond and Barton Meyers, was an important initiative in proposing alternatives to the demolition of historic buildings that was associated with urban renewal.

Today, the study area contains a mix of two historic patterns. Parts of the area contains social housing, rooming houses, and apartments, while other parts contain single residential dwellings or upscale condominium/apartment dwellings. Despite the 20th century changes to the study area, there remains a high concentration of built heritage fabric and historic landscape/ streetscape patterns that are reflective of the 19th century subdivision.

Built Form and Landscape Survey

A built form and landscape survey is required under the *Ontario Heritage Act* to gain an understanding of the interrelationships of themes, typologies, area context and character of the Study area. The survey provides information regarding the location of each property within the Study area, its history, architectural style and features, the landscape/streetscape of the property location, the context, and setting. These elements are used to assist in determining a property's potential significance, how it relates to a particular character or theme within the district, and to identify a sense of place. A photograph is included in the survey form associated with each property address identified in the study area. The survey form also contains a statement of contributing character, identifying whether the resource is a contributing or non-contributing resource to the historical or architectural character of the study area. These resources, as part of the evolution of the study area, will be managed as part of the District Plan and Guidelines developed in the Plan phase.

Archaeology

Two potential archaeological sites are within the Garden District study area. One is located along George Street, between Shuter Street and Dundas Street; the other is located on the north side of Dundas Street, between George Street and Pembroke Street. The HCD Plan will further evaluate these areas of archaeological potential and recommend additional measures and guidelines in order to conserve them.

Character Analysis

The district fits the description of two typologies contained within the *Heritage Conservation Districts in Toronto* document: designed district and evolved dynamic (evolving) district. The designed elements of the Garden District study area are remnants of the mid-19th century subdivision initiated by Samuel Jarvis and William Allan. Both men subdivided large Park Lot estates that were part of the early grid survey pattern laid out after the establishment of the Town of York. The Jarvis and Allan subdivisions resulted in the street grid pattern, laneways, and the establishment of Allan Gardens that are still visible today. The residences constructed within these subdivisions by the late 19th century with similar setbacks, heights, forms and styles have largely survived, and give a distinctive sense of character to the study area.

While the design elements that characterize the origins of the district are still evident and continue to structure the use and appearance of the study area, the Garden District has evolved considerably since its inception. Many of the larger single-family residential dwellings have been converted into apartments, and others have been replaced with midrise or high-rise apartment buildings. Land uses have also evolved. Several social service and community support institutions or social housing initiatives have been established in the neighbourhood since the mid-20th century. Commercial properties have also developed within the district both within modified historic building forms and newer construction. The evolution of the study area has resulted in a diverse neighbourhood that will continue to change over time. It is important that future changes respect the historic patterns and cultural heritage resources of the study area.

Character-Defining Elements

Key attributes that embody the *design* and *evolving values* of the district include:

Architectural Typologies:

There are several architectural styles found throughout the Garden District study area including Gothic Revival, Queen Anne, Edwardian Classicism, the Toronto 'Bay and Gable' style, Romanesque Revival, and most prominently, Second Empire. These architectural styles are a reflection of the development of this part of the city over time.

Building Form Typologies:

The majority of buildings in the study area are of a low-rise residential typology, primarily single detached, semi-detached, and duplex terraces/rowhouses. These are mostly between two and three storeys, and provide a relatively consistent streetscape to the district. Some larger mid-rise and high-rise residential and commercial properties have appeared in the district since the mid 20th century. A number of new tall-building developments have recently been proposed at the periphery of the study area. Some vacant lots also exist and would be anticipated to be redeveloped at some point in the future.

Landscape and Streetscape Typologies:

Three landscape typologies have been identified in the Study area, reflective of the various roles of the street system within it. An "Arterial" streetscape exists along major streets including Shuter, Dundas, Sherbourne and Jarvis, and is characterized by 4 lane 2-way roadways, public transit infrastructure, and a variety of boulevard trees. An "Institutional/ Residential" character exists primarily along George Street, and is characterized by a 2-lane roadway, consistent front and side yard setbacks, and mature street trees. Views to the north along George and Pembroke Streets terminate at Allan Gardens, and to the south at Moss Park. A "Neighbourhood" character exists primarily along Pembroke Street and adjoining laneways. There are no pedestrian boulevards along this street, the sidewalk is narrow, and properties generally have consistent front and side yard setbacks.

The combination of elements found within the vehicular and pedestrian realms such as materials, setbacks, roads, sidewalks, boulevards, street trees, soft landscaping and views contribute to a distinctive context and character within the study area. While the landscape and streetscape components have been renewed and changed over time, they follow traditional patterns that were established in the formation of the mid 19th century subdivision.

Cultural Heritage Values

The work in this phase of the HCD Study involved applying the City's cultural heritage value and integrity criteria to the work highlighted in the sections above, in order to determine the types of cultural heritage values associated with the area. These cultural heritage values are summarized below.

Design or Physical Value

The study area demonstrates design or physical value because of its representative collection of mid-to-late 19th century and early 20th century historic building styles, notably Gothic Revival, Second Empire, and Bay and Gable. The study area also has a representative plan and spatial organization evident in the street grid, lot and lane patterns from the mid 19th century subdivision. This plan also contains a unique curve in Dundas Street, and is clearly defined and bookended by two significant park and public open space areas. The study area consistently displays a high degree of craftsmanship or artistic merit in many of its historic buildings.

Historical or Associative Value

The study area demonstrates historic or associative value because it has direct associations with events and persons that are significant to a community. The study area is associated with Aboriginal use of the land, historically and presently. It is also directly associated with the prominent Jarvis and Allan families. The Jarvis and Allan subdivisions resulted in the street grid pattern, laneways, and the establishment of Allan Gardens that are still visible today. The study area also contains information that yields the understanding of an area, notably the development of the former Park Lot properties that have transformed from 100 acre estates into part of the urban core of Toronto. Changes in the built fabric and uses of study area buildings also contribute to the understanding of the area and the social and demographic changes that have occurred here, and in the broader city over time.

Contextual Value

The study area demonstrates contextual value because it possesses a character, found within the streetscape and built form typologies, that define and support the area's history and sense of place as a primarily residential neighbourhood that has evolved since the mid-to-late 19th century. The resources of the study area (buildings, street grid, lot patterns) are all interrelated by the subdivision design, the continued residential and institutional use of the area, and its setting near the urban core of Toronto.

Social or Community Value

The study area demonstrates social or community value because of its long-standing history of housing social service institutions, from the 19th century Boy's Home and Fegan Boy's home, to the later 20th century and present-day social and community outreach, support and housing centres.

Integrity

Integrity is an important consideration in evaluating the significance of a study area to determine whether it merits designation as a Heritage Conservation District. In an HCD, the integrity of the overall area, rather than individual properties, is an important and determinant factor. The consultant has concluded that the study area sufficiently satisfies the integrity criteria within the City's HCD policies and warrants designation as a heritage conservation district. Firstly, it has visual, functional and historical *coherence*, with a majority of resources of high integrity from the late 19th and early 20th centuries and of

residential, institutional or commercial use. Secondly, it retains *authentic* elements in its architectural details, building forms, uses, setbacks, streetscape character and street grid patterns. Even where individual decorative elements or original fabric have been removed or replaced, the authenticity of historic building form is often discernible, contributing to the overall character of the study area.

Draft Statement of District Significance

According to the City's HCD policy document, a draft statement of district significance is required to include a brief description of the historic place, identify key cultural heritage values and list the character-defining elements of the area. A condensed summary of this statement is as follows:

Description of Historic Place:

The Garden District study area is located just east of the Downtown Core of Toronto, containing primarily 19th and early 20th century residential dwellings with some commercial and institutional properties. The District contains a mix of historic buildings in varying architectural styles, as well as contemporary buildings, located within a defined street grid. It is generally bounded by Gerrard Street to the north, Shuter Street to the south, Jarvis Street to the west and Sherbourne Street to the east. The district contains properties facing onto one or both sides of these streets, as well as George Street, Pembroke Street and Dundas Street East. It is located between Allan Gardens (from which the name Garden District is derived) and Moss Park.

Cultural Heritage Values:

The Garden District study area represents the transformations of Toronto from Aboriginal use and pre-European settlement to the mid-19th century onwards, from un-surveyed land to 100 acre park lots to the more densely populated neighbourhood that exists in the urban area today. The collection of historic resources and their setting demonstrate the historical value, social/community value, design value and contextual value related to the early subdivision of the study area and its evolution to the diverse neighbourhood existing today. The study area streets, lined with a variety of landscaped yards, fenced areas, mature trees and on-street parking provide the setting for the mix of resources that tell the story of more than a century and a half of urban development in Toronto.

Character Defining Elements:

The key character-defining elements that express the value and identity of the Garden District HCD's cultural heritage significance include:

- The street grid pattern representative of the mid-19th century subdivision of the Allan and Jarvis Park Lots (including the bend in Dundas Street and laneways to the rear of properties)
- The dominant residential use of the district, including single detached and terrace-style dwellings in a variety of styles from the 19th and early 20th centuries
- A predominantly low-rise character
- A small percentage of commercial and institutional properties

- A collection of design patterns, decorative features and similar materials of a number of architectural styles, including (but not limited to) Second Empire, Bay and Gable Gothic Revival, Italianate, Queen Anne, Romanesque, Edwardian Classicism, vernacular and contemporary
- Generally consistent setbacks and lot sizes and the orientation of buildings to the street
- Mature vegetation providing street tree canopy
- Landscaped or lawn front yard areas providing transition between the public realm and private property
- Lack of front-yard parking
- Views from the north-south streets to Allan Gardens and Moss Park
- Location in between the open space/park areas of Allan Gardens and Moss Park

Proposed HCD Boundary

As a result of this HCD Study process, the consultant team have recommended the Plan boundary be slightly amended to more accurately reflect the area's cultural heritage values and character defining elements. As shown in Attachment 1, these changes include:

- Boundary extension to both sides of the street on Shuter Street, Gerrard Street, George Street and Jarvis Street, where it was originally located at the centre of those streets. This enables the HCD Plan to provide guidance for the entire public realm that is part of these streets, as well as to adjacent parkland.
- Inclusion of the Seaton House property on George Street.
- Exclusion of properties on the northeast corner of Jarvis and Shuter Streets, the northwest corner of George and Shuter Streets, and the southeast corner of Sherbourne and Gerrard Streets. These properties are currently sites already approved or currently proposed for development.

Within the proposed district there are 230 inventoried properties or parcels of land containing approximately 250 buildings or structures. The proposed boundary appropriately contains a majority of properties of cultural heritage value, whether buildings, structures and streetscapes, that together, provide a rationale for the designation of this area as an HCD under Part V of the Ontario Heritage Act.

Objectives for the HCD Plan

The consultant has concluded that there is merit in proceeding to the second phase of the heritage conservation district study, namely the preparation of a heritage conservation district plan containing guidance on the management of the district's character and attributes. As per Policy 8 of the City's guiding HCD policy document, the primary objective of an HCD will be the protection, conservation and management of the attributes and heritage resources of the district so that the area's historic significance, cultural heritage values, and heritage character are protected in the long term. The heritage conservation district plan will also provide guidance on other matters including changes required to harmonize the regulatory planning framework, development and

policy matters, and other municipal activities such as financial incentives, public works, and streetscape improvements. Specifically, the Plan will also seek to:

- Maintain and conserve the heritage character of the distinctive streetscapes within the Garden District area
- Avoid the loss or removal of heritage buildings, structures and landscape fabric and encourage only those changes that are undertaken in a manner that if such alterations were removed in the future, the essential form and integrity of the heritage property, materials and fabric would remain unimpaired
- Encourage property owners to make continuing repairs and undertake maintenance of property in order to conserve the overall character and appearance of the District;
- Support the continuing care, conservation and maintenance of heritage properties wherever appropriate by providing guidance on sound conservation practice and encouraging incentive program applications to fund eligible work
- Encourage the maintenance and protection of the public realm of the District, as well as avoiding or minimizing adverse effects of public undertakings
- Manage trees, treelines and grass boulevards that contribute to the cultural heritage value of the District
- Encourage the maintenance of a low profile residential environment within portions of the District
- Support existing uses and adaptive re-uses wherever feasible within the existing building stock
- Prevent the establishment of those land uses and associated built forms and features which would be out of keeping with or have detrimental effects upon the character of the District
- Permit new development only when it respects or otherwise complements the prevailing character of the existing heritage buildings and landscapes within the District
- Encourage public realm improvements that respect the historical associations and attributes of the area as well as promote a pedestrian friendly environment that links the Garden District to adjacent areas
- Examine funding sources and adopt appropriate funding programs within the City of Toronto's capability to provide ongoing support to District property owners

CONCLUSIONS

The Garden District Study area was identified by City staff in 2012 as one of five areas that warranted study for a potential Heritage Conservation District. It was selected because of the level of development pressure in the area, the importance of the area to the city's history, the fragility of some of heritage resources, and the ability to formulate a HCD Plan in tandem with a broader area-specific planning study (the Downtown East Planning Study). Over the course of this HCD Study, the consultant team has confirmed that the unique history and evolution of the area, combined with the integrity of the existing heritage fabric, qualifies the Garden District area for designation as an HCD under Part V of the Ontario Heritage Act.

City Planning staff are satisfied with the consultant report and study findings, and support the recommendation that an HCD Plan be prepared. As such, this report seeks Toronto Preservation Board support for the Garden District HCD to move from the Study phase to Plan phase, to begin in the fall of 2014. During the HCD Plan phase, staff will request that the consultant conduct a more detailed analysis of the relationship between the regulatory framework outlined within this report and the potential designation of the study area as an HCD. This analysis will apply specifically to how the objectives of the Downtown East Planning Study and the Downtown Tall Building Supplementary Guidelines can be coordinated within the objectives of the HCD Plan or supersede them as necessary. This will ensure a consistent approach for the conservation, protection, and management of heritage values and attributes identified in this Study, and will facilitate a clear and comprehensive development application and heritage permitting process within the plan area. A community consultation meeting will be held to inform area stakeholders about the Plan, and notice will be sent to all property owners.

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SIGNATURE

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ATTACHMENTS

Attachment 1: 2012 Garden District HCD Study Area Boundary and 2014
Recommended Plan Area Boundary