

Historic Yonge Street HCD Toronto Preservation Board



February 10, 2016



Presentation Overview:

Historic Yonge Street

HCD Plan Process

HCD Plan Overview





City of Toronto (HPS)

led by Heritage Preservation Services supported by a cross-departmental working group



DIALOG

planning, consultation, and urban design project lead



Archaeological Services Inc.

Archaeological Services Inc.

historical and archaeological research built heritage and cultural landscapes

Philip Goldsmith | Architect

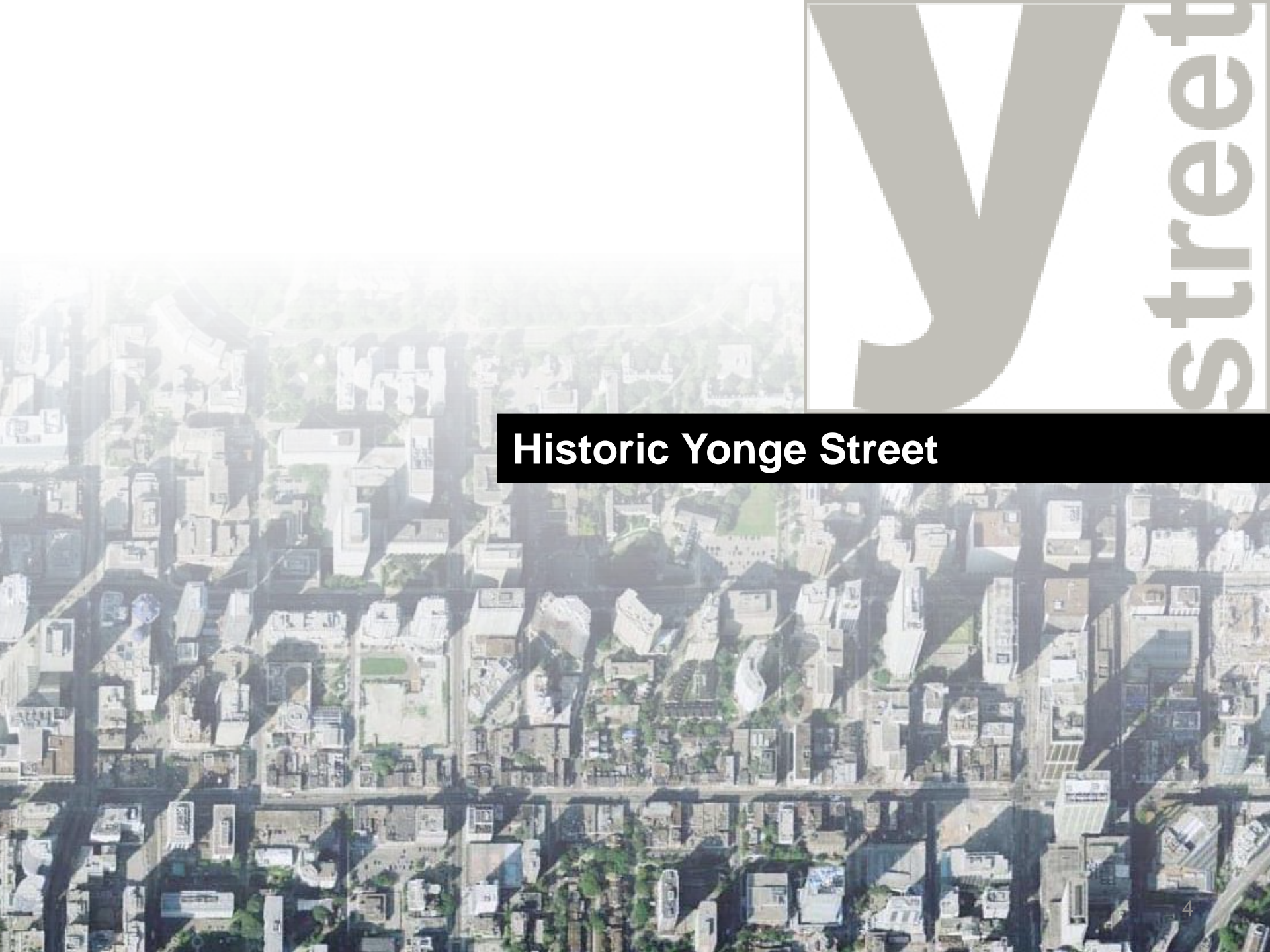
Philip Goldsmith | Architect

heritage architect, heritage restoration, preservation, and conservation

BRAY Heritage

Bray Heritage (Carl Bray)

heritage planning, conservation policy & guidelines



Historic Yonge Street

CULTURAL HERITAGE VALUE



District's Cultural Heritage Value :

- Historical significance as major early transportation corridor
- Commercial main street character expressed partly by mixed-use and commercial buildings from late 19th to mid 20th century
- Role as parade route and gathering place, and as Toronto's "Main Street"

HERITAGE ATTRIBUTES





V
street

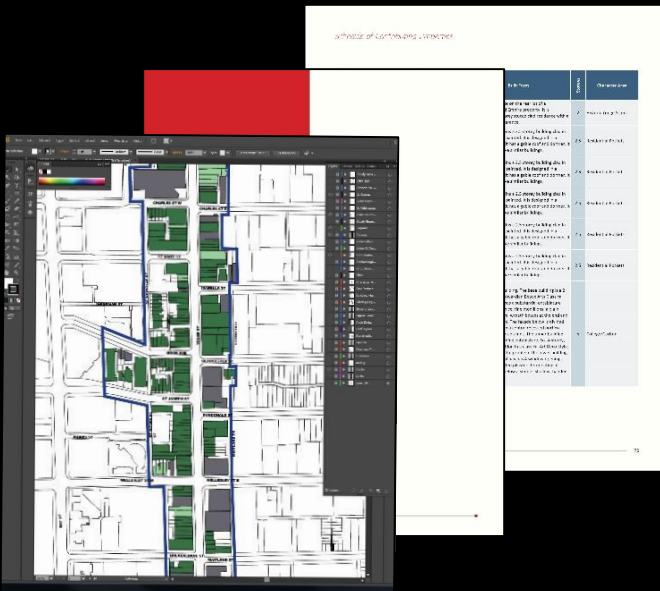
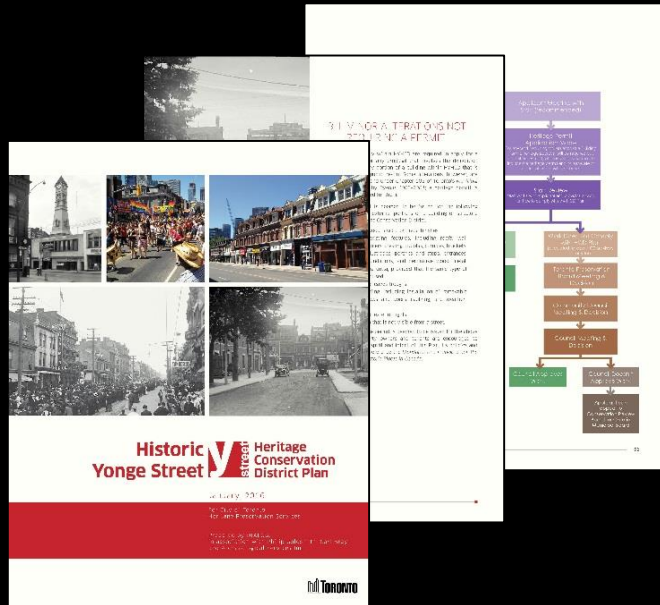
HCD Plan Process



Conservation Objectives

Conserve, maintain, and enhance the heritage character of HYHCD as expressed through its heritage attributes and cultural heritage value.

Ensure that new development conserves the character of HYHCD and maintains and enhances its cultural heritage value and does not detract from it.





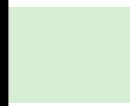

Key Tasks:

- Confirm HCD Plan Objectives
- Identify contributing and non-contributing properties
- Analyze planning framework
- Develop policies and guidelines
- Community consultation
- City review

DISTRICT RESOURCES



Character Areas

-  **1** Historic Yonge Street
-  **2** College/Carlton Street
-  **3** Residential Pockets
-  **4** St. Nicholas Village

CONTRIBUTING PROPERTIES



Contributing



Contributing (over-clad)



Non-contributing

CONSULTATION



Public Open House:

- October 14, 2015
- 39 attendees (signed in)

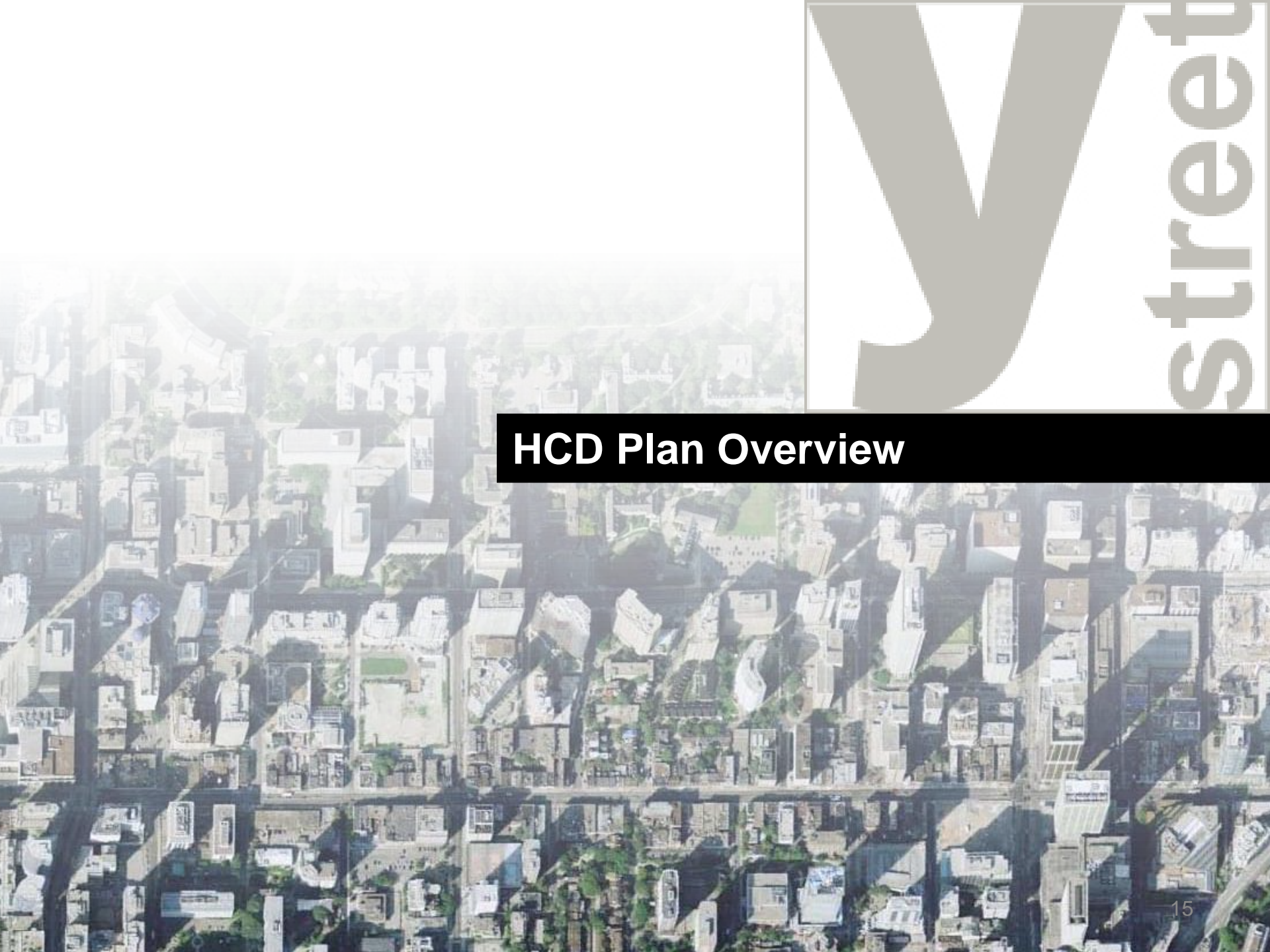
Stakeholder Interviews:

- November – December 2015
- 19 individuals interviewed



Draft Plan for Public Review:

- Posted engagement materials for comment input
- Posted Draft Plan for comment, Jan. 6th – 22nd



HCD Plan Overview

PLAN CONTENT

CONTENTS

ACKNOWLEDGMENTS.....	III	5.0 POLICIES & GUIDELINES FOR	
PREFACE & READER'S GUIDE.....	VI	CONTRIBUTING PROPERTIES.....	19
1.0 INTRODUCTION.....	1	5.1 UNDERSTANDING.....	20
1.1 HCD PROJECT OVERVIEW.....	1	5.2 EXISTING PART IV DESIGNATIONS.....	21
1.2 HCD PLAN PROCESS.....	3	5.3 DEMOLITION & REMOVAL.....	22
2.0 POLICY & LEGISLATIVE FRAMEWORK.....	5	5.4 MAINTENANCE.....	23
2.1 HERITAGE AND PLANNING POLICY.....	5	5.5 RESTORATION.....	23
3.0 DISTRICT SIGNIFICANCE.....	9	5.6 ALTERATIONS & REPAIR.....	24
3.1 STATEMENT OF		5.7 ADDITIONS.....	24
CULTURAL HERITAGE VALUE.....	9	5.8 MASSING.....	25
3.2 DISTRICT HERITAGE ATTRIBUTES.....	10	5.9 STOREFRONTS.....	27
3.3 CONSERVATION OBJECTIVES.....	12	5.10 FACADE PATTERNS AND FEATURES.....	28
4.0 DISTRICT BOUNDARY & RESOURCES.....	13	5.11 WINDOWS & FENESTRATION.....	29
4.1 DISTRICT BOUNDARY.....	13	5.12 AWNINGS.....	30
4.2 CONTRIBUTING &		5.13 ROOFS.....	31
NON-CONTRIBUTING RESOURCES.....	14	5.14 MATERIALITY & WALL DESIGN.....	33
4.3 ARCHAEOLOGY.....	16	5.15 SIGNAGE.....	35
4.4 CHARACTER AREAS.....	17	5.16 VIEWS & KEY VIEW SITES.....	37
		5.17 CODE COMPLIANCE AND ACCESSIBILITY.....	38
		5.18 SUSTAINABILITY.....	39
		5.19 OVER-GLAD BUILDINGS.....	39

6.0 POLICIES & GUIDELINES FOR		8.0 ARCHAEOLOGY.....	57
NON-CONTRIBUTING PROPERTIES.....	41	8.1 POLICY CONTEXT.....	57
6.1 UNDERSTANDING.....	42	8.2 ARCHAEOLOGICAL RESOURCE	
6.2 DEMOLITION.....	42	REQUIREMENTS.....	59
6.3 ADDITIONS AND ALTERATIONS.....	43	9.0 IMPLEMENTATION & ADMINISTRATION OF	
6.4 MASSING.....	43	THE HCD PLAN.....	61
6.5 FACADE PATTERNS AND FEATURES.....	45	9.1 MINOR ALTERATIONS NOT	
6.6 WINDOWS & FENESTRATION.....	47	REQUIRING A PERMIT.....	61
6.8 MATERIALITY & WALL DESIGN.....	48	9.2 HCD ADMINISTRATION INCENTIVES	
6.9 VIEW CORRIDORS & LANDMARKS.....	49	& PROCEDURES.....	62
6.10 SIGNAGE.....	50	9.3 ADDITIONAL RECOMMENDATIONS.....	64
6.11 POLICIES FOR ADJACENT PROPERTIES.....	50	BIBLIOGRAPHY.....	65
7.0 POLICIES & GUIDELINES FOR		A APPENDIX A: DEFINITIONS.....	67
LANDSCAPES.....	51	B APPENDIX B: SCHEDULE OF	
7.1 LAN EWAYS.....	52	CONTRIBUTING PROPERTIES.....	71
7.2 STREET TREES.....	53	C APPENDIX C: SCHEDULE OF	
7.3 PARKING.....	53	NON-CONTRIBUTING PROPERTIES.....	109
7.4 PRIVATELY OWNED		D APPENDIX D: HCD STUDY - HISTORY	
PUBLICLY ACCESSIBLE SPACES (POPAS).....	54	AND EVOLUTION OF THE STUDY AREA.....	111
7.5 UTILITIES AND PUBLIC WORKS.....	54	E APPENDIX E: HCD STUDY -	
7.6 LIGHTING & STREET FURNISHINGS.....	55	CHARACTER ANALYSIS.....	127
7.7 CIRCULATION.....	56		

- Statement of Cultural Heritage Value
- Statement of Objectives for HCD
- Description of Heritage Attributes
- Policies and Guidelines:
 - Contributing Properties
 - Non-contributing Properties
 - Streetscapes and Open Spaces
 - Archaeology
- Minor Alterations not Requiring Heritage Permits
- Appendices:
 - History and Evolution of Study Area
 - Character Analysis

Policy & Guideline Structure:

- Contributing Properties
- Non-Contributing Properties
- Archaeological Resources
- Landscapes

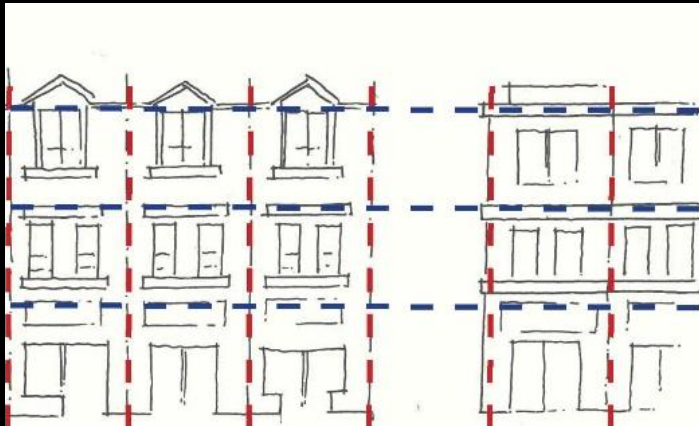
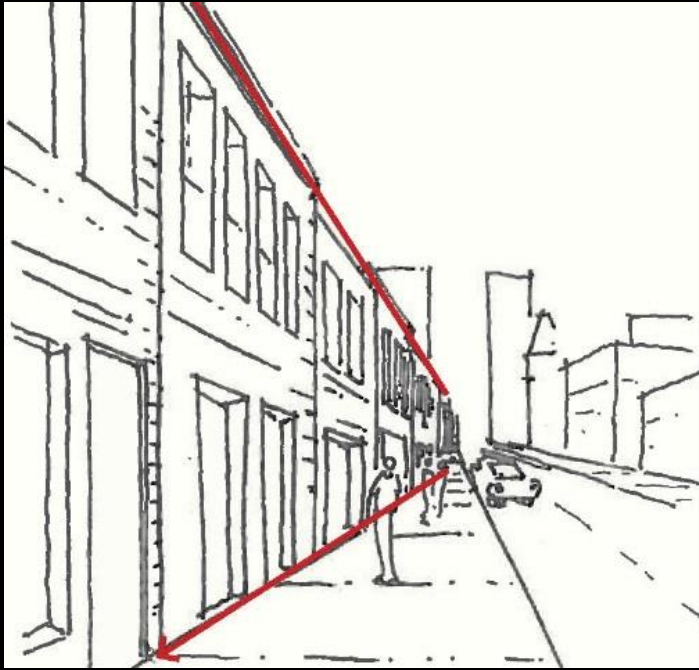
Contributing

- Understanding
- Existing Part IV Designations
- Demolition
- Maintenance
- Restoration
- Alterations
- Additions
- Massing
- Storefronts
- Facade Patterns and Features
- Windows & Fenestration
- Awnings
- Roofs
- Materiality & Wall Design
- Signage
- Views and Landmark Buildings
- Code Compliance and Accessibility
- Sustainability
- Over-clad Buildings

Non-Contributing

- Understanding
- Demolition
- Additions and Alterations
- Massing
- Facade Patterns and Features
- Windows & Fenestration
- Roofs
- Materiality & Wall Design
- View Corridors & Landmarks
- Signage
- Policies for Adjacent Properties

STREET CHARACTER & ANIMATION



Plan Objective:

- Conserve the historic main street character of the District, including its streetwall and scale of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.

Policy Overview:

- New development must maintain the horizontal and vertical rhythm
- New development must provide active and transparent frontages along Yonge Street

HEIGHT & MASSING



Plan Objectives:

- Ensure infill and new development is of a scale that is appropriate
- Conserve the historic main street character of the District, including its streetwall and scale of buildings.
- Conserve the three dimensional character of built heritage resources.



Policy Overview:

- Minimum 10 metre step backs from streets
- 75 degree angular plane, measured from building sides adjacent to, and parallel with, a street
- Maintain surrounding setback condition



Some activities do not require a Heritage Permit:

- Painting of wood, stucco or metal finishes
- Repair of existing features, provided that the same type of materials are used
- Installation of eaves troughs
- Weatherproofing
- Installation of exterior lights
- Alterations not visible from the public realm
- Landscaping

SUMMARY



- This HCD Plan meets the requirements of the *Ontario Heritage Act* and other provincial and City policies
- This HCD Plan was undertaken in a collaborative manner with City Staff to coordinate with existing and emerging planning policy
- Historic Yonge Street has cultural heritage significance for being part of Toronto's Main Street and for the character of its built form
- This HCD Plan will provide a framework to conserve the character of HYHCD and allow for its continued evolution



V street

Questions?

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Thank you!



