



7.0 POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

- 7.1 Understanding
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- 7.3 Combined Properties
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7.1 UNDERSTANDING

This section contains *policies* and *guidelines* intended to manage change within the District in order to meet the objectives of this Plan.

The policies (in **bold** font) describe what is required when undertaking work on a *non-contributing property* within the District. *Policies* are required components of the designating by-law and are not discretionary, unless otherwise indicated.

The *guidelines* (in regular font) provide suggested methods of satisfying associated *policies*, but do not carry the mandatory weight of *policy*. *Guidelines* recognize that there may be a variety of strategies that could satisfy any given *policy*.

Terms in italics have been defined, and are listed in Appendix A of this Plan.

New development should be designed to *conserve* and enhance the District's *heritage attributes*. *New development* should contribute to the overall character and sense of place of the District, and will be expected to respect and build upon the District's *cultural heritage value*. Each project must therefore start with an understanding of the District's *cultural heritage value* and *heritage attributes*.

7.1.1 New development on non-contributing properties shall be complementary to the District's cultural heritage value and heritage attributes while reflecting its own time

- a. Avoid creating a false historic appearance. Design *new development to be complementary* to but not replicate the architectural style of *adjacent contributing properties*

7.2 ADJACENCY TO CONTRIBUTING PROPERTIES

The City of Toronto's Official Plan requires that proposed *alterations*, *new development* and public works *adjacent* to properties on the Heritage Register ensure that the *integrity* of the *adjacent* properties' *cultural heritage value* and *heritage attributes* be retained, prior to work commencing and to the satisfaction of the City. All properties within the District are include on the Heritage Register; therefore, any *alteration* to a property within or *adjacent* to the District must *conserve* the District's *cultural heritage value* and *heritage attributes*, which includes its *contributing properties*.

7.2.1 Alterations to a non-contributing property or properties adjacent to the District shall conserve the District's cultural heritage value and heritage attributes

7.3 COMBINED PROPERTIES

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and *conservation treatments* identified to *conserve* the *contributing property* in the design of any *addition* or *new development*.

7.3.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6 of this Plan

7.3.2 New development on those portions of combined properties identified as non-contributing shall be consistent with Section 7 of this Plan

7.4 DEMOLITION

Non-contributing properties do not represent the *cultural heritage value* of the District and can therefore be *demolished* without a negative impact on those *values*. However, *conserving* and enhancing the predominant built form, *streetwall* and rhythm of buildings, structures and *character sub-areas* within the District is important to *preserving* the District's *integrity*. *Demolition* of non-contributing properties should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is strongly discouraged.

7.4.1 The *demolition of buildings or structures on non-contributing properties* may be permitted, upon satisfaction of policy 7.4.2 of this Plan

7.4.2 The demolition permit for a building or structure on a *non-contributing property* shall not be issued until plans for the *new development* have been submitted and approved by City Council, and a heritage permit for the demolition issued by the City. Such plans shall comply with the *policies and guidelines* of this Plan

- a. Substantial progress should be made in the construction of the replacement building(s) within two years of the demolition of the previous building
- b. If construction of the replacement building(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site
- c. Additional planning approvals may be required prior to the issuance of a demolition permit

7.5 NEW DEVELOPMENT AND ADDITIONS

New development and additions to non-contributing properties are reviewed for their impact on *adjacent contributing properties* and the District.

7.5.1 *New development and additions to non-contributing properties* shall not be permitted except where the proposed work has been evaluated and it has been demonstrated that the *cultural heritage value and heritage attributes* of the District will be *conserved*

- a. The documentation, description and mitigation measures for any *new development* or *addition to non-contributing properties* will be described through a Heritage Impact Assessment satisfactory to the Chief Planner and Executive Director, City Planning

7.5.2 *New development and additions to a non-contributing property* shall be complementary to the District's *cultural heritage value and heritage attributes*

7.5.3 *New development and additions to non-contributing properties* shall not negatively impact the District's *cultural heritage value and heritage attributes*, including any *adjacent contributing properties*

7.6 MASSING

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the public realm. It pertains to the overall proportions of a building or structure, its relationship to adjacent properties, and its impact on the scale and character of the streetscape and *public realm*. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building or structure in its entirety.

The existing massing in King-Spadina varies, reflecting the two Building Typologies that define the District's historic character – Commercial and Residential properties – as well as contemporary new development and additions. The close juxtaposition of this historic massing contributes to the District's *cultural heritage value* and reflects the District's evolution from a residential neighbourhood to a warehouse and manufacturing area.

The following *policies* seek to ensure *complementary new development* that *conserve's* the District's *cultural heritage value* through appropriate massing *adjacent* to *contributing properties*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value*, based on the scale, form and massing of the proposed *new development* and that of *adjacent contributing properties*.

7.6.1 *New development on non-contributing properties shall be designed to be complementary to the design, scale, form and massing of adjacent contributing properties*

7.6.2 *New development on non-contributing properties shall be setback the same distance as the primary structure on adjacent contributing properties*

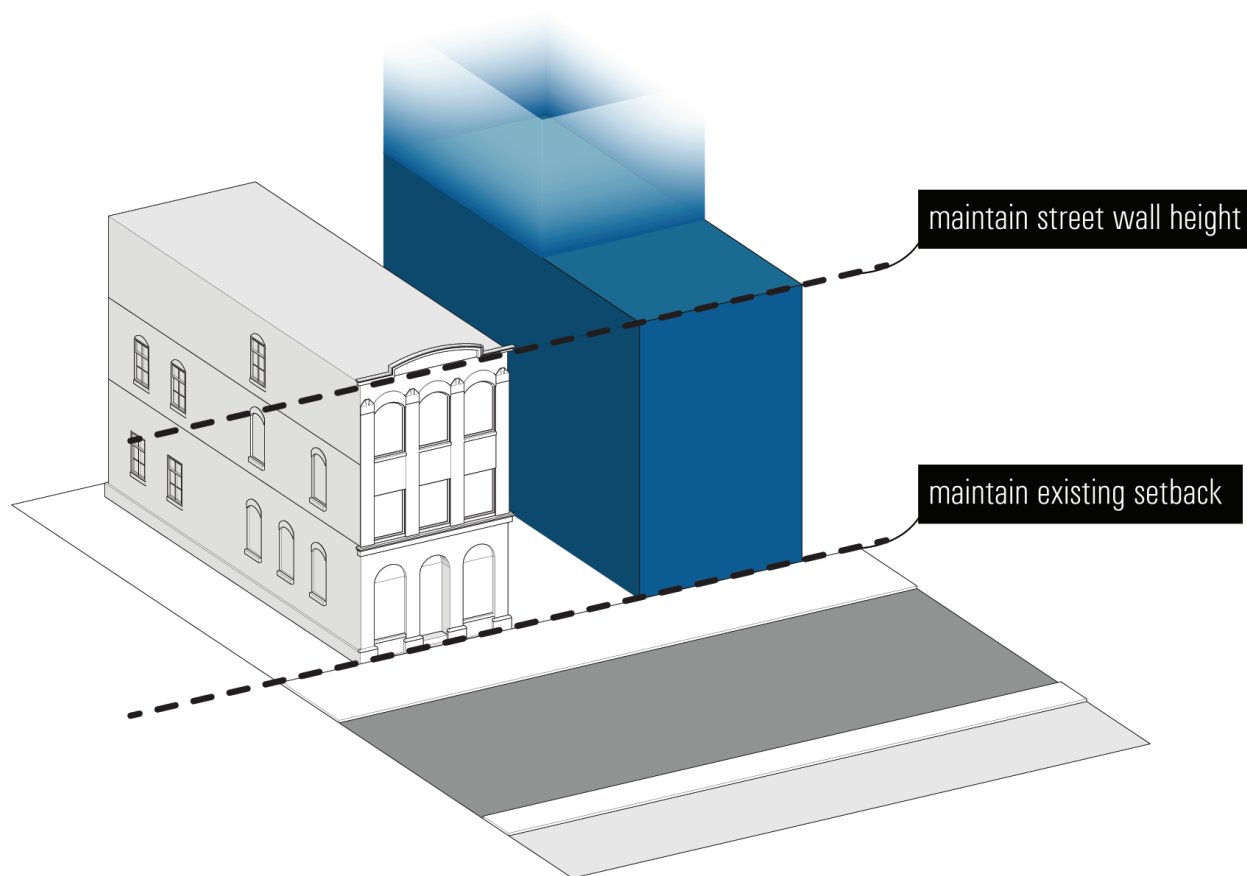
- a. The *setback* of *new development* may transition from the *setback* of the *primary structure* of *adjacent contributing properties* a distance to be determined based on the scale, form and massing of the *new development* and *adjacent contributing properties*
- b. *Conserve* the view of *adjacent contributing properties* from the *public realm* when determining appropriate *setback* transitions
- c. If there are no *adjacent contributing properties*, *setback* distances will be determined by other applicable *policies*

7.6.3 *New development on non-contributing properties shall be designed with a streetwall not to exceed the height of the streetwall established by the primary structure(s) on adjacent contributing properties*

- a. Where there are no *adjacent contributing properties*, the *streetwall* height for *new development* will be informed by other applicable *policies*

7.6.4 Additional height above the *streetwall* on *non-contributing properties* shall *step back* from all elevations facing a street

- a. *Step back* distances will be determined based upon the design, scale and massing of the proposed *new development* and *adjacent contributing properties*
- b. Where there are no *adjacent contributing properties*, the *step back* for *new development* will be informed by other applicable *policies*



7.7 ARTICULATION AND PROPORTIONS

7.7.1 *New development on non-contributing properties shall reference the horizontal articulation of adjacent contributing properties*

- a. Align first floor heights with the first floor heights of *adjacent contributing properties*
- b. Align the horizontal articulation of the *streetwall* with that of *adjacent contributing properties*, referring to cornice lines, datum lines, window heads, articulated floor levels and other horizontal architectural details

7.7.2 *New development on non-contributing properties shall reference the vertical articulation of adjacent contributing properties*

- a. Incorporate vertical articulation in the design of *streetwalls* that reflect the predominant building and bay widths of *adjacent contributing properties*

7.7.3 *New development on non-contributing properties shall reference the proportions and solid-to-void ratios of adjacent contributing properties*

- a. The dimension and organization of window and door openings on *non-contributing properties* should *maintain* the character and appearance of *adjacent contributing properties*

7.7.4 *New development on non-contributing properties shall not include blank walls facing the public realm*

7.8 EXTERIOR WALLS

The exterior walls of *contributing properties* express the overall materiality of buildings in the District. *New development* and *additions* to *non-contributing properties* must *conserve* and enhance the District's *cultural heritage value* and *heritage attributes* with materials and finishes that are *complementary* to the exterior walls of *adjacent contributing properties*. Contemporary materials may be used to create a contrast between *new development* and historic buildings. For portions of *new development* and *additions* that are higher than the *streetwall* of *adjacent contributing buildings*, contemporary materials such as glass can add lightness to a building and mitigate some of its visual impact on *adjacent contributing properties* and the streetscape.

7.8.1 *The exterior walls of new development on non-contributing properties visible from the public realm shall be designed in a manner that anticipates their visibility and is complementary to the District's cultural heritage value and heritage attributes*

- a. Continue the materiality of street-facing elevations on side and rear walls
- b. Include windows and other forms of articulation on side, rear and street-facing exterior walls
- c. Include secondary entrances on side, rear and street-facing exterior walls, especially where facing a laneway or street

7.8.3 *Materials used in the design of the exterior walls of new development on non-contributing properties shall be complementary to adjacent contributing properties*

7.9 ROOFS

The roof form of a building helps define its overall massing, proportions and scale. Consideration should be given to its expression, its junction with the exterior wall, and impact on *adjacent contributing properties*.

7.9.1 The roof design of *new development on non-contributing properties* shall not detract from or obscure *adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes*

7.9.2 New rooftop elements on *non-contributing properties*, including but not limited to mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks shall be located out of view from the *public realm*

- a. If it is not technically possible to locate the rooftop elements out of view from the *public realm*, ensure that they are appropriately screened. Use screening material and design the screen so as to be *complementary* to the District's *heritage attributes*

7.10 LIGHTING

The lighting of *non-contributing properties* is an opportunity to both illuminate the building as well as contribute to the District's character. Care should be exercised in the design of lighting schemes for *non-contributing properties* to consider the impact on *adjacent contributing properties*.

7.10.1 Exterior lighting of *non-contributing properties* shall not detract from the *integrity* of *adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes*

7.10.2 Exterior lighting on *non-contributing properties* shall conform to applicable City of Toronto lighting by-laws

7.11 SIGNAGE

All applications for new signage on *non-contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The *policies* and *guidelines* here provide additional direction on the application of the Sign By-Law to *non-contributing properties* without negatively impacting the *cultural heritage value* and *heritage attributes* of the District.

7.11.1 New signage on *non-contributing properties* shall not detract from the *integrity of adjacent contributing properties*, or negatively impact the District's *cultural heritage value* and *heritage attributes*

- a. Design the location, scale, design and materials of new signage to be *complementary to adjacent contributing properties*

7.11.2 New signage on *non-contributing properties* shall comply with the City of Toronto's Sign By-Law

7.12 PARKING AND SERVICE AREAS

7.12.1 Vehicular access through the *streetwall of non-contributing properties* shall not be permitted, unless it can be demonstrated that this access is essential to the function of the proposed development and alternative means of access are not possible

- a. When vehicular access through the *streetwall* is deemed necessary, this access will be designed to minimize its visual impact on the streetscape



8.0 Policies and Guidelines for Character Sub-Areas

- 8.1 St. Andrew's
- 8.2 Wellington Place
- 8.3 Spadina Avenue
- 8.4 Duncan Street

8.1 ST. ANDREW'S

8.1.1 The revitalization of St. Andrew's Playground should emphasize its historic and continued importance as a centre for local civic life and as a recreational amenity

8.1.2 *Public realm* improvements should be informed by and reflect the history of the expansion of the Town of York into the Military Reserve

8.1.3 *New development on non-contributing properties adjacent to contributing Residential properties* on Adelaide Street West, Portland Street and Adelaide Place shall reference the fine grained residential lot pattern, and incorporate massing transitions to respect the historic scale of the *contributing Residential properties*

8.1.4 The civic composition of the former Brant Street Public School and St. Andrew's Playground should be enhanced, including *conserving* sightlines between these two properties

8.1.5 *New development on non-contributing properties and additions to contributing properties* shall *conserve* the St. Andrew Character Sub-Area's historic scale, block and lot pattern through massing transitions, façade articulation and *conserving* and enhancing the *network of laneways*

8.2 WELLINGTON PLACE

8.2.1 *New development on non-contributing properties and additions to contributing properties* shall respect the *integrity* of the unique civic composition of Wellington Place, particularly with respect to the historic scale and built form that frames and gives *three-dimensional integrity* to the two parks and the *public realm* of Wellington Street West

8.2.2 *New development on non-contributing properties and public realm improvements* should be informed by and reinforce the original intentions of the 1837 Hawkins Plan for Wellington Place

- Reinstate the formal, tree-lined boulevards on Wellington Street West
- Reinforce the picturesque complexity of the interior realm of Clarence Square
- Conserve* and enhance the visual connection between Clarence Square and the *contributing Residential properties* on the north side of Clarence Square

8.2.3 *Additions to contributing Commercial properties on Wellington Street West* shall *step back* 10 metres from all elevations facing Wellington Street West

8.2.4 *New development on non-contributing properties and additions to contributing properties* shall *conserve* the *cultural heritage value* and *heritage attributes* identified in the Part IV designation by-laws for Clarence Square and Victoria Memorial Square

8.3 SPADINA AVENUE

8.3.1 The concentration of mid-rise *contributing* Commercial properties on both sides of Spadina Avenue is a significant *heritage attribute* of the *character sub-area* and the District, and shall be *conserved*

8.3.2 *New development on non-contributing properties, additions to contributing properties and public realm* improvements should be informed by and reference the history of Spadina Avenue as the centre of the ‘Garment District’ and the unique right-of-way characteristics of Spadina Avenue to reinforce the area’s historic character as a designed boulevard

8.3.3 *Additions to contributing properties* shall step back 10 metres from all elevations facing Spadina Avenue

8.3.4 *New development on non-contributing properties* should *conserve* and enhance the historic scale of Spadina Avenue, particularly the massing and scale of *contributing* Commercial detached properties that are over 5 storeys

- a. Where there are no *adjacent contributing* Commercial properties that are over 5 storeys, *new development on non-contributing properties* may be permitted to have a *streetwall* height greater than that of *adjacent contributing properties*, as determined by other applicable *policies*

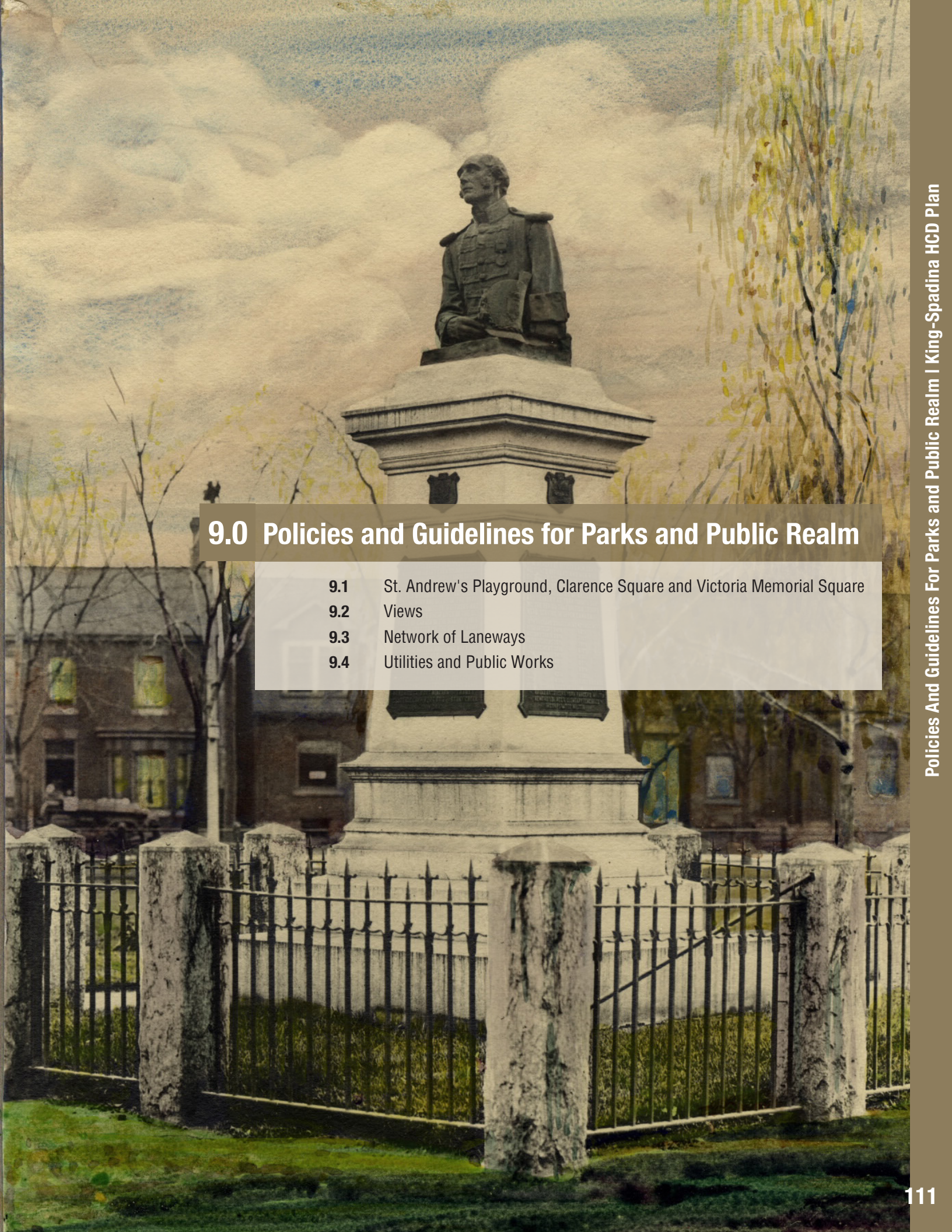
8.3.5 *New development on non-contributing properties* should reference the materiality and articulation of *contributing* Commercial properties within the Spadina Avenue Character Sub-Area, generally defined by 1.5 storey ground floors, the use of stone masonry at the base with brick above, window bays separated by masonry piers, and articulated rooflines

- a. Refer to the material, texture and colour of *contributing properties* within the Spadina Avenue Character Sub-Area
- b. Design *new development* to include a defined base, shaft and roofline

8.4 DUNCAN STREET

8.4.1 *Additions to contributing properties* shall *step back* a minimum of 10 metres from all elevations facing Duncan Street

8.4.2 The base building of *new development* on *non-contributing properties* and *additions to contributing properties* should reference the materiality and articulation of *contributing properties* within the Duncan Street Character Sub-Area, generally defined by the use of brick masonry with stone detailing, window bays separated by masonry piers, and cornices



9.0 Policies and Guidelines for Parks and Public Realm

- 9.1 St. Andrew's Playground, Clarence Square and Victoria Memorial Square
- 9.2 Views
- 9.3 Network of Laneways
- 9.4 Utilities and Public Works

9.1 ST. ANDREW'S PLAYGROUND, CLARENCE SQUARE AND VICTORIA MEMORIAL SQUARE

Three public parks within the District (St. Andrew's Playground, Clarence Square and Victoria Memorial Square) have been recognized for their contributions to the District's *cultural heritage value*, and are associated with the residential planning, development and expansion that began in the late 1830s when the Town of York expanded into the Military Reserve. These parks served the residential uses that flourished in the District through the 19th century prior to the area becoming more industrial in the early twentieth century, and continue to serve the surrounding communities as important recreational spaces.

9.1.1 *New development shall not be permitted within St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

9.1.2 *New development on non-contributing properties and additions to contributing properties shall not negatively impact the heritage attributes of St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

9.1.3 *New development on non-contributing properties and additions to contributing properties shall limit new net shadows on St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

9.1.4 *Maintain the tree canopy and historic circulation within St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

9.1.5 *Conserve and enhance public use and programming within St. Andrew's Playground, Clarence Square and Victoria Memorial Square*

9.1.6 *Conserve and enhance the historic interpretation of St. Andrew's Playground, Clarence Square and Victoria Memorial Square through installations, programming and adjacent new development*

9.1.7 *Conserve the existing site layout of Clarence Square and its environs, and its current function as a central organizing feature that directs views, circulation routes, and pedestrians into the park*

9.1.8 *New development on non-contributing properties* that are *adjacent* to Clarence Square should maintain a primary orientation towards the park

9.1.9 Any future expansion of Clarence Square's current boundaries should be undertaken in a manner that clearly demarcates the park's historic limits and distinguishes between original portions of the park and the subsequent expansion

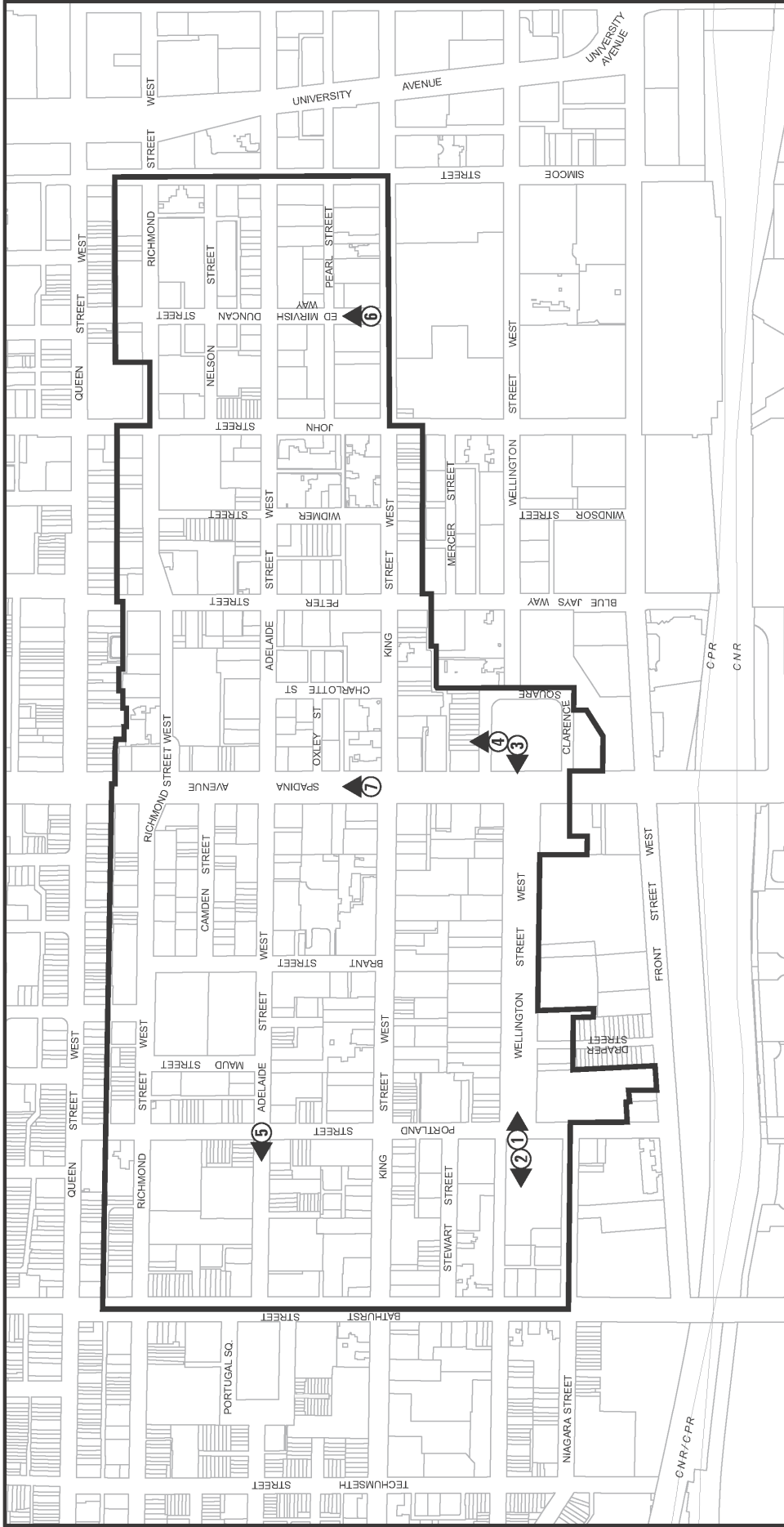
9.1.10 *New development* at the northeast corner of Spadina Avenue and Clarence Square, and to the east and southeast of Clarence Square, shall respect the *integrity* and significance of Clarence Square, particularly the orientation and organization of this civic space and the historic scale and pattern of the built form of *adjacent contributing properties*

9.1.11 Enhancements to St. Andrew's Playground, Clarence Square and Victoria Memorial Square should be made that reflect the historical significance and social and community value of these spaces

- a. Enhancements should use design treatments that are sympathetic to the overall setting and history of the site. Other appropriate interventions may include removal of furnishings or infrastructure that has been introduced but that negatively impacts visual relationships, historic circulation routes, and/or the setting of these parks

9.2 VIEWS

9.2.1 Views identified in this Plan (Views map, page 115) express the District’s *cultural heritage value*, and shall be *conserved*. *New development on non-contributing properties* and *additions to contributing properties* should be undertaken to be *complementary* to and not obstruct these views



Proposed King-Spadina Heritage Conservation District



- 1 Victoria Memorial Square to Clarence Square
- 2 Internal view within Victoria Memorial Square
- 3 Clarence Square to Victoria Memorial Square
- 4 Clarence Square to Residential Properties

- 5 St. Mary's Church
- 6 Duncan Street Commercial Properties Streetwall
- 7 Spadina Avenue Commercial Properties Streetwall



Not to Scale
June 2017

9.3 NETWORK OF LANEWAYS

The *network of laneways* identified in this Plan (Section 5.4) is a *heritage attribute* of the District that reflects historic circulation routes as well as the historic land use of *adjacent contributing properties*. A majority of the laneways were established during the period of significance (1880s-1940s), and reflect the District's historical and contextual values. These laneways continue to serve as important circulation routes for pedestrians and cyclists, as well as service access and parking. Increasingly, property owners are re-interpreting laneways spaces that can accommodate a variety of commercial, creative and cultural activities.

9.3.1 The *network of laneways* shall be *conserved, extended and enhanced*

- a. A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at grade, and creative and cultural activities
- b. Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes
- c. Interpretation of the *network of laneways*, including their historic use and evolution over time, is encouraged

9.3.2 Laneways owned by the City shall be *conserved*, maintaining their location, alignment, connection to adjacent laneways, and views from the *public realm*

- a. Enable pedestrian and cyclist access to City-owned laneways
- b. *Maintain* laneway paving in good condition
- c. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage
- d. Enhance laneways with pavement treatments and appropriate lighting

9.3.3 Laneways that are privately owned are strongly encouraged to be *conserved*, maintaining their location, alignment, connection to adjacent laneways, and views from the *public realm*

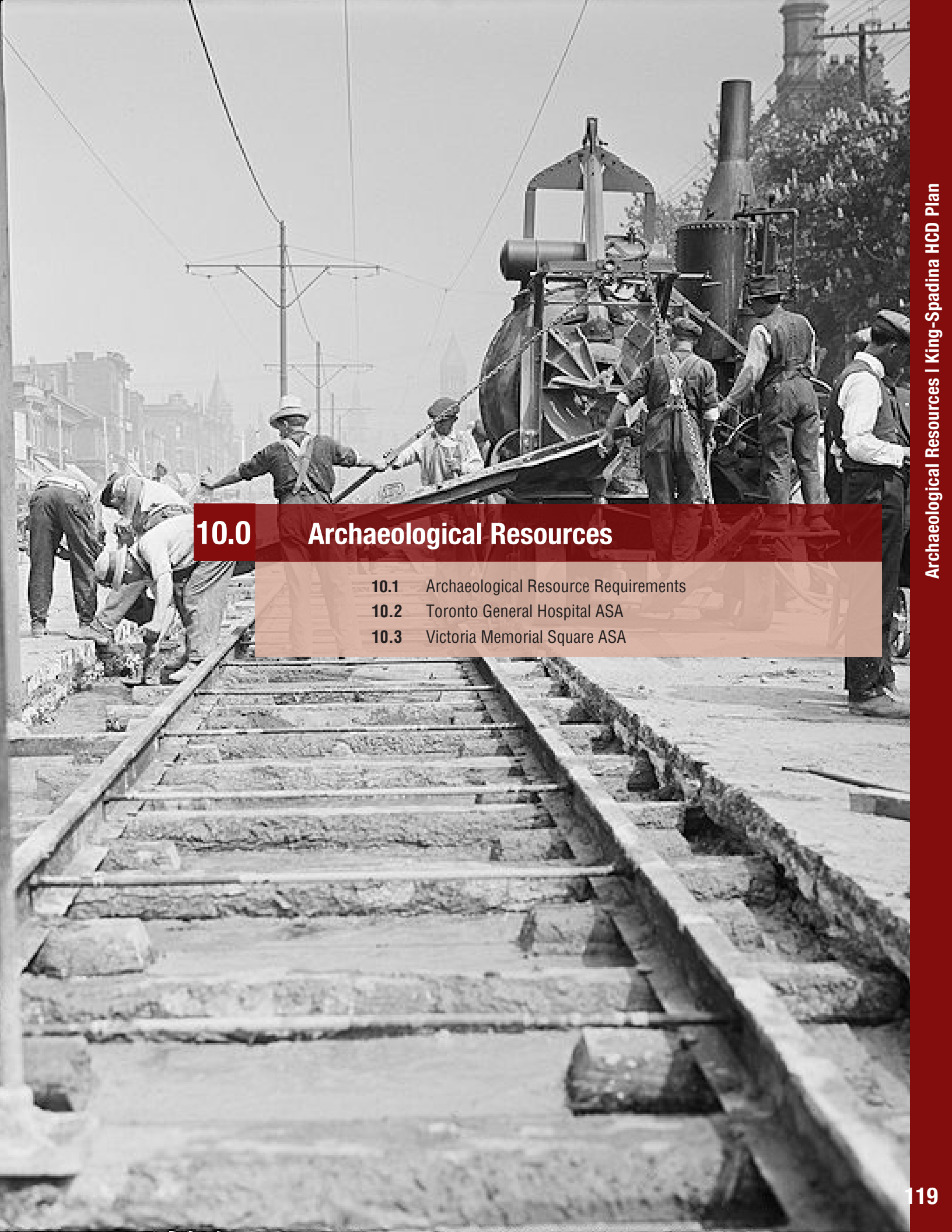
- a. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage
- b. The current functions of laneways should be respected and integrated with any proposed improvements and/or *new development*
- c. Enhance laneways with pavement treatments and appropriate lighting

9.5 UTILITIES AND PUBLIC WORKS

9.5.1 On-going requirements for public works and utility upgrades shall be met within the District

9.5.2 Utility companies and relevant City departments shall advise Heritage Preservation Services staff prior to works being undertaken within or *adjacent* to the District

- a. Where public works projects are undertaken within the District, relevant proponents should take into account that preferred project solutions should be developed in consideration of the objectives of this Plan
- b. Installation of gas connections, ground services, and other utility infrastructure should be undertaken to avoid non-reversible and visible interventions with building fabric on contributing properties, and to avoid the obstruction of or negative impacts on views identified in this Plan



10.0

Archaeological Resources

- 10.1 Archaeological Resource Requirements
- 10.2 Toronto General Hospital ASA
- 10.3 Victoria Memorial Square ASA

10.1 ARCHAEOLOGICAL RESOURCE REQUIREMENTS

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the King-Spadina HCD Study and Plan has refined this approach for each of the properties that exhibit archaeological potential by categorizing each property according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated HCD.

Table 1: Development/Alteration Types for Properties with Archaeological Potential

Category	Development/Alteration Type
1	Additions to existing structures requiring subsurface disturbances
2	New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
3	Foundation repair/alteration to existing buildings
4	New service hook ups or repairs to a building frontage with a minimal setback and originating from the adjacent right-of-way
5	New service hook ups or repairs to a building set back from the right-of-way of origin
6	Landscape alterations requiring subsurface excavation/grade changes

Address	Contributing Status	Alterations Requiring Assessment/Review
217 Adelaide St W	Non-contributing	not applicable
260 Adelaide St W	Non-contributing	1, 2, 5 (from north or south), 6
266 Adelaide St W	Contributing	1, 2, 6
268 Adelaide St W	Contributing	1, 2, 6
270 Adelaide St W	Contributing	1, 2, 6
280 Adelaide St W	Non-contributing	1, 2, 6
302 Adelaide St W	Contributing	1, 2, 6
304 Adelaide St W	Contributing	1, 2, 6
306 Adelaide St W	Contributing	1, 2, 6
308 Adelaide St W	Contributing	1, 2, 6
342 Adelaide St W	Contributing	1, 2, 6
350 Adelaide St W	Contributing	1, 2, 6
352 Adelaide St W	Contributing	1, 2, 6
353 Adelaide St W, 46 Charlotte St	Non-contributing	not applicable (Stage 1 if redeveloped)
354 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
363 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
424 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
450 Adelaide St W	Contributing	1, 2, 3, 4, 5, 6
480 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
487 Adelaide St W	Contributing	(Stage 1 if redeveloped)
501 Adelaide St W	Non-contributing	1, 2, 6
504 Adelaide St W	Contributing	1, 2, 6
505 Adelaide St W	Contributing	1, 2, 6
506 Adelaide St W	Contributing	1, 2, 6 (Stage 1 if redeveloped)
507 Adelaide St W	Contributing	1, 2, 6
508 Adelaide St W	Non-contributing	1, 2, 6
509 Adelaide St W	Contributing	1, 2, 6
510 Adelaide St W	Non-contributing	1, 2, 6 (St. Mary's/Cholera Cemetery)
511 Adelaide St W	Contributing	1, 2, 6
512 Adelaide St W	Contributing	1, 2, 6

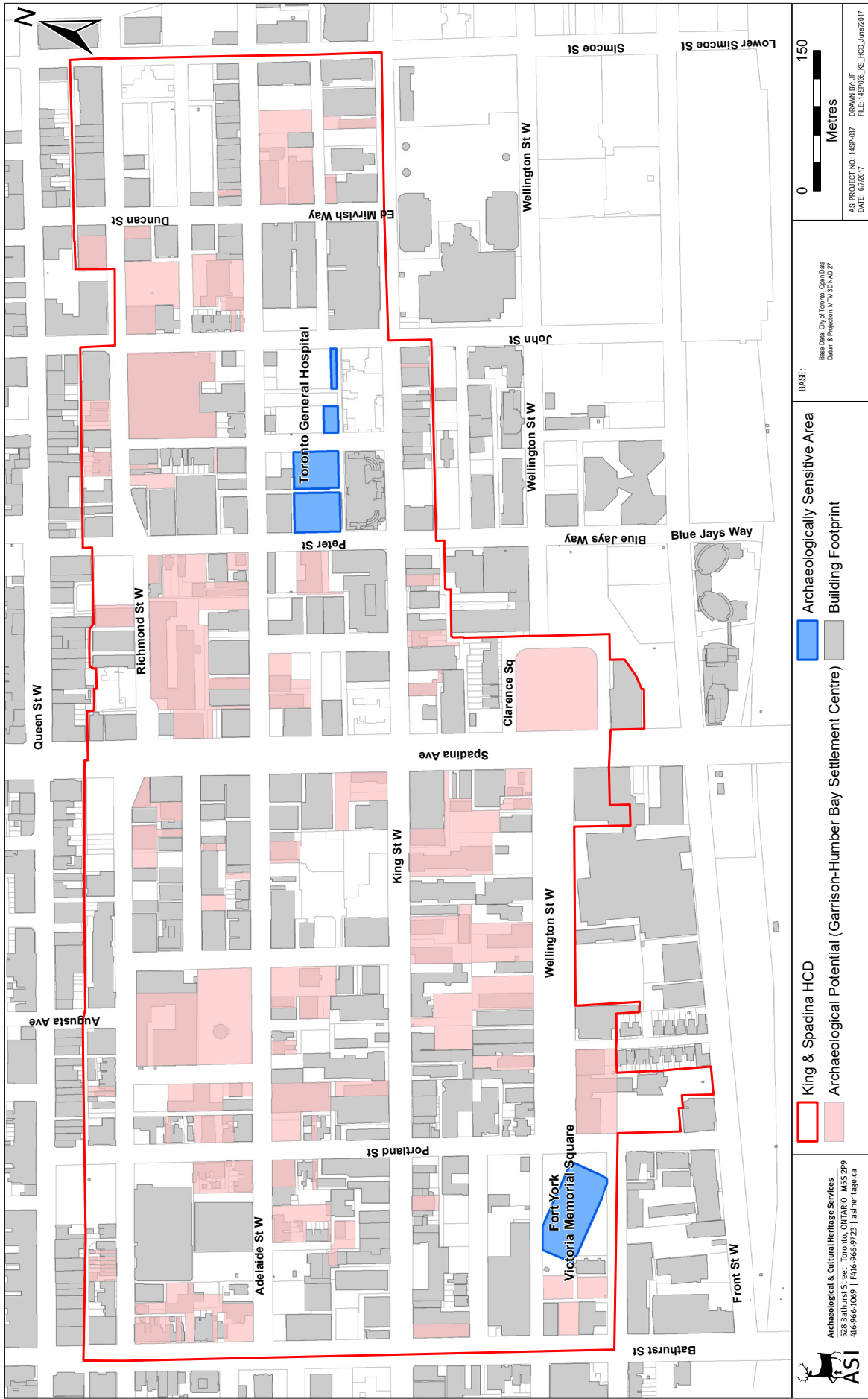
Address	Contributing Status	Alterations Requiring Assessment/Review
514 Adelaide St W	Contributing	1, 2, 6
64 Bathurst St	Contributing	1, 2, 6
66 Bathurst St	Contributing	1, 2, 6
68 Bathurst St	Non-contributing	1, 2, 6 (Stage 1 if redeveloped)
70 Bathurst St	Non-contributing	1, 2, 6
74 Bathurst St	Non-contributing	1, 2, 6
125 Bathurst St	Contributing	2, 5, 6
141 Bathurst St	Contributing	1, 2, 5, 6
147 Bathurst St	Non-contributing	1, 2, 6
149 Bathurst St	Non-contributing	1, 2, 6
151 Bathurst St	Non-contributing	1, 2, 6
152 Bathurst St	Non-contributing	1, 2, 6
153 Bathurst St	Non-contributing	1, 2, 6
155 Bathurst St	Non-contributing	1, 2, 6
157 Bathurst St	Non-contributing	1, 2, 6
159 Bathurst St	Contributing	1, 2, 6
160 Bathurst St	Non-contributing	1, 2, 6
161 Bathurst St	Contributing	1, 2, 6
162 Bathurst St	Contributing	1, 2, 6
164 Bathurst St	Contributing	1, 2, 6
20 Brant St	Contributing	1, 2, 5 (from south, north), 6
13-19 Camden St	Non-contributing	not applicable (Stage 1 if redeveloped)
18 Camden St	Contributing	1, 2, 6 (Stage 1 if redeveloped)
23 ½ Camden St	Non-contributing	1, 2, 6
23.5 Camden St	Non-contributing	1, 2, 6
15 Duncan St	Contributing	1, 2, 5 (from east), 6
19 Duncan St	Contributing	1, 2, 5 (from east), 6
122 John St	Contributing	2, 6
220 King St W	Contributing	1, 2, 5 (from north), 6
369 King St W	Non-contributing	not applicable
387 King St W	Contributing	1, 2, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
389 King St W	Contributing	1, 2, 6
391 King St W	Contributing	1, 2, 6
460 King St W	Contributing	1, 2, 6
461 King St W	Contributing	1, 2, 6
464 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
495 King St W	Contributing	1, 2, 6
499 King St W	Non-contributing	1, 2, 6
533 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
582 King St W	Contributing	Not applicable (stage 1 if redeveloped)
20 Maud St	Contributing	1, 2, 5 (from south), 6
30 Maud St	Non-contributing	1, 2, 5 (from east), 6
10 Niagara St (Victoria Memorial Square)	Contributing	1, 2, 3, 4, 5, 6
30 Niagara St	Non-contributing	not applicable (Stage 1 if redeveloped)
16 Oxley St	Non-contributing	not applicable (Stage 1 if redeveloped)
158 Pearl St	Contributing	1, 2, 5 (from east), 6
82 Peter St	Contributing	1, 2, 6
81-87 Peter St	Non-contributing	not applicable
118 Peter St	Contributing	2, 6
120 Peter St	Contributing	2, 6
122 Peter St	Contributing	2, 6
124 Peter St	Contributing	2, 6
128 Peter St	Non-contributing	2, 6 (Stage 1 if redeveloped)
115 Portland St	Non-contributing	not applicable (Stage 1 if redeveloped)
120 Portland St	Non-contributing	2, 6
121 Portland St	Non-contributing	2, 6
122 Portland St	Non-contributing	2, 6
123 Portland St	Non-contributing	2, 6
124 Portland St	Contributing	2, 6
125 Portland St	Non-contributing	not applicable(Stage 1 if redeveloped)
126 Portland St	Contributing	2, 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern

Address	Contributing Status	Alterations Requiring Assessment/Review
127 Portland St	Contributing	1, 2, 3, 6
128 Portland St	Contributing	2, 6
130 Portland St	Contributing	2, 6
132 Portland St	Non-contributing	2, 6
9 Portugal Sq	Contributing	1, 2, 3, 4, 5, 6
229, 233 Richmond St W, 76, 78, 86 Nelson St	Non-contributing	not applicable
260 Richmond St W	Contributing	1, 2, 5 (from north), 6
269 Richmond St W	Contributing	1, 2, 6
275 Richmond St W	Contributing	1, 2, 6
300 Richmond St W	Non-contributing	1, 2, 6
304 Richmond St W	Contributing	1, 2, 6
401 Richmond St W	Contributing	1, 2, 6
451 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
465 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
542 Richmond St W	Contributing	1, 2, 6
544 Richmond St W	Contributing	1, 2, 6
555 Richmond St W	Non-contributing	1, 2, 5 (from east), 6 (Stage 1 if redeveloped)
589 Richmond St W	Non-contributing	1, 2, 6
591 Richmond St W	Non-contributing	1, 2, 6
592 Richmond St W	Non-contributing	1, 2, 6
594 Richmond St W	Non-contributing	1, 2, 6
596 Richmond St W	Non-contributing	1, 2, 6
598 Richmond St W	Non-contributing	1, 2, 6
600 Richmond St W	Contributing	1, 2, 6
602 Richmond St W	Contributing	1, 2, 6
604 Richmond St W	Non-contributing	1, 2, 6
604R Richmond St W	Non-contributing	1, 2, 6
25 Spadina Ave (Clarence Square)	Contributing	1, 2, 3, 4, 5, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
78 Spadina Ave	Non-contributing	not applicable (Stage 1 if redeveloped)
126 Spadina Ave	Contributing	not applicable (Stage 1 if redeveloped)
129 Spadina Ave	Contributing	Stage 1 if redeveloped
374 Wellington St W	Contributing	1, 2, 5 (from south), 6
376 Wellington St W	Contributing	1, 2, 5 (from south), 6
432 Wellington St W	Non-contributing	1, 2, 6
436 Wellington St W	Contributing	1, 2, 6
462 Wellington St W	Contributing	1, 2, 6
485 Wellington St W	Non-contributing	1, 2, 6
489 Wellington St W	Non-contributing	1, 2, 6
488 Wellington St W	Contributing	1, 2, 6
517 Wellington St W	Contributing	1, 2, 6
535 Wellington St W	Non-contributing	not applicable (Stage 1 if redeveloped)



10.2 TORONTO GENERAL HOSPITAL ARCHAEOLOGICALLY SENSITIVE AREA

The Toronto General Hospital was constructed on the northwest corner of King Street West and John Street in 1819-1820 within a reserve that extended from John Street to Peter Street and Adelaide Street West to King Street West. The greatest public health crisis the hospital faced was the typhus epidemic in the summer and fall of 1847, when between 1,200 and 1,400 patients, mostly Irish Catholics, were admitted to the hospital. Accommodating such large numbers of patients required the construction of around a dozen large frame fever sheds on the grounds of the hospital. The hospital was closed in 1854. The building was used to house government offices between 1856 and 1858, but was demolished around 1862 when the reserve was subdivided for residential development. Large scale archaeological

projects were completed between 2006 and 2010 prior to the redevelopment of three properties within the former hospital reserve (the Festival Tower, the Pinnacle on Adelaide, and the Cinema Tower). The results of this work led to the definition of the Toronto General Hospital Archaeologically Sensitive Area, encompassing all lands within the former reserve. The extent of the Archaeologically Sensitive Area has since been reduced on the basis of additional archaeological assessments and analysis completed for this HCD Plan.

Nine properties (seven *contributing* and two *non-contributing*) are located within the Toronto General Hospital Archaeologically Sensitive Area (Table 3), which is included as a *heritage attribute* of the District.

Table 3: Properties within the Toronto General Hospital Archaeologically Sensitive Area

Address	Contributing or Non-contributing	Alterations Requiring Assessment/Review
8 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
10 Widmer St	Contributing	1, 2, 3, 4, 5, 6
11 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
12 Widmer St	Contributing	1, 2, 3, 4, 5, 6
14 Widmer St	Contributing	1, 2, 3, 4, 5, 6
16 Widmer St	Contributing	1, 2, 3, 4, 5, 6
18 Widmer St	Contributing	1, 2, 3, 4, 5, 6
20 Widmer St	Contributing	1, 2, 3, 4, 5, 6
86 John St	Contributing	1, 2, 3, 4, 5, 6

10.3 VICTORIA MEMORIAL SQUARE ARCHAEOLOGICALLY SENSITIVE AREA

Victoria Memorial Square is Toronto's first European cemetery, opened in 1793 as the military cemetery for Fort York. The last burial in Victoria Memorial Square occurred in 1863, and since the 1880s the site has been maintained by the City as a public park. As many as 400 burials may have been made at the site before it was closed. An archaeological assessment carried out within the park in advance of its recent revitalization demonstrated that human burials and scattered human remains were to be found as little as 20cm below the ground surface at that time. The revitalization involved raising the grade of the cemetery area in order to provide greater protection for the remains as well as archaeological monitoring of all park installations that would result in subsurface impacts in order to ensure no damage to any remains. Given the ongoing sensitivities posed by the cemetery, it has been designated as an Archaeologically Sensitive Area by the City of Toronto Archaeological Management Plan. It may also be noted that Victoria Memorial Square forms part of the Fort York National Historic Site.

11.0 Procedures

- 11.1 Heritage Permits Deemed to be Issued
- 11.2 Heritage Permit Process
- 11.3 Heritage Impact Assessment
- 11.4 Archaeological Assessment



11.1 HERITAGE PERMITS DEEMED TO BE ISSUED

Applications for the erection, demolition, alteration, or removal of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of alterations are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- Painting of wood, stucco or metal finishes
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in kind
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (ie. 'sale' sign in a window display)
- Maintenance of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Repair of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

Although a heritage permit is not required for the above classes of alterations, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

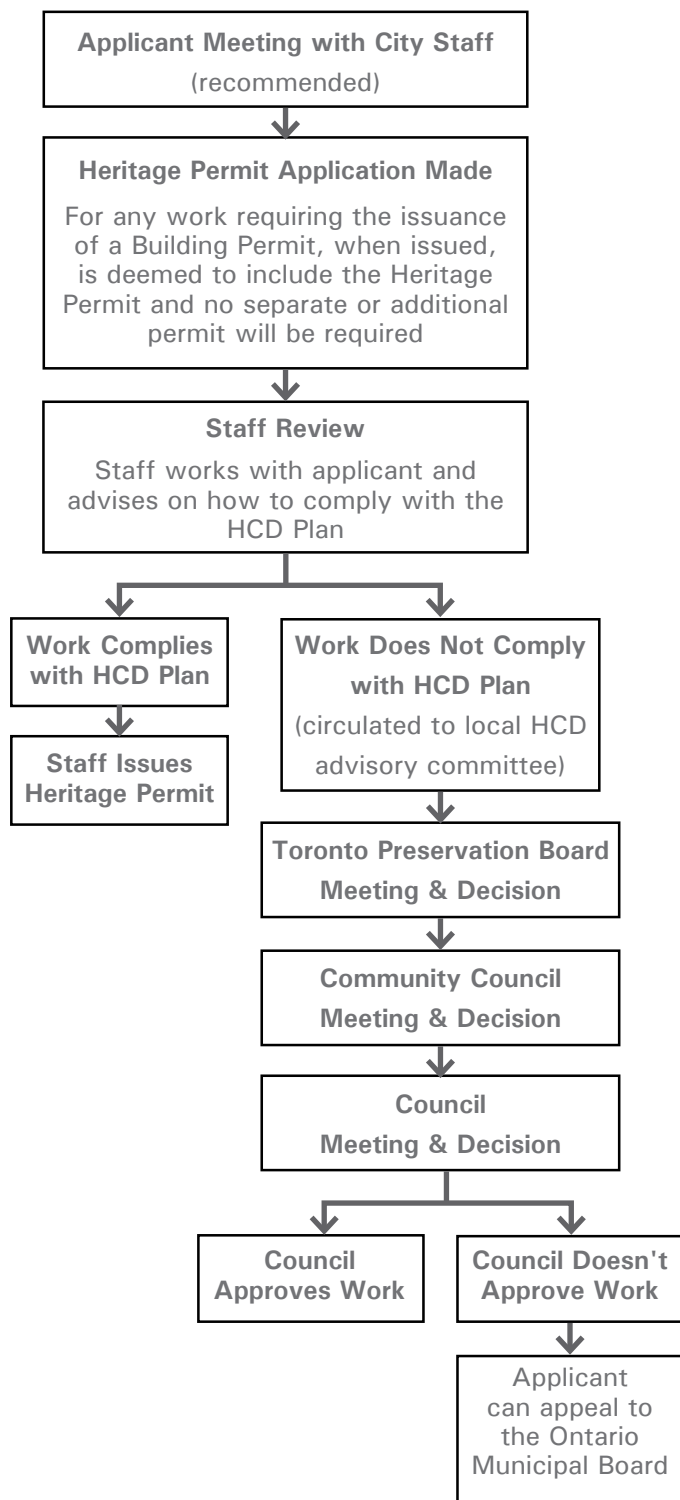
11.2 HERITAGE PERMIT PROCESS

Owners of property within the District are required to submit a heritage permit application for alterations that are visible from the public realm. Proposed alterations are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the public realm, this Plan does not apply to the alteration of interiors or to exteriors that cannot be seen from the public realm.

Section 11.1 of this Plan includes a list of minor alterations that do not require a heritage permit within the District.

11.3 HERITAGE IMPACT ASSESSMENT

Heritage Permit Process



The City of Toronto’s Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource.

For additions to contributing and non-contributing properties:

“The City of Toronto may require heritage impact assessments for additions to contributing (also for non) properties to determine the impact of the addition on the cultural heritage value and [heritage] attributes of the district.”

For demolitions:

“A heritage impact assessment will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the district.”

For new development:

“A heritage impact assessment may be required to determine the impact of new buildings and structures on the cultural heritage value and [heritage] attributes of the district.”

11.4 ARCHAEOLOGICAL ASSESSMENT

11.4.1 General Archaeological Potential Areas

For contributing and non-contributing properties within areas of general archaeological potential, soil disturbance activities associated with large scale development, such as applications under the Planning Act, will be subject to archaeological review by City staff and an archaeological assessment will be required prior to any on-site work.

Furthermore, proposed small-scale alterations to contributing properties and non-contributing properties will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves:

- Additions to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation repair/alteration to existing buildings
- New service hook ups or repairs to a building frontage with a minimal setback and originating from the adjacent right-of-way
- New service hook ups or repairs to a building setback from the right-of-way of origin
- Landscape alterations requiring subsurface excavation/grade changes.

Not all properties necessarily require review and/or assessment for all types of identified alterations (see Section 10.1).

11.4.2 Toronto General Hospital Archaeologically Sensitive Area

As a heritage attribute of the District, any actions that will affect the Toronto General Hospital Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the City of Toronto's HCDs in Toronto, actions within the Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site alteration also includes any construction activities requiring permits or approvals under provincial legislation, such as the Planning Act or the Building Code Act.

In addition to obtaining a permit under Part V of the OHA for any archaeological sites or resources identified as heritage attributes of a District, the procedures for archaeology identified within the Archaeological Management Plan must also be adhered to where they apply.

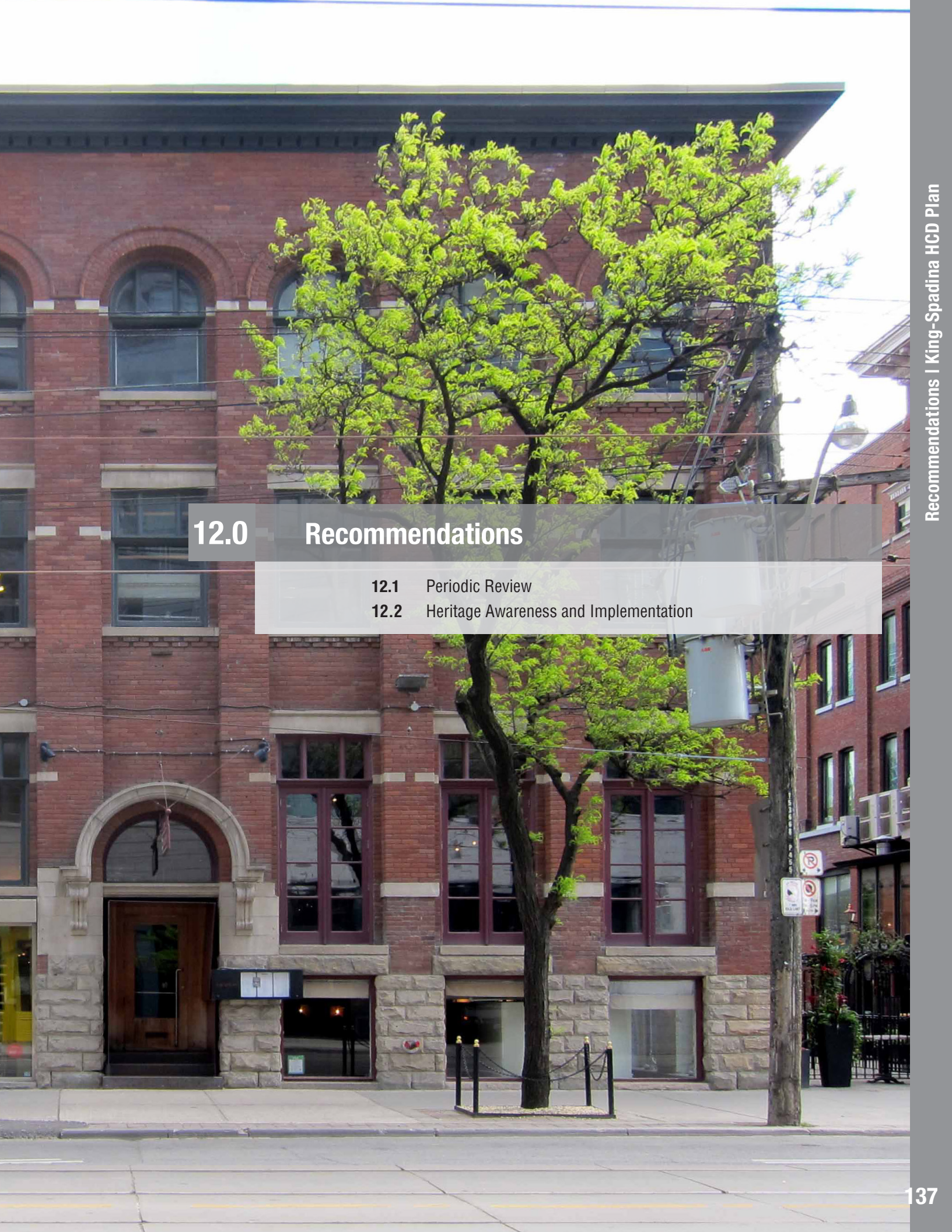
11.4.3 Victoria Memorial Square Archaeologically Sensitive Area

As a heritage attribute of the District, any actions that will affect the Victoria Memorial Square Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the City of Toronto's HCDs in Toronto, actions within the ASA that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site alteration also includes any construction activities requiring permits or approvals under provincial legislation, such as the Planning Act or the Building Code Act.

In addition to obtaining a permit under Part V of the OHA for any archaeological sites or resources identified as attributes of a District, the procedures for archaeology identified within the Archaeological Management Plan must also be adhered to where they apply.



12.0 Recommendations

- 12.1 Periodic Review
- 12.2 Heritage Awareness and Implementation

12.1 PERIODIC REVIEW

It is recommended that the City undertake a review of the King-Spadina Heritage Conservation District Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee, if applicable. If the preliminary review determines that changes to the Plan are required then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of a complete the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of conservation which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

12.2 HERITAGE AWARENESS AND IMPLEMENTATION

It is recommended that, following the approval of this Plan, City staff and the community meet to discuss the potential creation of an HCD Advisory Committee. The Advisory Committee will serve as a conduit for community based feedback to the City regarding the consistency of heritage permit applications with the policies and guidelines of this Plan, and may also assist owners in understanding how to follow the policies and guidelines when planning alterations to properties within the District. The Advisory Committee will provide valuable input in decisions under the OHA, however it will not have the authority to issue permits or exemptions to the HCD Plan requirements, or to override decisions made by City staff or Council.

The City will provide a draft terms of reference for the Advisory Committee based upon that provided in HCDs in Toronto, and modified as appropriate to reflect the unique stakeholder and community interests within the District.

The enactment of this Plan is an opportunity to facilitate heritage awareness within the District as it relates to heritage conservation. City staff will work with BIAs, residents associations, the councillor's office, and other community members to increase awareness of the benefits of heritage conservation within the District, and to facilitate access to incentives available to owners of contributing properties. City staff may use the Plan to inform other City initiatives, including but not limited to culture and economic development.

