

### CONFIDENTIAL ATTACHMENT 3

#### Proposed Changes to the Garden District HCD Plan – No. 6.2

City of Toronto

City Planning Division

Updated January 25, 2021

City Planning will consider the following revisions to the HCD Plan (new changes to the document No.6.1 have been highlighted in green):

#### Section 1.2 – Project Background:

The second paragraph of this section (page 11) will be updated to indicate OPA 82 was appealed to the LPAT and revised in May 2018.

"Garden District was authorized and prioritized for study as a potential HCD by City Council on October 2, 2012, after the Downtown East Planning Study, initiated in October 2011, identified heritage conservation as a key component of the revitalization strategy for the area. The City subsequently engaged MHBC Inc. as the lead consultant to conduct the HCD Study in May 2012. The Downtown East Planning Study, which was intended to update the planning policy framework for the area, resulted in the adoption of Official Plan Amendment 82 (OPA 82) by City Council on March 31, 2015. OPA 82 was -appealed to the Local Planning Appeal Tribunal who approved the document in a modified form in May of 2018 and has now been incorporated into the Official Plan as Site and Area Specific Policy 461. As part of an integrated *policy* approach for the area, the HCD will ensure that heritage resources are conserved ~~conserved~~ as the area builds up and that *new development* is firmly rooted in the Garden District's heritage character and values."

#### Section 1.5.4 - 20th Century Development:

Last paragraph on page 16 will be modified.

"The Toronto Planning Board report illustrates the considerable change that had occurred in this area of Toronto since the turn of the century, transitioning from wealthy single-family housing to an area with increased population density accommodated in the existing building stock and urban renewal developments. It also describes the District's transformation into an area challenged by homelessness, substance abuse and prostitution.

The District now contains a mix of two historic patterns. Parts of the area contain a high concentration of social services dedicated to helping the area's continued challenges with homelessness, drug and alcohol use, prostitution and social welfare concerns. Much of the area contains social housing, rooming houses and apartments, while other parts contain single residential dwellings or upscale condominium/apartment dwellings in older buildings. The Garden District is planned to grow and accommodate additional

development in certain areas identified in the City's Official Plan. Despite the 20th century changes to the District, there remains a high concentration of built heritage fabric and historic landscape and streetscape patterns that are reflective of the 19th century subdivision."

## **Section 2.2 – Provincial Policy Statement:**

This section (page 18) will be modified to reflect 2020 PPS.

"The *Provincial Policy Statement, 20~~2014~~* (PPS) is issued under Section 3 of the *Planning Act*, and it provides *policy* direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires municipal and provincial land use planning decisions to be consistent with the PPS. The PPS is intended to be read in its entirety with relevant *policies* applied to each situation.

It is effective May 1, 2020 ~~April 30, 2014~~ and applies to planning decisions made on or after that date. It replaces the *Provincial Policy Statement, 20~~1405~~* (PPS 20~~1405~~).

PPS 20~~2014~~ requires that cultural heritage and *archaeological resources* (identified as key provincial interests) be conserved ~~conserved~~ alongside the pursuit of other provincial interests, including public health and safety and efficient and resilient development. Ontario's long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these (together with other) resources.

Like PPS 20~~1405~~, the current PPS provides specific direction for the protection of built heritage, *cultural heritage landscapes*, *archaeological resources* and areas of archaeological potential, both on a development site and where development is proposed on an *adjacent property*. The changes in the current PPS strengthen *policies* and definitions relating to cultural heritage and archaeology.

The PPS connects heritage conservation to economic development and prosperity. Policy 1.7.1 ~~(e)~~ ~~(d)~~ states that encouraging a 'sense of place' through the promotion of well-designed built form, cultural planning and conserving ~~conserving~~ features that help define character, including built heritage resources and cultural heritage ~~cultural heritage-landscapes resources~~, can support long term economic prosperity. Policy 1.7.1 ~~(d)~~ ~~(e)~~ similarly relates the *maintenance* and enhancement of downtowns and main streets to economic development. Both policy statements support urban heritage conservation ~~conservation~~ and cultural planning, recognizing the economic value of built heritage resources in defining character and place-making."

## **Section 2.3.1 - Site and Area Specific Policy 82-461 (Official Plan Amendment 82):**

This section along with the OPA 82 map on page 20 will be revised.

"Site and Specific Policy 82461 (SASP 461), Official Plan Amendment 82 (OPA 82), was adopted by Toronto City Council on March 3, 2015, and appealed to the Local Planning Appeal Tribunal who approved the document in a modified form in May of

2018. The policy area is generally bounded by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East.

~~SASP\_OPA~~-82 is a result of the Downtown East Planning Study, which developed as part of an inter-divisional revitalization strategy for the Downtown East area. The purpose of ~~SASP\_OPA~~-82 is to establish a policy framework that directs where growth can be accommodated, while providing protection for stable neighbourhoods and heritage resources; provision of additional affordable housing; and public realm enhancements. ~~SASP\_OPA~~-82 ~~permits~~ ~~limits~~ tall buildings within identified character areas with policies to provide transition to ~~adjacent adjacent~~-Neighbourhood designated areas in the Official Plan.

~~OPASASP~~-82 also recognizes the importance of parks and open spaces in the area, including Allan Gardens, Moss Park and the school playground of École Élémentaire Gabrielle-Roy, as public realm anchors in the area, with no net new shadows to be allowed on these open spaces. Recommendations for public realm enhancements include establishing a "green link" between Allan Gardens and Moss Park.

~~SASPOPA~~-82 character areas are based on land use functions and provide direction on where tall buildings are permitted. Garden District HCD Plan *character sub-areas* are based on heritage built form character and provide direction on the conservation ~~conservation~~ of cultural heritage value ~~cultural heritage value~~ in the management of change. Character areas identified in ~~SASPOPA~~-82 are distinct from and mutually supportive to *character sub-areas* identified in the Garden District HCD Plan. Both documents will be read together to achieve an appropriate balance between growth and conservation.

#### **Section 2.4 – Zoning By-laws:**

This section will be modified to reflect updates on zoning by-law 569-2013.

"The harmonized zoning by-law 569-2013 was enacted by City Council on May 9, 2013. Following appeals to the Local Planning Appeal Tribunal, the Tribunal has issued decisions that amend and/or bring the majority of by-law 569-2013 into force and effect as of the date of writing. At the time of writing, this zoning by-law was under appeal at the Ontario Municipal Board. As such, for the purpose of issuing building permits, ~~both~~ the new ~~and previous~~-zoning by-law (zoning by-law-~~569-2013~~~~438-86~~) ~~is are~~ considered to be in effect and the standard against which new applications will be passed, with the more stringent of the two being applicable where there is a conflict.

Under zoning by-law 569-2013, the District is predominantly zoned as Residential (R), with the exception of: Allan Gardens and Moss Park, which are zoned Open Space – Recreation Zone (OR); Dundas Street East, which is zoned Commercial Residential (CR).

~~Under zoning by-law 438-86, the District is predominantly zoned as Residential District (R3 Z1.0 or R4 Z2.0) with the exception of: Allan Gardens and Moss Park, which are~~

~~zoned Park District (G); and Dundas Street East, which is zoned Mixed-Use District (MCR T1.5 C1.0 R1.0).~~

~~On February 3, 2016, the City received an application for an Official Plan and Zoning By-law Amendment to permit a new institutional building to replace the existing Seaton House at 295-349 George Street to provide long-term care beds, assisted living beds, emergency shelter beds, affordable housing units and a community service hub. These uses are permitted in areas zoned as Residential under zoning by-law 569-2013. Under zoning by-law 438-86, site-specific rezoning would require permitting the use of a crisis care facility. At the time of writing, this application was under review."~~

### **Section 3 – Statement of Objectives:**

Objectives No. 2, 3, 8, 10 & 13 will be revised.

"2.- ~~Conserve Conserve~~, ~~maintain maintain~~ and enhance the overall soft landscaped, residential streetscape character of ~~the District~~ the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas with generous front yard ~~setbacks~~ and a collection of 2-3 storey house-form buildings displaying a range of architectural styles.

3.-~~Conserve Conserve~~, ~~maintain maintain~~ and enhance Allan Gardens ~~Garden District~~ as a *cultural heritage landscape* in the City, ~~as characterized by Allan Gardens~~, a designed-landscape anchor to the residential neighbourhood to the south, which has historic and physical connections to Moss Park as its southern landscaped terminus.

8. ~~Conserve Conserve~~ the predominant scale and built form pattern in each *character sub-area*, while allowing for growth and changes as permitted in the City's Official Plan.

10. Ensure that *new development* and *additions* ~~conserve conserve~~ and enhance the *cultural heritage value* of the District in general, as well as the *character sub-area* ~~character sub-area~~ in which it is located, particularly with respect to scale, public realm and the general pattern of the built form as set out in the *policies and guidelines*.

13. ~~Conserve Conserve~~ and enhance views from the *public realm* identified in this Plan of contributing properties from the *public realm*, and specific views and vistas that contribute to an understanding of the District's *cultural heritage value*."

### **Section 4.32 – Heritage Attributes:**

The third and fifth bullets of this section will be revised.

"• The ~~pre-dominant~~ low-rise residential character of the District George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas, including 2-3 storey single detached, row house, semi-detached and duplex house-form buildings in a variety of architectural styles from the 19th- and early 20th-centuries that demonstrate the periods of growth between 1850 and 1930;"

"• The soft-landscaped streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas District created by landscaped front-yards and street tree canopy;"

#### **Section 5.4 – Character Sub-Areas:**

In this section, the boundaries of Dundas Street East character sub-area will be adjusted to include properties located at 214-230 Sherbourne Street. Accordingly, the boundaries of Sherbourne Street character sub-area will be modified.

The following sections will be revised to reflect the above-mentioned proposed changes to the boundaries of Dundas Street East and Sherbourne Street character sub-areas:

- Section 5.4.6 6 – Dundas Street East
- Section 5.4.8 8 – Sherbourne Street
- The map on page 41 (Section 5.4 – Character Sub-Areas)
- Appendix C – Character Sub-Area Map (maps on page 105 and 107)
- Appendix D – Index of Contributing Properties (for properties at 214-230 Sherbourne Street)
- Appendix E – Statements of Contribution
- Appendix F – List of Non-Contributing Properties

#### **"5.4.6 6 - Dundas Street East**

Dundas Street East, running through the heart of the District, is characterized by its evolution from a residential street to a commercial thoroughfare, **represented by reflected in** the range of house-form buildings, adaptively re-used house-form buildings for commercial use and purpose-built commercial buildings on the street. It is expected that Dundas Street will continue to evolve and grow, while conserving the cultural heritage value and heritage attributes of this character sub-area. Dundas Street has the potential to be a vibrant retail strip serving residents of the District. Properties on both sides of Dundas Street East, between George and Sherbourne streets as well as properties along Sherbourne Street shown on the maps on pages 41 and 105 are within this *character subarea*.

#### **5.4.8 8 - Sherbourne Street**

Sherbourne Street forms part of the neighbourhood component of the Garden District. It functions as the eastern edge of the District displaying a primarily residential streetscape character with house-form buildings and soft-landscaped front-yards. There are few instances of apartment buildings ranging from 7 to 13 storeys and some vacant lots, however, the predominant residential streetscapescale character remains intact. North of Dundas Street, properties on both sides of Sherbourne Street are included within this *character sub-area*. South of Dundas Street, only properties on the west side of Sherbourne Street, excluding properties identified in the Dundas Street East character sub-area as shown on the map on page 41, and the full public right-of-way on both sides of the street are within this *character sub-area*."



Proposed Changes to the HCD Plan policies and guidelines:

<p>Page 46</p>	<p>"6.0 Policies and Guidelines for Contributing Properties</p> <p>This section contains <i>policies</i> and <i>guidelines</i> intended to manage change within the District in order to meet the objectives of this Plan and to <del>conserve</del> <u>conserve</u> the District's <i>cultural heritage value</i>.</p> <p>The <i>policies</i> (in <b>bold</b> font) <del>describe what is required when undertaking work on a property within the District. Policies are required components of the designating by law and are not discretionary, unless otherwise indicated. set the direction for the management of the District in a clear and definitive way.</del> <u>The direction provided by the policies use either 'shall' or 'should' language and are to be interpreted accordingly."</u></p> <p>The <i>guidelines</i> (in regular font) provide suggested <del>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. ways in which the HCD Plan policies might be achieved, however there may be other methods for satisfying related polices.</del> <u>Guidelines are useful directions on how to meet the policies of the HCD Plan."</u></p>
<p>6.1.1</p>	<p>"Alterations to a contributing property shall be based on a firm understanding of how it contributes to the <i>cultural heritage value</i> and <del>heritage attributes</del> <u>heritage attribute</u> of the District."</p>
<p>6.1.42 (page 47)</p>	<p>There are two different policies which have the same number: "6.1.2" on pages 46 and 47. Policy number "6.1.2" on page 47 should be changed to "6.1.4".</p>
<p>6.4.1</p>	<p>"The <i>demolition of primary structures on contributing properties</i> <del>may</del> <u>shall</u> not be permitted, unless:</p> <ul style="list-style-type: none"> <li>- The <i>integrity</i> of the <i>contributing property</i> for which the <i>demolition</i> application has been submitted has been lost; and</li> <li>- The loss of <del>integrity</del> <u>integrity</u> of the property is not the result of <i>demolition</i> by neglect, deferred <i>maintenance</i> or purposeful damage to the property." </li></ul>
<p>6.5.1</p>	<p>"The <i>removal</i> of buildings or structures from a <i>contributing property</i> <del>may</del> <u>shall</u> not be permitted unless the building or structure is unrelated to <del>property in the</del> <u>property in their</u> statement of contribution."</p>
<p>6.5.2</p>	<p>"The <i>relocation</i> of a building or structure within a <i>contributing property</i>, intact and excepting its sub-surface foundations, may be permitted if the <i>relocation</i> is</p>

	a modest adjustment from its existing location and <del>conserves preserves</del> the relationship of the structure's built form to the <i>public realm</i> ."
6.7	<p>Code Compliance</p> <p>The principles of minimal intervention and reversibility, as described in Standard 3 of the <del>Standards and Standards and</del> <i>Guidelines</i>, should be considered when undertaking work related to code compliance. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the <i>cultural heritage value</i> and <i>heritage attributes</i> of the District. Reviewing alternative compliance strategies and new technological solutions is encouraged. <u>Interventions such as restorations and repairs to contributing properties will have regard for conservation while being in compliance with the applicable codes and standards such as the Ontario Building Code.</u></p>
6.7.1	"Upgrades to <i>contributing properties</i> to comply with current codes and standards pertaining to health, safety, security, <del>accessibility accessibility</del> and sustainability shall <del>conserve conserve</del> the <i>cultural heritage value</i> and <i>heritage attributes</i> of the District and the <i>integrity</i> of the <i>contributing property</i> ."
6.8.1	"When undertaking a <i>restoration</i> project on a <i>contributing property</i> , building features from the period to which a building is being <del>restored restored</del> that have been removed or damaged <u>are encouraged to</u> <del>should</del> be re-instated."
6.9.1	"The <i>alteration</i> of <i>contributing properties</i> shall be <i>complementary</i> with and <del>subordinate to support</del> the District's <i>cultural heritage value</i> and <i>heritage attributes</i> ."
6.9.3	<p>"<i>Alterations</i> to <i>contributing properties</i> shall include the <del>preservation</del> <u>conservation</u> of the District's <i>heritage attributes</i>."</p> <p>a. <del>Conserve Preserve</del> rather than replace heritage attributes when designing alterations.</p> <p>b. Evaluate and document the existing condition of the property including District's <i>heritage attributes</i> prior to designing <i>alterations</i>."</p>
6.9.4	"The <i>alteration</i> of <i>contributing properties</i> shall not diminish or detract from the <u>heritage</u> <i>integrity</i> of the District."
6.10.1	<p>"<i>Additions</i> to <i>contributing properties</i> shall <del>conserve conserve</del> the <i>primary structure</i> of <i>contributing properties</i> so that its <del>three-dimensional three-dimensional</del> <i>integrity</i> is <del>conserved conserved</del> along the streetscape.</p> <p>a. <i>Additions</i> should be located <u>towards</u> the rear of existing buildings on <i>contributing properties</i> and should not be located on street facing elevations</p>

	or in the front-yards of <i>contributing properties</i> (except for storefront <u>additions</u> <del>additions</del> on Dundas Street East, see Section 6.15)."
6.10.2	"Additions to <i>contributing properties</i> <u>within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas</u> shall be designed to be <i>complementary</i> with the scale, height, massing and form of the <i>contributing property, adjacent contributing properties</i> and the District's <i>heritage attributes</i> ."
<u>6.10.3</u>	" <u>In the Dundas Street East character sub-area, the podium portion of new development taller than the primary structure of contributing properties shall be designed to be complementary to the scale, height and massing of the contributing property and adjacent contributing properties in the Dundas Street East character sub-area</u> "
6.10. <del>43</del> , 6.10. <del>54</del> & 6.10. <del>65</del>	These policy numbers will be changed.
6.10. <del>54</del>	"Additions to a <i>contributing property</i> <u>within George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas</u> shall <u>conserve</u> <del>conserve</del> the front-yard and side-yard setback condition of the street established by <i>adjacent contributing properties</i> ."
6.10. <del>76</del>	"Pembroke Street, Gerrard Street and Shuter Street Character Sub-Areas:  <i>Additions to contributing properties</i> <u>within the Pembroke, Gerrard and Shuter Street character sub-areas</u> shall not exceed the height of <del>the roof ridge of</del> the <i>primary structure</i> .  a. Existing rear wings and <u>additions</u> <del>additions</del> to <i>primary structures</i> may be demolished.  b. Rear <i>additions</i> should be stepped a minimum of 6 inches below the existing roof ridge to allow for construction allowances."
6.10. <del>87</del>	"Dundas Street <u>East</u> , George Street, and Sherbourne Street Character Sub-Areas:  Site and Area Specific Policy <u>461 (OPA 82) 82</u> identifies areas within these <i>character sub-areas</i> where heights greater than the predominant scale of 2-3 storey house-form <u>buildings</u> are permissible. <del>The following Ppolicies</del> <u>6.10.8 and 6.10.9</u> provide direction on how to <u>conserve</u> <del>conserve</del> the scale and three-dimensional character of these <i>character subareas</i> while accom <u>m</u> odating additional height."



6.10.9	<p><u>"New development and additions taller than the roof ridge of the primary structure of contributing properties within the George Street and Sherbourne Street character sub-areas shall be located behind the primary structure."</u></p> <p>a. Existing rear wings and <u>additions</u> <del>additions</del> to primary structures may be <u>demolished</u> <del>demolished</del>.</p> <p><u>In the Dundas Street East character sub-area, new development and additions taller than the roof ridge of the primary structure of house-form contributing properties should be located a minimum 1 metre behind the roof ridge, and new development and additions taller than the flat roof contributing properties should provide a minimum setback of 5 metres from all streetwalls fronting onto a public right-of-way.</u></p> <p><u>a. Existing rear wings and additions to primary structures may be demolished."</u></p>
6.10.10 &	<p><u>"In the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas, projecting balconies or cantilevered portions of additions to contributing properties shall not be permitted above the primary structure."</u></p>
6.10.11	<p><u>"In the Dundas Street East character sub-area, projecting balconies or cantilevered portions of additions to contributing properties may be permitted where it can be demonstrated that they do not negatively impact the cultural heritage value of this character sub-area and its overall streetscape, and do not detract from the visual prominence and legibility of the contributing property."</u></p>
6.11.1	<p><u>"Restore</u> <del>Restore</del> where possible deteriorated original or <u>restored</u> <del>restored</del> roof features of a contributing property <u>with regard according</u> to form, design, material and detail based upon thorough supporting historic research."</p>
6.11.3	<p>"Where original or <u>restored</u> <del>restored</del> roofs of a contributing property are deteriorated beyond <i>repair</i>, replacements <del>shall be in-kind, and</del> shall <u>maintain</u> <del>maintain</del> the historic form, profile, appearance, materiality and features of the roof."</p> <p>a. Replace only those historic roof features that have deteriorated beyond <i>repair</i>, rather than replacing the entire roof.</p>
6.12.1	<p><u>"Restore</u> <del>Restore</del> where possible deteriorated original or <u>restored</u> <del>restored</del> exterior wall features of a contributing property <u>with regard according</u> to form, design, material and detail based upon thorough supporting historic research."</p>
6.12.3	<p>"Where original or <u>restored</u> <del>restored</del> exterior wall features of a contributing</p>

	<p><i>property</i> are deteriorated beyond <i>repair</i>, replacements shall <del>be in-kind,</del> <u>conserve</u> <del>conserving</del> the composition, materials, size, finishes, patterns, detailing, tooling, colours and features of the wall."</p>
6.12.6	<p>"<del>Alterations</del> <i>Alterations</i> shall <u>conserve</u> <del>conserve</del> exterior wall features and details of <del>contributing properties</del> <i>contributing property</i>."</p>
6.13.1	<p>"<del>Restore</del> <i>Restore</i> where possible deteriorated original or <del>restored</del> <i>restored</i> window and door features of a <i>contributing property</i> <u>with regard according</u> to form, design, material and detail based upon thorough supporting historic research."</p>
6.13.3	<p>"Where original or <del>restored</del> <i>restored</i> window and door features of a <i>contributing property</i> are deteriorated beyond <i>repair</i>, replacements shall <del>be in-kind,</del> <u>conserve</u> <del>conserving</del> the form, placement and style of the window or door."</p>
6.14.8	<p>"Integral garages shall not be permitted, <u>except for structured below-grade parking garages for properties located within the Dundas Street East character sub-area.</u>"</p>
6.18.2	<p>"Parking shall not be located in front yards of <i>contributing properties</i> and integral garages facing the streetscape shall not be permitted <u>except for vehicular access to structured below-grade parking for properties located within the Dundas Street East character sub-area.</u></p> <p>a. New parking spaces must <u>be</u> designed and located so that they are as unobtrusive as possible, ensuring that front lawns and tree plantings are maintained.</p> <p>b. Parking should be located to the side or rear of buildings.</p> <p>c. Garages and other ancillary structures should be located towards the rear of the lot.</p> <p><u>d. In the Dundas Street East character sub-area, the vehicular access to below-grade parking should be designed to minimize its visual impact on the streetscape.</u>"</p>
Page 70	<p>" 7.0 Policies and Guidelines for Non-Contributing Properties</p> <p>This section contains <i>policies</i> and <i>guidelines</i> intended to manage change within the District in order to meet the objectives of this Plan and to <u>conserve</u> <del>conserve</del> the District's <i>cultural heritage value</i>.</p> <p>The <i>policies</i> (in <b>bold</b> font) <del>describe what is required when undertaking work on a property within the District. Policies are required components of the designating by law and are not discretionary, unless otherwise indicated. set the direction for the management of the District in a clear and definitive way.</del></p>

	<p>The direction provided by the <i>policies</i> use either 'shall' or 'should' language and are to be interpreted accordingly."</p> <p>The <i>guidelines</i> (in regular font) provide suggested <del>methods of satisfying associated policies, but do not carry the mandatory weight of policy.</del> <i>Guidelines</i> recognize that there may be a variety of strategies that could satisfy any given <del>policy.</del> ways in which the HCD Plan <i>policies</i> might be achieved, however there may be other methods for satisfying related <i>polices</i>. <i>Guidelines are useful directions on how to meet the policies of the HCD Plan.</i>"</p>
7.1.1	<p>"New development on non-contributing properties shall complement the District's cultural heritage value and heritage attributes while reflecting its own time.</p> <p>a. Avoid creating a false historic appearance. Design new development to be complementary to but not replicate the architectural style of adjacent contributing properties. <del>erties.</del></p> <p><u>b. New development will be reviewed for conformity to the policies and guidelines of each character sub-area."</u></p>
7.5.1	<p>"New development and additions to non-contributing properties shall <del>not</del> be permitted <del>except</del> where the proposed work has been evaluated and it has been demonstrated that the heritage attributes of the District shall be <u>appropriately conserved</u><del>conserved.</del>"</p>
7.6.1	<p>"New development and additions to non-contributing properties <u>within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas</u> shall be designed to be complementary to the scale, height, massing and form of adjacent contributing properties, and the District's heritage attributes, particularly with respect to the <u>heritage attributes associated with each character sub-area.</u>"</p>
7.6.2	<p><u>"In the Dundas Street East character sub-area, the podium portion of new development on non-contributing properties shall be designed to be complementary to the scale, height and massing of the adjacent contributing properties in the Dundas Street East character sub-area."</u></p>
7.6. <del>32</del>	<p>"New development and additions to non-contributing properties <u>within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas</u> shall <u>conserve</u> <del>conserve</del> the front-yard and side-yard setback condition of adjacent contributing properties."</p>
7.6. <del>43</del>	<p>"New development and additions to non-contributing properties shall conserve the <u>three dimensional</u> <del>three-dimensional</del> integrity of contributing properties in their character sub-area:"</p>

7.6.54	<p>"Pembroke Street, Gerrard Street and Shuter Street Character Sub-Areas:</p> <p><i>New development and additions on non-contributing properties <u>within the Pembroke, Gerrard and Shuter Street character sub-areas</u> shall not exceed the height of the roof ridge of <i>adjacent contributing properties</i>."</i></p>
7.6.65	<p>"Dundas Street <del>East, and</del> George <u>Street</u> and Sherbourne Streets Character Sub-Areas:</p> <p>Site and Area Specific Policy <del>461 (OPA 82)</del><u>82</u> identifies areas within these <i>character sub-areas</i> where heights greater than the predominant scale of 2-3 storey house-form <u>buildings</u> are permissible. The following policies provide direction on how to <u>conserve</u> <del>conserve</del> the scale and three-dimensional character of these <i>character subareas</i> while accom<u>m</u>odating additional height."</p> <p><i>"Any portion of new development and additions on non-contributing properties <u>within the George Street and Sherbourne Street character sub-areas</u> that are taller than <del>the roof ridge of</del> <i>adjacent contributing properties</i> shall step back to the rear of the <i>primary structure of adjacent contributing properties</i>."</i></p> <p><u>7.6.7</u> <i><u>In the Dundas Street East character sub-area, any portion of new development and additions <u>above the podium or base building</u> on non-contributing properties that are taller than the roof ridge of adjacent house form contributing properties should be located a minimum 1 metre behind the roof ridge of adjacent contributing properties, and any portion of new development and additions <u>above the podium or base building</u> on non-contributing properties that are taller than the adjacent flat roof contributing properties should provide a minimum <u>stepback</u> of 5 metres from the streetwall of adjacent contributing properties.</u></i></p>
7.6.86	The policy number will be changed.
7.7.3	<p><del>"New development and additions on non-contributing properties shall conserve existing proportions and solid-to-void ratios found prevailing in the District.</del></p> <p><del>a. The overall dimensions and appearance of window and door openings should be in keeping with the general character of those found in the District."</del></p>
7.7.34	<p><i>"New development and additions on non-contributing properties shall not include integral garages <u>except for structured below-grade parking garages for properties located within the Dundas Street East character sub-area</u>."</i></p>
7.7.45	The policy number will be changed.
7.8.1	<p>"New rooftop elements on <i>non-contributing properties</i>, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite</p>

	<p>dishes, skylights, metal chimneys, flues and decks <del>should</del><u>shall</u> be located out of view of the <i>public realm</i>.</p> <p>a. If it is not technically possible to locate the rooftop elements so that they are out of view of the <i>public realm</i>, ensure that they are appropriately screened. Use screening material that is <i>complementary</i> with the <i>heritage attributes</i> of the District."</p>
7.11.1	<p>"Soft landscaped front yards on <i>non-contributing properties</i> shall be maximized, <u>except in the Dundas Street East character sub-area, where it is encouraged.</u></p> <p>a. Paved parking areas within front yards are not permitted.  b. Front yard ornamental fences should be a maximum 1 metre in height. If fencing is to be taller than 1 metre in height, it should be of a design that permits views to the front facade of the building. Vegetative material, such as shrubs and hedges, may also be used instead of, or in conjunction with fencing.  c. Landscape components, such as ornamental fences or shrub hedging may be used to screen or buffer garbage storage areas or service areas that are visible from the <i>public realm</i>.  d. Chain link fencing is strongly discouraged."</p>
7.12.1	<p>"Parking shall not be located in front yards of <i>non-contributing properties</i> and integral garages facing the streetscape shall not be permitted <u>except for vehicular access to structured below-grade parking for properties located within the Dundas Street East character sub-area.</u></p> <p>a. New parking spaces must <u>be</u> designed and located so that they are as unobtrusive as possible, ensuring that front lawns and tree plantings are <del>maintained</del><u>maintained</u>.  b. Parking should be located to the side or rear of buildings.  c. Garages and other ancillary structures should be located towards the rear of the lot.  <u>d. In the Dundas Street East character sub-area, the vehicular access to below-grade parking should be designed to minimize its visual impact on the streetscape."</u></p>
Page 80	<p>" 8.0 Policies and Guidelines for Parks and Public Realm</p> <p>This section contains <i>policies</i> and <i>guidelines</i> intended to manage change within the District in order to meet the objectives of this Plan and to <del>conserve</del><u>conserve</u> the District's <i>cultural heritage value</i>.</p> <p>The <i>policies</i> (in <b>bold</b> font) <del>describe what is required when undertaking work on a property within the District. Policies are required components of the designating by-law and are not discretionary, unless otherwise indicated. set the direction for the management of the District in a clear and definitive way.</del></p>



	<p>The direction provided by the <i>policies</i> use either 'shall' or 'should' language and are to be interpreted accordingly."</p> <p>The <i>guidelines</i> (in regular font) provide suggested <del>methods of satisfying associated policies, but do not carry the mandatory weight of policy.</del> <i>Guidelines</i> recognize that there may be a variety of strategies that could satisfy any given <del>policy.</del> ways in which the HCD Plan <i>policies</i> might be achieved, however there may be other methods for satisfying related <i>polices</i>. <i>Guidelines</i> are useful directions on how to meet the <i>policies</i> of the HCD Plan."</p>
8.3.1	"Views along Pembroke Street looking northward from Moss Park to Allan Gardens and looking southward from Allan Gardens to Moss Park shall be <del>conserved</del> <i>conserved</i> ."
8.3.2	" <del>Views along Dundas Street East looking eastward to All Saints Church, located at 223 Sherbourne Street, shall be conserved.</del>

## Appendix A – Definitions

**Heritage Attributes:** "In relation to real *property*, and to the buildings and structures on the real *property*, the attributes of the *property*, buildings and structures that contribute to their *cultural heritage value* as described in the District Significance section of this Plan and designation by-law of individual properties (designated under Part IV of the Ontario Heritage Act). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to ~~conserve~~ *preserve* its *cultural heritage value*."

**Policy:** ~~A rule for managing change on properties to conserve the cultural heritage value and heritage attributes of the District.~~ "In this document, *policies* set the direction for the management of the District and are the primary means by which the Plan area's *cultural heritage values* and *heritage attributes* are *conserved* and change is managed."

**Primary Structure:** "The main structure of a ~~residential house form~~ building on a *contributing property*, not including rear wings or ~~additions~~ *additions* that are not visible from the street."

**Cultural heritage landscape:** A defined geographical area that may have been modified by human activity and is identified as having *cultural heritage value* or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have *cultural*

heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (PPS 2020).

~~A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2014).~~

### **Appendix C – Character Sub-Area Maps**

Maps on pages 105 and 107 will be modified. The boundaries of Dundas Street East character sub-area will be adjusted to include properties at 214-230 Sherbourne Street. Accordingly, the boundaries of Sherbourne Street character sub-area will be modified.

### **Appendix D – Index of Contributing Properties**

Character Sub-Area for property at 230 Sherbourne Street will be modified (page 4 of Appendix D): "Sherbourne Street" character sub-area will be replaced with "Dundas Street East" character sub-area.

### **Appendix E – Statements of Contribution**

Character Sub-Area for property at 230 Sherbourne Street will be modified (page 22 of Statements of Contribution): "Sherbourne Street" character sub-area will be replaced with "Dundas Street East" character sub-area.

### **Appendix F – List of Non-Contributing Properties**

Character Sub-Area for properties at 214, 218, 220, 222, 224, and 226 Sherbourne Street will be modified (page 1 of Appendix F): "Sherbourne Street" character sub-area will be replaced with "Dundas Street East" character sub-area.

**"Appendix G – Transition Provision"** will be added to the HCD Plan.

"This Plan does not apply to those approvals identified in Appendix "G" (the "Listed Approvals"). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Local Planning Appeal Tribunal, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, "approved in principle" shall mean an approval by City Council or the Local Planning Appeal Tribunal approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Local Planning Appeal Tribunal.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval."

**Required minor edits:**

- Caption of Figure 2 on page 20 has to be adjusted: "SASP (82)" to be replaced with "OPA 82"
- "4.2 Heritage Attributes" (heading on page 29) to be changed to "4.3 Heritage Attributes". It is correct in the Table of Contents.
- The term "Standards and Guidelines" to be italicized on these pages:
  - Page 21 (Section 2.3.3)
  - Page 46 (section 6.1)
  - Page 51 (Section 6.7)
  - Page 96 (definition of "*Conservation treatments*")
- Policies 6.13.6 and 6.13.7 have been repeated on page 62 which have to be adjusted. Guidelines h) and i) have inadvertently been reproduced from 6.13.5 and should be removed.