

**MM10.16 - Confidential Appendix 1  
Made public on November 9, 2015**

**Confidential and Without Prejudice**

**City Draft Proposed Revisions to OPA 183 arising from OPA 199**  
(subject to obtaining Council authority)  
OMB Case No.: 131355

**2. OBJECTIVES**

- 2.4 Conserve and maintain the integrity of the cultural heritage values, attributes, character and three-dimensional form of heritage properties and the strong heritage fabric throughout this area and with particular reference to the Yonge Street, St. Nicholas, Dundonald/Gloucester and Church Street Village Character Areas.

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| Revisions arising from OPA 199 | Section 2.4 to be revised to state:<br><br>Conserve and maintain the integrity of the strong heritage fabric throughout this area and with particular reference to the Yonge Street, St. Nicholas, Dundonald/Gloucester and Church Street Village Character Areas. |
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**6. AREA WIDE POLICIES**

**6.1 Heritage**

**Policies:**

- 6.1.1 Development/redevelopment and alterations within the North Downtown Yonge Area will respect, conserve and maintain the integrity of the cultural heritage values and attributes of heritage properties throughout the area.
- 6.1.2 Development/redevelopment will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect and mitigate negative impacts upon heritage properties, significant views and the distinctive characteristics of potential or existing heritage conservation districts.
- 6.1.3 Buildings possessing cultural heritage value or interest and potential cultural heritage landscapes will be evaluated, protected and conserved in accordance with relevant legislation, including the *Ontario Heritage Act* and the *Planning Act*, as well as provincial policy, the heritage policies in the City of Toronto Official Plan, the policies of this area specific OPA and

the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

- 6.1.4 *Heritage Impact Assessments* will be required for development applications that affect identified and potential heritage properties within this policy area.
- 6.1.5 Wherever possible, development/redevelopment will conserve built and landscape heritage properties and be of a scale, form and character that supports, complements and integrates these resources. Development/redevelopment will mitigate any potential negative impact upon a heritage property or potential heritage property.
- 6.1.6 Areas identified as having archaeological potential are shown on the City of Toronto Archaeological Master Plan. Any soil disturbance or proposed development/redevelopment in areas of potential will require a Stage 1-2 Archaeological Assessment to be submitted during the development application review process.
- 6.1.7 Heritage properties will be conserved in any development/redevelopment sites as described in further detail in the Character Area policies and consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the City of Toronto Official Plan, as amended.

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| <p>Revisions arising from OPA 199</p> | <p>Sections 6.1.1 – 6.1.3 and 6.1.5 – 6.1.7 will be deleted and Section 6.1.4 will be revised and renumbered as Section 6.1.1, to read as follows:</p> <p><del>6.1.1 Development/redevelopment and alterations within the North Downtown Yonge Area will respect, conserve and maintain the integrity of the cultural heritage values and attributes of heritage properties throughout the area.</del></p> <p><del>6.1.2 Development/redevelopment will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect and mitigate negative impacts upon heritage properties, significant views and the distinctive characteristics of potential or existing heritage conservation districts.</del></p> <p><del>6.1.3 Buildings possessing cultural heritage value or interest and potential cultural heritage landscapes will be evaluated, protected and conserved in accordance with relevant legislation, including the <i>Ontario Heritage Act</i> and the</del></p> |
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|  | <p><del>Planning Act, as well as provincial policy, the heritage policies in the City of Toronto Official Plan, the policies of this area specific OPA and the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>.</del></p> <p>6.1.1 <del><i>Heritage Impact Assessments</i></del> A Cultural Heritage Evaluation Report (CHER) will be required for development applications that affect potential heritage properties within the North Downtown Yonge Area. Potential heritage properties are identified on Figure 2 of the North Downtown Yonge Urban Design Guidelines.</p> <p>Cultural Heritage Evaluation Reports will include research, advice from qualified persons, community input and evaluation against criteria O.Reg 9/06 and 10/06.</p> <p><del>6.1.5 Wherever possible, development/redevelopment will conserve built and landscape heritage properties and be of a scale, form and character that supports, complements and integrates these resources. Development/redevelopment will mitigate any potential negative impact upon a heritage property or potential heritage property.</del></p> <p><del>6.1.6 Areas identified as having archaeological potential are shown on the City of Toronto Archaeological Master Plan. Any soil disturbance or proposed development/redevelopment in areas of potential will require a Stage 1-2 Archaeological Assessment to be submitted during the development application review process.</del></p> <p><del>6.1.7 Heritage properties will be conserved in any development/redevelopment sites as described in further detail in the Character Area policies and consistent with the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> and the City of Toronto Official Plan, as amended.</del></p> |
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### 6.3 The Public Realm

6.3.16 It is the objective of Council that views the following properties on the heritage register will be conserved, consistent with the view protection policies of Sections 3.1.1 and 3.1.5 of the Official Plan. Public and private development will preserve views to these heritage properties as follows:

a) **College Park [H], 444 Yonge Street**

College Park can be viewed from several vantage points within the Yonge Street corridor. The entirety of its east facing facade can be viewed from the north east corner of Yonge Street and Wood Street. The entire north facing façade can be viewed from College Street and the north east corner of Bay Street. Both facades can be viewed together from the north east corner of Yonge Street and Carlton Street.

b) **Oddfellows' Hall [H], 2 College Street and 450 Yonge Street**

The Oddfellows' Hall located on the north west corner of Yonge Street and College Street can be viewed from several vantage points in the Yonge Street and College/Carlton Street corridor. The east facing façade and towers of the property can be viewed from the north east corner of Alexander Street and Yonge Street, as well as from the south east corner of Carlton Street and Yonge Street. The property can be seen in its entirety from the south east corner of Yonge Street and Carlton Street as well as from the sidewalk on the south side of Carlton Street in front of the driveway entrance to 25 Carlton Street.

c) **Masonic Hall [H], 601-613 Yonge Street, 2 Gloucester Street**

The Masonic Hall at the north east corner of Yonge Street and Gloucester Street can be viewed in its entirety looking north from the north west corner of Yonge Street and St. Joseph Street. The prominent tower and west facing facade can be viewed from Irwin Avenue and St. Nicholas Lane as well as Cottage Lane. Its southern façade and corner tower can also be seen from the south side of Gloucester Street when viewed from the northern entry to James Canning Park.

d) **Clock Tower [H], 484 Yonge Street**

The fire hall clock tower on the west side of Yonge Street, located mid-block between Grenville Street and Grosvenor Street can be viewed from the corners of Grosvenor Street and Yonge Street as

well as the corners of Grenville Street and Yonge Street. The tower is also a prominent view from the west side of Yonge Street between the south side of College/Carlton Street and north side of Charles Street.

The properties noted above will be added to maps 7a and 7b of the Official Plan, upon implementation of OPA 199.

View measurement points to the heritage properties noted above will be to the satisfaction of City of Toronto Heritage Preservation Services staff.

6.3.17 It is the objective of Council that a Heritage Impact Assessment should be required where a development/redevelopment application may obstruct or detract from a view included in this Site and Area Specific Policy.

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| <p>Revisions arising from OPA 199</p> | <p>Section 6.3.16 to be revised to state:</p> <p>Schedule 4 Part A. Prominent and Heritage Buildings, Structures and Landscapes and Maps 7a and 7b, both of the Toronto Official Plan, will be amended by adding the described views set forth in (a), (b), (c) and (d) as follows:</p> <p>a) <b><u>College Park [H], 444 Yonge Street</u></b></p> <p>College Park can be viewed from several vantage points within the Yonge Street corridor. The entirety of its east facing facade can be viewed from the north east corner of Yonge Street and Wood Street. The entire north facing façade can be viewed from College Street and the north east corner of Bay Street. Both facades can be viewed together from the north east corner of Yonge Street and Carlton Street.</p> <p>b) <b><u>OddFellows' Hall [H], 2 College Street and 450 Yonge Street</u></b></p> <p>The Oddfellows' Hall located on the north west corner of Yonge Street and College Street can be viewed from several vantage points in the Yonge Street and College/Carlton Street corridor. The east facing façade and towers of the property can be viewed from the north east corner of Alexander Street and Yonge Street, as well as from the south east corner of Carlton Street and Yonge Street. The property can be seen in its entirety from the</p> |
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Section 6.3.17 will be deleted.