

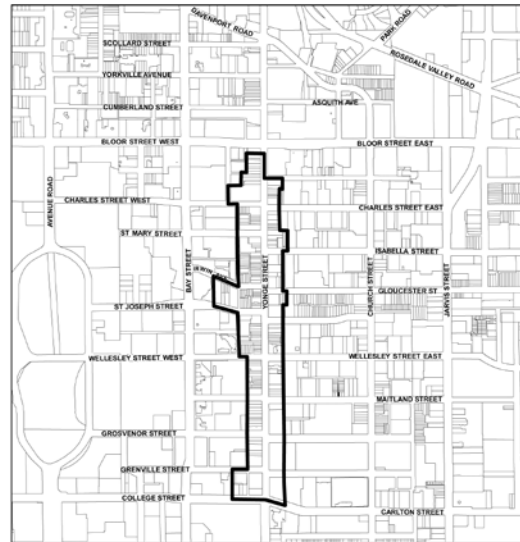
Designation of the Historic Yonge Street Heritage Conservation District under Part V of the Ontario Heritage Act

Date:	January 27, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16021

SUMMARY

This report recommends that City Council designate the area referred to as Historic Yonge Street, identified on the map to the right, as a Heritage Conservation District (HCD) and adopt an HCD Plan by by-law under Part V of the Ontario Heritage Act.

The study of Historic Yonge Street for designation as a HCD was led by Heritage Preservation Services and its consultant, DIALOG. Heritage Preservation Services and Community Planning staff have reviewed the HCD Plan to ensure it was prepared in accordance with provincial legislation and Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference.



Toronto City Planning
Recommended Boundary

Historic Yonge Street
Heritage Conservation District

↑
Not to Scale
06/26/2015

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council, in accordance with Section 41 of the Ontario Heritage Act, designate by by-law the area shown on Attachment No. 1 to the report (January 27, 2016) from the Chief Planner and Executive Director, City Planning Division, as the Historic Yonge Street Heritage Conservation District.
2. City Council adopt by by-law the Historic Yonge Street Heritage Conservation District Plan, dated January 2016, as the district plan for Historic Yonge Street Heritage Conservation District, attached as Attachment No. 5 to the report (January 27, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. If there are any objections to the by-law under Section 41 of the Ontario Heritage Act, City Council direct the City Solicitor to appear before the Ontario Municipal Board to defend the by-law.
4. City Council include the property at 490 Yonge Street on the City of Toronto's Heritage Register.
5. City Council include the property at 514, 516 Yonge Street on the City of Toronto's Heritage Register.
6. City Council include the property at 522 Yonge Street on the City of Toronto's Heritage Register.
7. City Council include the property at 530 Yonge Street on the City of Toronto's Heritage Register.
8. City Council include the property at 552, 554 Yonge Street on the City of Toronto's Heritage Register.
9. City Council include the property at 556 Yonge Street on the City of Toronto's Heritage Register.
10. City Council include the property at 573, 575 Yonge Street on the City of Toronto's Heritage Register.
11. City Council include the property at 579 Yonge Street on the City of Toronto's Heritage Register.
12. City Council include the property at 598, 600 Yonge Street on the City of Toronto's Heritage Register.
13. City Council include the property at 602, 604 Yonge Street on the City of Toronto's Heritage Register.

14. City Council include the property at 619, 623 Yonge Street on the City of Toronto's Heritage Register.
15. City Council include the property at 620, 622 Yonge Street on the City of Toronto's Heritage Register.
16. City Council include the property at 624 Yonge Street on the City of Toronto's Heritage Register.
17. City Council include the property at 626 Yonge Street on the City of Toronto's Heritage Register.
18. City Council include the property at 628 Yonge Street on the City of Toronto's Heritage Register.
19. City Council include the property at 630 Yonge Street on the City of Toronto's Heritage Register.
20. City Council include the property at 632 Yonge Street on the City of Toronto's Heritage Register.
21. City Council include the property at 625, 627, 629, 631, 633, 635, 637 Yonge Street on the City of Toronto's Heritage Register.
22. City Council include the property at 641, 643 Yonge Street on the City of Toronto's Heritage Register.
23. City Council include the property at 645 Yonge Street on the City of Toronto's Heritage Register.
24. City Council include the property at 651, 653 Yonge Street on the City of Toronto's Heritage Register.
25. City Council include the property at 665 Yonge Street on the City of Toronto's Heritage Register.
26. City Council include the property at 685 Yonge Street on the City of Toronto's Heritage Register.
27. City Council include the property at 686 686A 688 690 Yonge Street on the City of Toronto's Heritage Register.
28. City Council include the property at 689 Yonge Street on the City of Toronto's Heritage Register.
29. City Council include the property at 691 Yonge Street on the City of Toronto's Heritage Register.
30. City Council include the property at 692 Yonge Street on the City of Toronto's Heritage Register.

31. City Council include the property at 694 Yonge Street on the City of Toronto's Heritage Register.
32. City Council include the property at 695 Yonge Street on the City of Toronto's Heritage Register.
33. City Council include the property at 696, 698, 700 Yonge Street on the City of Toronto's Heritage Register.
34. City Council include the property at 699, 701 Yonge Street on the City of Toronto's Heritage Register.
35. City Council include the property at 703, 705, 707 Yonge Street on the City of Toronto's Heritage Register.
36. City Council include the property at 710 Yonge Street on the City of Toronto's Heritage Register.
37. City Council include the property at 712 Yonge Street on the City of Toronto's Heritage Register.
38. City Council include the property at 714 Yonge Street on the City of Toronto's Heritage Register.
39. City Council include the property at 716 Yonge Street on the City of Toronto's Heritage Register.
40. City Council include the property at 718 Yonge Street on the City of Toronto's Heritage Register.
41. City Council include the property at 752, 754 Yonge Street on the City of Toronto's Heritage Register.
42. City Council include the property at 758 Yonge Street on the City of Toronto's Heritage Register.
43. City Council include the property at 764 Yonge Street on the City of Toronto's Heritage Register.
44. City Council include the property at 768 Yonge Street on the City of Toronto's Heritage Register.
45. Toronto and East York Community Council direct the Chief Planner and Executive Director, City Planning to provide a supplementary report to City Council for consideration at its meeting of March 10, 2016, which contains a statement of significance for each of the properties, to be based on the draft statement of significance contained in Attachment No. 6.

Implementation Points

In accordance with Section 41 of the Ontario Heritage Act, a Heritage Conservation District designation comes into force at the end of the 30-day appeal period following City Council's passage of the by-law, if there are no objections. In the case of an appeal the matter will be referred to the Ontario Municipal Board (OMB) for a hearing. Should the OMB approve all or part of the by-law, the by-law comes into force when the OMB issues its decision.

There are differences between the Historic Yonge Heritage Conservation District Plan and both the North Downtown Yonge Official Plan Amendment (OPA 183) and the Council adopted North Downtown Yonge Urban Design Guidelines. It is anticipated that these differences may be addressed and reconciled in a future staff "Request for Directions" report on the OPA 183 Ontario Municipal Board appeal.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Historic Yonge Street Heritage Conservation District study as a result of the application of prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

On February 11, 2015, City Council enacted the Historic Yonge Street Heritage Conservation District Study Area By-law for a period of one year to prohibit and set limitations with respect to the alteration, demolition or removal of buildings or structures within the study area boundaries, while the City completes a heritage conservation district study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM3.38>

On April 2, 2015, City Council amended the Study Area By-law to exclude the properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774-1/2, 776, 780, 782 & 784 Yonge Street, subject to certain conditions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM5.34>

On July 7, 8 and 9, 2015, City Council authorized the City Solicitor and other appropriate staff to attend before the Ontario Municipal Board to exempt certain properties from By-law No. 277-2015 to the extent that Building Code Act and/or Ontario Heritage Act permits applied for are in accordance with the City Council enacted or City-supported OMB site specific zoning by-law amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CC8.9>

On July 28, 2015, the Toronto Preservation Board endorsed the Historic Yonge Street Heritage Conservation District Study, including its recommended boundary and the

recommendation to proceed to district designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB6.1>

Legislative Framework

Provincial Policy Statement and Planning Act

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding cultural heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS 2014) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

The PPS 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS 2014 sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS 2014.

PPS 2014, policy 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". Further, policy 2.6.3 reads " Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved." Significant built heritage resources is a defined term in the PPS 2014. Adjacent lands is also a defined term in the PPS 2014, meaning "those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan". The Toronto Official Plan defines "adjacent" Protected heritage property is a defined term in the PPS 2014 and includes "property designated under Parts IV, V or VI of the *Ontario Heritage Act*".

Ontario Heritage Act

The Ontario Heritage Act (OHA) is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the OHA, or designation of entire districts under Part V of the OHA.

Part V of the OHA authorizes municipalities to designate any defined area as a heritage conservation district (HCD). Part V designation enables municipal councils to guide change in an HCD through the adoption of an HCD Plan containing objectives, policies and guidelines for the conservation of the district's heritage character.

The designation of a heritage conservation district does not preclude designation of individual properties under Part IV of the OHA, and the policies of the HCD Plan will continue to apply to Part IV designated properties.

Prior to designating a district, City Council must undertake an HCD Study to determine if the area merits designation, in accordance with the statutory requirements of the Ontario Heritage Act, and further, utilizing the criteria in Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference. Section 40 (2) of the OHA identifies the scope and statutory components of an HCD study. These include: an analysis of the character and appearance of the district; recommendations for the district's boundaries; recommendations for the objectives of the HCD Plan; and recommended changes to the Official Plan and municipal by-laws, including zoning by-laws.

Section 41.1 describes the requirements for the HCD Plan, including: a statement of objectives; a statement of district significance; a description of heritage attributes; policies, guidelines and procedures for achieving the stated objectives; and a description of alterations that may be undertaken by property owners without obtaining a heritage permit.

The designation of an HCD is accompanied by the adoption of an HCD Plan by by-law, as required by the Ontario Heritage Act. The HCD Plan, once adopted by City Council, and upon coming into force, will provide an effective heritage planning framework for the protection, conservation and management of the attributes and heritage resources of the Historic Yonge Street HCD so that the area's historic significance, cultural heritage value, and character are protected in the long-term.

The Ontario Heritage Act prohibits the City from carrying out any work in the district, or passing any by-law, that is contrary to the objectives set out in the plan. In addition, in the event of a conflict between the HCD Plan and any municipal by-law, the plan prevails to the extent of the conflict.

Part V designation also gives property owners access to the City's heritage incentive programs to assist with eligible conservation work as outlined in the HCD Plan. In particular, the City's restructured Heritage Property Tax Rebate Program provides tax rebates for owners of eligible commercial property who undertake conservation and maintenance work.

Official Plan

Section 3.1.5 of the Official Plan provides the official plan policy framework for heritage conservation in the City. Policy 30 states that, "Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be *significant* for their cultural heritage value will be designated and *conserved*."

Amendment No. 183 to the Official Plan was adopted by Council on October 8-1, 2013 as Site and Area Specific Policy (SASP) 382, and is intended to guide and shape development/redevelopment and private and public investment within the North Downtown Yonge Area. Most of the Historic Yonge Street HCD is contained within boundaries of SASP 382, with the exception of those lands north of Charles Street. OPA 183 is under appeal in part at the Ontario Municipal Board and is not yet fully in force. The OMB has scheduled a Phase I hearing of certain of the OPA 183 appeals to commence in April 2016, however the heritage related polices which are under appeal will be addressed in the Phase II hearing which has yet to be scheduled and is intended to follow the hearing of any appeals of the Historic Yonge Street HCD Plan should such occur.

BACKGROUND

As stated in the City of Toronto's Official Plan, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social, cultural, economic and environmental goals of the City". Heritage Conservation Districts are areas of the municipality that are legally protected by a municipal by-law under Part V of the *Ontario Heritage Act* for their significant cultural heritage value, character and integrity. An HCD is defined by a boundary and statement of significance, and is subject to an HCD Plan.

A Coordinated Approach

Since the Ontario Heritage Act was amended and the PPS was issued in 2005, heritage policymaking has become more fully integrated with other planning objectives. This is especially true in Toronto, which is experiencing enormous pressures from growth and development within a complex policy context. In addition, because of the substantial breadth of HCD Plans, which address not only extant built heritage fabric, but also new development, open space and parks, streets and laneways, public works and archaeology, the development of these documents requires a coordinated approach between and within City divisions.

This HCD Plan, while led by Heritage Preservation Services and DIALOG, was undertaken in collaboration with the Community Planning and Urban Design sections of City Planning. Staff from the Legal Services have also reviewed this Plan and have provided comments.

In 2013, Heritage Preservation Services (HPS), along with its consultant DIALOG, initiated an HCD study for Historic Yonge Street. The Study, which was concluded in the summer of 2015, recommended that the area merited designation as an HCD on the basis of its historical, associative, physical, contextual, and social and community values. The Study also recommended that an HCD be designated within a modified boundary, excluding the lands situated north of Hayden Street and north of the northern property boundary of 780 Yonge Street, due to their distinct physical character and later period of development. The linear park system east of Yonge Street was also excluded.

On July 28, 2015, the Toronto Preservation Board received a staff report and endorsed the HCD Study and its recommendations, including the revised boundary and the recommendation to proceed with the development of a Plan for the Historic Yonge Street HCD.

HPS initiated the plan phase for the Historic Yonge Street HCD, engaging DIALOG to prepare the HCD Plan. This phase of work in support of the HCD Plan objectives and Statement of Cultural Heritage Value and Interest included additional built-form analysis and 3D modelling, policy development, and community and stakeholder consultation.

Community Consultation

The project team held a community consultation meeting on October 14, 2015. Community members were given an opportunity to review the policy content and direction, to provide feedback, voice concerns and ask questions. Stakeholder interviews were held over the course of two weeks in December 2015. Stakeholders included the Bay-Cloverhill Community Association and the Church Wellesley Neighbourhood Association, the Downtown Yonge business improvement area, property owners and members of the development community. A draft of the Plan was released for public review and comment on January 6, 2016.

These consultations resulted in refinements to the attached draft plan for clarity. Site-specific matters will be dealt with through the statutory processes indicated in the Ontario Heritage Act.

COMMENTS

Historic Yonge Street HCD Plan

The HCD plan includes a statement of cultural heritage value and interest, a statement of objectives for the HCD, policies and guidelines for conservation of contributing properties, alterations, new construction and infill, policies for streetscapes and open spaces, demolition control and archaeology.

Cultural Heritage Value

In brief, the Historic Yonge Street HCD's cultural heritage value is based on its historical significance as a major early transportation corridor that is often referred to as "Toronto's Main Street". The district is valued for its commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support daily life in neighbouring residential areas. An intact residential enclave in the district, St. Nicholas Village, helps to make this role legible today. It has social and community value related to its role as a place for congregation, rebellion and celebration throughout its history. In the twentieth century, these values were enhanced as the district evolved as a hub of entertainment venues including cinemas, theatres and dance studios. The Historic Yonge Street HCD has an intact collection of 19th century and early twentieth century commercial main street and residential type buildings that speak to its heritage values. See Attachment No. 2 for the complete Statement of Cultural Heritage Value.

Proposed Boundary

The proposed boundary for the Historic Yonge Street HCD is consistent with the boundary proposed in the HCD study.

The proposed HCD Plan area generally includes those lands situated along Yonge Street between College/Carlton streets in the south, and the northern boundary of 780 Yonge Street/Hayden Street to the north. The boundary also includes the residential area known locally as St. Nicholas Village. (see Attachment No.1)

Statement of Objectives

The Ontario Heritage Act requires that HCD plans contain a statement of objectives to be achieved by designating the district. These objectives are an important link between the values identified in the Statement of Cultural Heritage Value and Interest, and the policies which are intended to conserve those values. The objectives were refined from those contained in the Study, and were simplified to better reflect how the policies and guidelines approach conservation and the management of change in the district.

The overall objective of the Plan is to protect and conserve the cultural heritage value and interest of the District as manifested by its heritage attributes, in order to preserve these qualities for the benefit of current and future generations. The Statement of Objectives further identifies objectives that are linked to the identified values of the district. (See Attachment No. 3)

Character Sub-Areas

While there are shared heritage values and physical character throughout the district, the Plan identifies four distinct character areas. The character area framework provides a more nuanced and context-specific understanding of the district's character. This framework informs policies for new construction, including additions and infill, so that development will be more responsive to, and compatible with, the character of its immediate context. The character sub-areas are as follows:

- Historic Yonge Street
- College/Carlton
- St. Nicholas Village
- Residential Pockets

Contributing and Non-Contributing Properties

The HCD Plan identifies properties as "contributing" or "non-contributing". Contributing properties are those that support the identified significant cultural heritage values, character and integrity of the district. Contributing properties were identified through a review of a Built Form Inventory sheet which was prepared for each property during the Study phase. Further analysis was done in the HCD Plan phase to identify whether the property meets at least two of the following criteria:

- The property is on the City of Toronto's Heritage Register
- The property was primarily developed within the period of significance (1860-1954), or was built shortly after the period of significance and with a building

- height that is taller than other contributing properties, but that exhibits a mid-century modern architectural style
- The property demonstrates integrity of building features that are consistent with its date and style of construction, exhibits heritage attributes of HYHCD, and is consistent with HYHCD's cultural heritage value

The Plan also identifies properties with contextual value that have been overlaid with siding, stucco or other finishes, obscuring original building fabric. As a precautionary approach, such properties, where they were found to otherwise satisfy the criteria above, are considered to be contributing properties.

Managing change on non-contributing properties is also critical to protecting the character of the district and for this reason, the Plan contains policies intended to that proposed interventions on these properties are compatible with the district's character in order to mitigate potential impacts.

District Policies and Guidelines

The HCD Plan for the Historic Yonge Street Heritage Conservation District contains policies and guidelines that are intended to inform decisions on alterations, new construction and demolition in the district (see Attachment No. 5 for the HCD Plan). The policies and guidelines are designed to conserve the heritage attributes of the district and will ensure that development in the district is compatible with the district's unique character as defined in the Statement of Cultural Heritage Value. (Attachment No. 2) This is consistent with the Ontario Heritage Act, which requires the plan to include "policy statements, guidelines and procedures for achieving the stated objectives and managing change" in the district.

In the HCD Plan, policies are broader statements of principle intended to achieve the district objectives, and are supported by guidelines that provide more detailed guidance for how proposed work must be undertaken to comply with the policies. In some cases, the guidelines provide a range of approaches or options.

The policies and guidelines contained in the Plan have been developed following a detailed review of existing planning policies and are intended to complement and inform policy development.

Policies and Guidelines for Contributing Properties

The policies and guidelines for contributing properties are focused on conservation treatments that are largely informed by the federal *Standards and Guidelines for the Conservation of Historic Properties in Canada*. The City's Official Plan requires that properties on the Heritage Register be conserved and maintained consistent with the *Standards and Guidelines*, and this HCD Plan gives context-specific guidance on how to achieve that consistency. The conservation policies address a broad range of building elements, including entrances, windows, roofs and exterior walls.

The Plan also contains policies for additions to contributing properties, in order to ensure that they are sympathetic to the heritage attributes of the district. These policies identify appropriate setbacks, angular planes and setbacks, which vary by character area; they are intended to be context-specific.

The Plan prohibits demolition of contributing properties, except in very specific circumstances, after a catastrophic loss, where losses were not the result of demolition by neglect, deferred maintenance or purposeful damage to the property.

Other policies address topics such as commercial signage, sustainability and code compliance, which can have an impact on the integrity of contributing properties and the district.

Policies and Guidelines for Non-contributing Properties

The policies and guidelines for non-contributing properties focus mainly on additions, new construction and infill development. These policies require that new development in the district be compatible with its heritage character. Among other matters, the policies address massing and streetwall composition.

The Plan contains additional policies and guidelines that are not development-specific, but address alterations to non-contributing properties that are more minor in nature. These policies seek to ensure that alterations to non-contributing properties do not detract from the district's heritage character, and address such matters as storefront treatments, commercial signage, appropriate cladding materials and the placement of mechanical elements.

Buildings on non-contributing properties may be demolished, but only upon approval of a replacement building. The replacement building must conform to the policies and guidelines for non-contributing properties.

Adjacency to the District

The City's Official Plan policies for properties adjacent to a property on the heritage register apply.

Policies and Guidelines for Landscapes

These policies and guidelines, which will be largely implemented by the City during phases of capital improvements, and by private landowners during development, address laneways, street trees, parking, privately owned, publically-accessible spaces (POPS), utilities, street furnishings and lighting. The policies also recognize the importance of the historic street and block pattern, and encourage the retention and extension of the laneway system.

Archaeology

The City's Official Plan policies for archaeological resources apply for the Plan area. In addition, the HCD Plan identifies properties that are within areas of archaeological

potential, and describes seven categories of work that may require an archaeological assessment, depending on the sensitivity of a particular area. Properties subject to the archaeology policies include both contributing and non-contributing resources. Although there are no identified archaeologically sensitive areas (ASAs) in the district, 18 areas of archaeological potential are identified: 13 on contributing properties, and 5 on non-contributing properties.

These policies have been developed in accordance with the *City of Toronto Archaeological Management Plan*. The research and analysis undertaken for the HCD Plan will inform ongoing updates of the *Archaeological Management Plan*.

Implementation

The Plan describes the heritage permit process, including categories of work for which no heritage permit is required, consistent with the Municipal Code.

The Plan identifies circumstances when a Heritage Impact Assessment will or may be required, for both contributing and non-contributing properties. The Plan also outlines the minimum scope for a Heritage Investigation to determine the extent of original building fabric behind over-cladding.

Review

As per the requirements in the Official Plan, the HCD Plan recommends that it be reviewed every 5-10 years, and updated as required.

Incentives

Although not specifically identified in the Plan, the City currently has two incentive programs for owners of contributing properties in the District. The Toronto Heritage Grant program will be available to eligible residential or institutional properties in the district, providing matching funds for conservation work. The Heritage Property Tax Rebate Program provides tax rebates on a matching basis to eligible commercial and industrial tax class properties, for approved maintenance and conservation work.

Inclusion of Yonge Street properties on the City's Heritage Register

Through the development of the HCD Plan, it became evident that numerous properties fronting onto Yonge Street that have cultural heritage value are not currently included on the City's Heritage Register.

In order to conserve their individual significance as contributors to the heritage context of the area, all the contributing properties along Yonge Street were evaluated for their contextual value under Ontario Regulation 9/06. Through this process, it has been determined that the properties listed and shown in Attachment No. 6 meet the required criterion. Contextually, these properties are valued for their contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, and which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. They contribute to Yonge Street's

commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. They are physically, functionally, visually and historically linked to Yonge Street.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies and consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and inclusion on the City's Heritage Register would enable staff to monitor the sites. Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

The identification of these properties as having contextual value at this time does not preclude the City from evaluating any of the properties against the other criteria contained in Ontario Regulation 9/06 in the future. Many of these properties could qualify for inclusion on the Register under two or more categories.

CONCLUSION

The Historic Yonge Street HCD Plan meets the requirements of the Ontario Heritage Act and other provincial legislation, including all statutory requirements for notification, consultation, study and content. Over a three year process, staff and the consultant team undertook additional community and stakeholder consultation to inform the direction and content of the Plan.

The HCD Plan was undertaken in a collaborative approach within the City Planning Division to ensure coordination with existing and emerging planning policy. Once adopted, the Plan will enable City Council to conserve the heritage character of Historic Yonge Street and to manage and guide future change in accordance with the Official Plan and the Ontario Heritage Act.

City Planning staff recommend designation of the district under Part V of the Ontario Heritage Act, including adoption by by-law of the Historic Yonge Street Heritage Conservation District Plan. The proposed Historic Yonge Street Heritage Conservation District has cultural heritage significance as Toronto's "Main Street", and district designation will provide a framework to help conserve the character of this important neighbourhood for generations to come.

Further, staff recommend the inclusion of the properties indicated in Recommendations 4 to 44 above on the City's Heritage Register, and for the reasons stated in Attachment No. 6 in order to conserve their contextual value to Historic Yonge Street.

It is anticipated that any differences between the Historic Yonge Street HCD Plan and Official Plan Amendment 183 may be addressed and reconciled in a future staff "Request for Directions" report on the OPA 183 Ontario Municipal Board appeal.

CONTACT

Tamara Anson-Cartwright, Program Manager
Heritage Preservation Services
Tel: 416-338-1083
Fax: 416-392-1973
E-mail: tansonc@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

- Attachment No. 1 – Historic Yonge Street Heritage Conservation District – Boundary
- Attachment No. 2 – Statement of Cultural Heritage Value
- Attachment No. 3 – Statement of HCD Objectives
- Attachment No. 4 – Map of Contributing and Non-Contributing Properties
- Attachment No. 5 – Historic Yonge Street Heritage Conservation District Plan
- Attachment No. 6 – Draft Statement of Significance for properties to be included on the City's Heritage Register