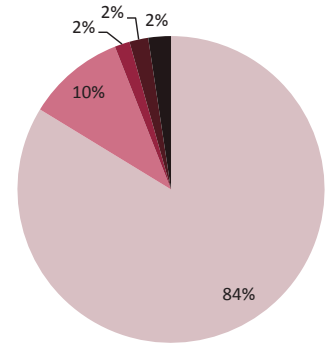


Building Heights analysis

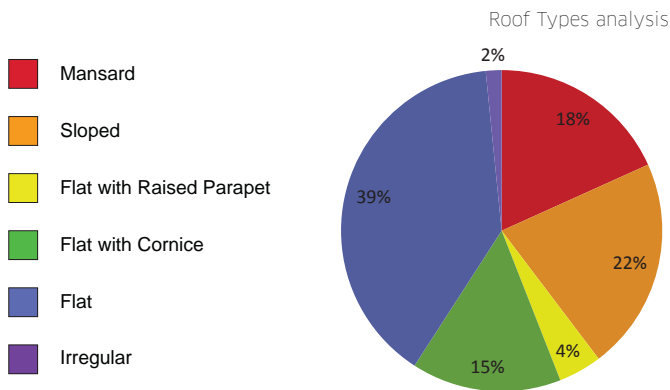


6.3 Built Form Analysis

Key elements of the built form were also analyzed in order to gain a fuller understanding of the physical characteristics of the resources in the study area. In all cases these characteristics can be cross referenced with the key development periods and dates of construction of buildings in the study area.

Building Heights

237 of the 255 buildings in the study area (93%) are under 6 storeys in height. The majority of these buildings were built before 1930. After World War 2 there is a general increase in the height of buildings in the study area. The most marked examples of this were built in 1972 (2 Bloor Street West) and 1973 (2 Bloor Street East). Along with the change in building form comes a corresponding change in architectural style; for example, those two buildings are well designed examples of International and Brutalist styles, respectively. Taller buildings also correspond to larger floor plates and lot plans, and it is after World War 2 that we begin to see the consolidation of narrow rectangular lots, which historically defined the built form of the area, into the large lots that are required for tall buildings. Compared to the surrounding area, it is also apparent how, despite these broad development trends, the study area has managed to retain much of this historic fabric of buildings of 1-6 storeys on narrow rectangular lots.

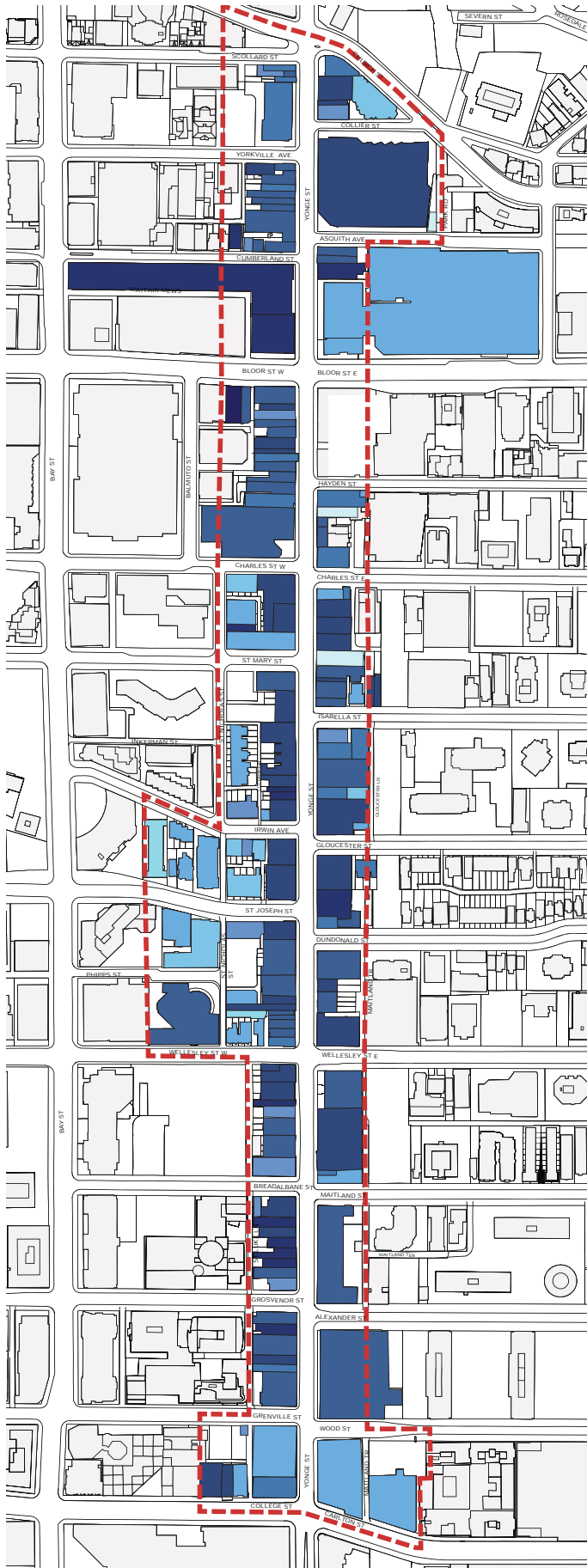


Roof Types

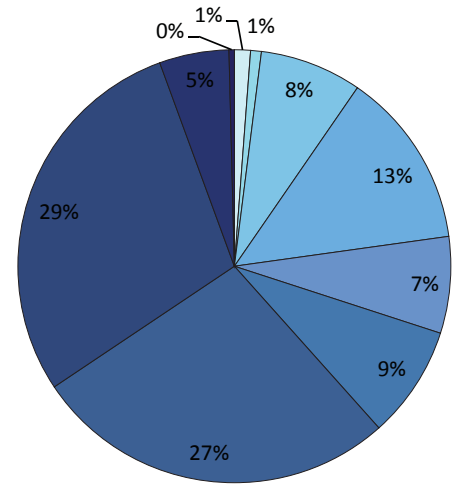
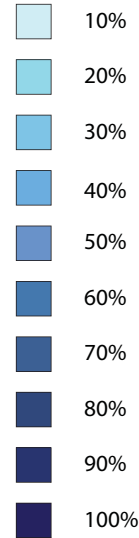
39% of the buildings in the study area have flat roofs, including contemporary buildings and historic buildings. Some historic buildings also have unique roof characteristics and details. 18% of the buildings have mansard roofs, 15% of the buildings have flat roofs with added cornices, and a further 4% have flat roofs with raised parapets. These roof details are important characteristics of some historic buildings.

Roof types also correspond to the character of the streets the building fronts onto. For example, almost all of the buildings on Yonge Street have some variation of flat or mansard roof. Where there are sloped roofs they are sloped towards the street. In St. Nicholas Village, however, there is a distinct clustering of sloped roofs. Several of the buildings have prominent forward facing gables that introduce a range of roof slopes. The roof types corresponding to a residential typology can also still be seen on some other streets in the study area, along Charles Street West, Isabella Street, and Gloucester Street for example.





Ground Floor Glazing analysis



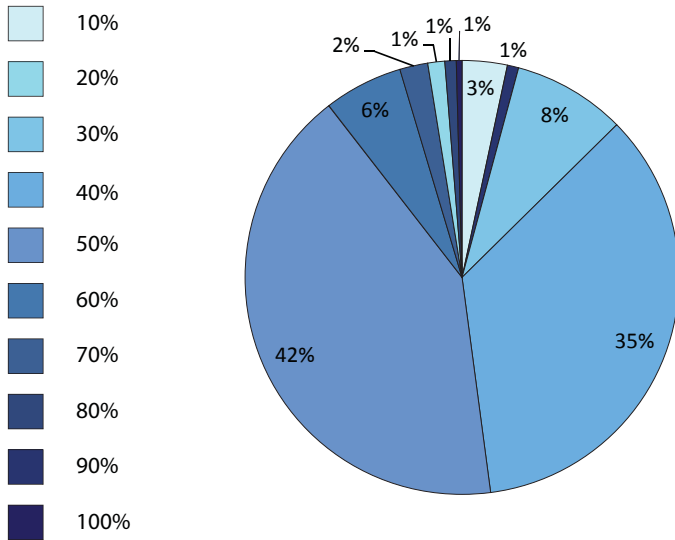
Percent of Glazing - Ground Floor

The ratio between the percent of a building facade that is devoted to glazing is an important design characteristic of buildings throughout the study area. This analysis also helps to reveal some of the interesting differences between building typologies in the study area. Historic mixed-use buildings along Yonge Street typically have a higher percentage of their ground floor facade devoted to glazing, whereas their upper floors have less glazing. On newer buildings along Yonge Street, particularly with contemporary condominium buildings, this ratio is nearly reversed. Often the entire tower of the building is a glass facade.

Low-rise residential buildings, particularly in St. Nicholas Village, display a more even glazing ratio between ground floor and upper floors. The percentage of their facades that is devoted to glazing tends to be consistent between floors.

The differences in glazing levels on mixed-use, residential, and commercial buildings helps to illustrate the different uses a building is devoted to. It allows a residential building to read as such, and a mixed-use building to read as including a storefront at ground level with alternate uses above.

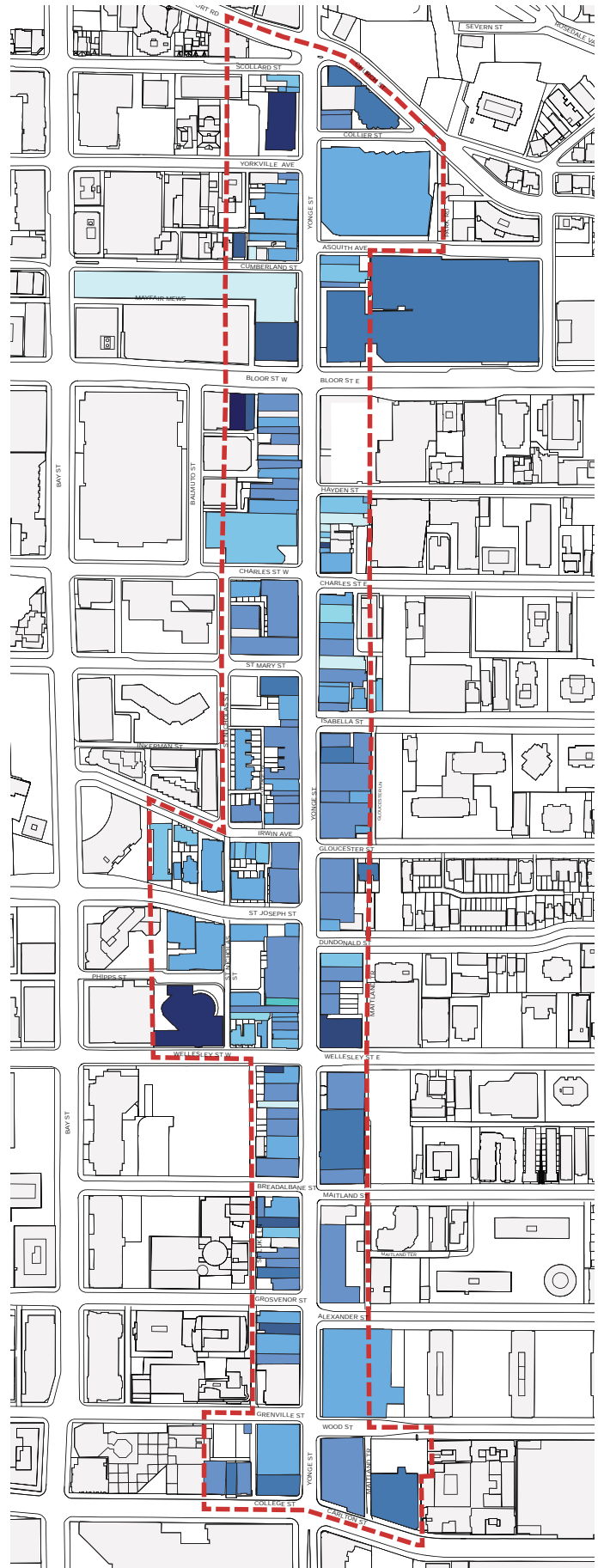
Upper Floor Glazing analysis



Percent of Glazing - Upper Floors

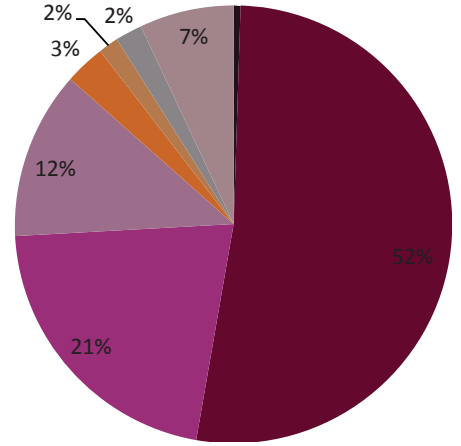
The upper floors of mixed-use historic buildings in the study area tend to have less glazing than their ground floors. The percentage of their upper floor facade that is devoted to glazing tends to be similar to the percentage of a residential building's facade that is devoted to glazing, generally around the 40-50% mark.

Newer high-rise condominium buildings tend to reverse the glazing ratio of historic mixed-use buildings. The tower portion is often almost entirely glass, while their facade at grade and for several floors above that may have non-transparent materials incorporated.





Storefront Widths analysis



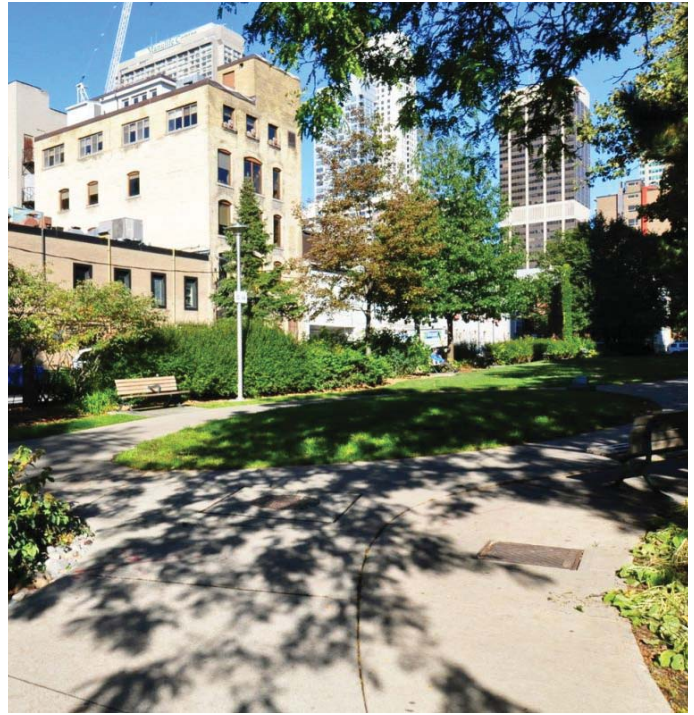
Storefront Widths

The historic building fabric of the study area is characterized by generally rectangular lot plans with narrow frontages. This is true for historic mixed-use and residential buildings, although some historic commercial buildings have less narrow frontages and slightly more square lot plans. Evidence of this can be seen in the spatial analysis of storefront widths.

Most of the buildings in the study area have storefronts of less than 5 metres. New buildings from the late 20th century and early 21st century tend to have comparatively large storefronts of over 15 metres. Generally speaking, this corresponds to the larger floor plates required to support taller buildings.



Example of mixed-use and commercial landscape along Yonge Street, looking north towards Gloucester Street, photo taken in 2013.



Norman Jewison Park, adjacent to the study area, is a unique view corridor and contributes to the character of the study area.

6.4 Landscape Analysis

The various landscape elements of the study area make a strong contribution to its character. These elements include the spatial arrangement and layout of blocks, plantings, sidewalks, paths, laneways, views and vistas, and the tree canopy. Four landscape types are discussed below:

- Residential Landscape
- Mixed-Use and Commercial Landscape
- Parks and Urban Squares
- Views and Visual Terminus Sites

The detailed results of the landscape survey are contained in Appendix A.

The context and character of landscapes within the study area is in large part associated with the development and settlement pattern rather than natural features of the study area's landscape. The grid organization of blocks and streets, and the orientation of lots within the study area is defined by Yonge Street as a major commercial streetscape, complemented by a network of surrounding residential streets.

Residential Landscape

The residential landscape pattern is most evident within the St. Nicholas Village area (see section 6.8 for more detail), and along a number of the side streets that intersect with Yonge Street. In some of these residential landscape areas, the commercial retail activity of Yonge Street has spilled over to, and occupies, some of the residential buildings. In these instances however those buildings still read as part of a residential landscape as indicated

by the general design of the buildings and their setbacks from the sidewalk.

Key characteristics of this landscape include:

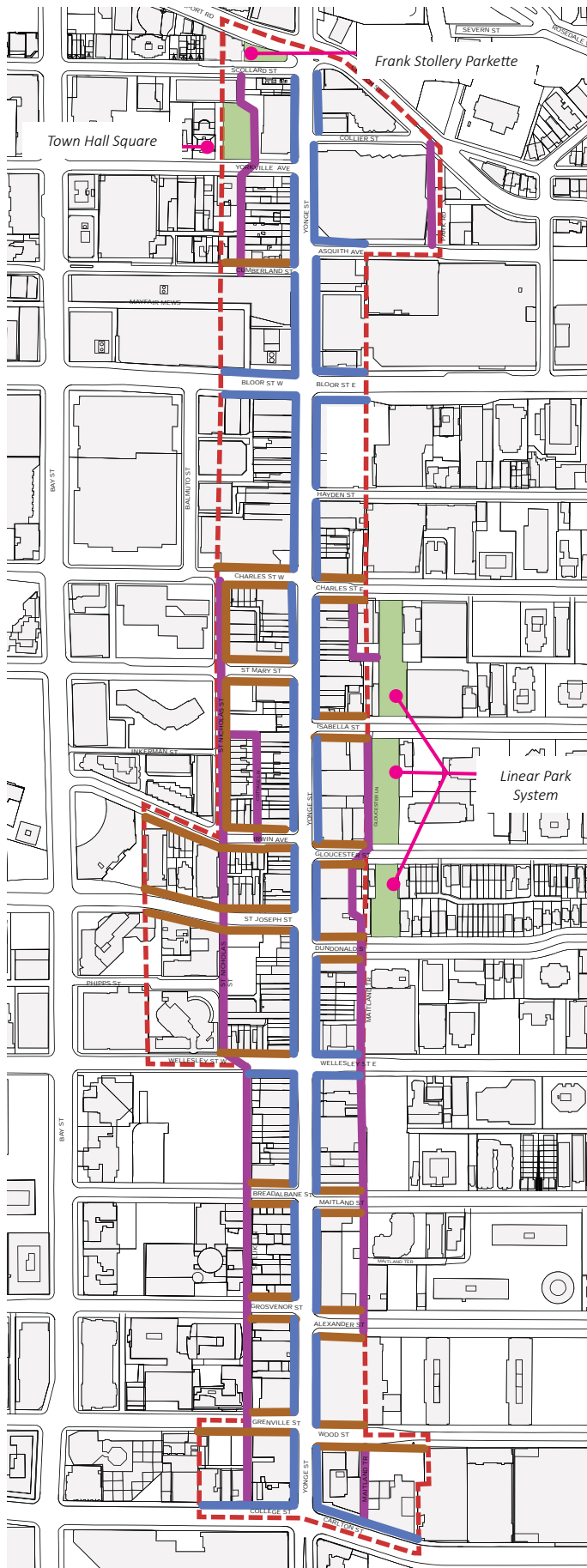
- Buildings that are set back from their front and side lot lines
- Low-rise historic residential buildings
- A consistent rhythm of narrow building frontages
- In some cases, private landscaping and plantings in the front-yard setback
- A spillover of retail and commercial uses from Yonge Street, but generally confined to the buildings closest to Yonge Street
- A network of laneways that provide alternative pedestrian routes to Yonge Street
- Less pedestrian, vehicular, and bicycle traffic as compared to Yonge Street and other primary circulation routes

Mixed-Use and Commercial Landscape

The mixed-use and commercial landscape pattern is generally concentrated along Yonge Street.

Key characteristics include:

- Buildings built out to the front and side lot lines, without setbacks
- A continuous street wall created by buildings built to the lot line



Landscape analysis

- Mixed-Use and Commercial Landscape
- Residential Landscape
- Laneways
- Public Parks and Urban Squares

- A rhythm of narrow storefronts that are generally made distinct from each other by architectural variations between buildings
- Building heights that generally range from 1 to 4 storeys and create a consistent street wall profile
- Frequent recessed entrances that create a high degree of permeability between the public realm and private stores, and allow for the unobstructed use of sidewalks
- A high percentage of glazing at ground level that allows pedestrians to see into stores, and for customers to see out onto the street, thus increasing the animation of the streetscape
- Sidewalks are level and continuous, and defined against the road edge
- A high degree of pedestrian, vehicular, and bicycle traffic along the Yonge Street corridor

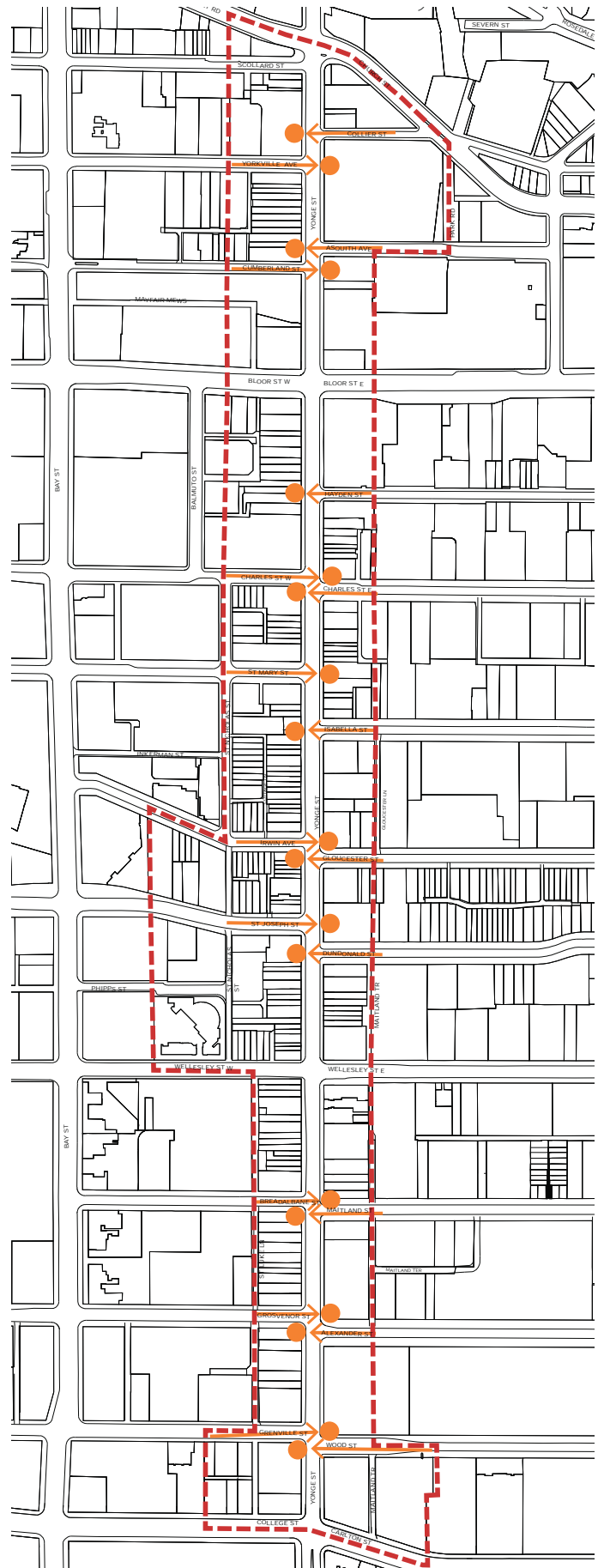
Parks and Urban Squares

The east side of Yonge Street includes a linear park system (George Hislop, Norman Jewison, and James Canning Gardens) that stretches from Charles Street to Dundonald Street. This linear park provides a significant pedestrian connection and the largest public park in the general area.

Built on lands expropriated for the construction of the Yonge Street Subway, the park is an important pedestrian route, while also providing views north and south. The linear park also has historic associative value because it owes its genesis to the development of the Yonge-University subway (Line 1).

Views and Visual Terminus Sites analysis

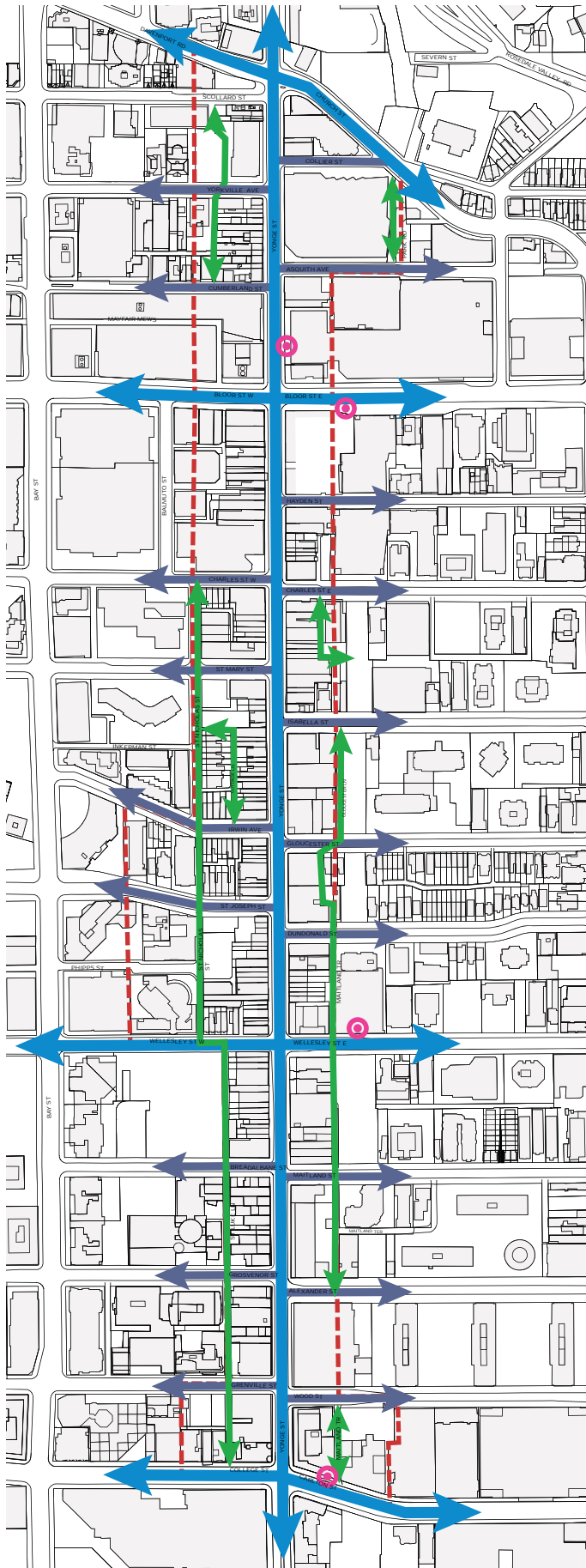
- Designated Heritage Properties
- Listed Heritage Properties
- View Terminus







Another important open space feature in the study area includes Town Hall Square located next to 18 Yorkville Avenue, which is a recently developed open space on the site of a former parking lot. Town Hall Square is framed by the Yorkville Public Library and a recent high-rise residential development.

Views and View Termini

By virtue of the urban nature of the study area the significant views within it are almost exclusively of historic buildings and their settings. View termini exist at the end of discontinuous streets which define the urban fabric and landscape of the study area. As discussed above, the linear park also provides an important view corridor.



Circulation Routes analysis

-  Primary Circulation Route
-  Secondary Circulation Route
-  Laneway Circulation Route
-  Subway Access

6.5 Circulation Analysis

Yonge Street is an important transportation corridor within Toronto, especially within the study area. This is a role that Yonge Street has historically fulfilled and continues to fulfill today.

For the purposes of this HCD Study, the circulation routes have been broken into a simple hierarchy of primary and secondary routes. Primary routes handle the highest volume of pedestrian, vehicular, and bicycle traffic, while secondary routes handle less traffic and can be broadly categorized as neighbourhood streets. Also included in the spatial analysis are laneways connections.

Laneway connections are a defining feature of the study area. They historically were designed for use as service laneways to supply the numerous retail and commercial operations that line Yonge Street, and they continue to fulfill this purpose today. As several attendees at the HCD Study public meetings attested, these laneways are also popular pedestrian routes.

The Yonge-University Line (Line 1) of Toronto's subway network also runs through the study area. In total there are three subway stations that can be accessed from within the study area. The subway station at Yonge Street and Bloor Street also intersects with the Bloor Line (Line 2) of the subway network. Pedestrian traffic can be especially high nearby the subway stations.



Yonge Street looking north towards Bloor Street at the intersection of Charles street. 1924

These have been identified on the basis of a variety of criteria related to the historical development of the area.

In general, the lands that demonstrate potential for the survival of archaeological deposits in the study area are characterized by nineteenth-century development followed by twentieth-century "abandonment." Such areas typically function as parking lots today and while these open spaces are of practical value to those who live and work in the neighbourhood, or who visit it to take advantage of its amenities, they contribute little to the character of the area, even though it can be argued that they are a material legacy of a specific period of historical change that the area has experienced. Accordingly, these open spaces have been identified as archaeological potential areas in the Archaeological Management Plan. This process has been refined and updated for the HCD Study to create an overall map of the distribution of archaeological potential to complement the built heritage and landscape inventory and mapping.

When redevelopment is proposed for any lands that incorporate areas of identified archaeological potential it triggers an assessment and evaluation process, consistent with the Ontario Planning Act and/or the Ontario Environmental Assessment Act. This process begins with a detailed reconstruction of the history of occupation and use of the property in order to identify specific features of potential archaeological interest or value and to predict the degree to which they are likely to have survived later development events.

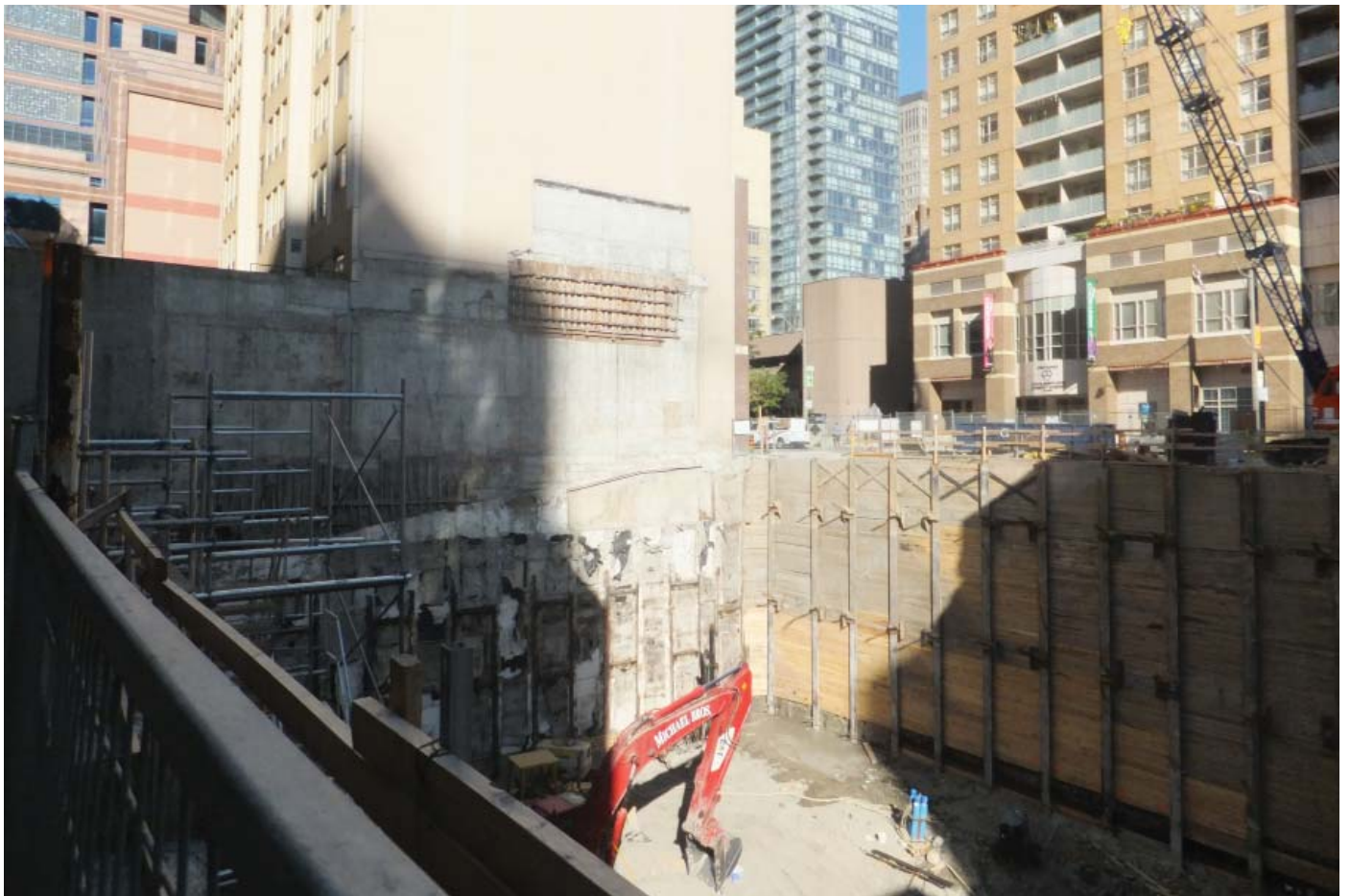
Where it is determined that there is a probability that significant archaeological resources may be present, test excavations are required. If the results of the excavations are positive, it becomes necessary to develop a "mitigation" strategy to minimize or

offset the negative effects of the proposed redevelopment to the archaeological resource. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of field work findings, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered ("salvaged") and the interpretation of those data. The future identification of the most appropriate form of Stage 4 mitigation would require close consultation between all parties and must be carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations.



(Above) Building wall being supported during an excavation as part of the Yonge subway line construction, photo taken in 1952.

(Below) Foundation excavation as part of a new development within the study area.





A photograph from 1915 of the intersection of Yonge Street and Isabella Street. This illustrates some of the differences, and historically intentional differences, between Yonge Street and the residential streets that intersect with it.

6.8 Architectural & Streetscape Typologies

Through the analysis of the study area it became clear that there are clusters of architectural styles, building forms, and streetscapes throughout the study area. The clusters correspond to key development periods in the history and evolution of the HCD study area. In total, four typology areas have been identified:

- Main Street Typology - Yonge Frontage
- Main Street Typology - Yonge and Bloor
- Main Street Typology - Yonge and College
- Residential Typology - St. Nicholas Village

Each of these areas has certain characteristics in common with each other, including: a high proportion of buildings built before 1930; a high proportion of buildings that exhibit high-quality design and construction; the use of brick and stone masonry, carved wood, and some metal and glass in their construction; and, of course, a physical and historical relationship to Yonge Street. Where these areas differ is in certain aspects of their streetscape and landscape—especially between the residential and main street typologies—and in the form and massing of some buildings. Despite some differences, the typology areas share significant characteristics in common, and, together, contribute to a unique character and sense of place within the study area.

Main Street Typology - Yonge Frontage

There are multiple architectural styles present in this typology area. The majority of buildings are historic buildings that range in height from 1-4 storeys with a few taller buildings. 72% of the

buildings in this typology area are representative of Edwardian, Gothic, Mediterranean Revival, Georgian, Italianate, Renaissance Revival, Romanesque, or Second Empire architectural styles. 85% of the buildings in this area were built in or before 1930; and, 93% of the buildings in this area are less than or equal to 4 storeys in height.

Almost all of the buildings in this typology area are mixed-use with retail at grade and residential or commercial uses above.

The streetscape in this typology area is defined by a consistent rhythm of narrow retail frontages. These frontages are primarily glass, which adds to the animation of street life as pedestrians can view what is happening inside a shop, and customers can see what is happening on the street. Buildings here are typically built to the lot line with no setbacks, although buildings at intersections will occasionally have side lot setbacks.

At several instances the commercial retail activity along Yonge Street has spilled over onto the side streets that intersect with it. The retail store has occasionally taken over a building that was originally designed for residential uses. Depending on the nature of the streetscape and the extent to which the residential building has been altered, these areas of retail spillover have been included in this typology area.

Although sidewalk widths vary throughout the HCD study area they are widest within the main street typology areas (Yonge Frontage, Yonge and Bloor, and Yonge and College). This facilitates a high degree of pedestrian traffic throughout the study area.

Main Street Typology - Yonge and Bloor

This typology area has streetscape characteristics that are similar to the Yonge Frontage area. Both are characterized by their functions as mixed-use commercial areas and their relationship to

Architectural and Streetscape analysis

- Main Street Typology - Yonge Frontage
- Main Street Typology - Yonge and College
- Main Street Typology - Yonge and Bloor
- Residential Typology - St. Nicholas Village

major transportation routes. This area differs mainly in the scale and form of its built form, and to some extent in its architecture.

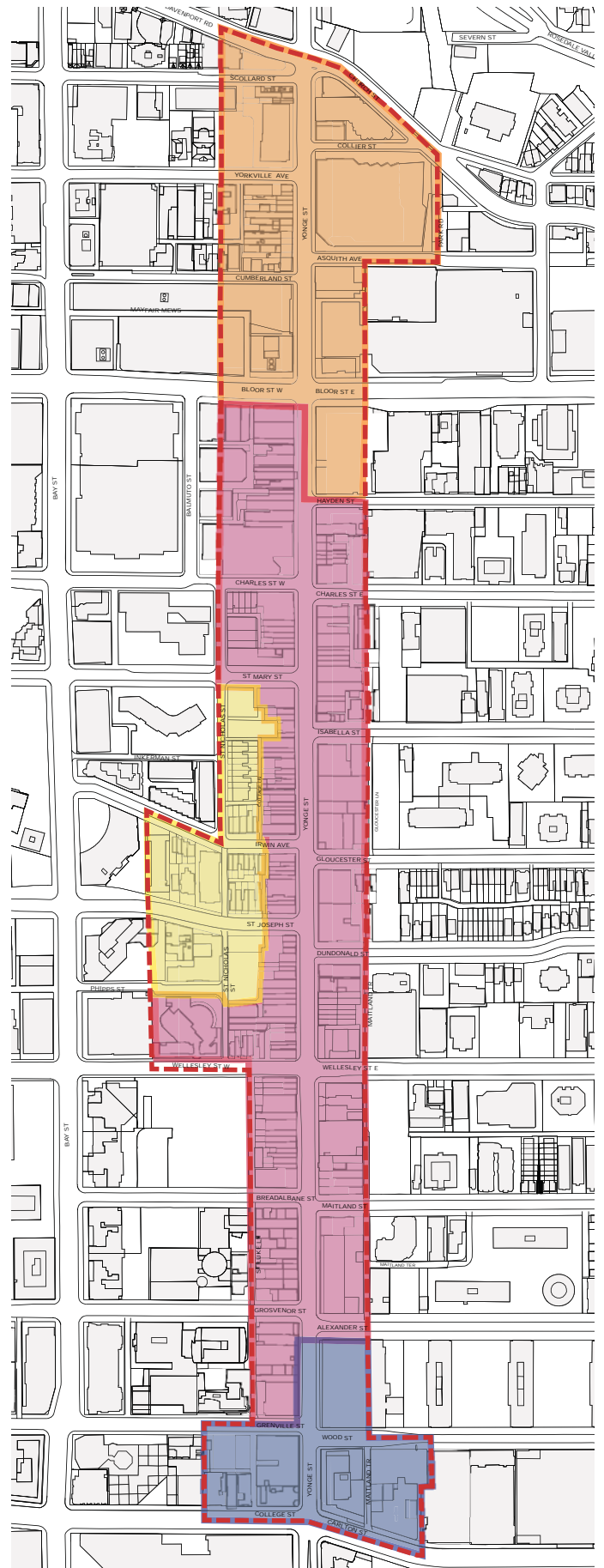
There are two high-rise buildings, located at the northwest and northeast corners of the Yonge Street and Bloor Street intersection. In addition there is a high-rise mixed-use building under construction at the southeast corner of the intersection. Together these buildings function as an area-wide and a city-wide gateway. They contribute to the main street function in similar ways to smaller scale buildings by virtue of their mix of uses with retail uses at grade.

There is an eclectic range of architectural styles in this area as well. 55% of the buildings in this area are representative of Art Deco, Georgian, Italianate, Romanesque or Second Empire architectural styles. 81% of the buildings in this area are less than or equal to 4 storeys in height; and, 61% of the buildings were built in or before 1930.

Main Street Typology - Yonge and College

This typology area shares many of the same streetscape characteristics as the Yonge and Bloor, and Yonge Frontage typology areas. Where it differs is in specific aspects of its built form.

There is a distinct collection of historic commercial and institutional buildings in this area that have slightly larger floor plates and frontages than some of the buildings with narrow frontages along Yonge Street. Several of these buildings are also Art Deco in style, and thereby establish a unique relationship with the Art Deco style building (the former Eaton's store, now College Park) at the southwest corner of Yonge Street and College Street.





Aerial image from September 2009, illustrates changes in built form compared to figure 70. Study area (in red) is approximate.

55% of the buildings in this area were built in or before 1931, and all of the buildings were built before 1960. Two of the taller buildings in the typology area are representative of Mid-Century Modern architectural styles. 55% of the buildings in this area are less than or equal to 4 storeys in height.

St. Nicholas Village

This typology area is defined by its distinct stock of residential buildings including single and semi-detached homes and apartment buildings. These buildings are distinct from the mixed-use and commercial buildings in the other typology areas. They do not, for example, have a high, or higher, proportion of glazing at their ground floors compared to their upper floors. The residential character of this area is reinforced by the small front-yard setbacks of buildings from their lot line as defined by the sidewalk. Whereas buildings in the other typology areas generally have no setbacks, here they do.

78% of the buildings in this area are representative of Georgian, Gothic Revival, Queen Anne, Romanesque, or Second Empire architectural styles. 86% of the buildings in this area are less than or equal to 4 storeys in height. And 81% of the buildings in this area were built before 1930.

Map of extant buildings, built before 1930 (in orange), overlaid a 1947 aerial photograph of the HCD study area.



Summary

In conclusion, the built form, landscape, and streetscape character of the study area is an evolving and dynamic district. A number of architectural styles and periods are prevalent, with a defined main street, fine grain residential streets, and a generally consistent low-rise built form is characteristic of the study area. Some portions of the study area like Yonge and Bloor and Yonge and College have evolved from a low-rise main street built form to a high-rise format. However, as the area continues to grow and change its continued use and character as a mixed-use commercial street, and the adjacent low-rise residential areas and side streets maintains the study area's heritage character.

The Typology Areas discussed above provide a framework to identifying areas with similar features, land uses, building styles, and landscapes. They are an analytical tool useful for recognizing the unique characteristics of the study area.

