

HPS Update: Heritage Conservation District Program

Toronto Preservation Board
November 2, 2016



Introduction

Garden District

King-Spadina

HCD Plan Appendices



Heritage Conservation Districts

“Heritage Conservation District studies are such a useful tool precisely because they allow us to look at a cluster of heritage resources, and to put a policy framework in place that ensures new development builds upon distinct and valued characteristics over time.”

Jennifer Keesmaat, Chief Planner



Queen Street West HCD



Union Station HCD



St. Lawrence HCD



jennifer keesmaat @jen_keesmaat

22h

Architecture should always be of its time. This way, the layers of the city are revealed.



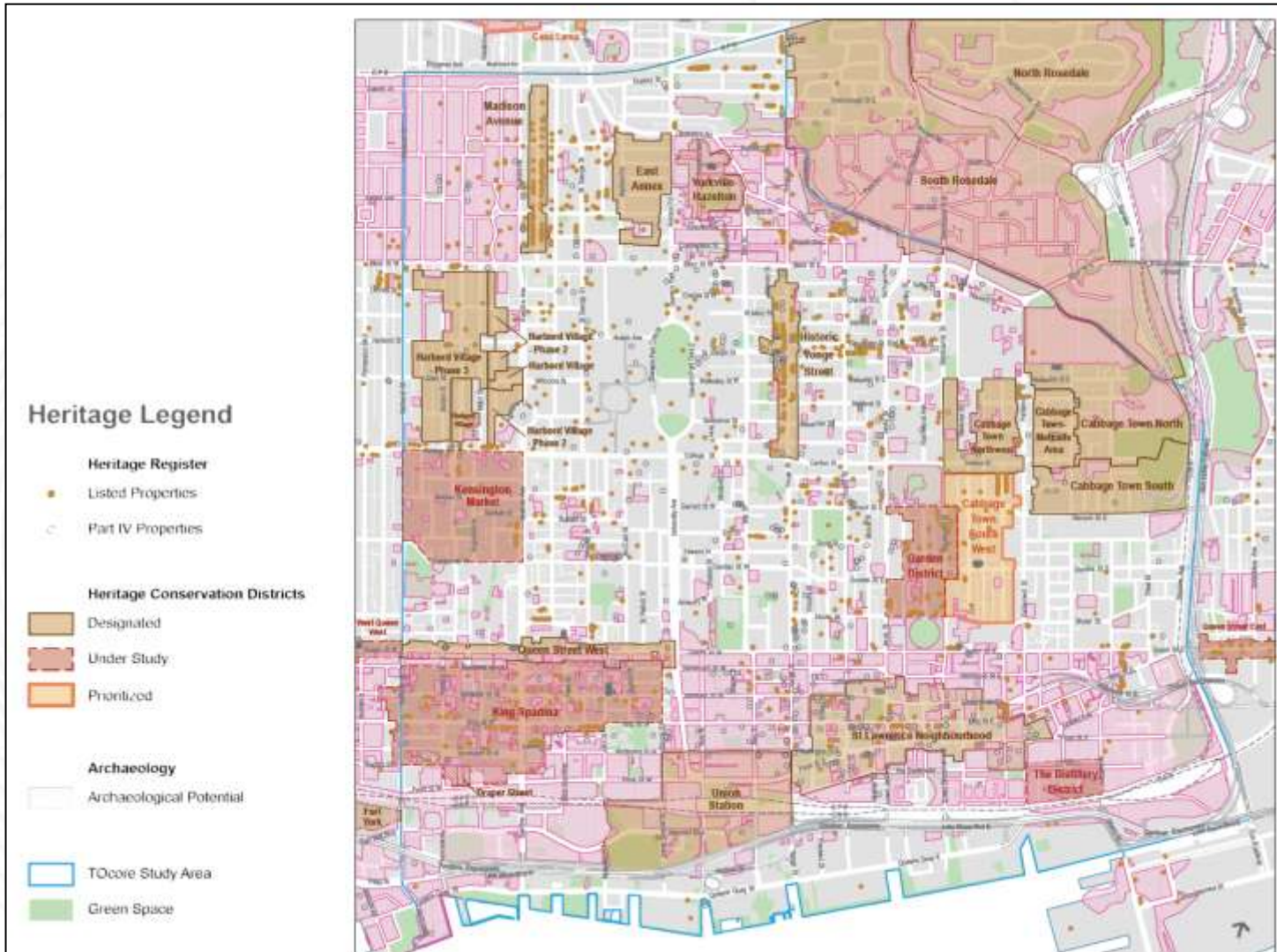
↻ 43

♥ 118





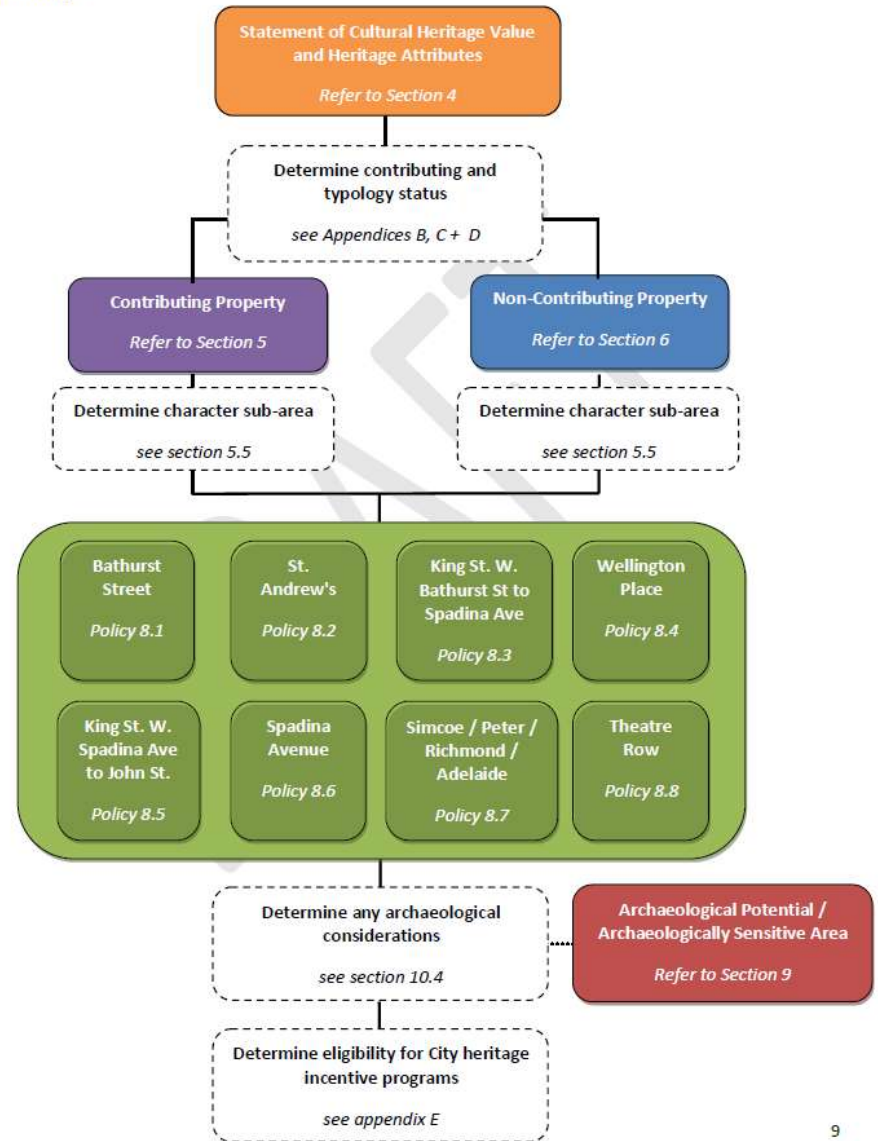
HCDs in Downtown Toronto





How to Read the Plan

Road Map





Introduction

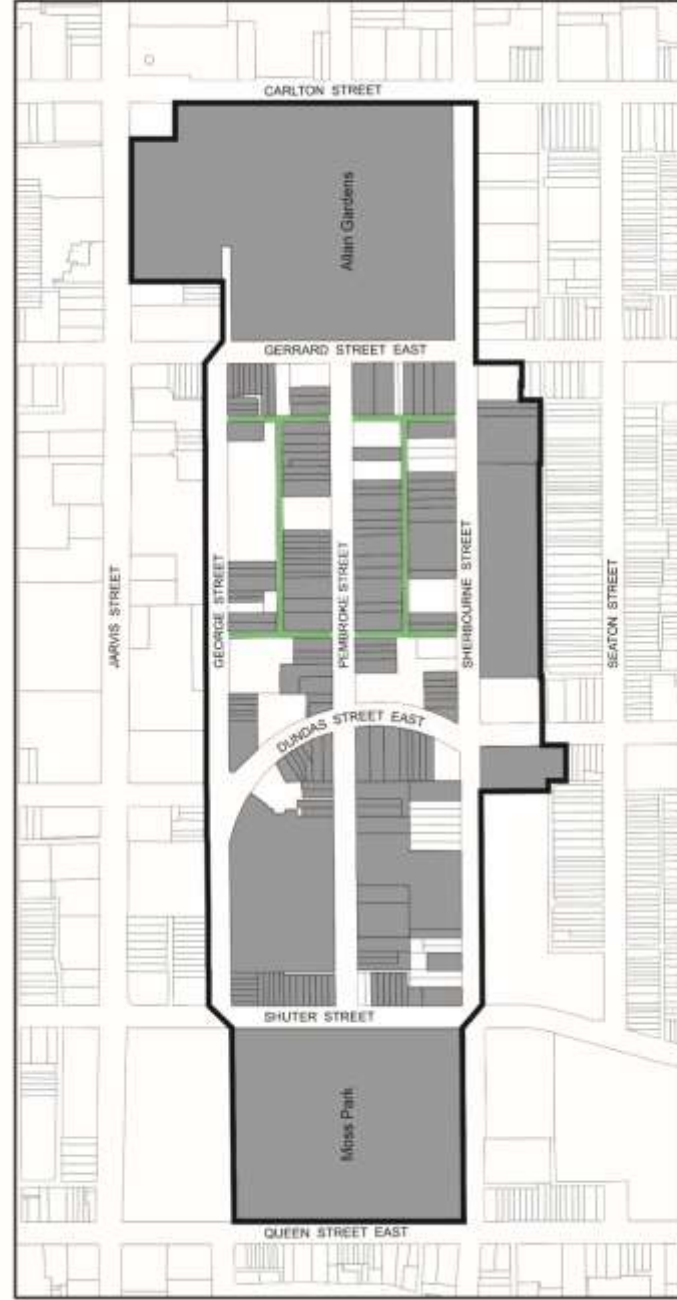
Garden District

King-Spadina

HCD Plan Appendices



District Boundary



Contributing Properties



Proposed/Paid Area



Contributing Properties



Laneway



Map Updated
January 2016

Proposed Garden District
Heritage Conservation District

District Boundary

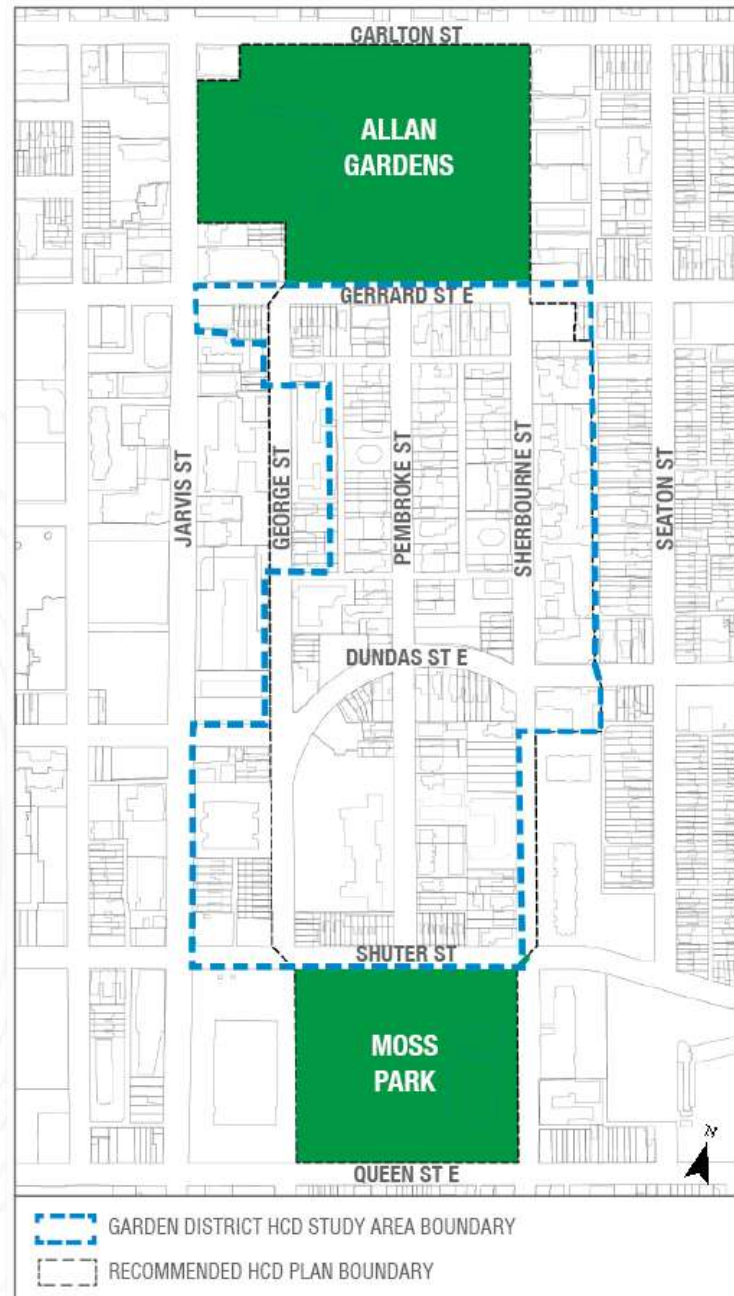
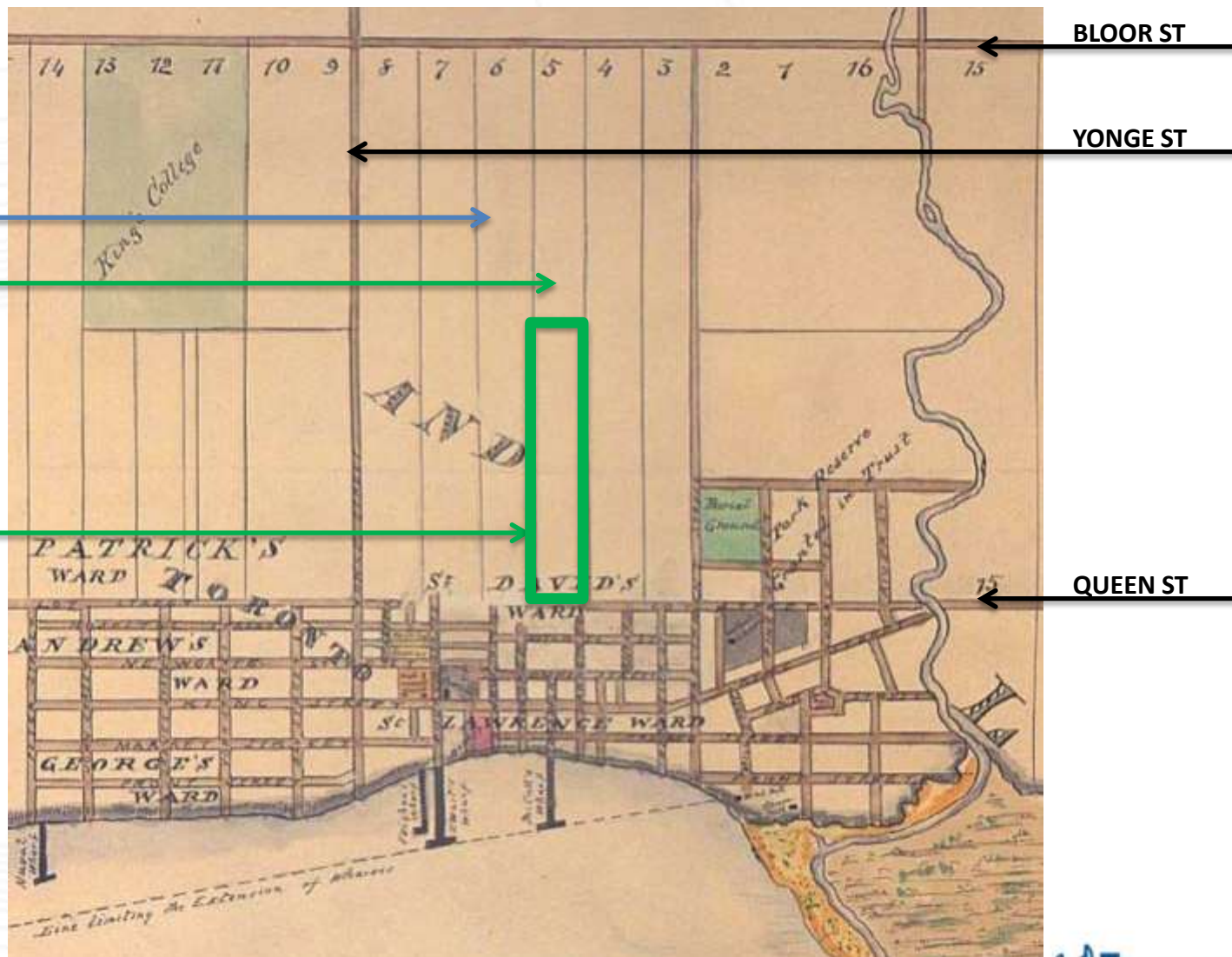


Figure 1: Garden District HCD Study Area Boundary

Park Lot System



PARK LOT 6: JARVIS

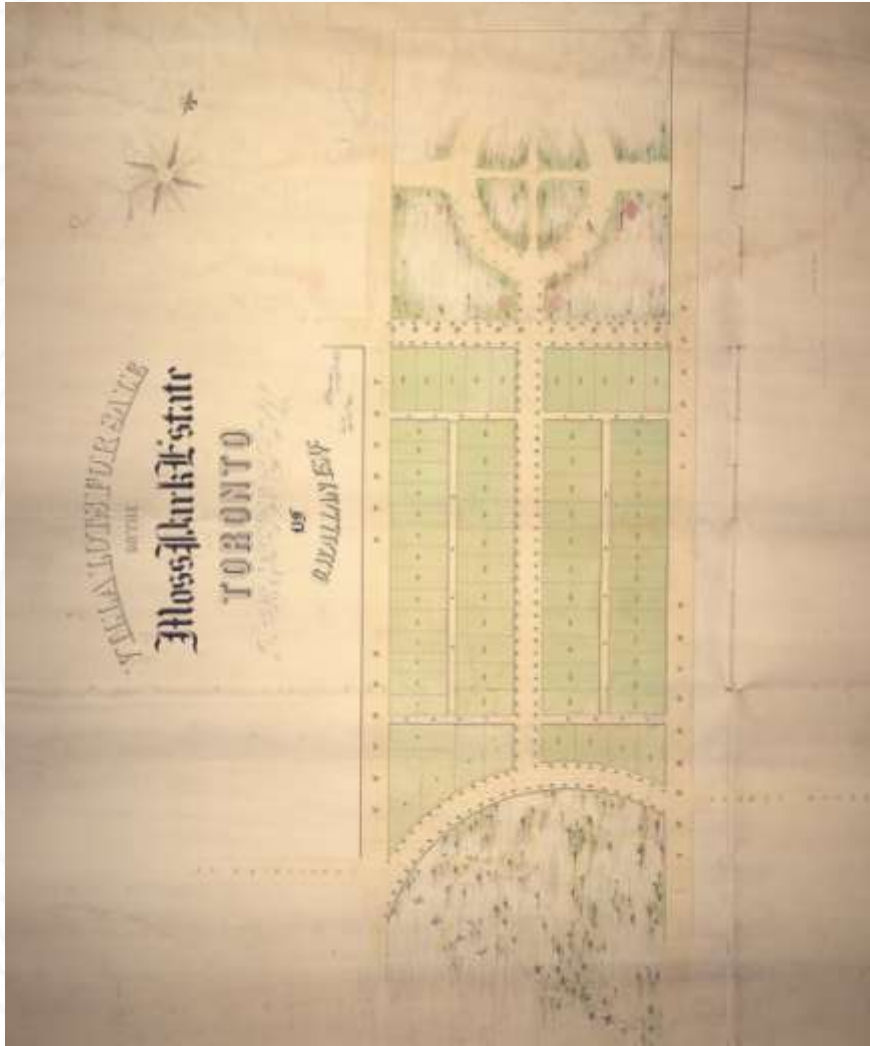
PARK LOT 5, NORTH:
G.W ALLAN
(Howard Park Estate)

PARK LOT 5, SOUTH:
W. ALLAN
(Moss Park Estate)

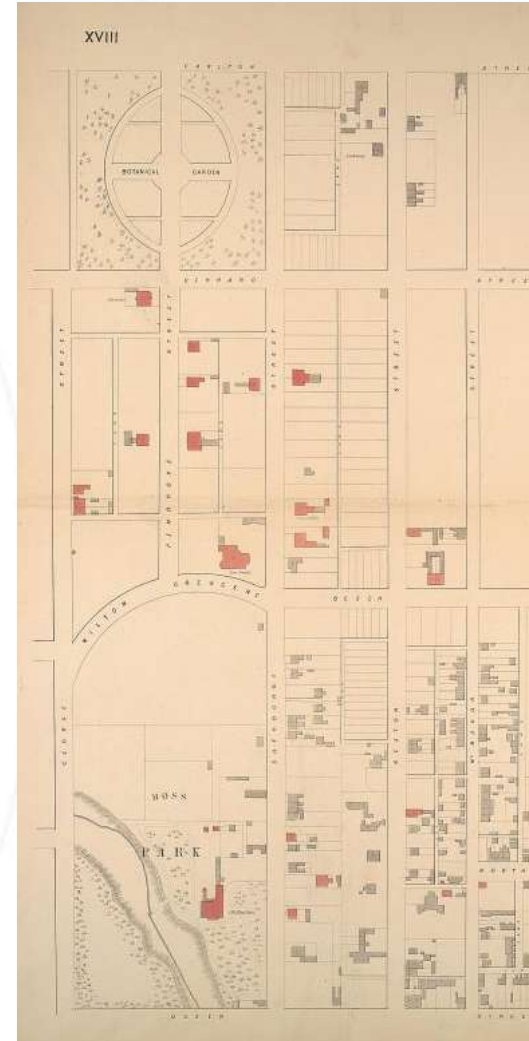
1833 R.H Bonnycastle Plan of the Town and Harbour of York Upper Canada



1855 Moss Park Estate Plan of Subdivision



1855 Moss Park Estate Plan of Subdivision



1858 Boulton Atlas

Pembroke Street





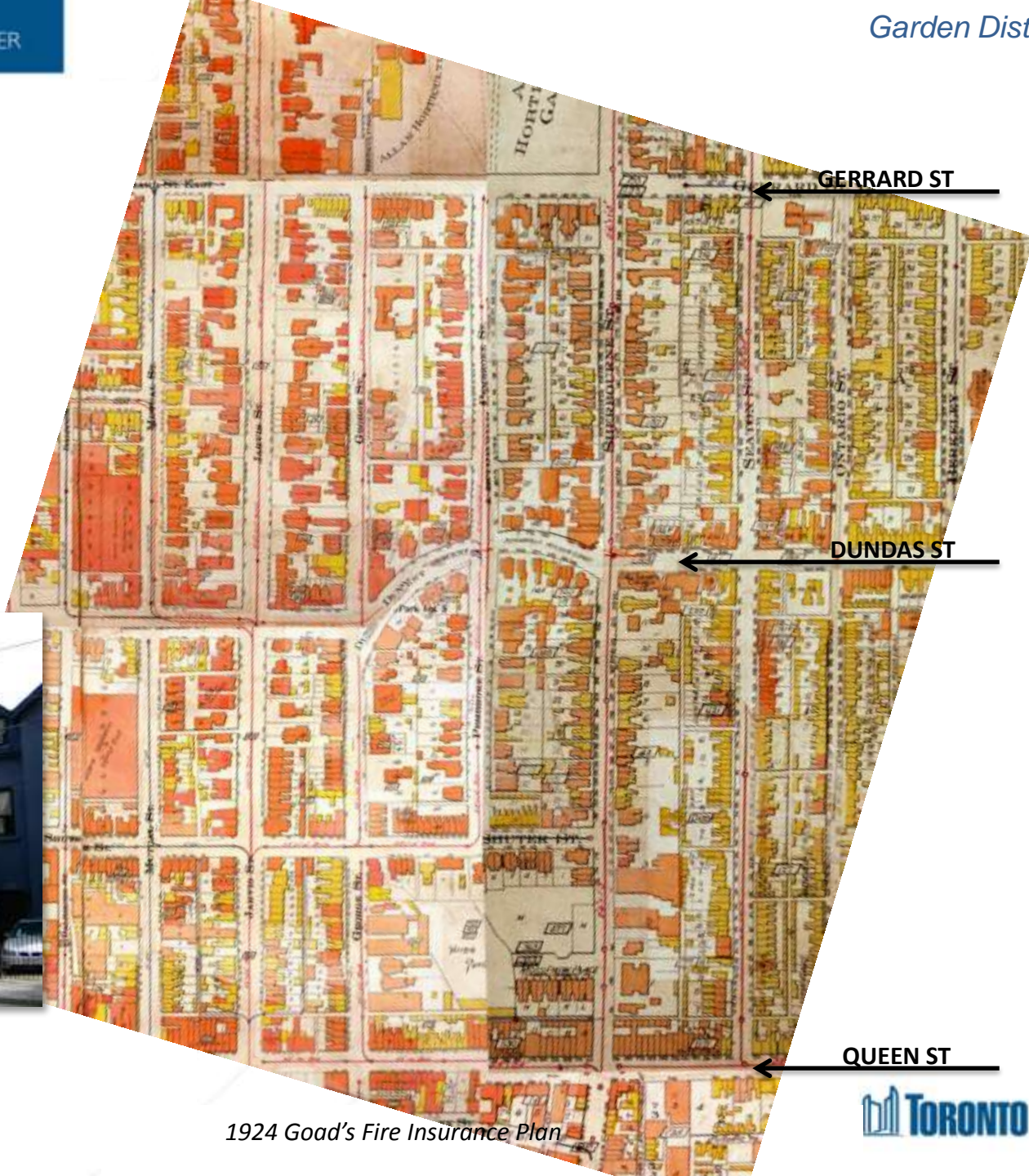
1860 Tremain's Map of the County of York, Canada West



1920s Dundas Street Extension



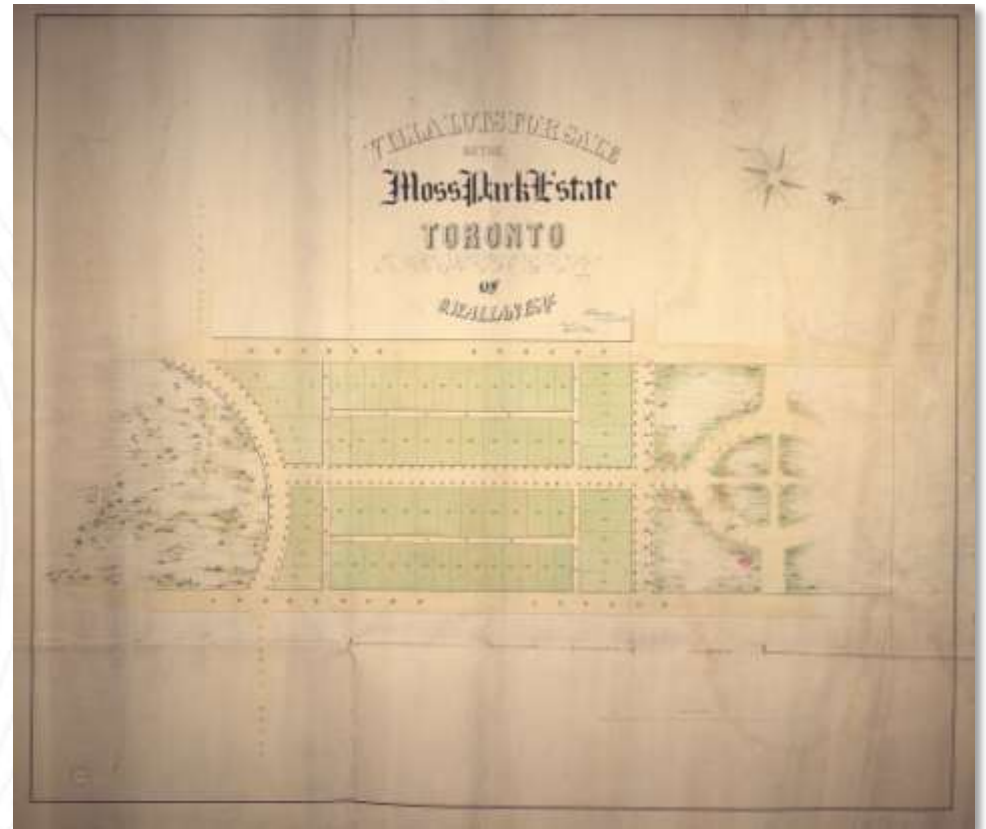
Dundas Street East, 2016



1924 Goad's Fire Insurance Plan

Historic/Associative Value

- Built on Anishnawbe lands
- Association with Allan Family and Moss Park Estate Lands
- Moss Park Estate plan of subdivision informed by G.W Allan's passion for English landscape traditions



Contextual Value

- Park lot system
- Lot pattern established by 1855 Moss Park Estate plan of subdivision, including remnant laneways
- Generous setbacks, soft-landscaped front yards, establishing an overall residential streetscape character
- Pembroke Street as central access between Allan Gardens and Moss Park





Design/Physical Value



Second Empire



Romanesque Revival



Queen Anne



Italianate



Gothic Revival



Edwardian Classicism



Bay and Gable

Range of Residential Architectural Styles (1855 – 1930)

Social/Community Value

- Allan Gardens: earliest example of private donorship of land
- Toronto Boys' Home (current site of Seaton House)
- Sherbourne Lanes and Toronto's heritage preservation movement
- Ongoing community institutions in adaptively reused houses





Statement of Objectives - excerpts

2. “Conserve, maintain and enhance the overall soft-landscaped, residential streetscape character of the District with generous front yard setbacks and a collection of 2-3 storey house-form buildings displaying a range of architectural styles.”

3. “Conserve, maintain and enhance 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 landscape terminus.”

16. “Honour and commemorate the area's Indigenous heritage.”

16 objectives in total



Contributing Properties	Non-Contributing Properties
Understanding	Understanding
Part IV Designations	Adjacency to Contributing Properties
Combined Properties	Combined Properties
Demolition	Demolition
Removal + Relocation	New Development + Additions
Maintenance	Massing
Code Compliance	Articulation + Proportions
Restoration	Roofs
Alteration	Exterior Walls
Massing	Signage
Roofs	Front Yard Landscaping
Exterior Walls	Parking + Circulation
Windows and Doors	Parks + Public Realm
Entrances, Porches and Balconies	Allan Gardens
Storefronts	Moss Park
Signage	Views
Front Yard Landscaping	Streetscape + Laneways
Parking + Circulation	Utilities + Public Works



Character Sub-Areas



Proposed Garden District
Heritage Conservation District

Toronto
Character Sub-Areas



Recommendations

Individual inclusion on Heritage Register:

- 270-272 George Street
- 274 George Street
- 278 George Street
- 135-145 Gerrard Street

Heritage Interpretation:

- Interpretive indigenous storytelling
- Commemoration of Moss Park Creek, Moss Park Estate and 1855 Plan of Subdivision

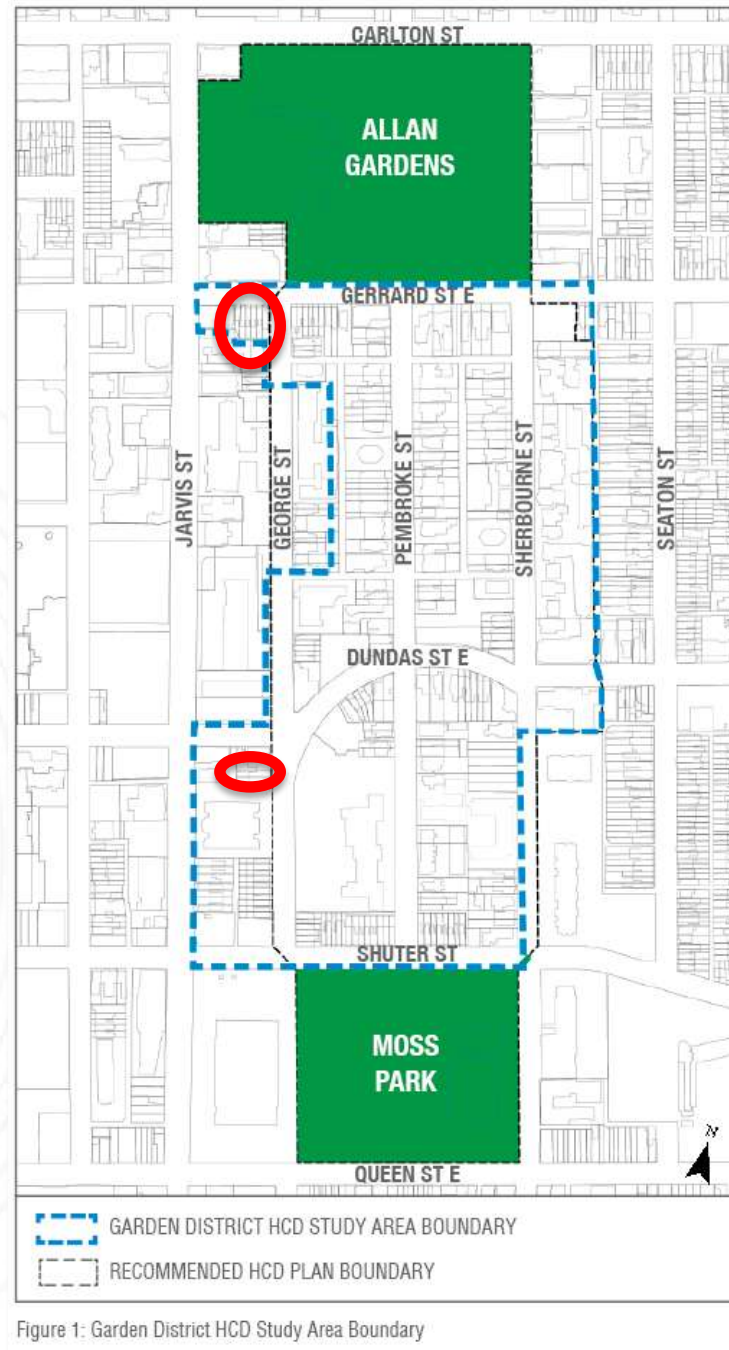


Figure 1: Garden District HCD Study Area Boundary



Introduction

Garden District

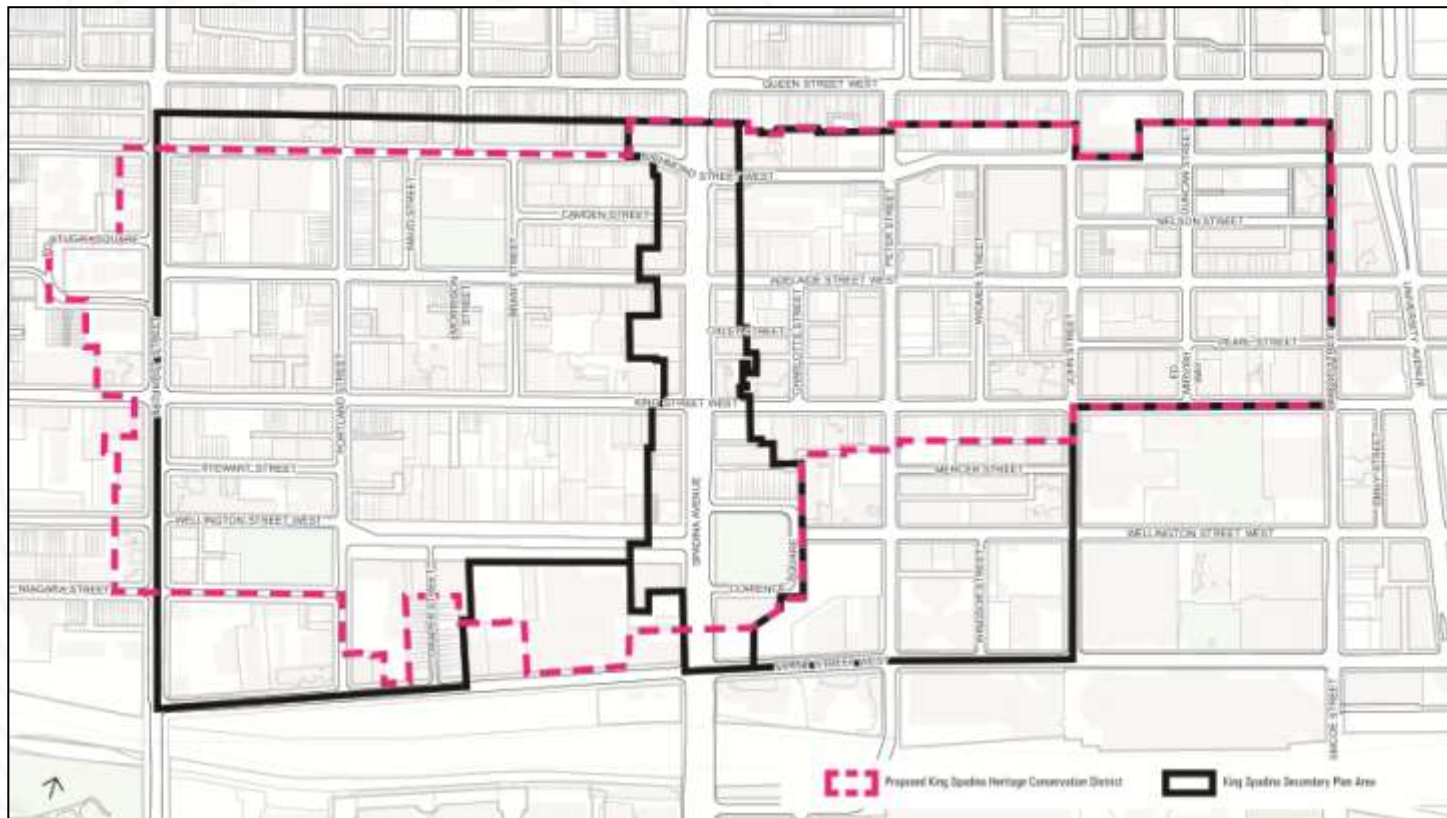
King-Spadina

HCD Plan Appendices

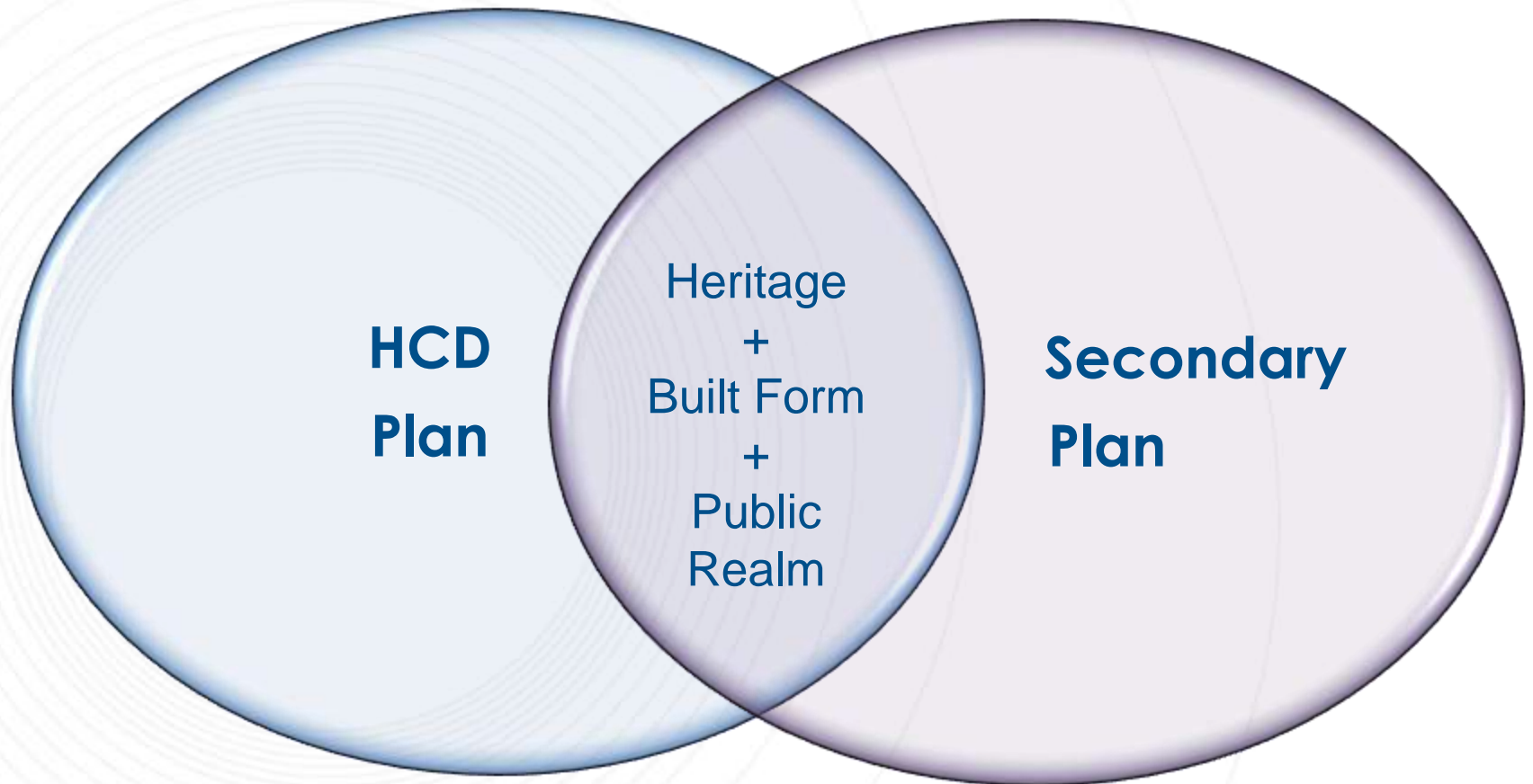
Project Background



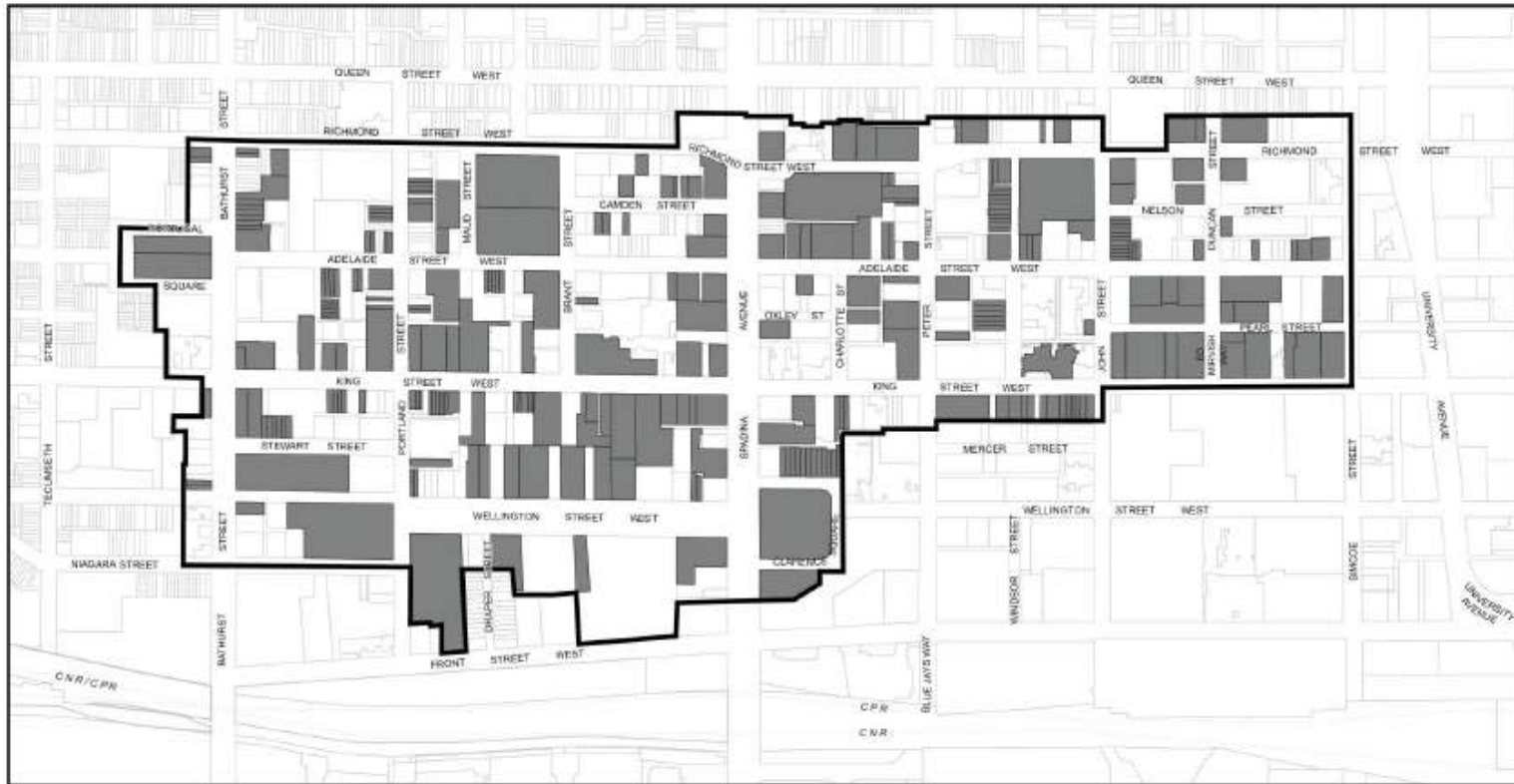
King-Spadina Reset



King-Spadina Policy Framework



District Boundary



 **TORONTO**
Contributing Properties

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Area  Contributing Properties


Not to Scale
Oct/2016

Historic Overview



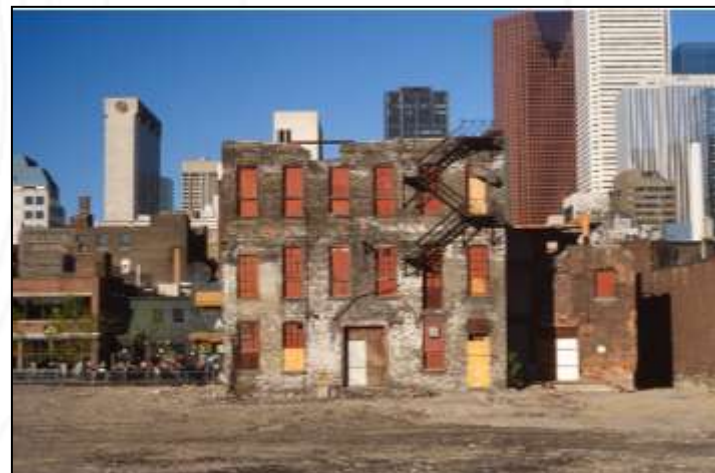
1837 Hawkins Plan



Gurney Stove Manufacturers, c.1870



Bishop's Block, built c.1830

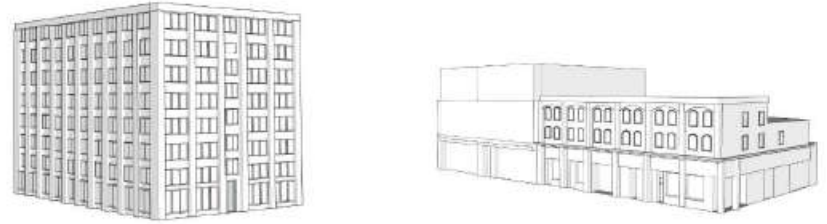


Richmond St W and John St, photo c.1980s

Residential and Commercial Built Form



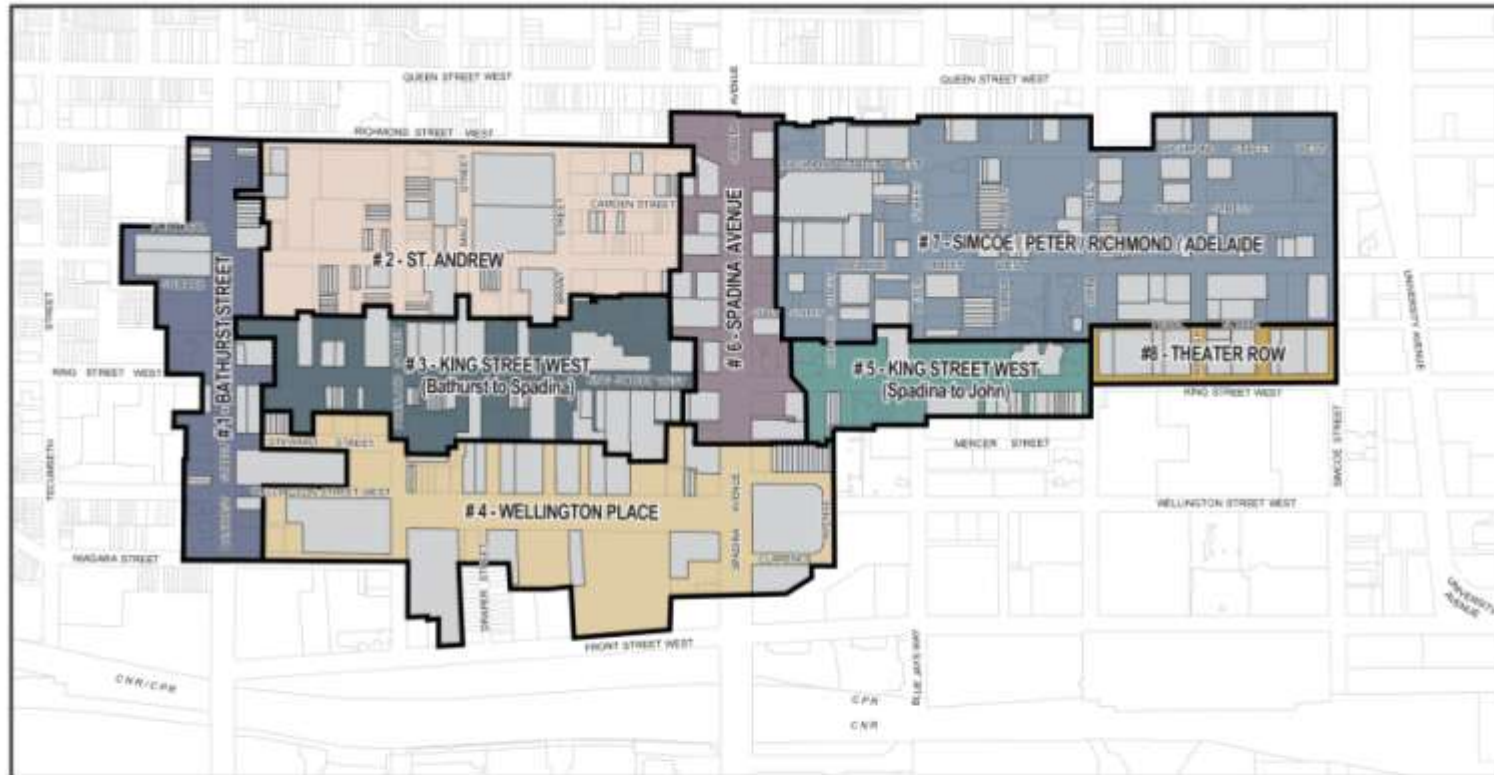
Residential Building Typology a) row; b) semi-detached (THA 2015)



Commercial Building Typology a) 5-12 Storeys; b) Row (THA 2015)



Character Sub-Areas



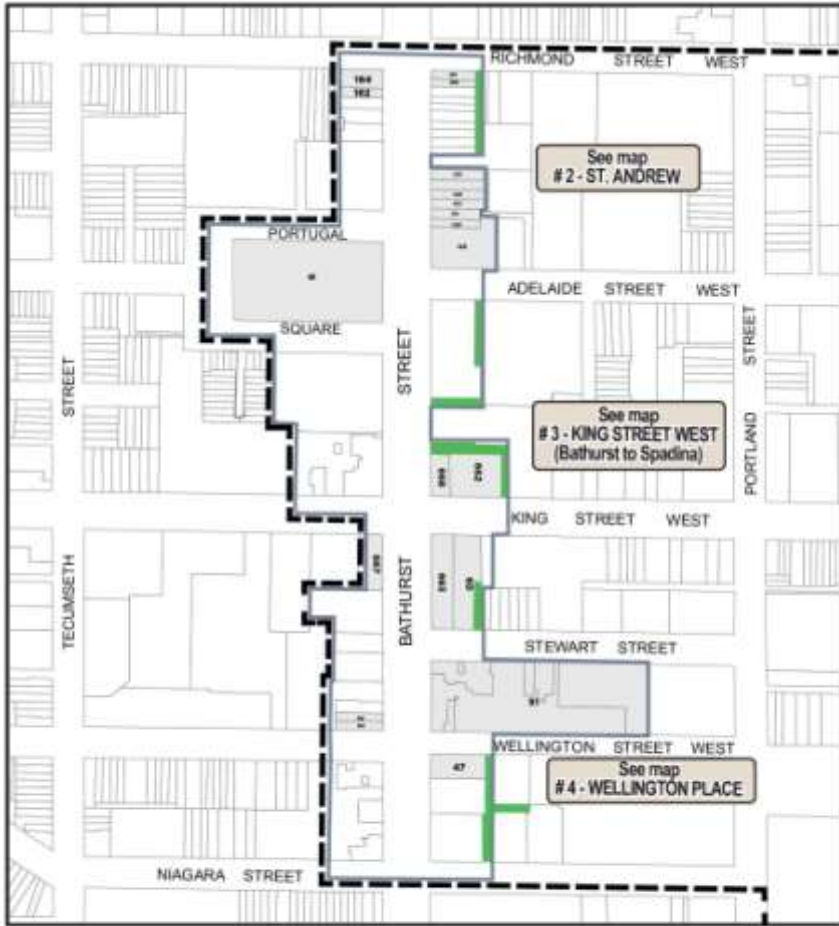
TORONTO
Character Sub-Areas

Proposed King-Spadina
Heritage Conservation District

-  Proposed Plan Area
-  Contributing Properties

↑
Not to Scale
Dec/2016

1 – Bathurst Street



TORONTO
Character Sub-Area # 1 - Bathurst

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Contributing Properties
- Laneway Network
- Proposed Plan Area



2 – St. Andrews



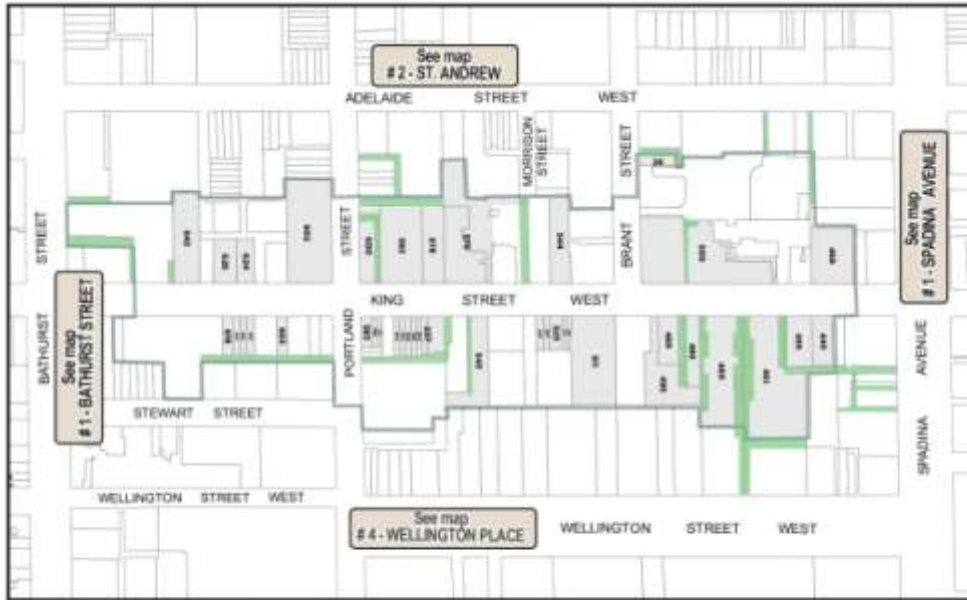
TORONTO
Character Sub-Area #2 - St. Andrews

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Contributing Properties
- Laneway Network
- Proposed Plan Area



3 – King – Bathurst to Spadina



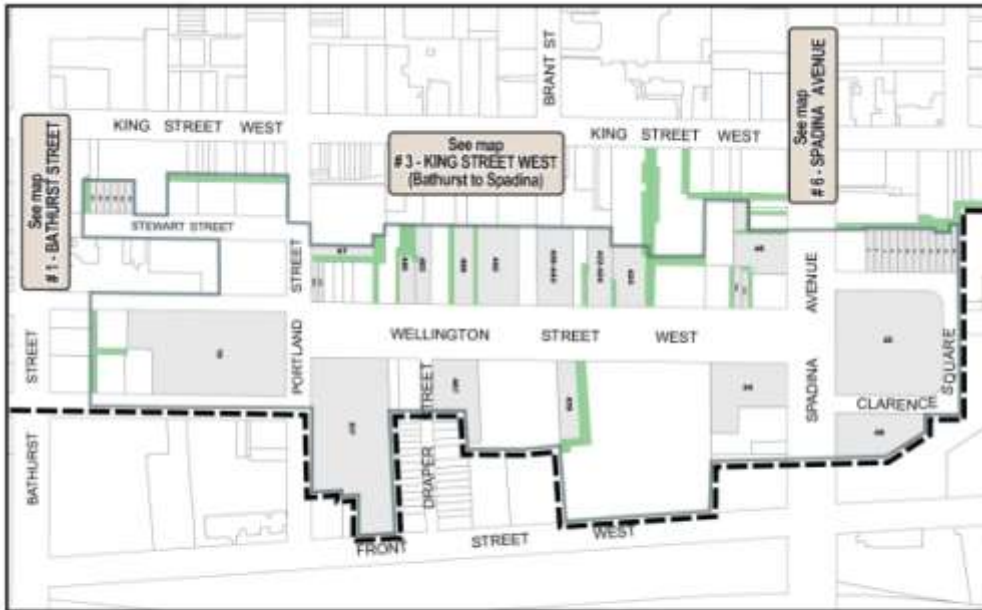
TORONTO
Character Sub-Area # 3 - King - Bathurst to Spadina

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Lareway Network
- Contributing Properties



4 – Wellington Place



TORONTO
Character Sub-Area # 4 - Wellington

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Contributing Properties
- Landscape Network
- Proposed Plan Area



5 – King – Spadina to John



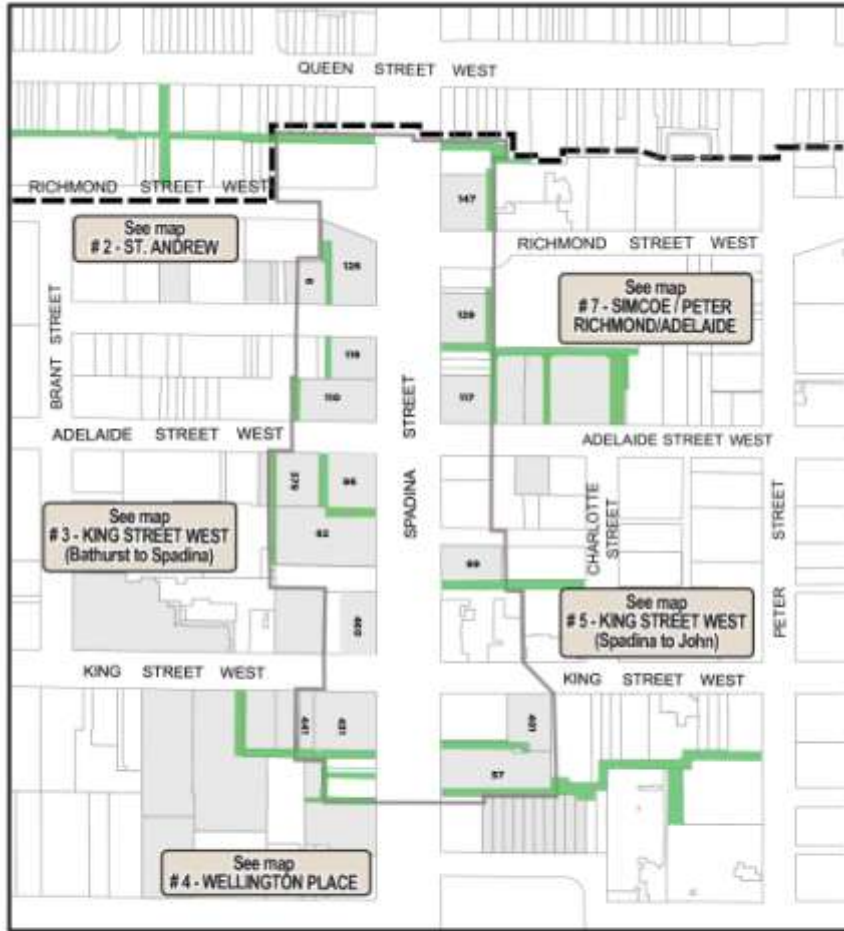
TORONTO
Character Sub-Area - # 5 King - Spadina to John

Proposed King-Spadina
Heritage Conservation District

- Character Sub Area
- Laneway Network
- Contributing Properties
- Proposed Plan Area



6 – Spadina



Toronto
Character Sub-Area # 6 - Spadina

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Lanesway Network
- Contributing Properties
- Proposed Plan Area



7 – Simcoe/Peter/Richmond/Adelaide



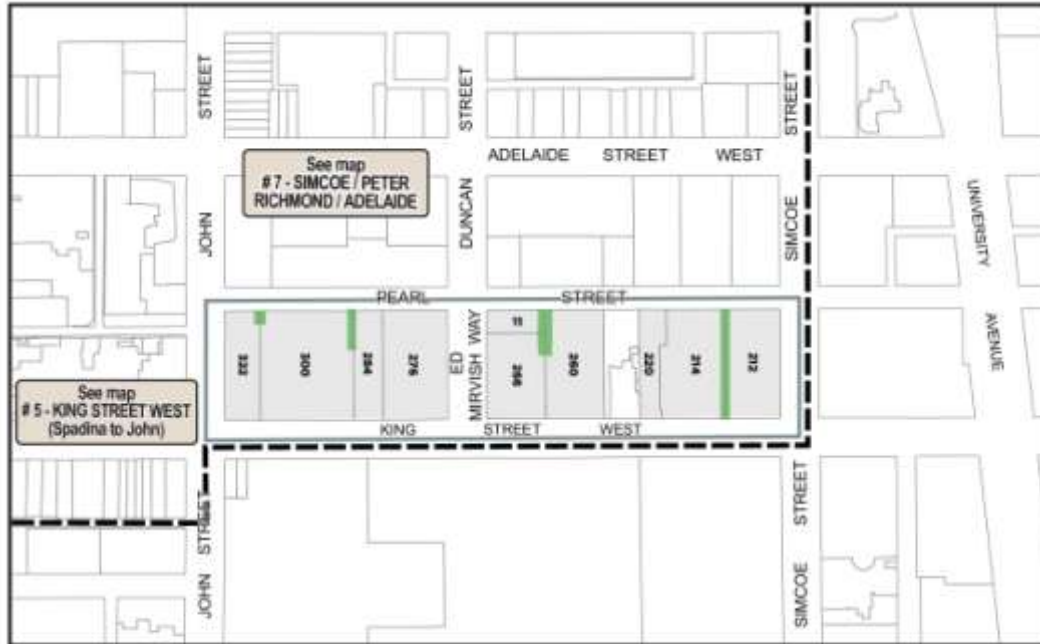
TORONTO
 Character Sub-Area #7 - Simcoe / Peter / Richmond / Adelaide

Proposed King-Spadina
 Heritage Conservation District

- Character Sub-Area
- Contributing Properties
- Laneway Network
- Proposed Plan Area

↑
 Not to Scale
 Oct(2010)

8 – Theatre Row



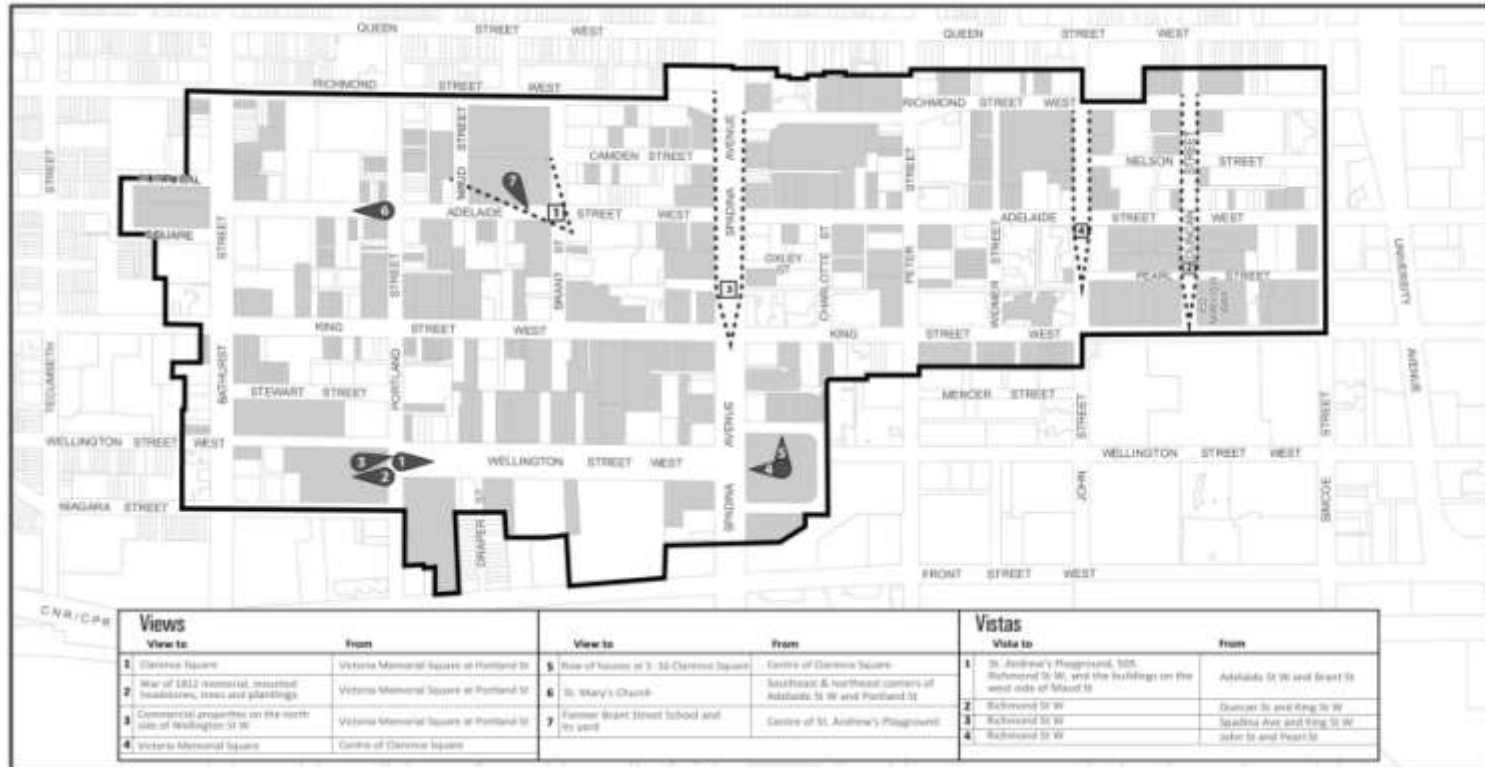
TORONTO
Character Sub-Area #8 - Theatre Row

Proposed King-Spadina
Heritage Conservation District

- Character Sub-Area
- Laneway Network
- Contributing Properties
- Proposed Plan Area



Views and Vistas



The Network of Laneways



The Network of Laneways



TORONTO
 Character Sub-Area #7 - Simcoe / Peter / Richmond / Adelaide

Proposed King-Spadina
 Heritage Conservation District

-  Character Sub-Area
-  Laneway Network
-  Contributing Properties
-  Proposed Plan Area

↑
 Not to Scale
 Oct/2010

Three-Dimensional Integrity



Statement of Objectives – excerpts

9. “Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District’s cultural heritage value.”
10. “Conserve, enhance and extend the network of laneways, both public and private, to support an understanding of their historic and cotemporary uses.”
12. “Conserve Clarence Square, Victoria Memorial Square and St. Andrew’s Playground, and their relationships to adjacent contributing properties.”
13. “Conserve and enhance the social, cultural and community values of the District as a mixed-use area through the adaptive reuse of contributing properties to facilitate commercial, cultural and community based activities.”

Policies and Guidelines

Contributing Properties	Non-Contributing Properties
Understanding	Understanding
Part IV Designations	Adjacency to Contributing Properties
Combined Properties	Combined Properties
Demolition	Demolition
Removal + Relocation	Alterations + Additions
Maintenance	Massing
Code Compliance	Maximum Frontages
Restoration	Floor to Floor Dimensions
Alteration	Side and Rear Walls
Massing	Roofs
Roofs	Exterior Walls
Exterior Walls	Lighting
Windows and Doors	Signage
Entrances, Porches and Balconies	Parking and Service Areas
Lighting	
Signage	



Introduction

Garden District

King-Spadina

HCD Plan Appendices



Appendices

APPENDICES	117
A. Definitions	117
B. Index of Contributing Properties.....	120
C. Statements of Contribution	120
D. List of Non-Contributing Properties	120
E. Incentives	120

Alignment in defined terms

Garden District HCD Plan [Draft]

October 2016

King-Spadina HCD Plan [Draft]

October 2016

APPENDICES

A. Definitions

Accessibility: The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends an existing building's envelope in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register.

Alteration: To change a property on the Heritage Register in any manner, including *restoration*, renovation, repair or disturbance, or a change, *demolition* or *removal* of an adjacent property that may result in any change to a property on the Heritage Register. Alteration and alter have corresponding meanings.

Archaeological Resources: Artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources is based upon archaeological field work undertaken in accordance with the *Ontario Heritage Act*.

Character sub-area: A geographic area within the District that is a component part of the District and that contributes to the District's cultural heritage value while retaining unique *heritage attributes* that reflects a distinct character.

Combined property: A property that contains both *contributing* and *non-contributing properties* due to the consolidation of two properties, or a *contributing property* that contains significant vacant space in addition to buildings or structures.



APPENDICES

A. Definitions

Accessibility: The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends an existing building's envelope in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register.

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Angular plane: Any imaginary flat surface projecting over a lot, at an inclined angle measured up from the horizontal, generally from the top of a building's *streetwall*.

Archaeological Resources: Artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources is based upon archaeological field work undertaken in accordance with the *Ontario Heritage Act*.

Character sub-area: A geographic area within the District that is a component part of the District and that contributes to the District's cultural heritage value while retaining unique *heritage attributes* that reflects a distinct character.






Appendix B: Index of Contributing Properties

B. Index of Contributing Properties

Garden District HCD Contributing Properties

#	Primary Address	Entrance Address	Character Sub-Area
1	212 Dundas St E	275 George St	Dundas St E
2	231 Dundas St E		Dundas St E
3	235 Dundas St E		Dundas St E
4	237 Dundas St E	237 A Dundas St E	Dundas St E
5	239 Dundas St E		Dundas St E
6	241 Dundas St E	243 Dundas St E	Dundas St E
7	247 Dundas St E		Dundas St E
8	252 Dundas St E	254 Dundas St E 256 Dundas St E 260 Dundas St E	Dundas St E
9	255 Dundas St E	251 Dundas St E	Dundas St E
10	257 Dundas St E		Dundas St E
11	263 Dundas St E		Dundas St E
12	271 Dundas St E		Dundas St E
13	273 Dundas St E		Dundas St E
14	275 Dundas St E		Dundas St E
15	277 Dundas St E		Dundas St E
16	281 Dundas St E		Dundas St E
17	283 Dundas St E		Dundas St E
18	207 George St		George Street
19	209 George St		George Street
20	211 George St		George Street
21	213 George St		George Street
22	215 George St		George Street
23	217 George St		George Street
24	279 George St		George Street
25	279 1/2 George St		George Street
26	281 George St		George Street
27	281 1/2 George St		George Street
28	283 George St		George Street
29	283 1/2 George St		George Street
30	295 George St		George Street
31	297 George St		George Street
32	301 A George St		George Street
33	303 George St		George Street
34	305 George St		George Street
35	309 George St		George Street
36	311 George St		George Street
37	349 George St		George Street
38	351 George St		George Street
39	353 George St		George Street
40	355 George St		George Street
41	147 Gerrard St E		Gerrard St E
42	149 Gerrard St E		Gerrard St E

KEY IMAGE	ADDRESS	STATUS	STYLE	BUILT	CHARACTER AREA	CONTRIBUTION	BUILT FORM DESCRIPTION	TYPOLGY
	212 Adelaide St W	N/A	Altered	1855	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 4 storey building, that is exposed on 2 sides, with end walls partly exposed.	Commercial / 1-4 storeys
	234 Adelaide St W (including 24 Duncan Street)	N/A	High Victorian Gothic	1880	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 1 storey building, that is exposed on 2 sides.	Residential / Detached
	244 Adelaide St W (24 Duncan St)	Listed	Commercial	1910	Simcoe / Peter / Richmond / Adelaide	Design Value Historical Value Contextual Value	The property contains a 5 storey building (with a raised basement), exposed on 3 sides.	Commercial / 1-4 storeys
	257 Adelaide St W (including 255, 259 and 261 Adelaide St W)	N/A	Commercial	1910	Simcoe / Peter / Richmond / Adelaide	Design Value Historical Value Contextual Value	The property contains a 6 storey building (with a raised basement), that is exposed on 3 sides.	Commercial / 5-11 storeys
	263 Adelaide St W (including 263-267, 267 Adelaide St W)	Listed	Commercial	1915	Simcoe / Peter / Richmond / Adelaide	Design Value Historical Value Contextual Value	The property contains a 5 storey building (with a raised basement), that is exposed on 3 sides.	Commercial / 5-11 storeys
	266 Adelaide St W	Designated Part IV	Queen Anne	1892	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 3 storey building, within a row of 3 similar buildings. It is on the end of the row and is exposed on 3 sides.	Residential / Row
	268 Adelaide St W	Designated Part IV	Queen Anne	1892	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 3 storey building, within a row of 3 similar buildings. It is within the row and is exposed on 3 sides.	Residential / Row
	270 Adelaide St W	Designated Part IV	Queen Anne	1892	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 3 storey building, within a row of 3 similar buildings. It is on the end of the row and is exposed on 3 sides.	Residential / Row
	295 Adelaide St W	Designated Part IV / Easement AT2715066	Contemporary	2013	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 2 storey building and a contemporary tower, that is exposed on 4 sides. The contemporary building is not contributing.	Residential / Detached
	302 Adelaide St W	N/A	Toronto Bay-n-Gable	1889	Simcoe / Peter / Richmond / Adelaide	Design Value Contextual Value	The property contains a 2-1/2 storey building (with a raised basement), within a row of 5 similar buildings. It is on the end of the row and is exposed on 3 sides.	Residential / Row



D. List of Non-Contributing Properties

Appendix D: List of Non-Contributing Properties

Garden District HCD Non-Contributing Properties

#	Primary Address	Entrance Address	Character Sub-Area
1	218 Dundas St E		Dundas Street East
2	219 Dundas St E		Dundas Street East
3	280 Dundas St E	268 Dundas St E 270 Dundas St E 272 Dundas St E 274 Dundas St E 276 Dundas St E 278 Dundas St E 282 Dundas St E	Dundas Street East
4	310 Dundas St E	302 Dundas St E 318 Dundas St E 237 Sherbourne St	Dundas Street East
5	291 George St		George Street
6	299 George St	301 George St	George Street
7	299 R George St		George Street
8	319 George St	315 George St 325 George St 335 George St 339 George St 345 George St	George Street
9	163 Gerrard St E		Gerrard Street East
10	169 Gerrard St E	167 Gerrard St	Gerrard Street East
11	185 Gerrard St E		Gerrard Street East
12	185 A Gerrard St E		Gerrard Street East
13	100 Pembroke St		Pembroke Street
14	109 Pembroke St		Pembroke Street
15	117 Pembroke St		Pembroke Street
16	184 Sherbourne St		Sherbourne Street
17	188 R Sherbourne St		Sherbourne Street
18	190 Sherbourne St		Sherbourne Street
19	192 Sherbourne St	192 1/2 Sherbourne St	Sherbourne Street
20	214 Sherbourne St		Sherbourne Street
21	218 Sherbourne St		Sherbourne Street
22	220 Sherbourne St		Sherbourne Street
23	222 Sherbourne St		Sherbourne Street
24	224 Sherbourne St		Sherbourne Street
25	226 Sherbourne St		Sherbourne Street
26	236 Sherbourne St	238 Sherbourne St	Sherbourne Street
27	256 Sherbourne St		Sherbourne Street
28	266 Sherbourne St		Sherbourne Street
29	294 Sherbourne St		Sherbourne Street
30	296 Sherbourne St		Sherbourne Street
31	298 Sherbourne St		Sherbourne Street
32	307 Sherbourne St		Sherbourne Street
33	138 Shuter St		Shuter Street
34	140 Shuter St		Shuter Street



HCD Plans are available online:

Blog

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<https://hcdtoronto.wordpress.com/>