Historic Yonge Street HCD

Toronto Preservation Board

February 10, 2016
Presentation Overview:

Historic Yonge Street

HCD Plan Process

HCD Plan Overview
City of Toronto (HPS)
led by Heritage Preservation Services supported by a cross-departmental working group

DIALOG
planning, consultation, and urban design project lead

Archaeological Services Inc.
historical and archaeological research built heritage and cultural landscapes

Philip Goldsmith  |  Architect
heritage architect, heritage restoration, preservation, and conservation

Bray Heritage (Carl Bray)
heritage planning, conservation policy & guidelines
District’s Cultural Heritage Value:

- Historical significance as major early transportation corridor

- Commercial main street character expressed partly by mixed-use and commercial buildings from late 19th to mid 20th century

- Role as parade route and gathering place, and as Toronto’s “Main Street”
STUDY ANALYSIS

- Built form and landscape survey
- Historical and thematic analysis of study area’s evolution
- Physical analysis of character
HCD BOUNDARY

HCD Boundary

Toronto Preservation Board endorsement July 2015
HERITAGE ATTRIBUTES
HCD Plan Process
Conservation Objectives

Conserve, maintain, and enhance the heritage character of HYHCD as expressed through its heritage attributes and cultural heritage value.

Ensure that new development conserves the character of HYHCD and maintains and enhances its cultural heritage value and does not detract from it.
Key Tasks:

- Confirm HCD Plan Objectives
- Identify contributing and non-contributing properties
- Analyze planning framework
- Develop policies and guidelines
- Community consultation
- City review
Character Areas

1. Historic Yonge Street
2. College/Carlton Street
3. Residential Pockets
4. St. Nicholas Village
CONTRIBUTING PROPERTIES

- Contributing
- Contributing (over-clad)
- Non-contributing
Public Open House:
• October 14, 2015
• 39 attendees (signed in)

Stakeholder Interviews:
• November – December 2015
• 19 individuals interviewed

Draft Plan for Public Review:
• Posted engagement materials for comment input
• Posted Draft Plan for comment, Jan. 6th – 22nd
HCD Plan Overview
PLAN CONTENT

• Statement of Cultural Heritage Value
• Statement of Objectives for HCD
• Description of Heritage Attributes
• Policies and Guidelines:
  • Contributing Properties
  • Non-contributing Properties
  • Streetscapes and Open Spaces
  • Archaeology
• Minor Alterations not Requiring Heritage Permits
• Appendices:
  • History and Evolution of Study Area
  • Character Analysis
Policy & Guideline Structure:

- Contributing Properties
- Non-Contributing Properties
- Archaeological Resources
- Landscapes
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<td>Policies for Adjacent Properties</td>
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Plan Objective:
• Conserve the historic main street character of the District, including its streetwall and scale of buildings, and support the mixed commercial, retail, or residential uses that main street character implies.

Policy Overview:
• New development must maintain the horizontal and vertical rhythm

• New development must provide active and transparent frontages along Yonge Street
Plan Objectives:

• Ensure infill and new development is of a scale that is appropriate

• Conserve the historic main street character of the District, including its streetwall and scale of buildings.

• Conserve the three dimensional character of built heritage resources.

Policy Overview:

• Minimum 10 metre step backs from streets

• 75 degree angular plane, measured from building sides adjacent to, and parallel with, a street

• Maintain surrounding setback condition
Plan Objective:
• Maintain and enhance the heritage attributes of those resources that contribute to the cultural heritage value of HYHCD.

Policy Overview:
• Prevent signs from covering and obscuring building features
• Encourage signage that is compatible with the district character
• Restrict third party signage
Some activities do not require a Heritage Permit:

- Painting of wood, stucco or metal finishes
- Repair of existing features, provided that the same type of materials are used
- Installation of eaves troughs
- Weatherproofing
- Installation of exterior lights
- Alterations not visible from the public realm
- Landscaping
SUMMARY

• This HCD Plan meets the requirements of the *Ontario Heritage Act* and other provincial and City policies

• This HCD Plan was undertaken in a collaborative manner with City Staff to coordinate with existing and emerging planning policy

• Historic Yonge Street has cultural heritage significance for being part of Toronto’s Main Street and for the character of its built form

• This HCD Plan will provide a framework to conserve the character of HYHCD and allow for its continued evolution
Questions?
Thank you!