

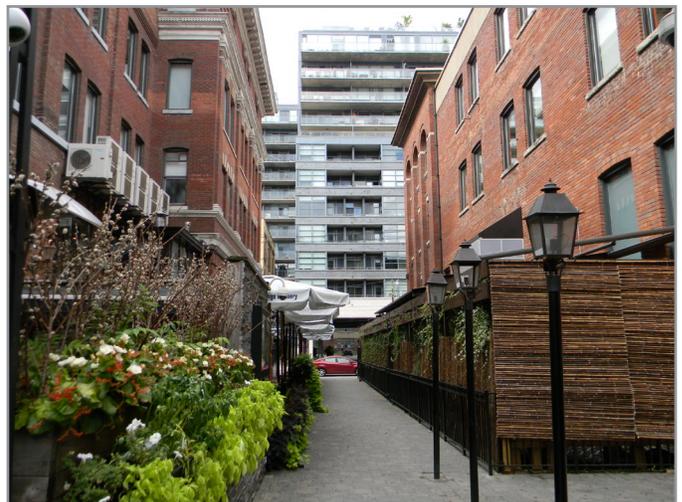
5.4 NETWORK OF LANEWAYS

The District's network of laneways reflects both historic and contextual values. As a whole, the network of laneways reflects the evolution of the District from a residential neighbourhood to a commercial and manufacturing area. The network of laneways includes examples of residential laneways that have transitioned to serve commercial service access uses, and are recognized as heritage attributes that reinforce and reflect the District's gradual change over time. Individual laneways within the network facilitate views between blocks, serve as pedestrian mid-block connections, and provide service access for businesses. The network of laneways also provides variety in the scale of the public realm, in contrast to the grand right-of-way of Spadina Avenue, the main street width of King Street West and the narrow tertiary streets such as Oxley and Pearl Streets.

The value of the network of laneways lies in both the individual laneways, which in their width, alignment and size reflect their historic and existing context, as well as in the network as a whole, which supports to the cohesiveness of the District. This Plan recognizes the importance of ensuring that laneways continue to facilitate service access as well as other activities where appropriate.



Laneway in King-Spadina, used as a mid-block connection



Laneway in King-Spadina, adapted for commercial use



Network of Laneways



Proposed Plan Boundary



Laneways

Proposed King-Spadina Heritage Conservation District



Not to Scale
June 2017

5.5 CHARACTER SUB-AREAS

The evolution of the District from a residential neighbourhood to a manufacturing and commercial area has resulted in a unique geographic area where the built form and public realm illustrate periods of change across nearly two centuries of the city's history.

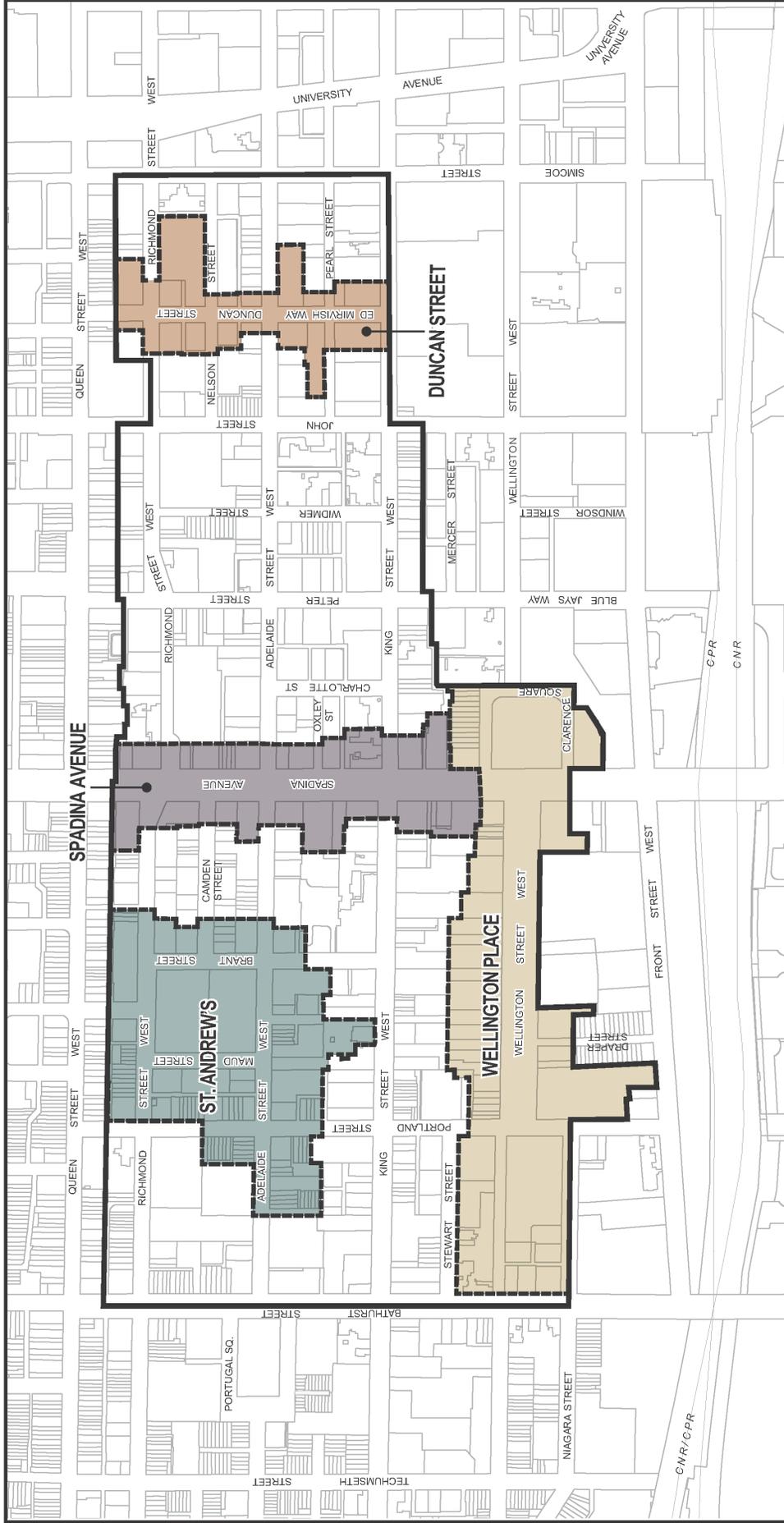
Within the district four Character Sub-Areas have been identified as being representative of these periods of change, and are central in understanding and appreciating the cultural heritage value of the District.

Each Character Sub-Area has a distinct character rooted in its historical evolution and which continues to be evident today, however they all contribute to the District's integrity, and when combined convey the District's cultural heritage value.

Policies and guidelines within this HCD Plan have been developed to pay particular attention to the specific characteristics that define these Character Sub-Areas, and to ensure new development is compatible with and enhances their heritage value.

The four Character Sub-Areas identified within the King-Spadina HCD are:

- St. Andrew's
- Wellington Place
- Spadina Avenue
- Duncan Street



Character Sub-Areas



Character Sub-areas



Proposed Plan Boundary

Proposed King-Spadina Heritage Conservation District



Not to Scale
June 2017

5.5.1 St. Andrew's

The St. Andrew's Character Sub-Area is located within the former Military Reserve lands, sold for development in the 1830s to accommodate the expanding Town of York. The area began to develop in the 1850s as a residential neighbourhood close to Spadina Avenue, with development reaching Bathurst Street by 1880. St. Andrew's Market was built in 1850 on land allotted for public market use; by the 1860s, the site had been expanded to include a hall, market, police station and public library to service the growing residential community. The area underwent significant redevelopment in the early 20th century, at which point the playground was built and the market was replaced by a public utility.

Although many of the residential properties within the area were consolidated for commercial development, it has retained a strong residential character in the form of row houses, residential laneways, small narrow lots and undivided blocks. This residential character particularly valuable in the context of the District as it provides an opportunity to understand the District's residential history dating from the earliest decades of the District's period of significance (1880s-1940s)

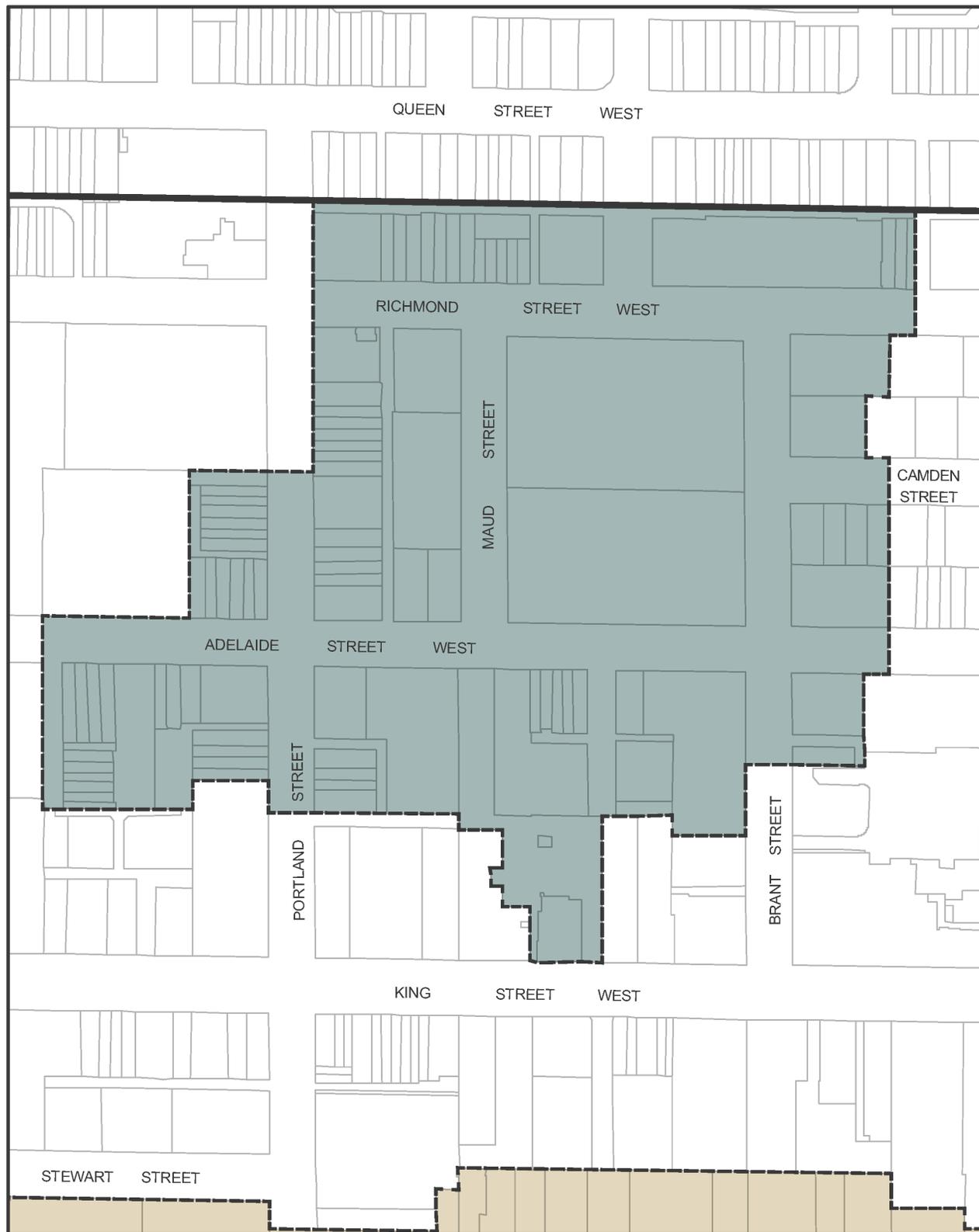
The St. Andrew's Character Sub-Area generally consists of low- to mid-rise Commercial Detached properties, as well as rows of 2 - 2.5 storey Residential properties. Contemporary mid-rise buildings are primarily located east of St. Andrew's Playground on Camden Street and Adelaide Street West, as well as on Maud and Portland Streets, south of Richmond Street West. The sub-area's historic built form includes several generations of contributing Residential and Commercial detached properties, as well as significant historical institutional and public properties such as the

Brant Street Public School, the Richmond Street waterworks building, and St. Andrew's Playground. The close proximity of residential and commercial properties adds to the diversity of built form and the sub-area's mixed-use character, as well as a unique historic streetscape. Residential properties are generally setback from the front property line with landscaped front yards, while Commercial properties meet the front property line with a solid streetwall. The Commercial properties vary in scale, floor plate size and date of construction, however they are generally visible from four sides, predominantly brick (buff and red), and have extensive fenestration.

St. Andrew's Playground is at the centre of the sub-area, and is a significant public space within the District that dates to the 1837 Hawkins Plan. The playground's evolution from marketplace to public open space reflects the evolution of the surrounding sub-area and District, and is closely related to the residential character of the sub-area, evidenced through the proximity of contributing Residential properties.



3-7 Adelaide Place



TORONTO
St. Andrew's Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary

 St. Andrews Character Sub-area

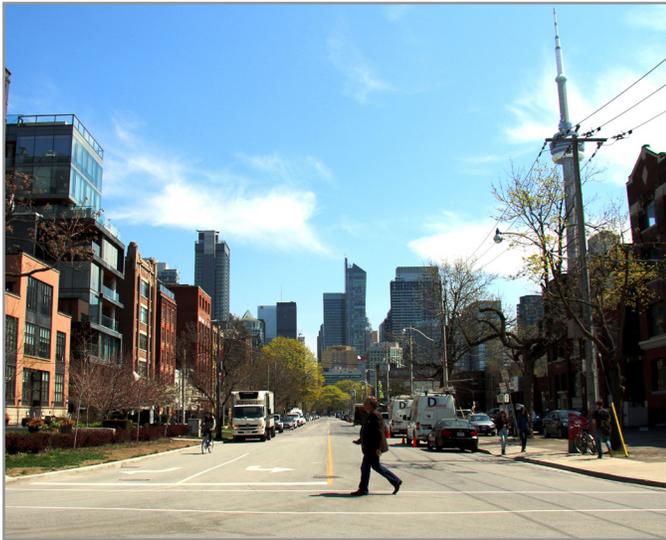

Not to Scale
June 2017

5.5.2 Wellington Place

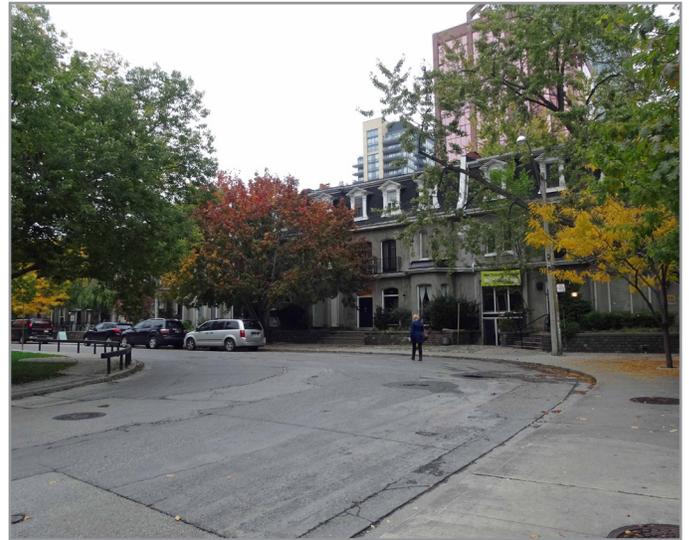
The Wellington Place Character Sub-Area is an important historic landscape within the District, valued for the interrelationship between built form and public realm envisioned in the 1837 Hawkins Plan. The area is bookended by two public parks – Victoria Memorial Square and Clarence Square – between which the axial road of Wellington Street West was laid out. The mansions that formerly lined Wellington Street West were demolished and subdivided for housing and commercial development following the construction of nearby rail yards through the latter half of the 19th century, resulting in a residential public realm adjacent to Commercial properties.

The Wellington Place Character Sub-Area primarily consists of low- to mid-rise Commercial properties, interspersed with Residential properties, including a row of extant 1879 row houses on the north side of Clarence Square. Contemporary mid-rise commercial buildings are generally located north and northeast of Victoria Memorial Square, with mid-rise infill development on the north side of Wellington Street West.

Views between Clarence Square and Victoria Memorial Square contribute to the public realm of the sub-area, and are enhanced by the setback of properties on Wellington Street West, the wide sidewalks with landscaped boulevards, and the mature tree canopy of both parks.



Wellington Street West towards Spadina Avenue from Victoria Memorial Park



Clarence Square, north side



TORONTO
Wellington Place Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary  Wellington Place Character Sub-area


Not to Scale
June 2017

5.5.3 Spadina Avenue

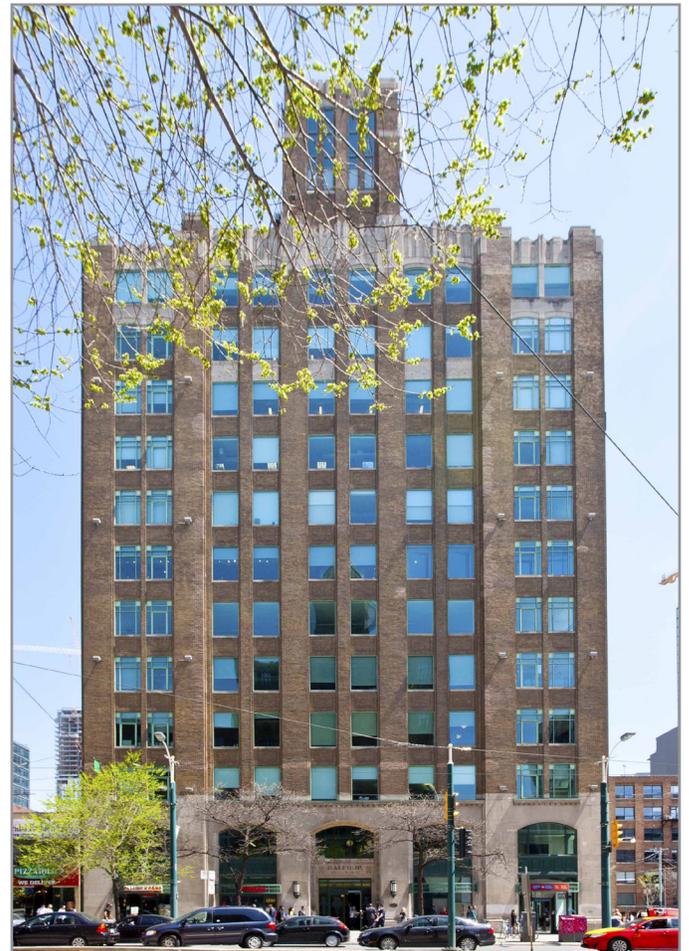
Spadina Avenue was originally named Brock Street after it was laid out by Dr. William Warren Baldwin as a road to his country estate “Spadina”, located on the escarpment above Davenport Road. At the south end of Spadina Avenue, the street was flanked on the east and west by Clarence Square and Victoria Memorial Square, respectively, which were connected by Wellington Place (later Wellington Street West), with the surrounding neighbourhood attracting high-end residences in the mid-19th century. North of King Street West, Spadina Avenue developed in the early 20th century as a manufacturing and warehouse corridor that came to be referred to as the “Garment District”, owing to the large number of textile manufacturing and distributing operations that located within the area.

The built form of the Spadina Avenue Character Sub-Area is generally defined by Commercial Detached properties with large floorplates and in a range of architectural styles. Many of these buildings have visible side walls, a defined base, shaft and roofline, and service access through side and rear laneways.

The grand avenue design envisioned by Baldwin is still evident in the public realm, defined by the wide right-of-way with trees and centre median (now a streetcar right-of-way). Wide sidewalks with tree planters separating pedestrians from traffic enhance the pedestrian experience, and support an understanding of the civic design of Spadina Avenue as a major artery within the downtown core.



View south on Spadina Avenue from Richmond Street West



117 Spadina Avenue



TORONTO
Spadina Avenue Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary

 Spadina Avenue Character Sub-area


Not to Scale
June 2017

5.5.4 Duncan Street

The Duncan Street Character Sub-Area is an intact artery of Commercial Detached properties that reflect the change in use and character of the District from residential and institutional to manufacturing following the Great Fire of 1904.

The largely uninterrupted streetwall on Duncan Street of masonry Commercial Detached properties generally between 5-8 storeys contributes to a defined sense of place. The sub-area's context is supported by a view north from King Street West to the terminus of Duncan Street at Queen Street West. This view supports the sub-area's contribution to the District's cultural heritage value as a relatively intact corridor of Commercial Detached properties, and is enhanced by the strong streetwall and horizontal articulation of the sub-area's contributing properties. Laneways between the buildings provide views of side elevations, and have in some cases been repurposed as pedestrian mid-block connections or outdoor amenity space.

Buildings within the Character Sub-Area vary in architectural style, with most dating from the District's period of significance. The area contains a few examples of contemporary development that has largely been sympathetic to the historic streetwall and pedestrian experience.



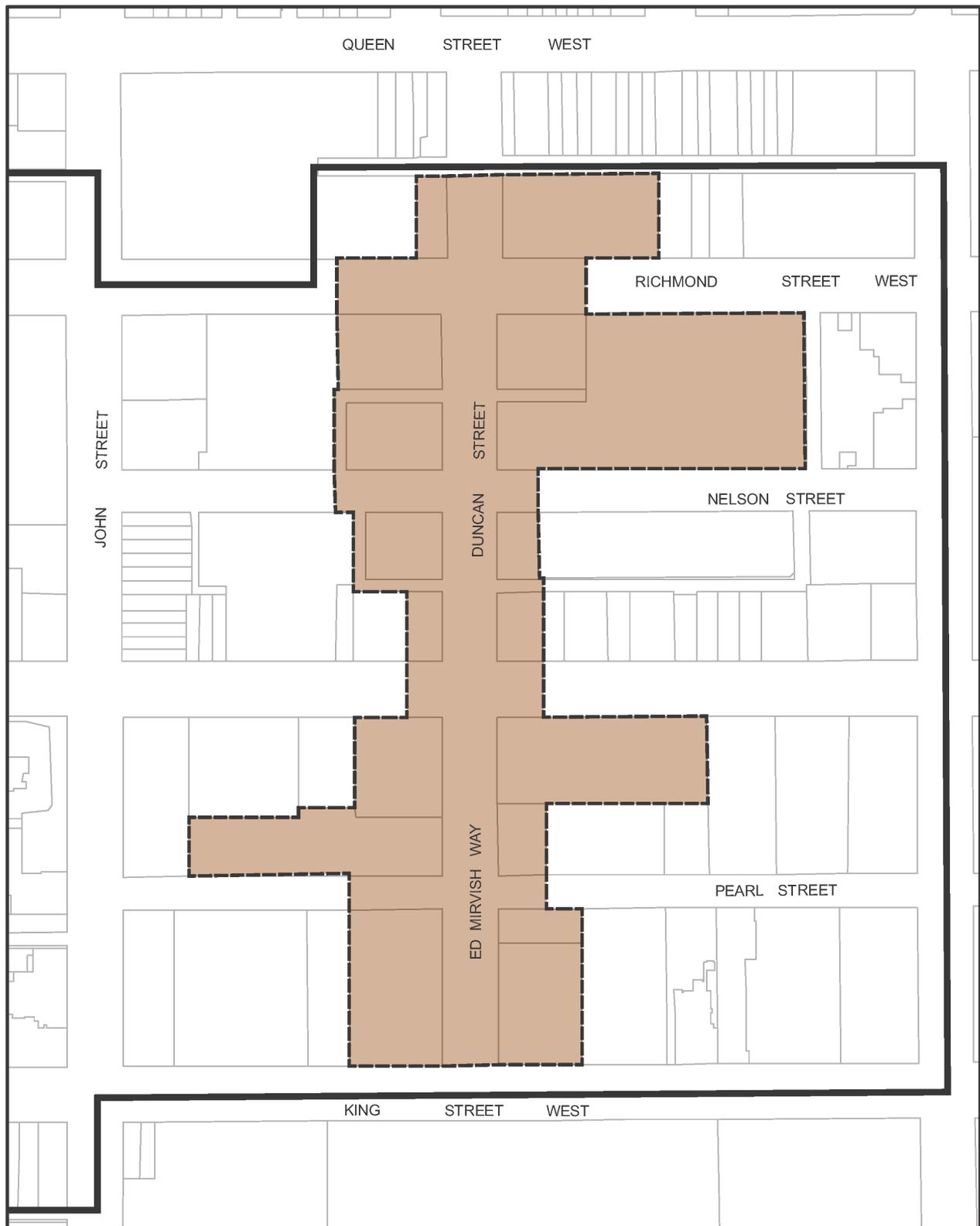
15 Duncan Street



11 Duncan Street



View north on Duncan Street from Pearl Street



TORONTO
Duncan Street Character Sub-Area

Proposed King-Spadina
Heritage Conservation District

 Proposed Plan Boundary

 Duncan Street Character Sub-area


Not to Scale
June 2017

5.6 PARKS

The District contains three parks that have been identified as heritage attributes and which contribute to the cultural heritage value of the District – Victoria Memorial Square, Clarence Square and St. Andrew’s Playground. These parks reflect the development of the District from when it was first established as a residential neighbourhood, through its industrial period and in to its redevelopment as a mixed-use neighbourhood. Their historic value is intertwined with their longstanding community and social value as spaces for recreation, reflecting their historic intent as amenities for local and city residents.

5.6.1 Victoria Memorial Square

Victoria Memorial Square was established as a cemetery by John Graves Simcoe in 1793, with its last burial being held in 1863. The 1837 Hawkins Plan for the expansion of the Town of York proposed a park – Victoria Memorial Square - to envelope the cemetery, expanding the open space to symmetrically align with Wellington Street West and bounded by Bathurst Street, Portland Street, Stewart Street and Niagara Street. By the 1880s, residential subdivision claimed the western frontage on Bathurst Street, disconnecting the cemetery and square from Fort York to the south. In spite of this loss of land, the square retains significant heritage value as a public amenity, with mature trees, permeable edges and historic internal circulation routes that have been restored. It is also valued for its commemorative nature; surviving gravestones have been mounted at the park’s western edge, a monument to the War of 1812 (designed by Frank Darling and Walter Seymour Allward) is located in the centre of the square, and the cornerstone of the demolished Anglican Church of St. John the Divine has been preserved.

5.6.2 Clarence Square

Clarence Square is one of the oldest remaining public parks in downtown Toronto, laid out in the 1837 Hawkins Plan as part of the Georgian civic plan that included Victoria Memorial Square and Wellington Street. Clarence Square complements the remaining adjacent terrace (row) housing located on the north side of the square, which have retained their form, roof lines and details. The park contains a mature tree canopy with permeable edges and internal circulation paths that have been altered overtime, yet continue to facilitate public use and recreational activities. From the centre of the park it is possible to understand the original design looking west along Wellington Street West and terminating at Victoria Memorial Square.

5.6.3 St. Andrew’s Playground

St. Andrew’s Playground is an evolved site within the District, and has been an important public space that has supported the surrounding residential community. The property was set aside in 1837 for use as a public market – named after St. Andrew’s Ward within which it was located – and operated as such until the 1930s. In 1909 a playground was installed on the south side of the property, and has continued to operate as such since. The northern portion of the property was later developed as the Richmond Street West waterworks building. When originally planned and constructed, the market was surrounded by public streets and fully developed residential frontages. It was axially connected to Queen Street West by Esther Street (later Augusta) and to Spadina Avenue via Richmond, Camden and Adelaide Streets. In the early to mid 20th century many of the surrounding residential properties were consolidated and demolished, replaced by commercial and industrial properties.



Victoria Memorial Square



Clarence Square



St. Andrew's Playground



5.7 ARCHAEOLOGICAL RESOURCES

5.7.1 Methodology for Identifying Archaeological Potential

Within the King-Spadina HCD, 135 properties represent—in whole or in part—areas of general archaeological potential.

In general, the City of Toronto Archaeological Management Plan assigns archaeological potential on a simple “yes” or “no” basis. Either a property exhibits archaeological potential or it does not. Research undertaken for the King-Spadina HCD Study and Plan has refined this approach for each of the 135 properties that exhibit archaeological potential by categorizing each property according to the types of activities that would likely require an archaeological assessment, or review of the need for an archaeological assessment on the part of City staff, prior to activities that will result in some form of ground disturbance that might not otherwise be subject to archaeological planning control outside of a designated HCD.

5.7.2 The HCD Plan and the Toronto General Hospital Archaeologically Sensitive Area

The Toronto General Hospital was constructed on the northwest corner of King and John streets in 1819-1820 within a reserve that extended from John to Peter and Adelaide to King streets. The greatest public health crisis the hospital faced was the typhus epidemic in the summer and fall of 1847, when between 1,200 and 1,400 patients, mostly Irish Catholics, were admitted to the hospital. Accommodating such large numbers of patients required the construction of around a dozen large frame “fever sheds” on the grounds of the hospital. The hospital was closed in 1854. The building was used to house government offices between 1856 and 1858, but was finally demolished around 1862 when the reserve was subdivided for residential development. Large-scale archaeological projects were completed between 2006 and 2010 prior to the

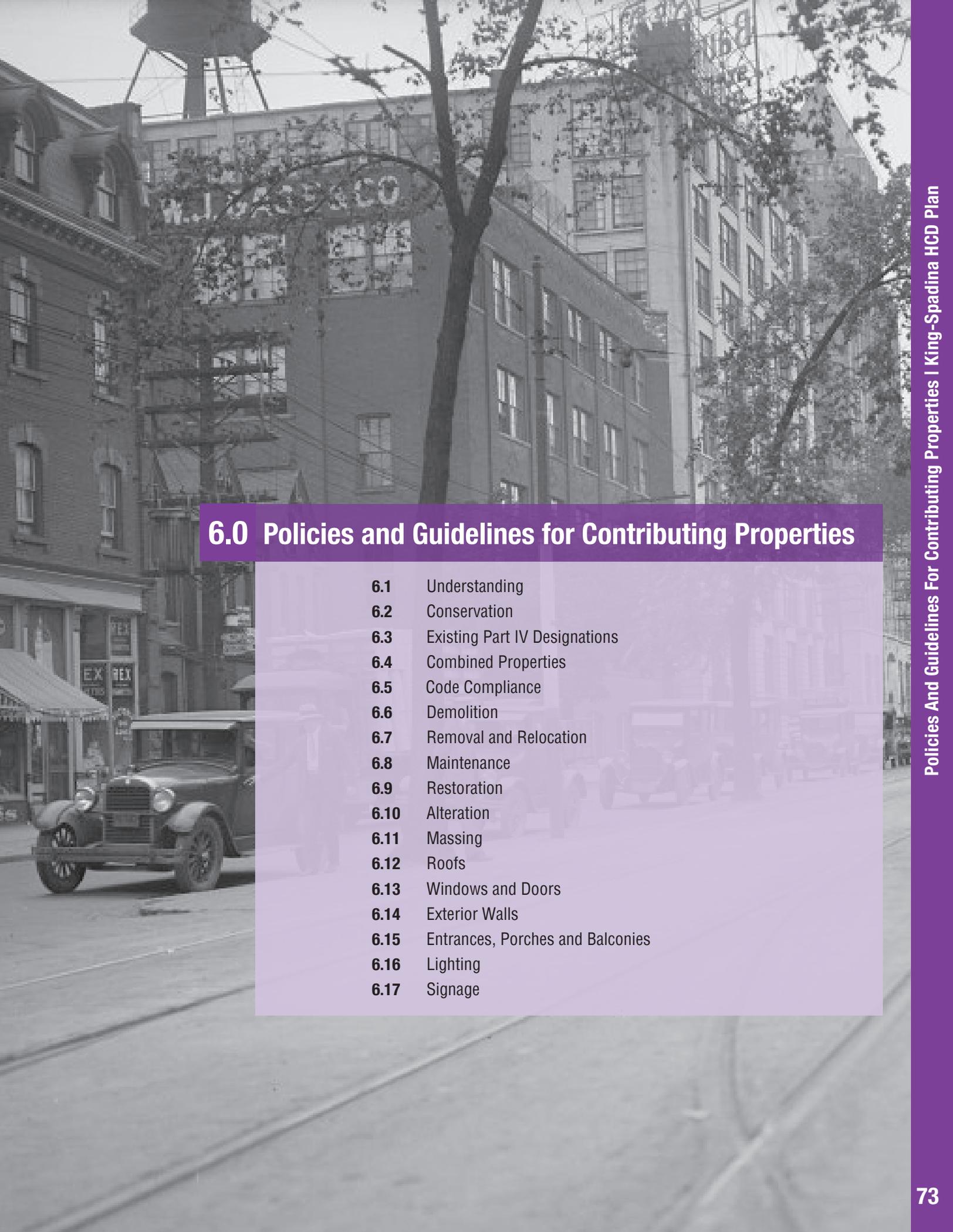


redevelopment of three properties within the former hospital reserve (the Festival Tower, the Pinnacle on Adelaide, and the Cinema Tower). The results of this work led to the definition of the Toronto General Hospital Archaeologically Sensitive Area (ASA), encompassing all lands within the former reserve. The extent of the ASA has since been reduced on the basis of additional archaeological assessments and analysis completed for this HCD Plan.

Nine properties are located within the Toronto General Hospital ASA, which is included as an attribute of the District.

5.7.3 The HCD Plan and the Victoria Memorial Square Archaeologically Sensitive Area

Victoria Memorial Square is Toronto's first European cemetery, opened in 1793 as the military cemetery for Fort York. The last burial in Victoria Memorial Square occurred in 1863, and since the 1880s the site has been maintained by the City as a public park. As many as 400 burials may have been made at the site before it was closed. An archaeological assessment carried out within the park in advance of its recent revitalization demonstrated that human burials and scattered human remains were to be found as little as 20cm below the ground surface at that time. The revitalization involved raising the grade of the cemetery area in order to provide greater protection for the remains as well as archaeological monitoring of all park installations that would result in subsurface impacts in order to ensure no damage to any remains. Given the ongoing sensitivities posed by the cemetery, it has been designated as an ASA by the City of Toronto Archaeological Management Plan. It should be noted that Victoria Memorial Square forms part of the Fort York National Historic Site.



6.0 Policies and Guidelines for Contributing Properties

- 6.1** Understanding
- 6.2** Conservation
- 6.3** Existing Part IV Designations
- 6.4** Combined Properties
- 6.5** Code Compliance
- 6.6** Demolition
- 6.7** Removal and Relocation
- 6.8** Maintenance
- 6.9** Restoration
- 6.10** Alteration
- 6.11** Massing
- 6.12** Roofs
- 6.13** Windows and Doors
- 6.14** Exterior Walls
- 6.15** Entrances, Porches and Balconies
- 6.16** Lighting
- 6.17** Signage

This section contains policies and guidelines intended to manage change within the District in order to meet the objectives of this Plan.

The policies (in **bold** font) describe what is required when undertaking work on a contributing property within the District. Policies are required components of the designating by-law and are not discretionary, unless otherwise indicated.

The guidelines (in regular font) provide suggested methods of satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

Terms in italics have been defined, and are listed in Appendix A of this Plan.

6.1 UNDERSTANDING

Parks Canada's *Standards and Guidelines* provides the basis for the *policies* and *guidelines* for *contributing properties*. The *Standards and Guidelines* has been adopted by the Toronto City Council. Its conservation approach established the *conservation process* – understanding, planning and intervening. The appropriate *conservation treatment* should be determined by qualified heritage professionals depending upon the work proposed.

6.1.1 *Alterations to a contributing property must be based on a firm understanding of the contributing property and how it contributes to the District's cultural heritage value and heritage attributes*

- a. In order to determine appropriate interventions, the following should be taken into account:
 - Building Typology
 - Character Sub-Area
 - Architectural style
 - The intentions and design principles of the original architect or builder
 - The changes to the building that have been made over time
 - The building's existing condition
- b. The cause of any damage or deterioration of heritage fabric should be determined prior to planning any interventions to determine the appropriate scope of work and to *preserve* as much of the heritage fabric as possible

6.2 CONSERVATION

6.1.2 An understanding of the *contributing property* shall be determined through investigation and research to ascertain its evolution over time and contribution to the District

6.1.3 *Alterations to a contributing property* may be permitted only once the *cultural heritage value* and *heritage attributes* of the District, as expressed through the property, have been documented and described, and the impact of any proposed *alteration* on those *cultural heritage values* and *heritage attributes* has been determined

6.1.4 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *alteration* or *addition* on the *contributing property* to the satisfaction of the Chief Planner and Executive Director, City Planning

The District's *contributing properties* must be *conserved* in order ensure the long-term *conservation* of its *cultural heritage value*. Once an understanding of how a *contributing property* support's the District's *cultural heritage value* has been established, planning for appropriate interventions can occur. The *Standards and Guidelines* identify three *conservation treatments* – *preservation*, *rehabilitation* and *restoration* – as actions and processes aimed at safeguarding the *cultural heritage value* of a historic place. Additional *policies* relating to the *alteration*, *removal* and/or *relocation* and *demolition* of *contributing properties* have been added to this Plan to provide clarity and direction.

6.2.1 *Contributing properties* shall be *conserved* in a manner that ensures the long-term *conservation* of the District's *cultural heritage value*, *heritage attributes*, and the *integrity* of the *contributing property*

- a. Record, *repair* and *restore*, where possible, deteriorated, lost or removed *heritage attributes* based on thorough supporting historic documentation and research. If necessary, replace in-kind *heritage attributes* that are missing or deteriorated beyond repair
- b. Maintain *contributing properties* on an ongoing and regular basis. Adopt a sustainable maintenance plan and regular scheduled inspections to identify necessary maintenance work
- c. Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken. This includes the regular cleaning and *repair* of damaged materials and monitoring architectural assemblies

6.3 EXISTING PART IV DESIGNATIONS

All properties within the District are designated under Part V of the *Ontario Heritage Act*. Some properties located within the District are also designated under Part IV of the *Ontario Heritage Act*, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*. These properties are designated by municipal by-law containing a Statement of Significance that defines the *cultural heritage value* and *heritage attributes* of the individual property. Part IV properties in Toronto are included on the City of Toronto's Heritage Register.

6.3.1 In addition to the other requirements of this Plan, properties designated under Part IV of the *Ontario Heritage Act* shall be *conserved* in accordance with their respective Part IV designating by-laws

6.4 COMBINED PROPERTIES

Combined properties include consolidated properties (combining *contributing* and *non-contributing properties*), as well as *contributing properties* that contain significant vacant space upon which *new development* could occur. In both cases, it is essential that the *conservation process* be followed and appropriate *conservation treatments* be identified to *conserve* the *contributing property* in the design of any *addition* or *new development*.

6.4.1 Alterations to *combined properties* shall *conserve* the portion(s) of the property identified as *contributing* to the District according to Section 6 of this Plan

6.4.2 *New development* on those portions of *combined properties* identified as *non-contributing* shall be consistent with Section 7 of this Plan

6.5 CODE COMPLIANCE

The principles of minimal intervention and reversibility, as described in Standard 3 of the *Standards and Guidelines*, should be considered when undertaking work related to code compliance. Understanding the intent of the code is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage value* and *heritage attributes* of the District. Reviewing alternative compliance strategies and new technological solutions is encouraged.

6.5.1 Upgrades to *contributing properties* that are required to comply with current codes pertaining to health, safety, security, accessibility and sustainability shall *conserve* the District's *cultural heritage value* and *heritage attributes*, as well as the *integrity* of the *contributing property*

6.6 DEMOLITION

The City of Toronto's Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto's Heritage Register. The Heritage Register includes all properties designated under Part V of the *OHA*. Article IV of the Municipal Code requires that heritage permit applications be submitted for the proposed *demolition* of any property located in a HCD. The Property Standards By-Law protects heritage properties in HCDs from demolition by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the *OHA*, and the Official Plan requires that the *demolition* of properties in HCDs be in accordance with respective HCD plans.

6.6.1 The *demolition* of buildings or structures on *contributing properties* shall not be permitted, unless:

- **The *integrity* of the *contributing property* for which the demolition application has been submitted has been lost; and**
 - **The loss of *integrity* of the *contributing property* is not the result of demolition by neglect, deferred *maintenance* or purposeful damage to the property**
- a. A peer review of the demolition application may be required at the expense of the applicant, if requested by the City

6.6.2 The *demolition* and reconstruction of a building on a *contributing property* shall not be permitted

6.6.3 As per the City of Toronto's Property Standards By-law, ensure that *contributing properties* are protected against demolition by neglect

6.7 REMOVAL AND RELOCATION

The City of Toronto's Official Plan states that buildings or structures located on properties included on the Heritage Register should be *conserved* on their original location, and that their *removal* or *relocation* may only be permitted where the *removal* is supported by the *cultural heritage value* and *heritage attributes* of the property. The Official Plan also states that *relocation* may only be permitted where it does not conflict with any applicable HCD plans.

In the District, the location of buildings or structures on *contributing properties* relative to the property lines has been identified as a *heritage attribute*. This includes but is not limited to the *setback* of *contributing* Residential properties from front lot lines, the visibility of side walls for *contributing* Commercial Detached properties, and the consistent *streetwall* of *contributing* Commercial row properties.

6.7.1 The *removal* of buildings or structures from a *contributing property* shall not be permitted, unless the building or structure is unrelated to the *contributing property's* Statement of Contribution

6.7.2 The *relocation* of a building or structure within a *contributing property*, intact and excepting its sub-surface foundations, may be permitted if the *relocation* is a modest adjustment from its existing location and *preserves* the relationship of the structure's built form to the *public realm*

6.8 MAINTENANCE

Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law (Chapter 629 of the Municipal Code) specifies minimum standards for maintenance and occupancy of Part IV and Part V designated heritage properties, as well as minimum standards for repairing and replacing *heritage attributes* in order to ensure that the heritage character and the visual and structural heritage *integrity* of the building or structure is conserved.

6.8.1 *Contributing properties* shall be maintained to ensure the *conservation and integrity* of the District's *cultural heritage value* and *heritage attributes*

- a. *Maintain contributing properties* on an ongoing basis, utilizing a regular maintenance program, scheduled inspections and recognized *conservation treatments*
- b. Stabilize deteriorated *heritage attributes* as required, until *repair* work is undertaken
- c. Clean and *repair* damaged materials regularly, monitoring architectural assemblies for deterioration and when required take corrective action as soon as possible
- d. Ensure that all gutters, downspouts, crickets, eavestroughs and other water shedding elements are maintained and clear of debris
- e. *Preserve* the unique patina of materials, where it exists and is not contributing to the deterioration of the *contributing property*
- f. Ensure that products and techniques used for maintenance and repairs are compatible with and do not negatively impact the *integrity* and life-cycle of the *contributing property*

6.9 RESTORATION

The *Standards and Guidelines* defines ‘Restoration’ as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.”

The *restoration* of a *contributing property* may be appropriate when the *cultural heritage value* of the property is connected to a specific period in its history, when the *removal* of components from other periods of the property’s history and the recreation or reinstatement of lost or removed components would support the District’s *cultural heritage value* and not negatively impact the *integrity* of the *contributing property*. *Restoration* must be based on thorough supporting historic documentation of the built form, materials and features being recreated or reinstated.

6.9.1 The *restoration* of a *contributing property* shall be based on thorough supporting historic documentation of the property’s built form, materials and details from the period to which it is being restored to

6.9.2 When undertaking a *restoration* project on a *contributing property*, building features from the period to which a building is being *restored* that have been removed or damaged should be re-instated

- a. *Restore* where possible deteriorated original or restored features or *heritage attributes* based upon thorough supporting historic research
- b. *Repair* rather than replace damaged or deteriorated *heritage attributes*
- c. Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, ensure replacements are in-kind, *conserving* the composition, materials, size, finishes, patterns, detailing, tooling, colours and features

6.9.3 The creation of a false historical evolution of the *contributing property* through the addition or incorporation of components from other places, properties and periods shall not be permitted

6.10 ALTERATION

The *policies* for *alterations* to *contributing properties* are derived from the *Standards and Guidelines*, which define ‘Rehabilitation’ as:

“The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.”

The objective of the *alteration* policies is to provide the guidance required to manage change on a *contributing property* to ensure the long-term *conservation* of its *integrity* and the District’s *cultural heritage value*.

Alterations to *contributing properties* may be proposed in order to ensure the properties’ continued use, to ensure accessibility and to increase sustainability. *Alterations* include *rehabilitation* and *additions*, and should be undertaken in conjunction with the *preservation* of the District’s *heritage attributes*. *Alterations* may be supported when they meet the objectives, comply with the *policies* and maintain the intent of the *guidelines* of this Plan.

6.10.1 The *alteration of contributing properties* shall be *complementary and subordinate* to the District’s *cultural heritage value and heritage attributes*

- a. *Complementary alteration* should reference the architecture, materials, features and built form of the *contributing property*, and the history of the property including changes made over time

6.10.2 New materials shall be physically and visually *complementary* to the materials of the *contributing property*

6.10.3 *Alterations to contributing properties* shall include the *preservation* of the District’s *heritage attributes*

- a. *Preserve* rather than replace *heritage attributes* when designing *alterations*
- b. Evaluate and document the existing condition of the *contributing property* including its *heritage attributes* prior to designing *alterations*

6.10.4 The *alteration of contributing properties* shall not diminish or detract from the *integrity* of the District or the *contributing property*

6.10.5 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed *alteration* to a *contributing property* to the satisfaction of the Chief Planner and Executive Director, City Planning

6.11 MASSING

Massing relates to the exterior form of a building and its spatial relationship to its immediate context, including the space in front, behind, beside and above the building where visible from the *public realm*. It pertains to the overall proportions of a building or structure, its relationship to adjacent properties, and its impact on the scale and character of the streetscape and *public realm*. Massing is interrelated to the composition of the *streetwall*, the roof, as well as the architectural expression of the building or structure in its entirety.

The existing massing in the District varies, reflecting the two Building Typologies that define the District's historic character – Commercial and Residential properties – as well as contemporary new development and additions. The close juxtaposition of historic massing contributes to the District's *cultural heritage value* and reflects its evolution from a residential neighbourhood to a warehouse and manufacturing area.

The following *policies* seek to *conserve* the massing of the District's *contributing properties* and permit *complementary additions*. This Plan recognizes that a range of design approaches may be appropriate to achieve the objectives of this Plan and *conserve* the District's *cultural heritage value*, based on the scale, form and massing of the proposed *addition* and the *contributing property*.

6.11.1 Additions to contributing properties shall conserve the primary structure's three-dimensional integrity as seen from the public realm

6.11.2 Additions to contributing properties shall be designed in a manner which is of their time, complementary to and distinguishable from the contributing property

6.11.3 Additions to contributing properties shall not be permitted on any street-facing elevation

- a. *Additions* for the purposes of *accessibility*, fire and life safety and building code requirements may be permitted where the District's *heritage attributes* are not negatively impacted
- b. Do not enclose entranceways or add balconies or other features to street-facing elevations

6.11.4 Additions to the side elevations of contributing properties shall maintain the visibility of fenestrated side elevations from the public realm

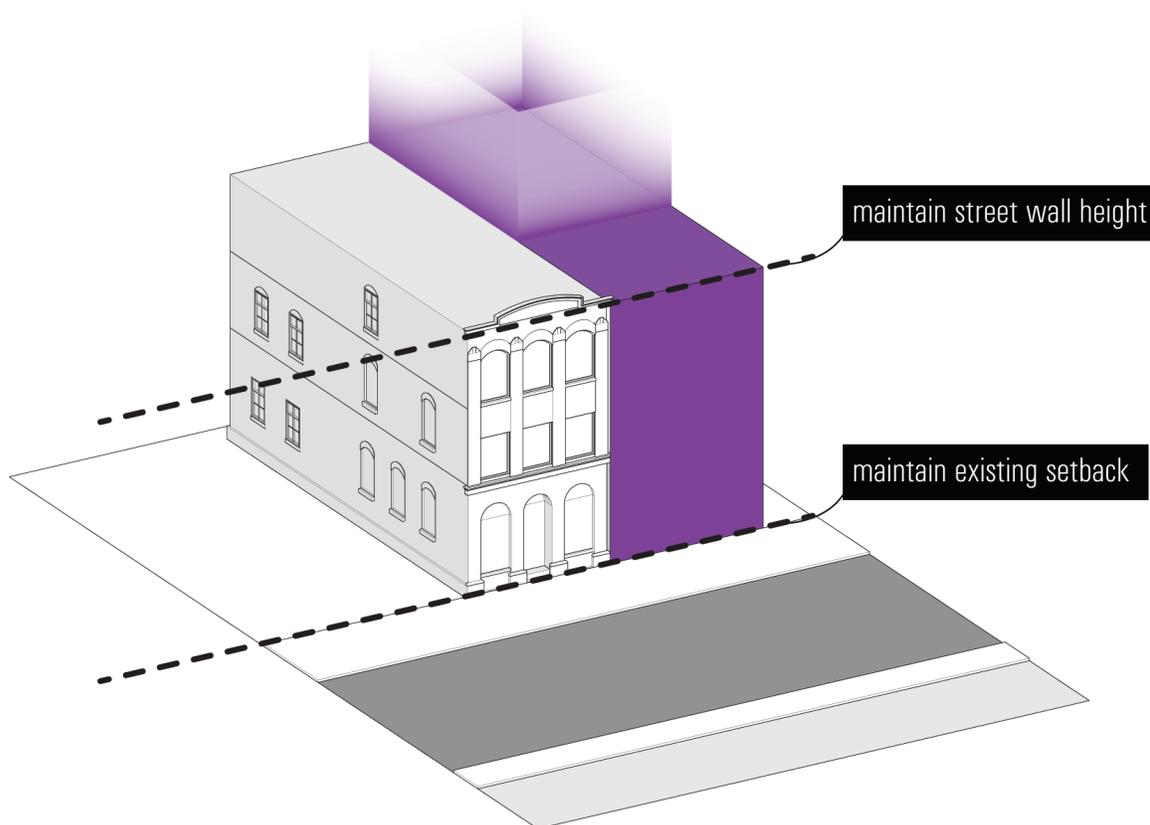
- a. The design, scale and massing of side *additions* should be *complementary* to and distinguishable from the *contributing property*
- b. Physically and/or visually separate side *additions* from the *primary structure* through the use of reveals, transparent materials, *setbacks*, the incorporation of publically-accessible space, or other design methods

6.11.5 The *streetwall* height of side *additions* shall match the *streetwall* height of the *primary structure* on a *contributing property*

- Additional height above the *streetwall* must *step back*. *Step back* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*

6.11.6 The *setback* of side *additions* shall match the *setback* of the *primary structure* on a *contributing property*

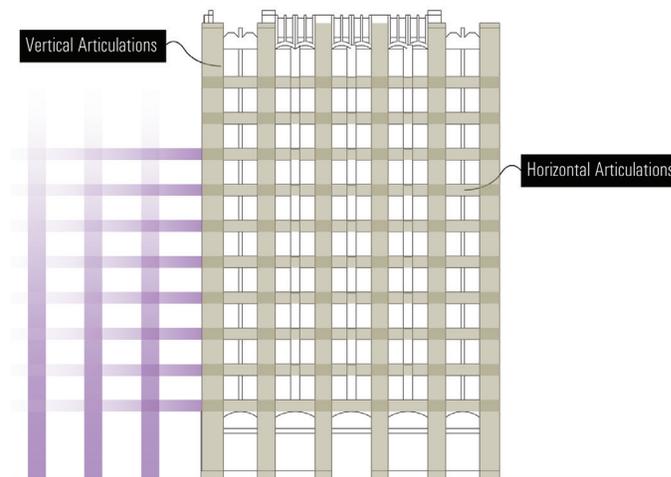
- a. Where the *primary structure* is *setback* from the front property line, *setback additions* the same distance from the front property line to *conserve* the visibility of the *primary structure* from the *public realm*
- b. Minor *setbacks* for the purposes of accessibility, recessed entranceways and landscaping that do not match the *setback* of the *primary structure* may be permitted where it has been determined that the *setback* will not negatively impact the District's *cultural heritage value*



6.11.7 Cantilevered portions of *additions to contributing properties* shall not be permitted above any required *step back* or *setback*

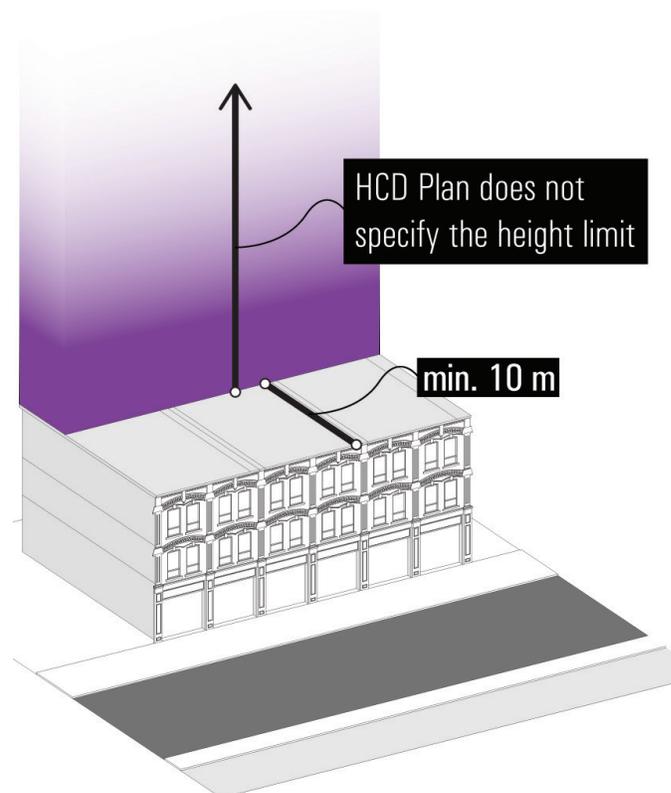
6.11.8 *Additions* shall be designed to maintain the primary horizontal and vertical articulation of the *primary structure* on a *contributing property*

- a. Floor-to-floor dimensions, cornice lines and bays of the *contributing property* as well as *adjacent contributing properties* should inform and guide the horizontal and vertical articulation of *additions*



Commercial Row Building Typology

6.11.11 *Additions to contributing Commercial Row properties* shall *step back* a minimum of 10 metres from all elevations facing the *public realm*

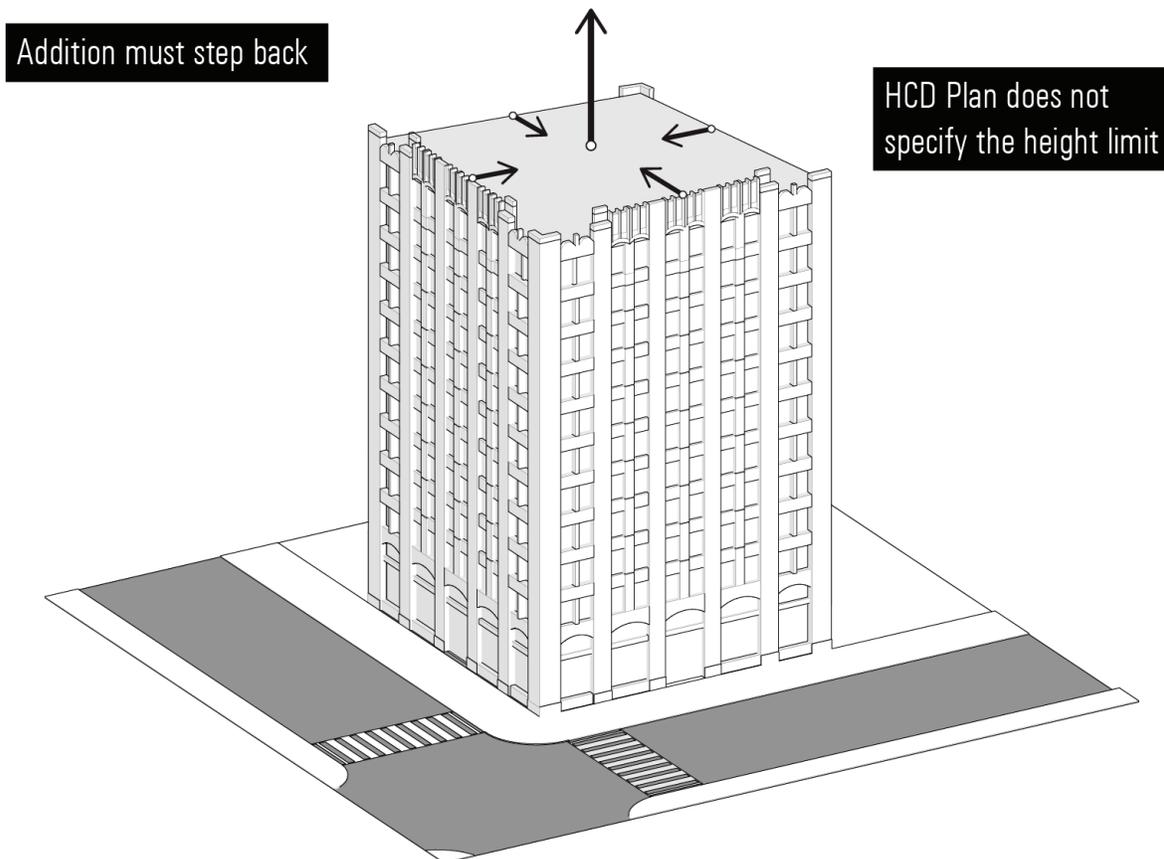


Commercial Detached Building Typology

6.11.9 Additions to contributing Commercial Detached properties shall only be permitted when the proposed *addition conserves the whole building*

6.11.10 Additions to contributing Commercial Detached properties shall *step back* from all elevations of the *primary structure*, notwithstanding elevations that are blank

- *Step back* distances will be determined based upon the design, scale and massing of the proposed *addition*, the *contributing property*, and other applicable *policies*



Residential Building Typology

6.11.12 Rooftop *additions* to *contributing*

Residential properties shall not be permitted, except for rooftop *additions* which comply with all of the following requirements:

- the proposed *addition* is located behind the rear eaves line
- the proposed *addition* is no greater than $\frac{2}{3}$ the height of the *primary structure**
- The proposed *addition* has been demonstrated to have minimal impact upon the *three-dimensional integrity* of the *contributing property*



* The height of the primary structure will be measured from the ground plane to the eaves line

6.12 ROOFS

The roof of a *contributing property* often expresses distinct characteristics that define both the architectural style of the building and contribute to the *streetwall*. Roof form helps to define the overall massing, proportions and scale of a building, while roof components convey the assemblage of a roof providing the architectural detailing that reflects its architectural history, form, function and design.

Roofs may have multiple profiles that distinguish form and architectural style alluding to the time period the building was constructed and the function the roof had to perform. These styles include but are not limited to:

- Gabled roofs
- Hipped roofs
- Mansard roofs
- Flat roofs
- Mono-pitched roofs
- Domed roofs

Roofs include aspects of practical and decorative architectural detail, including but not limited to:

- Entablature features (cornices, brackets, fascia, pediments, etc.)
- Chimneys, weathervanes, cresting and firewalls
- Turrets, parapets, and tower features
- Dormers
- Cladding materials (slate, asphalt shingle, tile, etc.)

The stability of the roof assembly, insulation, vapour barrier and structure below the visible roof material is important to *conserving* the roof itself, as is the condition, performance and *integrity* of parapets and rainwater diversion elements.

6.12.1 *Conserve the original or restored roof form and profile of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. The design, massing and placement of *alterations* should *conserve* the original or restored roof form and profile of the building, as viewed from the *public realm*
- c. If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value, heritage attributes*, and the *integrity* of the *contributing property*

6.12.2 *Conserve the original or restored structural and architectural roof components of contributing properties*

- a. Original or *restored* roof features should not be *removed*
- b. *Repair* rather than replace damaged or deteriorated original or restored roof components
- c. Replace only those original or restored roof components that have deteriorated beyond *repair*
- d. Ensure that the form, materials and colour of eavestroughs and downspouts do not negatively impact the *integrity* of the *contributing property*

6.13 WINDOWS AND DOORS

Exterior windows and doors often include architectural detail such as: plain, stained, or coloured glass, divided lights and materials of wood or metal, decorative treatments and hardware. The glazing may be set in original, distinctive frames of wood or metal, with divided lights. There may be mouldings that make the transition between the frame and masonry opening. Some window frames, door frames, sidelights, transoms and glazing are original to the building and these elements may be important features to the property's significance. The use of metal sashes and the solid-to-void ratio of window to wall in *contributing* Commercial properties is an especially distinctive *heritage attribute* of the District.

6.13.1 *Conserve the form, placement, rhythm and style of original or restored windows and doors of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle

6.13.2 *Conserve structural and architectural features of original or restored windows and doors of contributing properties*

- a. *Repair* rather than replace damaged or deteriorated original or *restored* window and door features
- b. Replace original or *restored* window and door features only when they have deteriorated beyond *repair*
- c. Ensure that the form, materials and colour of eavestroughs and downspouts do not negatively impact the *integrity* of the *contributing property*

6.13.3 *Do not introduce new window or door openings on contributing properties on street-facing elevations or elevations visible from the public realm*

- a. If new window and door openings are required and cannot be located on an elevation not visible from the *public realm*, ensure the form, placement and style of the new window or door is *complementary* to the *contributing property*

6.14 EXTERIOR WALLS

Exterior walls include: foundation walls, raised basements and walls from the ground through attic level, and in all but the Residential Building Typology, may include the walls of projecting elements such as parapets, bays, towers and penthouses. Walls may be designed as flat planes with projections or recesses, with decorative masonry detail or plain masonry coursing. Exterior walls have openings at the locations of windows and doors, and the masonry openings are often finished at their heads, sides and sills with modest or decorative treatments dependent on the style, complexity and design of the building.

The form, detail and materiality of exterior walls of *contributing properties* are important to the *integrity* of each *contributing property*, and to the District overall.

6.14.1 *Conserve the original or restored exterior wall form, detail and materiality of contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. The design, massing and placement of *alterations* should *conserve* the original or *restored* exterior wall form and style as viewed from the *public realm*
- c. If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value, heritage attributes*, and the *integrity* of the *contributing property*

6.14.2 *Conserve original or restored exterior wall features and details of contributing properties*

- a. *Conserve* the composition, materials, size, finishes, patterns, detailing, tooling and colours of original or *restored* exterior walls
- b. Damaged or deteriorated original or *restored* exterior wall features should be *repaired* rather than replaced
- c. Replace only those original or *restored* exterior wall features that have deteriorated beyond *repair*

6.14.3 *Additions to contributing properties shall use exterior wall materials that are physically and visually complementary to the District's heritage attributes, and that do not negatively impact the integrity of the contributing property*

6.15 ENTRANCES, PORCHES AND BALCONIES

Entrances, porches, and balconies may include architectural detail such as: stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work, woodwork detail and decorative treatments.

Within the District entrance treatments may be typical (similar to other buildings due to use or function, or proximity one to another) or unique. Many entrances demonstrate aspects of highly refined design intention, and craftsmanship of brick, stone, terracotta or metal; often the design of the entrances is a heritage attribute that includes stylistic or identifying features. Entrances may be flush to the street face or recessed based on design; many entries are raised above grade with inset stairs to allow daylight to basement levels. Some entrance treatments have been altered in compatible or incompatible ways.

6.15.1 Conserve the form, placement and style of original or *restored* entrances, porches and balconies of *contributing properties*

- a. Minor *alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. *Alterations* should *conserve* the form, placement, and style of original or *restored* entrances, porches and balconies as viewed from the *public realm*
- c. If it is not technically possible to locate *alterations* out of view of the *public realm*, ensure that they do not negatively impact the District's *cultural heritage value, heritage attributes*, and the *integrity* of the *contributing property*

6.15.2 Conserve the features and details of original or *restored* entrances, porches and balconies of *contributing properties*

- a. *Conserve* the material, stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work and woodwork, assemblies and craftsmanship of original or *restored* entrances, porches and balconies
- b. Damaged or deteriorated original or *restored* entrance, porch and balcony features should be *repaired* rather than replaced
- c. Replace only those original or restored entrance, porch and balcony features that have deteriorated beyond *repair*

6.16 LIGHTING

The lighting of *contributing properties* can be an important feature that contributes both to the *public realm* as well as the individual property, illuminating *heritage attributes* and facilitating visibility at night of prominent features.

The lighting of *contributing properties* will vary, depending upon the building typology, proposed *alterations*, light trespass from the street and *adjacent* properties, and the intent of the proposed lighting scheme.

6.16.1 Exterior lighting of *contributing properties* shall be *complementary to the design of the contributing property*

- a. Do not use general floodlighting, coloured lighting, downlighting, or lighting programs that would distract from the heritage character of the *contributing property*

6.16.2 Exterior lighting shall be mounted in a manner that does not result in any direct or indirect harm to the *integrity of the contributing property*

- a. Where lighting is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners
- b. Lighting should be attached in a manner that ensures the removal will not cause damage to the *integrity of the contributing property*

6.16.3 New exterior lighting of *contributing properties* shall conform to applicable City of Toronto lighting by-laws

6.17 SIGNAGE

All applications for new signage on *contributing properties* will be reviewed in accordance with the City of Toronto's Sign By-Law and the definitions and regulations specified therein. The *policies* and *guidelines* here provide additional direction on the application of the by-law to *contributing properties* so that new signs will not negatively impact the *cultural heritage value* and *heritage attributes* of the District.

6.17.1 Signage shall be designed and placed to be *complementary to the design of the contributing property*

- a. Do not block, obscure or negatively impact the windows, doors, roofline, or architectural features of the *contributing property*
- b. Storefront signage should use the existing historic signage fascia boards, where they exist or are being restored

6.17.2 Signage shall be mounted in a manner that does not result in any direct or indirect harm to the *integrity of the contributing property or adjacent contributing properties*

- a. Where signage is being mounted directly on a building, attachments should be through mortar joints and not masonry units, using non-corrosive fasteners
- b. Signage should be attached in a manner that ensures the removal will not cause damage to the *integrity of the contributing property*

6.17.3 The following signage types may be permitted on the first floor of *contributing properties*:

- **Window signs: signage attached, painted, etched, inscribed or projected onto any part of a window, not including temporary window displays.**
 - a. Do not mount window signs on the exterior of a window
 - b. Ensure that window signs do not cover more than 25% of the window
- **Fascia signs: signage attached to or supported by a fascia board which projects no more than 0.6m from the wall**
 - c. Locate fascia signs on storefront fascias only
- **Projecting signs: signage attached to or supported by the wall of a building which projects more than 0.6m from the wall**
 - d. Locate projecting signs in proximity to entrances. One projecting sign may be permitted per entrance
 - e. Ensure that projecting signs have a minimum vertical clearance of 2.5m from the ground to the lowest part of the sign
 - f. Ensure that projecting signs do not project more than 1m from the exterior wall of a building, and have a sign face no greater than 1m²
 - g. Where it is not feasible to install a project sign at the first floor without negatively impacting the *contributing property*, upper storey projecting signs may be permitted, providing they are vertically oriented and have a sign face no greater than 1m²

- **Externally illuminated signs: projecting signage or fascia signage that is lit by an artificial light source located external to the sign**

6.17.4 The following signage types will not be permitted on contributing properties:

- **Third party signs: signage not related to the occupants or programming of the contributing property**
- **Banners: suspended fabric signs mounted parallel to the building elevation**
- **Digital display screens, moving signs, signs with mechanical or electronic copy**
- **Wall signs: signage attached or painted directly onto the wall surface**
- **Roof signs: signage installed on or projecting from the roof**
- **Internally illuminated signs: signage that is lit by an artificial light source located on or within the sign, including sign boxes**

6.17.5 The installation of any signage type not listed in the previous two policies may be permitted providing it does not negatively impact the District's *cultural heritage value and heritage attributes*, as well as the *integrity of the contributing property*

6.17.6 Painted signage on *contributing properties* that reflect the property's historic use(s) should be *conserved*

6.17.7 Signage on *contributing properties* shall comply with the City of Toronto's Sign By-Law

